Appendix C - CBRE Condition Assessments

Contents

Facility Condition Assessment

Alamo Recreation Center

2100 Alamo Street
Austin, Texas 78722

Prepared for:
AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN
Austin, Texas

Project No. SF-0001419126-02
Site Visit Date: September 26, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Alamo Recreation Center
2100 Alamo Street
Austin, Texas 78722
SF-0001419126-02

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 26, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

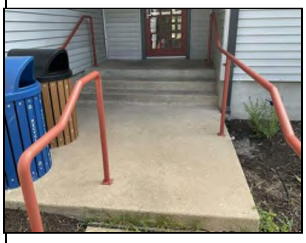
Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD		X		Repair	$4,900	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Repair	$17,250	$36,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE		X		Repair	$10,500	
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X		Replace	$71,000	$37,325
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Replace	$12,000	$125,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER		X		Repair	$27,000	
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace		$18,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		$6,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			Replace		$11,000
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X	X			$2,750	
Totals					$145,400	$235,825

Summary	Today's Dollars	$/SF
Immediate Repairs	$145,400	$27.70

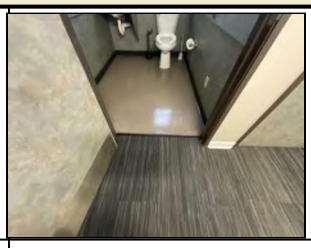
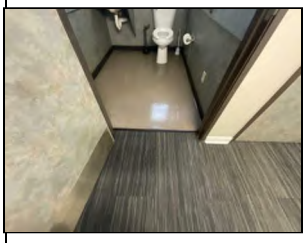
	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$235,825.00	$44.92	$4.49
Replacement Reserves, w/10, 3.0% escalation	$265,859.70	$50.64	$5.06

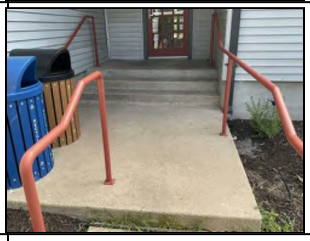
FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Detention Pond - Clear Clogged Drainage Line**	It appears that the 12" PVC drain line at the detention pond is clogged due to debris in the line, Pressure force-clean the outlet to ensure that good flow prevails.	Man Days	$500	1	$500	
2	**Provide Splash Blocks at Downspouts**	Downspouts are not provided with splash blocks, allowing erosion to occur at the building perimeter. We also noted various areas of erosion around the building. Re-grade all eroded areas, provide concrete splash blocks at all downspouts.	Allow	$800	1	$800	
3	**Re-Sod Bare Grass Areas**	Due to the nature of the sloping terrain, we found eroded areas around the building grounds and parking lot. Once the site has been leveled and re-graded, we recommend replanting native grasses at the problem areas.	SY	$9	400	$3,600	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$4,900	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
4	**Repair Pavement and Repaint Parking Stalls**	The asphalt pavement is in fair condition, with minor cracks and open joints. The parking striping, including at the accessible parking spaces, are faded and worn. We recommend making modest repairs including crack seal coat at the largest cracks and refreshing the paint striping at this time.	SF	$1.5	3500	$5,250	
5	**Replace Damaged Perimeter Fencing**	The perimeter fencing is in fair condition. The northeast portion of the fence is visibly leaning, likely from settlement in the supporting posts. Replace or repair sections of fencing as appropriate.	LF	$8	1500	$12,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$17,250	
SUBSTRUCTURE AND SUPERSTRUCTURE							
6	**Investigate Structural Crack at Stem Wall**	We observed an exterior crack in the stem wall at the southeast corner and visibly damaged flooring at the interior area. It appears likely that settlement is occurring at this corner. We recommend retaining a qualified company to investigate the area and provide a solution to address the observed issue at this time. The budget assumes pier installed to stabilize the foundation though the scope of the work will need to be confirmed; this is a budgetary number only.	EA	$3,500	3	$10,500	
		Subtotal SUBSTRUCTURE AND SUPERSTRUCTURE				$10,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
7	**Replace Vinyl Siding with Painted Cement Board Siding**	Exterior vinyl siding walls were found to be in poor condition with damaged corner trims, portions of siding with sign of deterioration. It is in our opinion that the vinyl siding has reached its EUL. We recommend replacing it with cement board siding in the entire building.	SF	$18	2500	$45,000	
8	**Replace Wood Fascia and Soffit**	Painted wood fascia and soffit appear to be in fair to poor condition due to age. We recommend replacing it with new painted cement board fascia and soffit.	Allow	$4,000	1	$4,000	
9	**Replace Wood Trim Around Doors and Windows**	Wood trim around door and windows appear to be in fair to poor condition due to age. We recommend replacing it with new painted cement board trim.	Allow	$4,000	1	$4,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Replace Original Single Pane Windows**	Replace existing single pane operable windows with new aluminum frame, double pane windows. See cost table for budget.	EA	$750	24	$18,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$71,000	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
11	**Repair Interior Finishes - Foundation Settlement**	The settlement at the foundation has caused damaged interior finishes, including buckled and visibly sloping floors and doors that do not close properly. Once the foundation is stabilized, repair or replace finishes.	SF	$10	1200	$12,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$12,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
12	**Replace Sewage Line**	The POC indicated recurring and habitual issues with the sewer piping. He indicated that the issues are assumed to be due to the foundation settlement discussed in the structural system. The problem with the sewer line is a concealed condition, and we could not verify the issues reported by the POC. However, based on age, replacement of the line to the main is warranted. Cost provided is budgetary and should be confirmed through a bidding process.	LF	$250	100	$25,000	
13	**Replace Central Domestic Water Heater**	The 40 gallon hot water tank is over 30 years old and has reached its RUL. Replace at this time.	EA	$2,000	1	$2,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$27,000	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
14	**Relocate Van Accessible Space**	The van accessible space is located far from the accessible/ front entrance and does not have a clear path of travel. Relocate the van space to comply with standards, including signage, access aisle and path of travel.	Allow	$2,500	1	$2,500	
15	**Provide Signage at Rear Entrance**	The rear entrance has steps and is not accessible. Provide signage directing traffic to front/ main accessible entrance.	EA	$250	1	$250	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$2,750	
		Total:				**$145,400**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Storm Water System - Maintenance	1	0	1	1	Allow	$500.00	$500	500%		$500		$500		$500		$500		$500	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	15	5	3,500	SF	$3.00	$10,500	200%					$10,500					$10,500	$21,000
Concrete Site Maintenance	1	0	1	1	Allow	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Seal Building Joints	7	2	5	500	LF	$5.00	$2,500	100%					$2,500						$2,500
Re-Roofing, Composition Shingles	25	18	7	5,250	SF	$2.50	$13,125	100%							$13,125				$13,125
Annual Roof Maintenance Program	1	0	1	21,700	SF	$0.10	$2,170	1000%	$2,170	$2,170	$2,170	$2,170	$2,170	$2,170	$2,170	$2,170	$2,170	$2,170	$21,700
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Upgrade Area Finishes and FF & E	10	6	4	2,500	SF	$50.00	$125,000	100%				$125,000							$125,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Split System, Air Cooled Condensing Unit	15	14	1	1	EA	$3,000.00	$3,000	100%	$3,000										$3,000
Replace Gas Furnace	25	23	2	1	EA	$3,000.00	$3,000	100%		$3,000									$3,000
Replace Split System, Air Cooled Condensing Unit	15	13	2	2	EA	$3,000.00	$6,000	100%		$3,000			$3,000						$6,000
Gas Furnace	15	12	3	2	EA	$3,000.00	$6,000	100%		$3,000			$3,000						$6,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Replace Electrical Panels	40	35	5	2	EA	$3,000.00	$6,000	100%				$3,000	$3,000						$6,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace/ Upgrade Fire Alarm System	10	0	10	4,400	SF	$2.50	$11,000	100%										$11,000	$11,000
Total (Uninflated)									$5,170.00	$14,670.00	$2,170.00	$133,670.00	$24,170.00	$5,670.00	$15,295.00	$5,670.00	$2,170.00	$27,170.00	$235,825.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Total (inflated)									$5,170.00	$15,110.10	$2,302.15	$146,064.82	$27,203.55	$6,573.08	$18,263.03	$6,973.38	$2,748.89	$35,450.69	$265,859.70

Evaluation Period:	10
# of SF:	5,250
Reserve per SF per year (Uninflated)	$4.49
Reserve per SF per year (Inflated)	$5.06

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Alamo Recreation Center, the Subject, is an approximately 5,250-SFG, single-story freestanding building on a 0.20-acre parcel in Austin, Texas. The building was constructed in approximately 1940 but has had multiple renovations since it was built. It appears it was acquired by the City of Austin in the 1980s, with a significant renovation in 1986. The building is a range of ages, with multiple systems on a second or third life cycle. Also included in the scope of our inspection is a large, open air basketball court covered by a metal roof and open on all sides. The basketball court is approximately 16,450 SF in area and was renovated in 1986 when the city acquired it.

Specifically, the site is located in the corner of Alamo and East 21st Streets. The property is bounded by residential properties on all sides. The main building is adjacent to the Alamo Pocket Park and the Alamo Recreational Center basketball court, both on the north side of the property.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided through a curb cut from East 21st Street which leads to an asphalt parking lot. There is also an ADA accessible parking stall along Alamo Street, providing access to the building's main entrance with an accessible ramp to one of the building's entrance/ exit doors.

1.1 FACILITY CONDITION

The Subject is considered to be in fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its mature age. However, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include evidence of settlement in the concrete stem wall, areas of deteriorated exterior siding and trim and damaged finishes on windows and doors. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

Many systems are on their second or third life cycle based on the age of the building, and renovations have replaced other systems as needed. That said, continued replacements of HVAC units, roofing and asphlat pavement are recommended over the term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as

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needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

REPORTED CAPITAL EXPENDITURES

Our site contact provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Carpet - Replaced throughout the building	2022	N/A
Updates to Unisex Restrooms	2022	N/A
New ADA ramp and sidewalk	2022	N/A
Exterior Painting	2022	N/A

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

PLANNED CAPITAL EXPENDITURES		
Planned Capital Expenditures	**Date to Begin**	**Approximate Costs/Comments**
Restroom Upgrade	N/A	N/A

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

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The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The calculated FCI value is 0.06 for the main building and is considered to be in the fair range.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Not Reported - Assumed to be annual
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	Austin Fire Department indicated that a certificated of occupancy is not available for the Subject.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public - Neighborhood Plan Combining District

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

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This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Robert Morrison	City Of Austin		(512) 974-5680
Evan Kessler (On the phone)	Austin Parks & Recreation Department		(512) 978-2666

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To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-02
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Alamo Recreation Center
Street Address	2100 Alamo Street
City, State and Zip	Austin, Texas 78722
Number of Parcels	One
Total Acreage	0.20 acres
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	Slab on Grade. A portion of the southern wing of the building has a crawl space/ conventional construction
Reported Building Size	5,250 SF; Basketball court is 16,450 SF
Building Age	The Property was constructed in 1940 has had multiple and significant renovations, with the last in 1986 (36 years old).
Parking Provisions	There are a total of 12 parking spaces, of which there is 1 standard ADA space and 1 van-accessible space.
Primary Use	Public Recreation/ Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	36 Years
Escorted by	Robert Morrison, City Of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 26, 2022
Weather	Clear, 79
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building is situated partially on a flat pad that slopes downward from east to west. The flat area has been graded for drainage with slopes outward from the building. Overall difference in elevation appears to be less than 6" from the flat area to the nearest curb, area and approximately 36" from the finish floor to the lowest point adjacent to the building south side. However, the difference in elevation from the east main entrance to the lowest point at the parking lot appears to be around 11'. Due to the sloping terrain, the first floor elevations are significantly above the finished grade.

Storm water drains via sheet-flow to a system of catch basins that drain into the municipal system, which includes a detention pond located to the southwest of the parking lot. The outfall for the detention pond drains to a curb inlet in East 21st Street via a 12" PVC underground pipe that runs east to west. Roof gutters lead to downspouts which discharge storm water to the ground adjacent to the building perimeter.

The basketball court is an open sided structure that sits on a flat pad, which has a metal roof that discharges storm water via downspouts to grade.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K, dated January 01, 2020. Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The sloping site presents drainage issues. During our site visit we were told that the southwestern portion of the parking lot floods during heavy rains because the detention pond overflows. It also appears that the 12" PVC drain is clogged by debris in the line. We have allocated costs to pressure jet the line to clear all blockage and promote positive drainage. Routine maintenance and line clearing will also be required over the term. If the situation persists, a new line may be required or further investigation to determine the cause. Costs of this work has not been included because it appears the majority of the issue can be addressed through routine maintenance.

Downspouts lack splash blocks, promoting erosion at the building perimeter. Erosion can lead to subsidence at the foundation. We recommend re-grading the area and providing splash blocks at all downspouts. Continued monitoring by property maintenance staff is also recommended as part of routine maintenance practices.

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Due to the nature of the sloping terrain, we found additional eroded areas around the building grounds and parking lot. Once the re-grading is completed, we recommend replanting native grasses around the problem areas to control the erosion.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the southwest and northeast sides of the building site for community and employees. There are total of 12 parking stalls, of which one is designated as a standard accessible space, and one is a van accessible space. Both accessible parking stalls have a concrete surface. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the east side of the site. Sidewalks are concrete and are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by one pole-mounted light fixture, scattered pole-mounted fixtures through the park, and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass-covered yards and islands with areas of cedar mulch ground cover. In 2022, new landscape beds were added in the front entrance and back entrance of the building.

A small outdoor dining/smoking area with steel benches is located north of the building.

Two monument signs are provided at the building's frontage. One is located just north of the main entrance, and it is constructed of metal mounted on painted steel posts which are set in concrete. There is also building mounted signs constructed out of aluminum letters near the main entrance. Supplemental lighting was not observed on either of the signage areas.

The site is partially fenced with a galvanized chain-link system. The playground is completely fenced and has a manual entry gate.

Observations & Comments

The asphalt pavement is in fair condition, with minor cracks and open joints. We observed some past repairs that appear to be in generally good condition. The parking striping, including at the accessible parking spaces, are faded and worn. We recommend making modest repairs including crack seal coat at the largest cracks and refreshing the paint striping at this time. Additionally, based on the age of the pavement, resurfacing will be required within the next five years.

The concrete pavement, curbing and sidewalks are in generally good condition, but we noted localized areas of cracking in the sidewalk near the rear entrance steps. In order to prevent further deterioration, and to mitigate tripping hazards, these areas should receive sectional replacements at this time.

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The perimeter fencing is in fair condition. The northeast portion of the fence is visibly leaning, likely from settlement of the supporting posts. We have included a cost to replace or repair sections of fencing as appropriate.

It is important to note that the rear egress steps leading to the parking lot are blocked by one of the parking stalls. Consideration to relocate the parking space may be warranted. Costs have not been included as this is an Owner consideration.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The main building is founded with a partial concrete slab on grade that transitions to a conventional crawl space structure (the original building) at the south side of the building. The wood-framed superstructure for the main building is assumed to consist of open-web roof trusses with an OSB or wood roof deck. Wood studs are typical for interior load and non-load bearing partitions, for shear walls, and for exterior walls.

The basketball court is an open-sided steel frame structure, typical to pre-engineered metal buildings. The rigid steel frames are supported by isolated concrete piers which extend approximately four feet above the ground. The basketball court has an isolated concrete slab on grade with a 6" curb supporting a chain-link fence located on the west side of the court.

Observations & Comments

The substructure of the main building is in fair condition and generally commensurate with the age of the facility. However, we observed an exterior crack in the stem wall at the southeast corner and visibly damaged flooring at the interior area and doors that will not close properly. It appears likely that settlement has or is occurring at this corner. We recommend retaining a qualified company to investigate the area and provide a solution to address at this time.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls at the main building consist of vinyl siding installed over the original wood siding. The building has painted wood fascia and soffits at the roof line. The main and rear entrance doors are painted wood, the service doors towards the north side are painted steel. The windows are operable single pane glass with painted wood frames. The subject has asphalt roofing shingles over a wood deck and appear to be in good condition.

The basketball court is an open sided rigid steel frame structure with a standing seam metal roof over z-purlins. The structure is open, exposing the steel frame and roof structure.

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No roof warranties were provided at the time of our visit. However, Austin Parks and Recreations has a roof maintenance program in place with a third party provider, Empire Roofing, which generally provides an annual inspection to the site. The table below summarizes the roofs sections. All roofs were sloped and observed from grade.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main Building	5,250	Shingles/asphalt	18
2	Basketball Court	16,459	Metal (standing seam)	18

Observations & Comments

Exterior vinyl siding walls were found to be in poor condition with damaged corner trim elements, and other signs of age and deterioration. It is in our opinion that the vinyl siding has reached its EUL. We recommend replacing it at this time with painted cement board siding for the entire building. Similarly, the door/window trim, wood facias and soffit have reached their EUL and should also be replaced with cement board trim to match the siding. Costs have been included for this work.

The single pane windows are original and aging and are not energy efficient. They appear to have reached their EUL. We recommend replacing all windows with insulated, energy efficient, vinyl clad systems to match the existing windows in style.

The exterior joints are in fair condition, and replacement of the exterior joints is recommended and included over the term as they reach their EUL.

The asphalt shingle roof and gutter systems were in good to fair condition, consistent with their age. We recommend replacement in the latter part of the term. The metal roof is in good condition and is anticipated to endure through the term with regular inspections and maintenance as warranted.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a north south axis, with a central corridor leading to the main and rear entrance, lobby, kitchen, multipurpose rooms and offices. According to our point of contact, new carpet tile flooring was installed this year at the lobby and main corridors leaving the offices with broadloom carpet. Finishes at the building include vinyl composition tile (VCT) flooring in the bathroom kitchen and multipurpose rooms, broadloom carpet in the offices, painted gypsum walls and ceilings.

The break area has plastic laminate countertops and painted wood base and upper cabinets. Appliances include a refrigerator, dishwasher, microwave and gas range and hood.

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There are two separate men's and women's multi-user restrooms. There are also two accessible unisex rooms. The multi-user restrooms have vinyl flooring with plastic laminate wainscot and painted gypsum wall and ceiling. The single user women and men accessible restrooms have welded vinyl flooring, ceramic tile at the wet wall, and painted gypsum walls and ceilings. The restrooms are equipped with floor-mounted tank toilets. The unisex restrooms have a wall mounted plastic laminate countertop with a counter mounted ceramic sink. All restrooms have grab bars, framed and frameless mirrors, soap and towel dispensers. Lighting is provided by ceiling-mounted fixtures.

Observations & Comments

Generally, interior finishes are generally in good to fair condition. Based on EUL, replacement of the office carpet, all vinyl type of flooring, kitchen FF&E is anticipated during the evaluation term. The remaining flooring that was replaced last year is anticipated to endure through the term. See Reserve Table for an allocated budget.

As noted above, the settlement at the foundation has caused damaged interior finishes, including buckled and visibly sloping floors and doors that do not close properly. Once the foundation is stabilized, repair or replace finishes.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the east side of main entrance, near the connection to the city water main. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary 4" drainage piping is arranged to exit the building on the north side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be PVC. No sump pumps are provided, a grease trap was not observed at the break room. Natural gas serves domestic water heaters, and kitchen equipment. A gas regulator and meter is located outside on the south side of the building. Natural gas piping was observed to be black steel.

Observations & Comments

Our representative observations of the supply water piping did not reveal any significant deficiencies. However, the POC indicated recurring and habitual issues with the sewer piping. He indicated that the issues are assumed to be due to the foundation settlement discussed in the structural system. The problem with the sewer line is a concealed condition, and we could not verify the issues reported by the POC. However, based on age, replacement of the line to the main is warranted, and we have included costs for this work.

While we could not verify if the DWH was in working order, the 40-gallon tank is over 30 years old and has reached its RUL. Replacement is recommended at this time.

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5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by three split systems. The condensers are located at the west side of the building. The oldest unit is an American Standard, 2-ton unit dating to 2004 (18 years old). It appears this unit has been converted to 410a refrigerant. The largest unit is a 5-ton condenser, manufactured in 2009 (13 years old) utilizing R-22 refrigerant. The last unit is a 2.5 ton system, manufactured by International Comfort in 2012 (10 years old) utilizing R-22 refrigerant. The total tonnage provided to the building is 9.5 tons. The interior gas furnace units are located in separate mechanical rooms, and their ages range between nine and eighteen years old.

Observations & Comments

The split systems are in fair to good condition, relative to their individual age. There is about 465 SF/Ton of cooling, which is appropriate for location and use of the facility. The units are maintained by in-house staff, which appears to have extended the life of many of the units observed. However, the oldest units are past their RUL, and we are recommending replacement early in the term. Replacement units should utilize 410a refrigerant. Additional cyclical replacement of condensers and furnaces is anticipated during the reserve term.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pole-mounted utility-owned transformer located south of the building along East 21st Street. Power enters the building overhead to a single cabinet switch breaker. The breaker has capacity rated of 200 amps at 120/240 volt, single-phase, 3-wire service. An additional circuit breaker cabinet is located in the center of the building which serves the outside lights, AC units, furnaces, and some outlets. Distribution wiring consists of copper conductors.

The lighting has been replaced with LED inside the main building as well the exterior lights in the basketball court.

Observation & Comments

The electrical systems provide 15.1 watts per square foot for the building. This is based upon the overall capacity of 200-amps, 240-volts, 3-phase, 4,400 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be acceptable, and no issues were reported while on site.

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CBRE anticipates replacement of some panels due to age. The larger electrical systems will last past the evaluation period with routine maintenance.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

Though there are assembly spaces within the building, a fire sprinkler system is not provided. The lack of a sprinkler system installation was reported to CBRE as a 'grandfathered' condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

The building is provided with a fire alarm system and wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors and in the break room/ kitchen area. The last inspection was in February 2022 with the next scheduled inspection to occur in March 2023. The inspections were done by Pye Barker Fire & Protection.

Fire alarm and detection system devices consist of smoke detectors, pulls, strobes and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby. Fire command alarm is located in the lobby behind the reception desk.

Observation & Comments

Fire extinguishers are certified annually by Pye Barker Fire & Protection. The city recently upgraded all fire alarm panels, and the panel was in good condition. Updates are not anticipated until the end of the term, based on age. No immediate action is required.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			The Van accessible stall is too far from the main entrance. Relocate
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			The van accessible stall does not have an accessible route to the main entrance. Relocate
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			The van accessible stall does not have an accessible route to the main entrance. Relocate
6	Does signage exist directing you to accessible parking and an accessible building entrance?		✔		Add signage at rear entrance.
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Are ramps longer than 6 feet complete with railings on both sides?		✔		
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?			✔	
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?		✔		
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			

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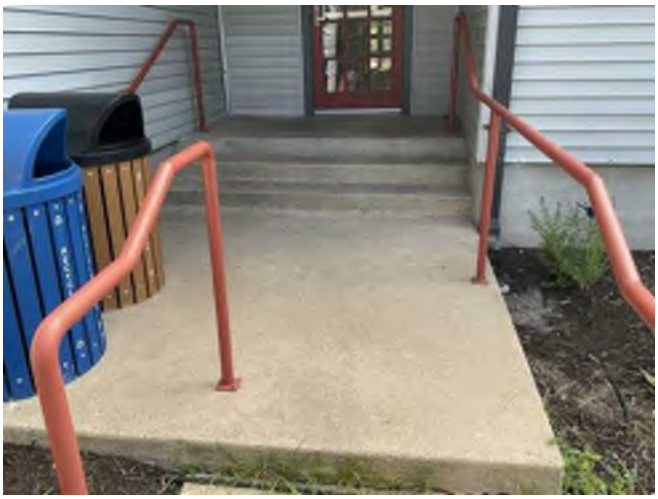
ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?	✔			
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

Photographs



Rear Exit from Main Building

ADA Parking Stall

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Existing Drawings, but not certified as-builts were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watts
GPM	Gallons Per Minute		

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Photographs

1. Detention Basin

2. Southwest yard

3. Parking Lot

4. ADA Parking Stall

5. Concrete Stem Wall

6. Typical sidewalk

7. Front Façade

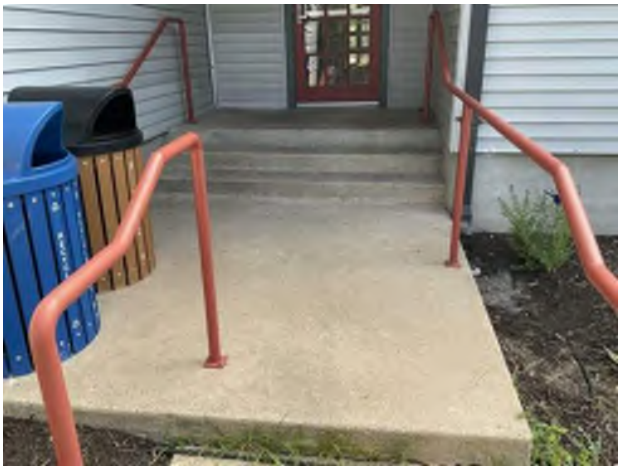
8. South Façade

9. North Facade

10. Facade with Condensing Units

11. Overview of Site with Covered Court

12. Basketball Court



13. Rear Exit from Main Building

14. Main Entry

15. Multi Purpose Room

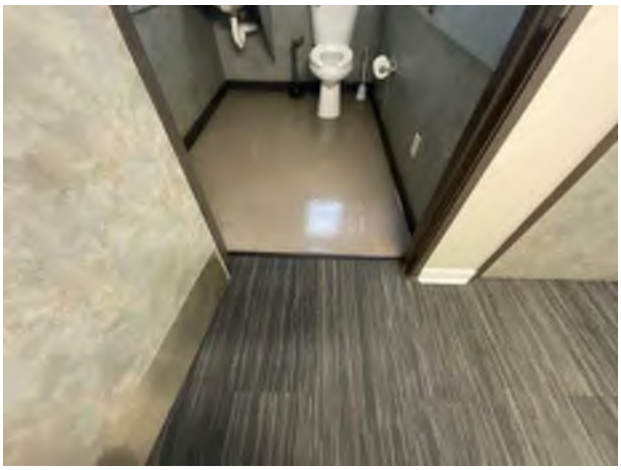
16. Water Heater

17. Basketball Courtyard

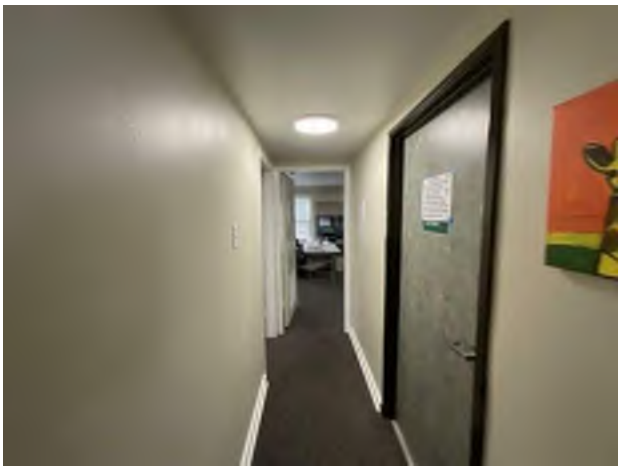
18. Roofing and Gutter

19. Office

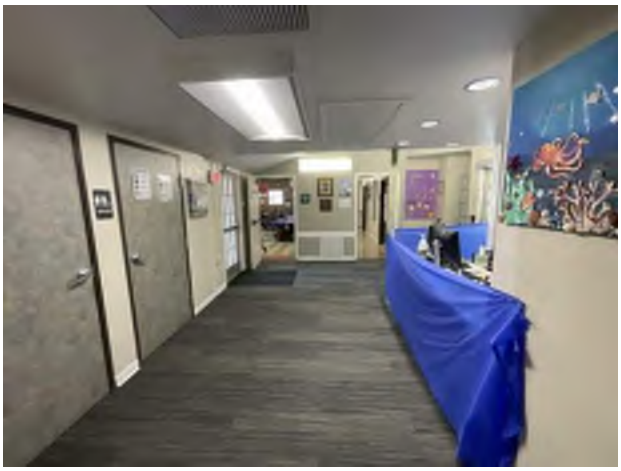
20. Kitchen



21. Bathroom



22. Common Corridor



23. Interior finishes

24. Gas Meter

25. Water Heater

26. Condensing Unit

27. AHU

28. Pole Mounted Transformer

29. Circuit Breaker

30. Fire Extinguisher

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Alamo Recreation Center	**Project No.:**	
Address:	2100 Alamo St.	**Project Manager:**	N/A
City, State Zip Code	Austin, TX 78722	**Property No.:**	
Year Built and Age:	1940? 1976?	**Tax I.D. # (Sec, Lot, Block):**	LOT 4 BLK 10 OLT 46 DIV B JOHNS C R SUBD
Building Type:		**Size of Parcel (Acres):**	0.2011
Number of Buildings:	1	**Property Management Co.:**	CoA PARD
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	N/A
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Evan Kessler	**Date:**	
Tel:	512-978-2666	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin – Austin Energy
Natural Gas	City of Austi
Utility Steam	N/A
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	PARD

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	10				10
Handicap	1				1
Totals	11				

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture

infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject? _____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Document Request List

The following documents are being requested to assist CBRE with the preparation of our Property Condition Assessment. Please provide the available documents to the CBRE Project Manager prior to or during the site visit.

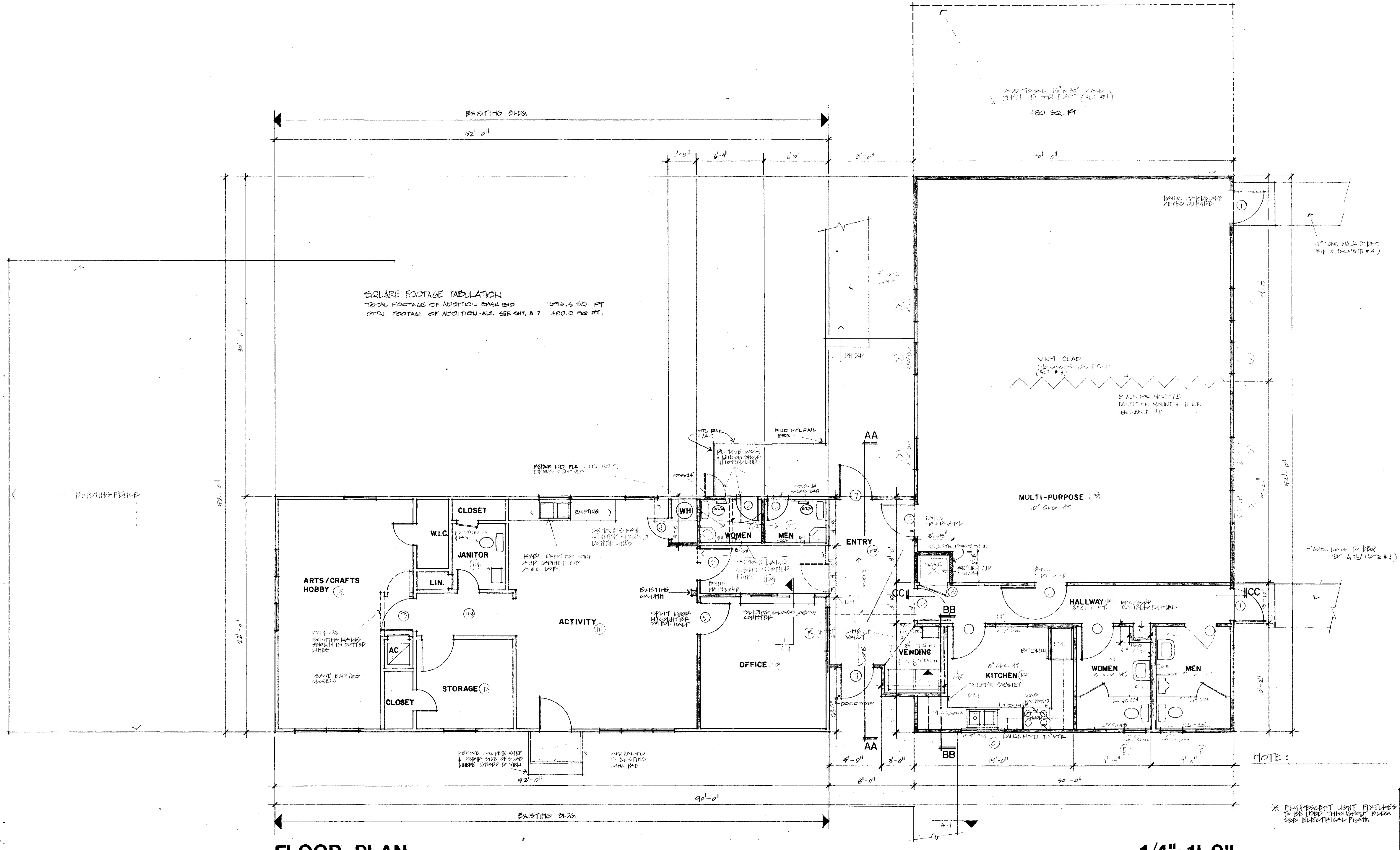
- Certificate(s) of Occupancy or Use
- Capital Expenditures for last 5 years including any major HVAC equipment replacements
- Capital Budget for Improvements this year
- Information pertaining to Tenant/Landlord Responsibilities for Building maintenance
- Roof Warranty
- Copies of any Building Department, Code Enforcement, Zoning Department or Fire Department violations
- Previously Prepared Replacement Reserve Studies or Reports

- Building Plans (Architectural, MEP, Structural, Life Safety and Civil)
- As-built Drawing, Site Plan or As-built Site Survey
- Geotechnical/Soils Reports
- Plaza/Terrace System Reports
- Parking Garage/Deck Coating System Reports
- Façade Reports, if any
- Roof Condition Survey
- HVAC System Operating Reports such as: Eddy Current, Oil Analysis and Vibration Analysis.
- List of HVAC Equipment (Including Model Numbers, Age and Area Served)
- Infra-red scans Reports for major electrical equipment
- Fire Alarm Testing Reports
- Sprinkler and Fire Pump Testing Reports
- Elevator Inspection Certificates, Testing Information

- Internal Equipment Listings, if any
- Schedule of Floor Area Measurements: Gross, Usable and Rentable SF

- Schedule of Service Contractors Complete with Contact Names and Telephone Numbers
- Rent Roll
- Promotional Leasing Literature
- Copy of the Most Recent Appraisal
- Tenant Complaint Log
- Copy of ADA compliance certification
-

Supplementary Documentation



* FLOURESCENT LIGHT FIXTURES TO BE USED THROUGHOUT BLDG. SEE ELECTRICAL PLAN.

FLOOR PLAN

1/4"=1'-0"

Thompson·Bohmfalk ARCHITECTS, inc.
PLANNERS·DEVELOPMENT CONSULTANTS·
10158

CITY OF AUSTIN ALAMO RECREATION CENTER

CIP no. 867683, 867682

2100 ALAMO STREET

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PARD Mechanical and Safety Assessment Survey

Submitted by: Robert.Morrison@austintexas.gov_austin

Submitted time: Feb 13, 2020, 9:48:13 AM

ASSESSMENT DATE

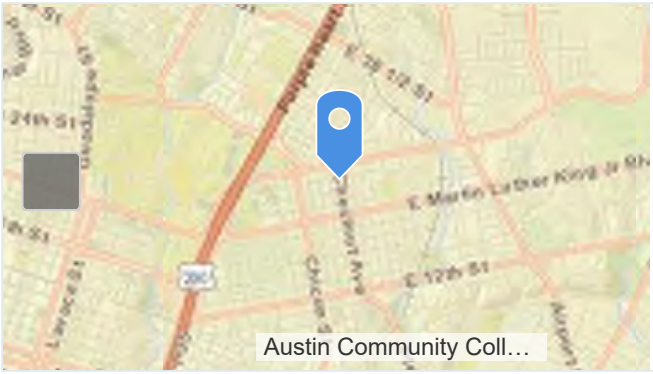
Feb 11, 2020

AUSTIN PARKS AND RECREATION MECHANICAL ASSESSMENT

Alamo Recreation Center

GEOPOINT LOCATION

Lat: 30.28307 Lon: -97.71814



ADDRESS

2100 Alamo St Austin, TX 78722

PREPARED BY

Robert Morrison

MECHANICAL SUMMARY

The Alamo Recreation Center does not have a fire control system installed. The location uses smoke detectors. The kitchen detector is missing. The fire inspections are up to date. The HVAC system and water heater data was collected. The electrical panels are marked and clear of debris.

MECHANICAL OVERALL GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

IS THERE A CERTIFICATE OF OCCUPANCY

NO

IS THERE A FIRE CONTROL SYSTEM

NO

ARE FIRE EXTINGUISHER CERTIFICATIONS UP TO DATE

YES

IS THERE AN ELEVATOR

NO

HVAC

YES

WHAT HVAC SYSTEM DOES THE FACILITY HAVE (CU)

SPLIT SYSTEM

CU 1 IMAGE

field_30-20200211-175657.jpg

CU 1 NAME PLATE IMAGE

field_31-20200211-175742.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 1

NO

CU 1 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

CU 2

YES

CU 2 IMAGE

field_38-20200211-175824.jpg

CU 2 NAME PLATE IMAGE

field_40-20200211-175851.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 2

NO

CU 2 GRADE

C - GOOD CONDITION WITH MINOR DEFECTS / FUNCTIONS NORMALLY

CU 3

YES

CU 3 IMAGE

field_47-20200211-175924.jpg

CU 3 NAME PLATE IMAGE

field_48-20200211-175948.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 3

NO

CU 3 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

CU 4

NO

AHU/FCU 1

YES

AHU/FCU 1 IMAGE

field_206-20200211-180207.jpg

AHU/FCU 1 NAME PLATE IMAGE

field_207-20200211-180456.jpg

IS THE DISCONNECT LOCATED AT THE AIR HANDLER

YES

IS INSULATION AND DUCT WORK IN GOOD CONDITION

YES

IS AIR FILTER DATED AND IN GOOD CONDITION

NO

ARE THERE ANY ISSUES WITH AHU/FCU 1

NO

AHU/FCU 1 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

AHU/FCU 2

YES

AHU/FCU 2 IMAGE

field_216-20200211-180607.jpg

AHU/FCU 2 NAME PLATE IMAGE

field_217-20200211-180630.jpg

IS THE DISCONNECT LOCATED AT THE AIR HANDLER

YES

IS INSULATION AND DUCT WORK IN GOOD CONDITION

YES

IS AIR FILTER DATED AND IN GOOD CONDITION

NO

ARE THERE ANY ISSUES WITH AHU/FCU 2

NO

AHU/FCU 2 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

AHU/FCU 3

NO

ARE THERE MULTI CIRCUIT BREAKER BOXES

YES

ARE ELECTRICAL CIRCUITS CLEARLY LABELED

YES

IS DEMARCATION CLEARLY MARKED

YES

IS DEMARCATION CLEAR OF DEBRIS

YES

IS THERE A SECOND CIRCUIT BREAKER BOX

YES

ARE ELECTRICAL CIRCUITS CLEARLY LABELED

YES

IS DEMARCATION CLEARLY MARKED

YES

IS DEMARCATION CLEAR OF DEBRIS

YES

IS THERE A THIRD CIRCUIT BREAKER BOX

NO

IS THERE HOT WATER HEATERS / BOILERS

YES

WATER HEATER / BOILER 1 IMAGE

field_430-20200211-180927.jpg

WATER HEATER / BOILER NAME PLATE 1 IMAGE

field_431-20200211-181000.jpg

HOT WATER HEATER / BOILER 2

NO

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Austin Recreation Center

1301 Shoal Creek Boulevard
Austin, Texas 78701

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-01
Site Visit Date: September 26, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Austin Recreation Center
1301 Shoal Creek Boulevard
Austin, Texas 78701
SF-0001419126-01

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 26, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Morris Neal
Senior Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			None		
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Repair	$13,500	$80,500
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$6,500	$8,400
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Repair	$5,250	
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Repair		$25,500
5.5 HEATING, COOLING, AND VENTILATION	X	X		Repair	$5,000	$162,200
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			Infrared Scan		$12,500
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			Replace		$20,563
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X			None		
Totals					$30,250	$309,663

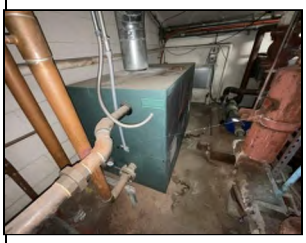
Summary	Today's Dollars	$/SF
Immediate Repairs	$30,250	$1.84

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$309,663.00	$18.82	$1.88
Replacement Reserves, w/10, 3.0% escalation	$362,675.04	$22.05	$2.20

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
1	**Repair Cracked Steps**	Concrete steps in front of the building present a significant crack that run on each riser. Complete replacement does not appear to be necessary at this time. However, patching of cracked and deteriorated surfaces is recommended.	LS	$2,500	1	$2,500	
2	**Replace Deteriorated Exterior Building Light Fixtures**	Exterior building light fixtures were reported in poor conditions, regular service calls have been made to replace the incandescent bulbs. Fixtures have yellow, discolored lens. Some fixtures are inoperative, and others have rust stains on trim components. Budget to remove existing fixtures and replace with new LED fixtures.	Allow	$7,000	1	$7,000	
3	**Tree Removal**	The mechanical yard chain link fence has medium size tree leaning over it. We recommend immediate removal.	EA	$4,000	1	$4,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$13,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
4	**Replace Broken Window**	Two windows units over the women's locker room are broken and need replacement.	EA	$500	2	$1,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Replace Commercial Aluminum Gutter in East Roof**	Continuous gutter located in the east roof of the building was observed to be rusted, with numerous holes that are allowing rain water to dribble down sidewalls. It is our opinion that the gutter in this area require replacement. Remove continuous gutter on the east roof, and replace with a gutter with the same or similar material as the one installed in other areas of the building.	Allow	$1,500	1	$1,500	
6	**Repair Fire-Proofing**	During our site visit we noticed spot failure of the fire proofing below the elevated plinth. We recommend patching all fire proofing failure areas at this time to match the same thickness of the original application.	Allow	$4,000	1	$4,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$6,500	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
7	**Mechanical Room Refurbishment**	Mechanical room interior finish is in fair condition. Liquid spillage is on the floors, residue from rusted pipes is present everywhere, and failed pipe insulation is also found on the floors. We recommend a deep clean of this space, a new coat of paint, including cleaning and sealing the concrete floors.	Allow	$15	350	$5,250	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$5,250	
HEATING, COOLING, AND VENTILATION							
8	**Replace Damaged Refrigerant Piping Insulation**	Chilled and hot water lines insulated is missing from several places, and show rust. We recommend a rust inhibitor application prior to installing new insulation.	Allow	$4,000	1	$4,000	
9	**Add Duct Insulation**	Condensation leak has been reported on the west side of the gym near the junction of the exposed duct and the plenum space. We recommend duct insulation at that location for both trunks to avoid future condensation. We have allocated a budget in the cost tables.	Allow	$1,000	1	$1,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal HEATING, COOLING, AND VENTILATION				$5,000	
			Total:			**$30,250**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	10	10	23,500	SF	$3.00	$70,500	100%										$70,500	$70,500
Concrete Site Maintenance	2	0	2	1	Allow	$2,000.00	$2,000	500%		$2,000		$2,000		$2,000		$2,000		$2,000	$10,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Wet Seal Existing Window Gaskets	7	6	1	1	Allow	$1,000.00	$1,000	200%	$1,000							$1,000			$2,000
Paint Exterior Metal Doors	7	4	3	1	Allow	$1,200.00	$1,200	200%			$1,200							$1,200	$2,400
Perimeter Joint Sealants - Standing Seam Metal Panels	7	5	2	1	Allow	$2,000.00	$2,000	200%		$2,000							$2,000		$4,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Individual Domestic Water Heater	20	14	6	3	EA	$3,500.00	$10,500	100%						$10,500					$10,500
Sewer Pipe Cast Iron Replacement	40	36	4	1	Allow	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Water Pump	15	14	1	4	EA	$1,800.00	$7,200	100%		$7,200									$7,200
Replace Air Handling Unit	25	23	2	17	TON	$1,000.00	$17,000	500%		$17,000		$17,000		$17,000		$17,000		$17,000	$85,000
Chiller Overhaul	10	8	2	1	EA	$35,000.00	$35,000	100%		$35,000									$35,000
Cooling Tower Overhaul	10	8	2	1	Allow	$35,000.00	$35,000	100%		$35,000									$35,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Infrared Survey, Commercial Scale	2	0	2	1	EA	$2,500.00	$2,500	500%		$2,500		$2,500		$2,500		$2,500		$2,500	$12,500
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	15	5	10	16,450	SF	$1.25	$20,563	100%										$20,563	$20,563

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Total (Uninflated)									$1,000.00	$103,700.00	$1,200.00	$24,500.00	$0.00	$35,000.00	$0.00	$25,500.00	$2,000.00	$116,763.00	$309,663.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$1,000.00	$106,811.00	$1,273.08	$26,771.81	$0.00	$40,574.59	$0.00	$31,361.78	$2,533.54	$152,349.23	$362,675.04

Evaluation Period:	10
# of SF:	16,450
Reserve per SF per year (Uninflated)	$1.88
Reserve per SF per year (Inflated)	$2.20

Table of Contents

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Austin Recreation Center, the Subject, is a 16,450-SFG, 1-story masonry and steel, freestanding building on a 1.15-acre parcel in Austin, Texas. The building was constructed in approximately 1986 and is 36 years old. Specifically, the site is part of a larger sports complex, and is located east of a football filed which belongs to House Park, and north of Heath Eiland and Morgan Moss BMX Skate Park. The property is bounded by recreational facilities and commercial properties on all sides.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in an urban location with dedicated vehicle parking. Vehicular access is provided along Shoal Creek Boulevard, connected to a parking lot which is shared by all of the recreational facilities in the complex. The Subject has a limited number of dedicated parking spaces, which are located immediately in front of the building.

1.1 FACILITY CONDITION

The Subject is considered to be in good condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its mature age. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, windows, interior finishes, and selected MEP components. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

REPORTED CAPITAL EXPENDITURES

No capital expenditure information was provided.

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WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

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Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.004.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal).
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Certificate of Occupancy	A copy of the Certificate of Occupancy was requested as part of the building department FOIA request, however, none was provided.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	SF-3 Family Residence

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

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LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Sean Hill, Supervisor	City of Austin	City of Austin	(512) 978-2372

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-01
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Austin Recreation Center
Street Address	1301 Shoal Creek Boulevard
City, State and Zip	Austin, Texas 78701
Number of Parcels	1
Total Acreage	1.15
Number of Buildings	1 building
Number of Stories	1 Story
Basement / Crawl Space	Raised Pre-Cast Concrete Planks Construction
Reported Building Size	16,450 SF
Building Age	The Property was constructed in 1986 and is 36 years old.
Parking Provisions	There are a total of 15 parking spaces, of which there are 3 standard ADA spaces and 1 van-accessible spaces.
Primary Use	Office
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	36 Years
Escorted by	Sean Hill, Supervisor, City of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 26, 2022
Weather	Clear, 79F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building has tuck under parking and is raised with concrete columns, allowing employees to park under the elevated first floor. This open-air parking area under the first floor is generally flat but has been graded for drainage with gentle slopes outward from the pad. To the east side of the building there is a 19-feet ridge which separates the recreational center from properties located at the top of the ridge. Storm water management is achieved by a continuous swale that runs on the east side of the building, then leads storm water to catch basins located on the west side of the parking lot.

The building is located in Zone AE. Refer to the Exhibits for a copy of the FEMA flood map.Zones AE and A1-A30 - one-percent annual chance floodplains as determined in the Flood Insurance Study. Mandatory flood insurance purchase requirements apply according to FEMA.

Observations & Comments

The site drainage systems were observed to be in good condition. No areas were observed to be subject to chronic flooding. No further action is required at this time. The Owner should review the insurance requirements for flood zone AE.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the south side of the building, with a connecting drive at the west side of the building. Parking is provided onsite for community and customer parking. There are total of 15 spaces, of which 3 are designated as ADA accessible and 1 is van-accessible. Employee parking is located at grade level, beneath the structure, which is raised using concrete columns. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish.

Towards the main entrance, a deck with table seating is provided for outdoor dining purposes.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, and grass covered yards, the building entrance presents built-in planters.

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Observations & Comments

Paving and flatwork was found to be in good to fair condition and should provide additional years of service before significant replacements are required. Asphalt overlay will be required later during the term. We have added cost in capital reserve tables.

The sidewalks are in good condition. To prolong its RUL we recommend a maintenance program. We have added cost in the capital reserve tables.

Concrete steps in front of the building has a significant crack that runs through each riser. Complete replacement does not appear to be necessary at this time; however, patching of cracked and deteriorated surfaces is recommended. We have added a budget in the cost tables.

Exterior building-mounted light fixtures were reported to be in poor condition. Regular service calls have been made to replace the incandescent bulbs. Fixtures have yellow and discolored lens. Some of the fixtures are inoperable, and others have rust stains on the trim components. A budget to remove the existing fixtures and replace with new LED fixtures is included in the Immediate cost table.

The mechanical yard chain link enclosure has a medium-sized tree leaning over and impacting the fencing. We recommend immediate removal of the tree, we have allocated a budget in the cost tables.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is raised using concrete columns which are likely supported by concrete piles or piers. The superstructure of concrete columns are supported on reinforced concrete pile caps. Reinforced concrete piles subsequently support the pile caps and grade beams interconnect them. The raised plinth is constructed of precast concrete planks which is supported by concrete beams which support the reinforced CMU walls and brick veneer.

The system supporting the roof consists of a combination of painted steel trusses that span the length of the gymnasium, and OWJ's for the smaller spans over the facility's supports spaces.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of brick veneer and standing seam metal panels at the eave height level. The main lobby entrance consists of a vestibule with storefront systems with insulated glazed units within anodized aluminum frames. Windows are aluminum punched openings and are generally provided with insulated, fixed glazing.

The building has four main roof areas with all being the same type of system . All roofs are shed roofs except for the gymnasium roof which is hipped and gabled. All the roofs are standing metal seam, and they appear for the most part to have a continuous built-in gutter which directs storm water to city underground storm water management system.

The table below summarizes the roofs sections:

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Gymnasium	9,000	Metal (standing seam)	36
2	East Roof	5,800	Metal (standing seam)	36
3	North Roof 1	2,500	Metal (standing seam)	366
4	North Roof 2	1,300	Metal (standing seam)	36

Observations & Comments

NOTE: Roof access was not provided during the site visit. Direct observations of the roofs was not possible. Our observations were may from grade and supplemented with a roof report by Empire Roofing.

The exterior walls were generally found to be in good condition. No further action is required at this time.

Two windows units over the women's locker room are broken and need replacement. We have added a budget to the cost tables.

Windows sealants are in good condition. However, we recommend periodic maintenance to reseal existing windows. We have added cost to the capital reserve tables.

The exterior metal doors and frames appear to be in generally good condition. To prolong their RUL, we recommend periodical painting. We have added cost to the capital reserve tables.

The standing metal seam roof appears to be in good condition, and with continuing maintenance CBRE anticipates the roof system will last past the evaluation period with routine maintenance. No further action is required at this time.

Standing seam metal wall panels appear to be in good conditions. To prolong their RUL, we recommend re-seal exterior joints periodical.

Continuous gutters located in the east roof of the building was observed to be rusted, with numerous holes that are allowing rain water to drip/run down sidewalls. It is our opinion that the gutter in this area requires replacement. Remove continuous gutter on the east roof, and replace with a gutter with the same or similar material as the one installed in other areas of the building. We have added a budget in the cost tables.

During our site visit we noticed spot failure of the fire proofing below the elevated plinth. We recommend patching all fire proofing failure areas at this time to match the same thickness of the original application. We have added a budget in the cost tables.

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5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around an "L" shaped main corridor which provides access to the gymnasium, classrooms, and the support spaces. The lobby finishes consist of sealed concrete floors, rubber wall base, wall paper over gypsum board partitions, painted CMU walls, and exposed ceilings with what appears to be faux wood rafters.

The Gymnasium finishes consist of wood floors, painted CMU walls, painted gypsum walls, and painted steel trusses. The gymnasium also present acoustical wall and ceiling panels, and a continuous clerestory unit provides natural light inside the gymnasium.

The classrooms, weight room, break room, and other support spaces finishes consist, of laminate wood floors, rubber base, painted gypsum wall, conceal grid acoustical ceiling tiles, and aluminum clad wood windows provide natural light inside the spaces.

The restrooms are equipped with floor-mounted toilets with manual flush valves, wall-mounted flush-valve urinals, and wall mounted porcelain sinks over plastic laminate countertops. Accessories consist of plate glass mirrors and floor mounted painted steel partitions. Interior finishes consist of ceramic tile flooring in the showers, VCT or terrazzo flooring in the restrooms common areas. Wall finishes consist of wall paper over gypsum board walls in the lobby restrooms, or glazed masonry tile in the locker room restroom. Lighting is provided by ceiling and wall-mounted fixtures.

Service areas finishes include exposed concrete floor, painted CMU walls, exposed ceiling.

Observations & Comments

CBRE anticipates that, generally, the interior finishes will last past the evaluation period with routine maintenance.

Mechanical room interior finish is in fair condition. Liquid spillage is on the floors, residue from rusted pipes is present everywhere, and failed pipe insulation is also found on the floors. We recommend a deep clean of this space, a new coat of paint, including cleaning and sealing the concrete floors. We have added cost to the capital reserve tables.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the southeast side of the building just south of the property line. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping is arranged to exit the building on the southeast side and flow by gravity to the municipal sanitary mains at Shoal Creek Boulevard. Sanitary waste and vent piping was observed to be cast iron.

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Natural gas serves the three instant water heaters manufactured in 2008 (14 years old), and a boiler manufactured in 2008 (14 years old). A gas regulator and meter are located on the northwest side of the building near the service courtyard. Natural gas piping was observed to be black steel.

Both tankless gas fire water heater serve both women and men restrooms, and janitor closet.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any deficiencies or leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Domestic water and sanitary sewer systems are in good condition overall. No immediate action is required.

Instant water heaters are 14 years old, we are anticipating replacement during the evaluation term. A cost for the work is included in the Reserve table.

Cast iron pipe underneath the elevated plinth is rusted and will need replacement in phases during the term. See capital reserve tables for an allocated budget.

5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by a central system which utilizes a chiller, boiler, and air handler units (AHU). The 86-ton chiller is manufactured by Carrier and is approximately 13 years old. The boiler includes an 832,000 BTU output, and is manufactured by Raypack, The boiler is approximately 14-years old. Both the chiller and boiler utilize three pumps which connect to 5 AHUs (both multi-zone and single zone) manufactured by Trane, and are approximately 27 years old. The pumps are located in the main boiler room. The chiller uses what appears to be a 2-cell cooling tower, utilizing a 7.5 HP pump, both located at the ground level in the north mechanical yard.

The chilled water system has been upgraded by utilizing an automated water management monitoring system by 3D-Trasar. This system is designed to alert the end user of water waste, heavy minerals, and how to solve these issues.

The system includes control sequences, monitoring points, transducers, electric actuators, electronic sensors, monitoring points, VFDs (variable frequency drives), which are all controlled by the Building Automated System (BAS) located in a remote building.

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Observations & Comments

Overall, the mechanical systems are operational and in good to fair condition. However, there are several components which show signs of deferred maintained, or have exceeded their EUL. Using the tonnage of the units (64 tons) we calculated that one ton of air conditioning is provided for every 257 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

Chilled and hot water line insulation is missing from several places, and the piping shows signs of rust. We recommend a rust inhibitor application prior to installing new insulation. We have allocated a budget in the cost tables.

Chiller and cooling tower water pumps are over 15 years old and have exceeded their EUL. We recommend rebuilding/overhauling the chiller and cooling tower during the term. A cost for the work is included in the Reserve table.

Air handling units are 27 years old and have exceeded their EUL. We recommend replacement during the term. We have allocated cost to the capital reserve tables.

Condensation leaks have been reported on the west side of the gym near the junction of the exposed duct and the plenum space. We recommend duct insulation at that location for both trunks to avoid future condensation. We have allocated a budget in the cost tables.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company by three-pole mounted utility owned transformers located in the north side of the site. Power enters the building site overhead to a single cabinet with two main service switches, one switch is servicing the panels, and the second switch is servicing the chiller. Each switch appears to have a rated capacity of 400 amps at 120/208 volt, 3-phase, 4-wire service. To the right of the main disconnect switch, an additional panel serves the motors (MCC#1 & #2), and panels A-C. MCC#1 & #2 serve all the AHU, the cooling tower, and three pumps. Panel A-C serve lights, receptacles, and all the other power needs of the building.

Observation & Comments

The electrical systems provide 7.6 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 240-volts, 3-phase, 16,450 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally lower than average,

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but no issues were reported during our site visit. Additional research may be necessary to determine if there is an electrical capacity issue. We have not included costs for this work as the study can be completed in house at little to no cost.

CBRE anticipates the electrical systems will last past the evaluation period with routine maintenance. No immediate action is required. We recommend period infrared scanning to detect any loose connections in the breaker panels. A cost for the work is included in the Reserve table.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors and in the kitchen. The last inspection was in February 2022 with the next scheduled inspection to happen in July 2024. The inspections were done by Pye Barker Fire & Protection. The Subject does not include an automatic fire suppression system.

Fire alarm and detection system devices consist of smoke detectors and heat detectors at the lobby, break room, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The fire command is located behind the circulation desk in the lobby.

Observation & Comments

The fire alarm panel is in good condition. Based on age, we recommend budgeting for replacement at the end of the term.

Fire extinguishers are certified annually by Pye Barker Fire & Protection. No immediate action is required; annual inspections are required as part of routine maintenance.

Though there are assembly spaces within the building, a fire sprinkler system is not provided. The lack of a sprinkler system installation was reported to CBRE as a ‘grandfathered’ condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

During our walk-through survey, we did not observe barriers of significance.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?	✔			
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?			✔	
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✔			
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			Only the restrooms by the lobby not the ones in the locker rooms.
6	In unisex toilet rooms are there safety alarms with pull cords?		✔		
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. 19-Feet Ridge On The East Side

2. East Façade Yard

3. Front Parking

4. Dedicated Parking Spaces

5. West Side Driveway

6. North Façade

7. Parking Under the Building

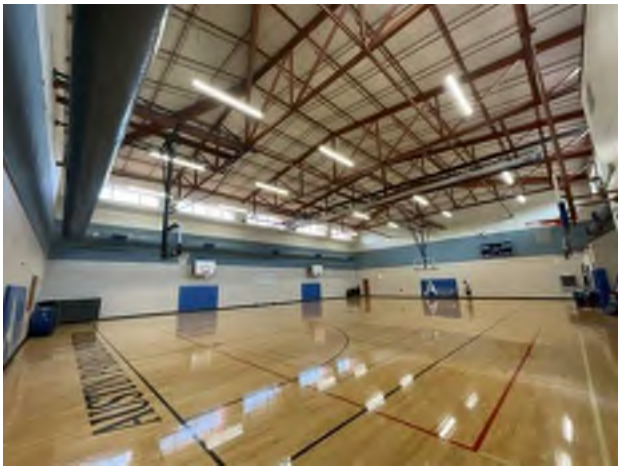
8. Planters

9. Planters

10. Dinning Area Deck

11. Dedicated Parking Spaces

12. Vestibule Entrance



13. Gymnasium Structure

14. West Façade

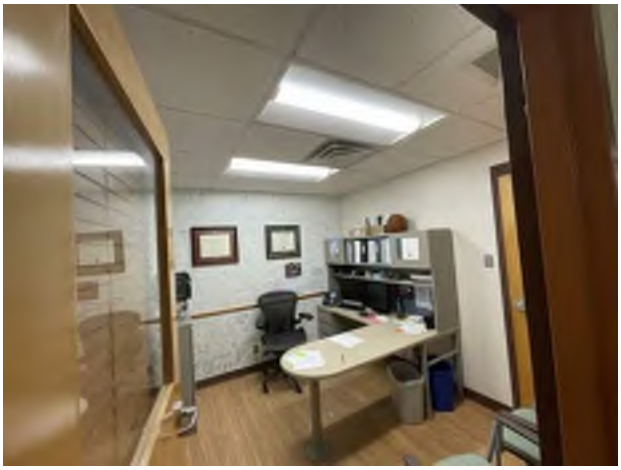
15. Break Room

16. Dance Studio

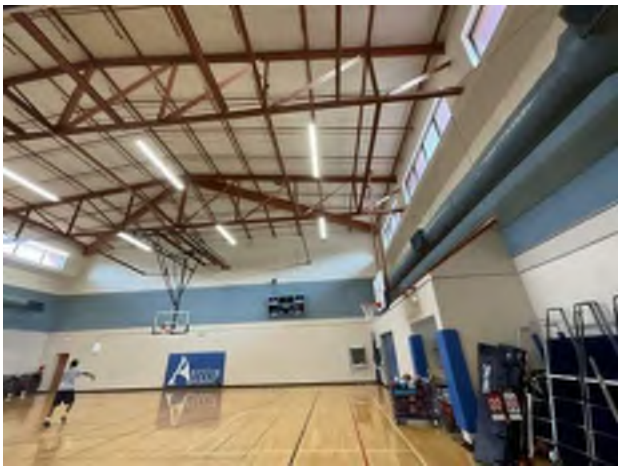
17. Bathrooms

18. Looker Room Bathrooms

19. Cardio Room



20. Typical Office



21. Gymnasium

22. Water Heaters

23. Waste Water Pipe

24. Cooling Tower

25. Cooling Tower Pump

26. Chiller

27. Boiler

28. Water Management Monitoring System

29. AHU

30. AHU

31. Actuator

32. MDP

33. MCC #1 & 2

34. Fire Command

35. Fire Extinguisher

36. ADA Ramp

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (direct)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion, please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	PARD	**Project No.:**	
Address:	1301 Shoal Creek Blvd.	**Project Manager:**	
City, State Zip Code	Austin, TX 78701	**Property No.:**	
Year Built and Age:	1986	**Tax I.D. # (Sec, Lot, Block):**	8.69 AC OF OLT 7&8 DIVISION E
Building Type:		**Size of Parcel (Acres):**	1.15
Number of Buildings:	1	**Property Management Co.:**	CoA PARD
Number of Stories:	1	**Tel:**	
Ownership Entity:	Austin Public Schools	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact:	Sean Hill	**Date:**	
Tel:	(512) 978-2372	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	PARD
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard		15			
Handicap	3	1			
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered? _____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows)

water/moisture infiltration problems? Yes ☐ No ☐

c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐
If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐
If "Yes," any problems (explain below)? Yes ☐ No ☐
What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chínese drywall? Yes ☐ No ☐ U/K ☐
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000. Yes ☐ No ☐
If "Yes", please explain: _____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject? _____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Document Request List

The following documents are being requested to assist CBRE with the preparation of our Property Condition Assessment. Please provide the available documents to the CBRE Project Manager prior to or during the site visit.

- Certificate(s) of Occupancy or Use
- Capital Expenditures for last 5 years including any major HVAC equipment replacements
- Capital Budget for Improvements this year
- Information pertaining to Tenant/Landlord Responsibilities for Building maintenance
- Roof Warranty
- Copies of any Building Department, Code Enforcement, Zoning Department or Fire Department violations
- Previously Prepared Replacement Reserve Studies or Reports

- Building Plans (Architectural, MEP, Structural, Life Safety and Civil)
- As-built Drawing, Site Plan or As-built Site Survey
- Geotechnical/Soils Reports
- Plaza/Terrace System Reports
- Parking Garage/Deck Coating System Reports
- Façade Reports, if any
- Roof Condition Survey
- HVAC System Operating Reports such as: Eddy Current, Oil Analysis and Vibration Analysis.
- List of HVAC Equipment (Including Model Numbers, Age and Area Served)
- Infra-red scans Reports for major electrical equipment
- Fire Alarm Testing Reports
- Sprinkler and Fire Pump Testing Reports
- Elevator Inspection Certificates, Testing Information

- Internal Equipment Listings, if any
- Schedule of Floor Area Measurements: Gross, Usable and Rentable SF

- Schedule of Service Contractors Complete with Contact Names and Telephone Numbers
- Rent Roll
- Promotional Leasing Literature
- Copy of the Most Recent Appraisal
- Tenant Complaint Log
- Copy of ADA compliance certification
-

Supplementary Documentation

(1) SECOND FLOOR PLAN - MECH. & ELECT. PIPING 1/8" = 1'-0"

(2) GROUND FLOOR PLAN / STAFF PARKING 1/8" = 1'-0"

COFFEE CRIER & SCHENCK
ARCHITECTS · PLANNERS
509 OAKLAND AVENUE • AUSTIN, TEXAS • 78703 • (512) 479-0741

AUSTIN RECREATION CENTER

1301 SHOAL CREEK BLVD.
CITY OF AUSTIN

C.I.P. NO. 857241

REV 12/84
7/2x/84
PC
4
4 OF 4 P.

AUSTIN RECREATION CENTER

1301 SHOAL CREEK BLVD.

CITY OF AUSTIN

C.I.P. NO. 857241

COFFEE CRIER & SCHENCK ARCHITECTS · PLANNERS

600 OAKLAND AVENUE • AUSTIN, TEXAS • 78703 • (512) 476-0741

142'-0" OUT TO OUT

ALTERNATE #4 EAST DECK SEE SHEET #20.

ALTERNATE #2: ROOM ADDITION & EXPANSION OF DECKS SEE SHEET #20.

ALTERNATE #6 - SEE SHEET #20.

VISUAL ARTS 132

PRE-SCHOOL 128

MEETING RM. 125

PERFORMING ARTS 117

PROGRAM 126

OFFICE #2 133

OFFICE #1 130

WATER CLOSET 129

131 CLOSET

WOMEN'S DRESSING 116

119 WOMEN'S R.E.

120 MEN'S R.E.

MEN'S DRESSING 121

122 HALL

124 SPRINKLER VALVE CLOSET

FIRE ALARM CABINET

SEE SHT. 20 FOR ALTERNATES

SEE SHEET 6 FOR 1/4" PLAN & DIMENSIONS

FOR RAMP & DECK SEE SHEET 3

FOR RAMP, CONC. STAIRS & WOOD DECK SEE SHT. 3.

EXIST. ROCK WALL SEE SHT 2

NOTE: SEE ELEV. SHEET 18 FOR ELEVATION OF STOREFRONT ENTRY

103 VESTIBULE

LOBBY 101

VESTIBULE 102

NOTE: SEE DOOR ELEVATION A & B SHEET 18 FOR ELEVATION OF STOREFRONT ENTRANCE

WOOD DECKING

OVERHANG ABOVE

WEIGHT ROOM 108

JAN. CLO. 109

EXIT GATE

LINE OF FURR DOWN ABOVE

WOMEN'S W.C. 111

MEN'S W.C. 113

WOMEN'S LOCKER RM. 110

MEN'S LOCKER RM. 114

WOMEN'S SHOWERS 112

MEN'S SHOWERS 115

STORAGE 105

HALL 107

DRINKING FOUNTAINS

FIRE STAIR 116

SEE SHT. 6 FOR 1/4" PLAN & DIMENSIONS: LOCKER RMS., SHOWERS, TOILET ROOMS, WEIGHT RM. AREA.

GYMNASIUM 104

GYM

ROLLING BLEACHERS ALTERNATE #8

GYM CURTAIN ALTERNATE #7

NOTE: SEE SHEET 12 FOR COURT STRIPING LAYOUT

2 HANDICAPPED SPACES

BASKET BALL GOALS ABOVE

STORAGE 106

½ OPEN BELOW

OPN BELOW

STEEL FIRE STAIR - TO OSHA & CITY OF AUSTIN REQUIREMENTS SEE SPECS

DIMENSION KEY

- TO FACE OF STUD
- TO FACE OF MASONRY OR CONCRETE
- TO ℄ OF COLUMNS

MATERIALS KEY

- BRICK VENEER
- CONCRETE BLOCK
- STRUCTURAL GLAZED TILE
- WOOD STUD WALL

FIRST FLOOR PLAN

1/8" = 1'-0"

REV. 12/84

7/30/84

WPP PC

5

5 OF 48

1DWLRQDO)ORRG+D]DUG'DWD)ORRGWDWH

48453C0465K, effective on01/22/2020

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FEMA

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=RQH$ 9 $
L:K%RUHSWK =RQH$ $ 9 $
5HGXFHG)ORRG

$QQXDO &KDQFH)ORRG+D]DUG $UHDV
R DQQXDO FKDQFHIORRGZDWHU
G+BWKOHVV WKDQRQHIRRW RU ZKGUDLQDJH
DUHDV R OHVV WKDQRQHVTXDUHPOH=RQH;

)XWXUH&RQGLWLRQV$QQXDO
&KDQFH)ORRG+D]DUG =RQH;

$UHDZLWK5HGXFHG)ORRG5LVNGXHWR
/HYHH 6HH1RWHV =RQH;

$UHDZLWK)ORRG5LVNGXHWR/HYHH =RQH'

$UHDRI1RW%HLQJ)ORRG+D]DUG =RQH;
(IHFWLYH/LQH
$UHDRI8QGHWHUPLQHG)ORRG+D]DUG =RQH'

&RQQHFW &XOYHUW RU 6WUXFWXUH
/HYHH'LNH RU)ORRGZDOO

&URVV6HFWLRQVZLWK$QQXDO &KDQFH
DWHU6XUIDFH(OHYDWLRQ
&RDVWDO7UDQVHFW
%DVH)ORRG(OHYDWLRQ/LQH %)(
/LPLW R 6WUXFWXUH
-XULVGLFWLRQ%RXQGDU\
&RDVWDO7UDQVHFW%DVHOLQH
3URIOH%DVHOLQH
+GURJUDSKLF)HDWXUH

L'LWDO DWDSWHOHDH
1R'LWDO DWDSWHOHDH
8QPDSSHG

7KHSLQGLVSOD\HGRQWKHSLV DQDSSURSULDWH
SRQW VHOHFWHGEWKHXHU DQGGRHV QRW UHSUHV
DQDWKRULWDWLYHSURSHUW\OHFDWLRQ

7KLV PSFRPOLHVZLWK WKH VWDQGDUGV IRU WKHXHR
GL.LWDO IORRGPS/LI LW LV QRW YRLGV/GHVFULEHGEHORZ
7KHEDVHPSVKRZQFRPOLHVZLWK WKH EDVHPSS
DFFXUDF\ VWDQGDUGV/

7KHIORRGKD]DUGLQIRUPDWLRQLV GHULYHGGLUHFWO\IURPWKH
DWKRULWDWLYHHEVHUYLFHVSURYLGHGEW 7KLV PS
ZDVSURWHGRQ DW 3 DQGGRHV QRW
UHOHFW FKDQJHV RU DPGPQWV VXEVHXHQW WR WKLV GDWH DQG
WLFH 7KHHDQGHHFWLYHLQIRUPDWLRQ PKDQGHRU
EHFRPXSUVHGGEQHZGDWDRYHU WLFH

7KLV PSLPHLV YRLGLI WKHIRQHRUHWKHIOORZLQJ PS
HOHPQWV GR QRW DSSHDU EDVHPSLPHU\ IORRGRQHODEHOV
OHHQG VFDOHEDU PSFUHDWLRQGDWH FRQLWLOHHV
)5(QHO QHEU DQG)5HIHFWLYHGDWH DSLPHV IRU
XQPSSHGDQGXQRGHUQLJHDUHDQQRW EHXVHGIRU
UHDOWRU\SUSRVHV

%DVHG RQ 86 1DWLRQDO 2FHDQLF \DWDUHHVHG 2WREHU

DATE: 12/13/2018

ROOF INSPECTION –*Standing Seam Metal Roof*

Client: City of Austin Parks and Recreation Department
Property Contact: Steve Martel
Facility: Austin Recreation Center
1301 Shoal Creek Blvd., Austin, TX 78701

ROOF DATA
Size: Approximately 18,615 sf
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: N/A
Surface: N/A
Expansion Joint: N/A
Roof Age: Undetermined
Drainage: Roof slopes to gutters
Perimeter: Gutters around perimeter

INSPECTION OBSERVATIONS/RATINGS:
Roof Membrane: N/A
Surface: N/A
Drainage: **Good.**
Perimeter: **Fair.** Due to the number of trees around the roof, the gutters get clogged quickly. This facility might need to be consider for 4 roof cleanings a year.
Expansion Joints: **N/A**
Mechanical Fixtures/Flashings: Good.
Other:

RATINGS/RECOMMEDATIONS
Overall Rating: Good
Recommendations:

- Please see the attached repairs proposal.
- Until the budget allows, it may only be cost effective to react to leaks as they occur.

Life Remaining: +/- 15 years if properly maintained.

END OF REPORT
Inspection Conducted and Report Submitted By:
Peter Pichini

16311 Central Commerce | Pflugerville, TX 78660 | Tel 512-989-7663 | Fax 512-989-7666 | www.empireroofing.com

	
Overview of the roof.	Overview of the roof.
	
Overview of the roof.	Overview of the roof.
	
Overview of the roof.	Overview of the roof.

Peter Pichini
Peter@EmpireRoofing.com

1301 Shoal Creek Blvd.

Peter Pichini
Peter@EmpireRoofing.com

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 12:30 pm, Jan 10, 2020

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Austin Recreation Center, 1301 Shoal Creek Blvd, Austin, TX 78701
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A26996**

Total Due **$750.00**

PO #:	WO#201810558
Issue Date:	12/08/2019
Payment Due:	Net 30 Days
Requested By:	Property Manager
Completion Date:	11/26/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete.	$750.00

Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

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WATERPROOFING · SHEET METAL

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16311 Central Commerce Drive
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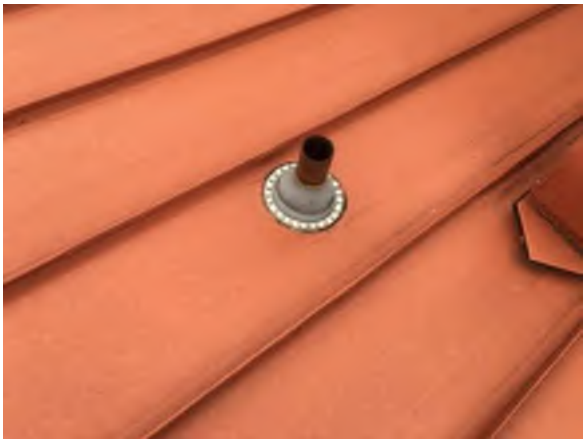


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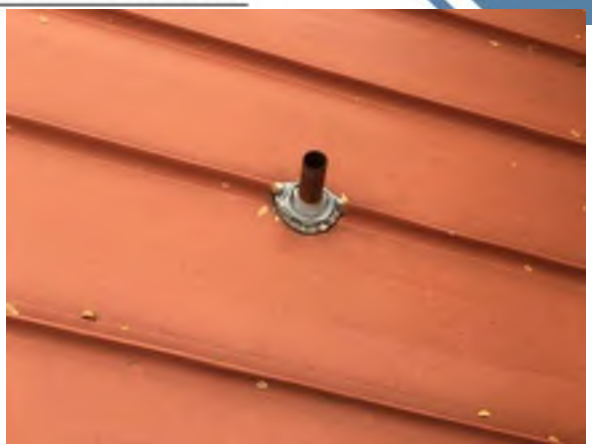

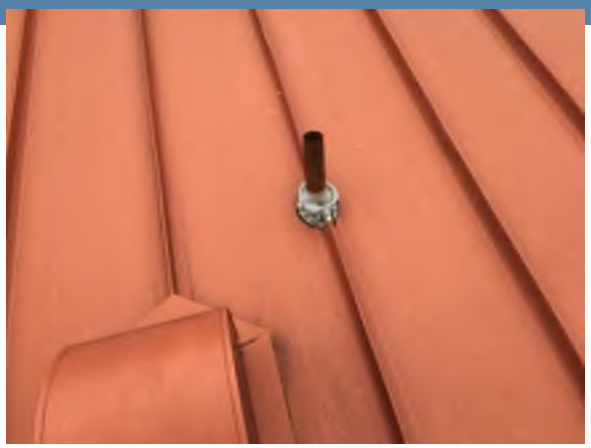

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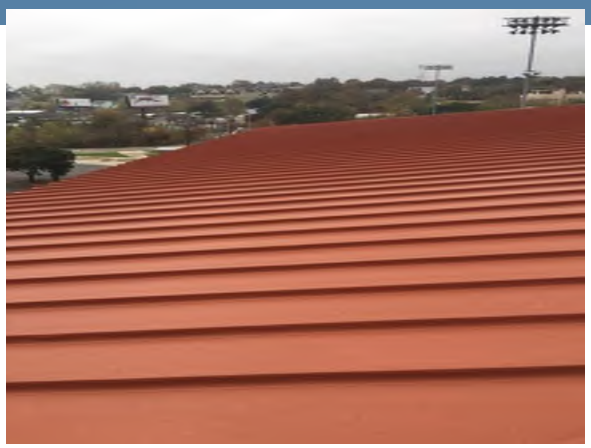


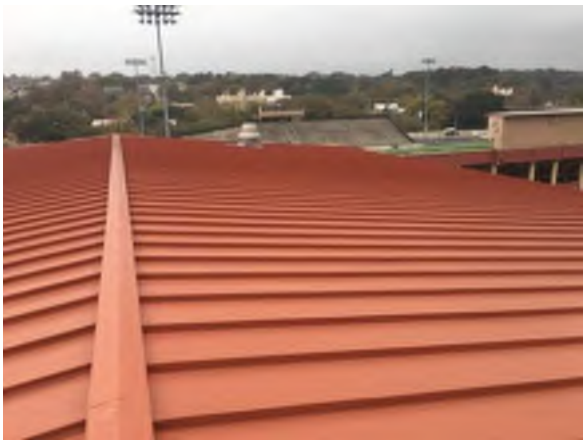


PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Danny G McBeth Recreation Center

2401-A Columbus Drive
Austin, Texas 78746

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-13
Site Visit Date: September 28, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Danny G McBeth Recreation Center
2401-A Columbus Drive
Austin, Texas 78746
SF-0001419126-13

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 28, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			Repair	$25,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Repair	$33,650	$111,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$74,500	$291,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Repair	$500	$166,500
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Repair	$60,000	$5,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Repair	$1,200	$20,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		$15,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X	X		Replace		$13,875
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X	X		Repair	$15,450	
Totals					$210,300	$622,375

Summary	Today's Dollars	$/SF
Immediate Repairs	$210,300	$18.95

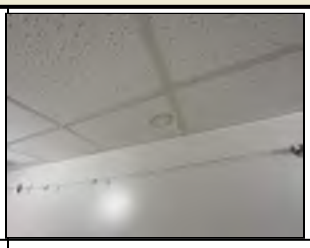
	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$622,375.00	$56.07	$5.61
Replacement Reserves, w/10, 3.0% escalation	$791,727.49	$71.33	$7.13

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Regrading Soil For Positive Drainage**	The Main Building: During our side visit it was reported water ponding towards the east side of the Subject, mainly around the asphalt sidewalk. We recommend to regrade the grounds with positive slope away from the asphalt sidewalks	Allow	$10,000	1	$10,000	
2	**Regrade Soil for Positive Slope, and Fill Building Perimeter With Granular Fill**	The Annex: The brick pavers sidewalk located on the east side of the building present erosion signs which is due to poor ground drainage. We recommend to fill the building perimeter with 24" bed of granular fill up to the brick pavers sidewalk. Grass areas adjacent to the brick pavers sidewalk should be graded away from the building with positive slope toward the north side of the site.	Man Days	$15,000	1	$15,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$25,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
3	**Cobblestone Repair**	Pedestrian cobble stone crossings area cracked in several areas. To avoid potential trip hazard we recommend to replace the pieces that are cracked	Allow	$800	1	$800	
4	**Repair Concrete Sidewalk Cracks**	Several sidewalks exhibit various cracks, sections of heaving and settlement. Most of these cracks can be patched with a non-shrinking grout.	LF	$12	800	$9,600	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Repair Asphalt Sidewalks**	Several asphalt sidewalks are in fair to poor conditions, and present trip hazards. We recommend an 1-1/2" Overlay to Asphalt Pavement.	SF	$2.5	500	$1,250	
6	**Re-set Settled Brick Pavers**	Brick paver sidewalks over the Annex building are in poor conditions, and present trip hazards. We also recommend removal of the paver, and to be placed over a new 6" bed of compacted sand. We also recommend to provide continuous 12" deep metal edge perimeter to the outer side of brick pavers sidewalk.	SF	$22	1000	$22,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$33,650	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
7	**Repair Exterior Wall**	To west of the multi-purpose room, inside the storage closet, a large wall puncture (protected with plastic) goes through exterior wall of the building. This issue should be addressed immediately by sealing this puncture with the same materials as the original wall composition (Brick veneer over CMU).	Unit	$4,500	1	$4,500	
8	**Annex: Repoint Brick/CMU Façade Cracking**	The Annex: The exterior walls, are in fair to poor conditions. About 55% of the brick veneer walls need repointing. Mortar loss can be seen through breeze block wall, and represents a structural damage. This item should be addressed immediately.	LF	$5	5000	$25,000	
9	**Annex: Replace Storefront System**	The storefront windows frames are in poor conditions. Several aluminum frames are missing the cover plates or are damaged. These systems, including glazing, should be changed immediately to prevent interior finishes damage, and glazing needs to be changed to a double-glazed pane to promote energy conservation.	SF	$65	600	$39,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Annex: Elastomeric Coating Over Terrace**	During our site visit, it was reported that the interior space underneath the concrete terrace reported a water leak. We recommend an application of elastomeric waterproofing membrane to prevent future water, or moisture penetration.	SF	$5	600	$3,000	
11	**Annex: Replace Storage Shed**	Our POC communicated to us that the metal storage shed located on west side of the annex presents signs of rusting towards the side in contact with the building. We recommend replacement, and to relocate the new storage shed away from the building walls to deter future rust.	EA	$3,000	1	$3,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$74,500	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
12	**Replace Damaged Acoustic Ceiling Tiles (ACT)**	The Annex: Due to moisture intrusion in the above the water fountain, we recommended to replace the ceiling tiles once the duct insulation is completed.	Man Days	$500	1	$500	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$500	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
13	**The Main Building: Water Well Filtration System**	The water supply line was reported to be clogged due to sediments when the City of Austin does work in the main water line for public works, or when other facilities are connecting to the main trunk. We recommend adding a commercial well water filtration system located between the subject's water supply meter and the riser line	Allow	$15,000	1	$15,000	
14	**Annex: Replace Sanitary Sewer Lines**	The Annex: During our site visit it was reported that sewage backs-up from both bathrooms floor drain line. It appears the sanitary piping has reached its EUL. Budgeting to replace the pipe from the building to the main is recommended. Annual jetting of the lines is also recommended.	EA	$45,000	1	$45,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$60,000	
HEATING, COOLING, AND VENTILATION							
15	**Annex: Add Duct Insulation**	During our site visit it was reported that the ceiling near the water fountain leaks which appears to be due to condensations on ducts, we recommend to insulate the ducts.	EA	$1,200	1	$1,200	
		Subtotal HEATING, COOLING, AND VENTILATION				$1,200	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
16	**Install Signage at Non-Accessible Entrance/ Exit**	Where non-accessible entrances exist, particularly at the annex, provide signage directing traffic to the accessible entrances.	EA	$150	3	$450	
17	**Install Ramp**	The annex terrace and the back of the building seating area are only accessible via steps. Provide accessible ramp.	Allow	$15,000	1	$15,000	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$15,450	
		Total:				**$210,300**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	0	20	34,000	SF	$3.00	$102,000	100%										$102,000	$102,000
Site Flatwork Maintenance		0		1	Allow	$3,000.00	$3,000	300%			$3,000			$3,000			$3,000		$9,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Repoint Brick/CMU Façade Cracking	25	20	5	5,000	LF	$5.00	$25,000	100%					$25,000						$25,000
Seal Building Joints	12	10	2	1,200	LF	$5.00	$6,000	200%		$6,000							$6,000		$12,000
Annex: Elastomeric Coating Over Terrace	5	0	5	600	EA	$5.00	$3,000	200%					$3,000					$3,000	$6,000
Annual Roof Maintenance Program	1	0	1	15,500	SF	$0.10	$1,550	1000%	$1,550	$1,550	$1,550	$1,550	$1,550	$1,550	$1,550	$1,550	$1,550	$1,550	$15,500
Re-Roofing, TPO Single Ply System	20	10	10	15,500	SF	$15.00	$232,500	100%										$232,500	$232,500

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Refurbish Interior Spaces	20	10	10	11,100	SF	$15.00	$166,500	100%										$166,500	$166,500
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Individual Domestic Water Heater	15	10	5	0	EA	$4,000.00		0%					$0						
Jet Sanitary Lines	1	0	1	1	Allow	$500.00	$500	1000%	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$5,000
5.5 HEATING, COOLING, AND VENTILATION																			
Main Building: Replace Mini-Split System	15	11	4	1	EA	$2,000.00	$2,000	100%				$2,000							$2,000
Main Building: Replace Split System Condenser	15	11	4	2	EA	$3,000.00	$6,000	100%				$6,000							$6,000
Annex: Replace Condenser Units	15	11	4	4	EA	$3,000.00	$12,000	100%				$12,000							$12,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Electrical Panels (Allowance	40	35	5	5	EA	$3,000.00	$15,000	100%					$5,000	$5,000	$5,000				$15,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	15	10	5	11,100	SF	$1.25	$13,875	100%					$13,875						$13,875

Total (Uninflated)	$2,050.00	$8,050.00	$5,050.00	$22,050.00	$48,925.00	$10,050.00	$7,050.00	$2,050.00	$11,050.00	$506,050.00	$622,375.00
Inflation Factor (3.0%)	1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)	$2,050.00	$8,291.50	$5,357.55	$24,094.63	$55,065.52	$11,650.70	$8,418.07	$2,521.24	$13,997.81	$660,280.47	$791,727.49

Evaluation Period:	10
# of SF:	11,100
Reserve per SF per year (Uninflated)	$5.61
Reserve per SF per year (Inflated)	$7.13

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Danny G McBeth Recreation Center, the Subject is a 11,100-SFG (combined SQFT), two building, single-story mid-century recreation complex on a 4.02-acre parcel in Austin, Texas. The Subject consists of two buildings, the main recreation building (7,600 SF) and The Knights of Columbus (3,500 SF), commonly referred to by staff and this report as "the Annex." The Annex is north of the main building and both buildings are separated by a multidirectional parking lot. Both buildings appeared to be constructed around 1959 and the are approximately 63 years old. Specifically, the site is located within Zilker Park, at a heavily wooded area just west of Columbus Drive. The property is bounded by commercial properties on the west side, and undeveloped land in all the other sides. Zilker Park is listed in the National Register of Historic Places.

The Subject and the annex are part of the Parks and Recreation Department for the City of Austin and are located in a suburban area with dedicated vehicle parking. Vehicular access is provided through one curb cut located on Columbus Drive which gives access to a paved parking lot.

1.1 FACILITY CONDITION

Danny G. McBeth Recreation Center is considered to be in good condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its mature age. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, windows, selected interior finishes, and selected MEP components. These items will need to be addressed during the reserve term.

The Knights of Columbus Building, also known as the Annex, is considered to be in fair condition, but does have some significant plumbing issues that are required to be addressed at this time. For the most part, the other systems exhibit normal and expected wear and tear equal to their mature ages. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, sidewalks, exterior paint, sealant joints, windows, interior finishes, and selected MEP components. These items will need to be addressed during the reserve term.

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The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Install Pavers in the Courtyard	2022	Main Building
Replace ACT in the Game Room	2022	Main Building
Repaint Tenant Space	2016	Main Building
Install New Playground	2022	Main Building

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

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The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

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The aggregate FCI value for both buildings is considered to be in the good range at 0.04. However, taken individually, the Annex/ Knights of Columbus has an FCI of 0.09, which is in the low end of the fair range, trending toward poor. The main building has an FCI of 0.02, which is good. Evaluating the buildings separately for FCI provides a better picture of the health of each building.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	Certificate of occupancy was not provided during our site visit
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	NO-CO Neighborhood Office

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

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MOISTURE AND MICROBIAL GROWTH ISSUES

The Main Building: Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

The Annex: Based upon our representative observations of common areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however moisture intrusion and conditions conductive to microbial growth were noted. Specifically these conditions were observed at ceiling near the water fountain, and underneath the concrete terrace. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

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RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Sara Carlson, Supervisor	City of Austin		(512) 974-9012
Records and Data Department	City of Austin	Public Records Center	on-line portal

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-13
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Danny G McBeth Recreation Center
Street Address	2401-A Columbus Drive
City, State and Zip	Austin, Texas 78746
Number of Parcels	One
Total Acreage	4.02
Number of Buildings	2 buildings
Number of Stories	single story
Basement / Crawl Space	None, Slab on Grade
Reported Building Size	7,600 (Main Building) 3.500 (Annex) 11,100 SF TOTAL (both buildings)
Building Age	The Properties were constructed approximately in 1959 and the are63 years old.
Parking Provisions	There are a total of 51 parking spaces, of which there are 9 standard ADA spaces and 4 van-accessible spaces.
Primary Use	Mixed Use
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	more than 40 years
Escorted by	Sara Carlson, Supervisor, City of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 28, 2022
Weather	Clear Skies, 80 F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The Main Building: The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. The ground floor elevations are at, or, slightly above the finished grade and pavement.

The Annex: The building is pad is a split level, to the south side of the building towards the main entrance, the ground has been graded for drainage with gentle slopes outward from the building. To north, an area with masonry built-in benches, and built-in planters are at a the split lower level, this area also provides the access steps to the terrace or roof.

Both buildings drain storm water via sheet-flow to a dry basin located in the north side corner of the site along Mo-Pac Service Road. Storm water is shed from the roofs towards a system of continuous gutters and downspouts which discharge at the building perimeter. The east side of the Annex building, downspouts are connected to the underwound storm water management system.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. number 48453C0445K, effective on January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The Main Building: During our site visit, it was reported water ponding towards the east side of the Subject, mainly around the asphalt sidewalk. We recommend regrading the grounds with positive slope away from the asphalt sidewalks. We have allocated a budget to the cost tables.

The Annex: The brick pavers sidewalk located on the east side of the building present erosion signs which is due to poor ground drainage. We recommend to fill the building perimeter with 24" bed of granular fill up to the brick paver sidewalks. We also recommend that grassed areas adjacent to the brick paver sidewalks to be graded away from the building with a positive slope toward the north side of the site. We have allocated a budget to the cost tables.

The potential flood risk is relatively low; the Subject is in the least restrictive flood zone.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the east and west sides of the building. Parking is provided onsite for community and employees. There are total of 51 parking stalls, of which 9 are designated accessible and 4 are van-accessible. The parking serve both the Subject and the Annex. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces. Pedestrian cobblestone cross walks connect the north and south sides of the site.

The Main Building: A combination of concrete sidewalks and brick pavers connect the parking areas to the front entrance of the building. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish. To the east side there is a network of asphalt sidewalks that connect the picnic tables, and playground areas to the building.
A courtyard with new pavers, and with its own drainage system becomes the focal point for the lobby, kitchen/break room area, offices, and multi-purpose room.

The Annex: A combination of concrete sidewalks and brick pavers connect the parking areas to the front entrance of the building. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish. To the east side there is a network of brick paver sidewalks that connect the building's secondary entrances and the adjacent park grounds.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. Both the Subject, and the Annex sites are landscaped with trees, shrubs, and grass covered yards. The Subject landscape is provided with a Rainbird irrigation system with automatic controls and timers. However, it was reported that the irrigation system is not operational.

The subject presents a concrete double tee drop-off canopy at the front entrance, and it is connected to the building main façade, a loadbearing breeze block wall provide support to the outer end of the canopy. A monumental aluminum sign is attached to the breeze block.

The Annex, has a mosaic monumental sign with the Knights of Columbus emblem which is located to east side of the main entrance. The Annex also has a sculpture located south of the main entrance.

Observations & Comments

Paving and flatwork is found to be in good to fair condition and should provide many additional years of service before significant replacements are required. Asphalt overlay will be required at the end of the term. We have added cost in capital reserve tables.

Pedestrian cobblestone crossings area is cracked in several areas. To avoid potential trip hazard we recommend to replace the pieces that are cracked. We have added a budget in the cost tables.

Several concrete sidewalks exhibit various cracks. Most of these cracks can be patched with a non-shrinking grout. We have added a budget in the cost tables.

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Several asphalt sidewalks are in fair to poor conditions, and present trip hazards. We recommend an 1-1/2" Overlay to Asphalt Pavement. We have added a budget in the cost tables.

Brick paver sidewalks over the Annex building are in poor conditions, and present trip hazard. We recommend removal of the pavers, and to be placed over a new 6" bed of compacted sand. We also recommend to provide continuous 12" deep metal edge to prevent the pavers to be displaced towards the side. We have added a budget in the cost tables.

Overall sidewalks maintenance will be required during the term. We have added cost in capital reserve tables.

Overall, lawns and plantings have the appearance and earmarks of being professionally maintained. Landscaped areas were considered to be in good condition. There are no significant improvements warranted at this time.

The site lighting was not in operation at the time of the site visit as it was daylight, and CBRE cannot opine technically on its adequacy or whether all lamps are operational. No damage was observed that requires immediate repairs. There appeared to be a sufficient number of exterior lighting fixtures for the parking areas. No further action is needed at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The Main Building: The building is founded with a slab on grade with continuous strip-type footings below exterior load-bearing walls, isolated pad-type footings below columns, and grade beams below shear walls. Roof decks are double tee concrete planks.

The Annex: The building is founded with a slab on grade with continuous strip-type footings below exterior load-bearing walls, isolated pad-type footings below columns, and grade beams below shear walls. Roof decks are double tee concrete planks, and steel beams.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The Main Building: The primary exterior walls consist of brick veneer over reinforced CMU walls. The front office entrance has a lobby which consists of an aluminum-framed glass storefront system with insulated glazed units. Windows are aluminum-framed fixed units along the brick veneer walls. Masonry breeze block are found at the drop off canopy.

The building has four main roof areas all being the same roofing materials. All roofs are a low slope membrane system, and has a slight pitch towards an external continuous gutter.

The Annex: The primary exterior walls consist brick veneer over reinforced CMU walls. The front office entrance has a lobby which consists of an aluminum-framed glass storefront system with single pane glazed units. Windows are aluminum-framed fixed units along the brick veneer walls. Masonry breeze block are found to west of the main entrance. A mosaic wall with the Knights of Columbus emblem is on the east side of the main entrance.

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During our site visit we did not have access to the roof. However, a report dated December 2019 provided pictures of the roof conditions. According to the report and our limited observations, the building has two main roof areas one being a concrete terrace, and the other a membrane roof. All roofs are a low slope membrane system and has a slight pitch toward an external continuous gutter.

The table below summarizes the roofs sections:

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	The Subject	5,000	The roofing is a single-ply TPO membrane.	10
2	The Subject	2,500	The roofing is a single-ply TPO membrane.	10
3	The Subject	1,500	The roofing is a single-ply TPO membrane.	10
4	The Subject Canopy	1,000	The roofing is a single-ply TPO membrane.	10
1-a	The Annex	5,500	The roofing is a single-ply TPO membrane.	10 Based on Report
1-b	The Annex Terrace	600	The roofs are low-sloped.	NA

Observations & Comments

NOTE: All exterior work must be studied carefully, as both buildings are considering, or are applying, to SHPO to be registered as historic structures.

The Main Building: The exterior walls are in good to fair condition. To west of the multi-purpose room, inside the storage closet, a large wall puncture (protected with plastic) goes through the exterior wall of the building. This issue is required to be addressed immediately. Costs have been included to seal the puncture with the same materials as the original wall composition (Brick veneer over CMU).

About 20% of the building brick veneer skin requires repointing. While this is not an immediate need, we have allocated cost in the capital reserve tables.

The exterior sealants and storefront windows seals, are in fair to good condition, is in our opinion that the seals will need to be replaced during the term. We have allocated cost in the capital reserve tables.

The drainage and roof appurtenances appear to be in generally good condition, though we recommend continued annual roof inspections to ensure continued operation and maintenance of these systems. No action is required at this point.

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The Annex: The exterior walls, are in fair to poor conditions. About 55% of the brick veneer walls need repointing. Mortar loss can be seen through breeze block wall. This item should be addressed immediately. We have added a budget to the cost tables.

The storefront windows frames are in poor conditions. Several aluminum frames are missing the cover plates or are damaged. These systems, including glazing, should be changed immediately to prevent interior finishes damage, and glazing needs to be changed to a double-glazed pane to promote energy conservation. We have added a budget to the cost tables.

During our site visit we did not have access to the roof. However, a report dated December 2019 provided pictures of the roof conditions. According to the report the roofing membrane is in good condition. We recommend continued annual roof inspections to ensure continued operation and maintenance of these systems. However, during our site visit, it was reported that the interior space underneath the concrete terrace reported a water leak. We recommend an application of elastomeric waterproofing membrane to prevent future water, or moisture penetration. We have added a budget to the cost tables. These elastomeric coatings require continuing maintenance, we recommended periodic maintenance of this coating membrane. We have allocated cost in the capital reserve tables. Replacement of the roofs based on age is also recommended late in the term.

Our POC communicated to us that the metal storage shed located on west side of the annex is exhibiting signs of rusting on the side in contact with the building. We recommend replacement, and to relocate the new storage shed away from the building walls to deter future rust. We have added a budget to the cost tables.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The Main Building: The building is organized around a central courtyard that becomes the focal point for the lobby, kitchen/break room area, offices and multi-purpose room.
The break room, offices, lobby, finishes consist of terrazzo flooring, rubber base, wood laminate floors, exposed brick wall, painted gypsum wall board, and ACT. LED fixtures have added to 100% of the building.

The kitchen finishes consists of plastic laminate countertops, wood cabinets, VCT floors, a residential type gas stove, and hood.

The multipurpose room finishes consist of, VCT flooring, exposed brick was, exposed double Tee ceilings and, acoustic wall and panels.

There is one family restroom rooms which is located near the offices, and a female and male restroom near the kitchen. Overall, the restrooms rooms are equipped with floor-mounted toilets, wall-mounted flush-valve urinals, cabinet mounted porcelain lavatories over plastic laminate countertops. Accessories

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consist of plate glass and framed mirrors and floor mounted plastic laminate partitions. Interior finishes consist of ceramic mosaic tile flooring (in the family restroom), wood laminate floors in the male and female restrooms, painted masonry tiles, or painted gypsum are found in walls.

The Annex: The building is organized around a central corridor that leads from the lobby to the offices, the break room and restrooms. The Annex is primarily used for programming purposes. The finishes of the offices, lobby, and break room consist of, terrazzo floors, exposed brick walls, painted gypsum walls, acoustic ceiling tiles or exposed painted concrete Tees, and wood doors and frames. Plastic laminate cabinet countertops, wood cabinets finishes are also found in the break room.

The restrooms rooms are equipped with floor-mounted toilets, wall-mounted flush-valve urinals, and wall mounted porcelain lavatories. Accessories consist of plate glass and framed mirrors and shower with accessible seat. Interior finishes consist of ceramic mosaic tile flooring and painted ceramic tiles are on the walls.

Observations & Comments

The Main Building: Interior finishes are generally in good condition. Based on EUL, the finishes will last past the evaluation period with routine maintenance. No action needed at this time.

The Annex: Due to moisture intrusion in the water fountain, we recommended replacement of the ceiling tiles once the duct insulation is completed.

Interior finishes are generally in good condition. Based on EUL, the finishes will require refurbishment at the end of the reserve term.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The Main Building: The water meter for the city water line serving the building is located in an underground meter pit on the south side of near the irrigation shut-off valve. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping appears to exit the building on the north side and flow by gravity to the municipal sanitary mains. Sanitary waste is reported be wrought iron, vent piping was observed to be cast iron. No sump pumps were noted or reported.

Natural gas serves the 40 Gal. domestic water heater, gas stove, and the package units and split unit's furnaces. A gas regulator and meter are located outside on the west side near the mechanical yard. Natural gas piping was observed to be black steel but painted yellow to meet current standards.

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The Annex: During our site visit, we couldn't find the water meter, but it is assumed to be located in an underground meter pit on the north side, near the entry point of other building utilities. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping appears to exit the building on the north side and flow by gravity to the municipal sanitary mains reportedly located along MoPac Service Road. Sanitary waste is reported to be cast iron, and vent piping was not visible. No sump pumps were noted or reported.

Natural gas serves domestic one instant water heater, and a gas regulator and meter are located outside on the west side near the mechanical yard. Natural gas piping was observed to be black steel but painted yellow to meet current standards.

Observations & Comments

NOTE: A report date February 25, 2020, reported that the mechanical systems are good condition with minor defects.

The Main Building: The water supply line was reported to be clogged due to sediments deposits when the City of Austin does work in the main water line for public works, or when other facilities are connecting to the main trunk. We recommend adding a commercial well water filtration system located between the subject's water supply meter and the riser line. The 40-gallon hot water tank is anticipated to require replacement over the term.

The Annex: During our site visit it was reported that sewage backs-up from the bathrooms floor drain lines. It appears the sanitary piping has reached its EUL. Budgeting to replace the pipe from the building to the main is recommended. Annual jetting of the lines is also recommended. The instant water heater is a minimal cost items and can be replaced by routine maintenance as the unit expires.

5.5 HEATING, COOLING, AND VENTILATION

The Main Building: Heating and cooling are provided by three different systems, a split system units, a package units system, and ductless mini-split system. Condensing units and package units are located on either west and east side of the facilities. Air handling units (AHU) and furnaces are distributed in mechanical closets inside the facility. Air from the AHUs is distributed via insulated ductwork around the building.

There were three split systems in place, and they are labeled CU-1 through 3. Manufacturers of the condensing units and air handlers included:

System 1: Three Lennox condensers units manufactured in 2011, and are approximately rated at 5-tons each

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There were three package units systems in place, and they are labeled PU1-1 through PU1-2B. Manufacturers of the package unit includes:

System 2: Three Lennox package units manufactured in 2012, and are ranges approximately from 5 tons to 7.5 tons

There is one mini-split system in place, manufacturer by Heat Controller Inc, and is approximately 10 years old.

The Annex: Heating and cooling are provided by a series of split system unit. Condensing units are located on either west side of the facilities. Air handling units (AHU) and furnaces are distributed in mechanical closets inside the facility. Air from the AHUs is distributed via insulated ductwork around the building.

Four Carrier condensers units manufactured in 2010, approximately 5-tons each, heat and cool the Annex building.

Observations & Comments

The Main Building: Heating and cooling the split and package systems are in good condition, relative to their individual age. It appears about 1 ton of cooling is provided for every 254 SF. The units are maintained by in-house staff, which appears to have extended the life of many of the units observed. No immediate action is required. Routine replacements are recommended over the term.

The Annex: During our site visit it was reported that the ceiling near the water fountain has an active leak which appears to be due to condensations on ducts. We recommend insulating the ducts in this specific area at this time. We have added a budget to the cost tables.

Heating and cooling the split systems are in good condition, relative to their individual age. Other than routine replacements as the units reach their EUL, no immediate action is required.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

The Main Building: Electrical power is provided by the three pole-mounted utility owned transformer located on the south side of the property. Power enters the building site overhead, to an exterior main panel rated at 400 amps; power is then distributed inside the building to different panels inside the building.

The Annex: Electrical power is provided by the three pole-mounted utility owned transformer located on the north side of the property. Power enters the building site underground through a duct bank and rises to an exterior main panel rated at 400 amps located in the west side of the building; power is then distributed inside the building to different panels inside the building.

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Observation & Comments

The Subject: The electrical systems provide 15.2 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 208/122-volts, 3-phase, 7,600 building square feet, and a power factor of 0.8.

The Annex: The electrical systems provide 32.5 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 208/122-volts, 3-phase, 3,500 building square feet, and a power factor of 0.8.

General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity for each of the buildings appears to be generally acceptable.

CBRE anticipates the electrical systems will last past the evaluation period with routine maintenance. Some panel replacements are anticipated as the building ages.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

NOTE: A report dated February 25, 2020, reported that the Annex had a trouble alarm code. It appears that the red tag was removed from the fire panel, which indicates that the predicament no longer exists.

The Main Building: A sprinkler system is not provided in the building. Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors, gymnasium, and in the kitchen. The last inspection was in February 2022 with the next schedule inspection to happen in September 2026. The inspections were done by Pye Barker Fire & Protection.

Fire alarm and detection system devices consist of smoke detectors and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The fire command alarm is located in the lobby behind the reception desk.

The Annex: A sprinkler system is not provided in the building. Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors, gymnasium, and in the kitchen. The last inspection was in February 2022 with the next schedule inspection to happen in September 2026. The inspections were done by Pye Barker Fire & Protection.

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Fire alarm and detection system devices consist of smoke detectors and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The fire command alarm is located in the lobby behind the reception desk.

Observation & Comments

All fire life safety systems are in good condition with current inspection tags noted, where applicable. Based on age, replacement of the fire alarm control panels at both buildings is recommended over the term. A budget has been established for this work.

Though there are assembly spaces within the building, a fire sprinkler system is not provided. The lack of a sprinkler system installation was reported to CBRE as a ‘grandfathered’ condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

Based on a limited survey, we did observe barriers of significance. Costs have been included for this work.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?	✔			
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			Except in the Annex building. The secondary exit leads to a Non-accessible walkway
3	Can the alternate accessible entrance be used independently?	✔			Except in the Annex building. The secondary exit leads to a Non-accessible walkway
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?			✔	
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			The annex terrace and the back of the building seating area requires steps with no ramps.
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?		✔		
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were by the property manager or ownership except for the annex, which we did not received a separate checklist for this building. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our

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offices prior to our site visit, was only so that CBRE could become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Subject: Norwest Seating Area

2. Subject: North rock Mulch Area

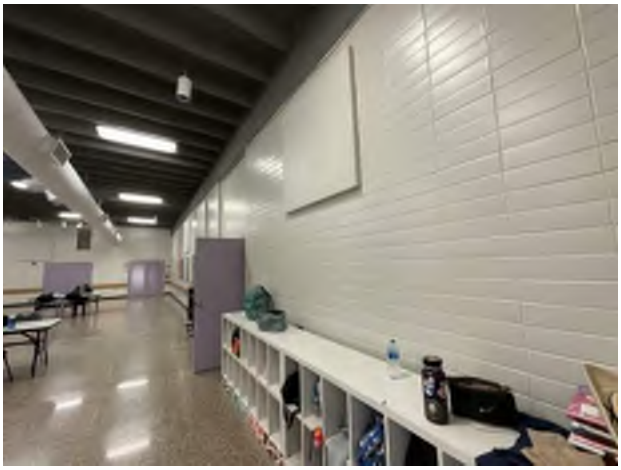
3. Subject: East Grassed Area

4. Pavement Area

5. Subject: Canopy

6. Subject: Roof

7. Subject: Lobby



8. Subject: Multi Purpose Room

9. Subject: Office

10. Subject: Kitchen

11. ADA Bathroom

12. Subject: AHU

13. Subject: Water Heater

14. Subject: Package Unit

15. Subject: Main Electrical Panel

16. Subject: Fire Command

17. Annex

18. Annex: Front Yard

19. Annex: Sidewalk

20. Annex: Structure

21. Annex: East Façade

22. Annex: Lobby

23. Annex: Bathroom

24. Annex: Fire Command

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Danny G McBeth Recreation Center	**Project No.:**	
Address:	2401 Columbus Drive	**Project Manager:**	
City, State Zip Code	Austin, TX 78746	**Property No.:**	
Year Built and Age:	1959	**Tax I.D. # (Sec, Lot, Block):**	ABS 14 SUR 21 HILL H P ACR 4.02
Building Type:		**Size of Parcel (Acres):**	4.02
Number of Buildings:	2	**Property Management Co.:**	PARD
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Sara Carlson	**Date:**	
Tel:	(512) 974-9012	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	PARD
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	51				
Handicap	9				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☒ No ☐ U/K ☐

If yes, please list the problem areas. _Calcium build up in pipes and at meter. Piping too small from meter to the building._____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☒

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☒

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐ None

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☒
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☒

c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☒

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☒

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☒ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☒

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☒ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☒ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☒ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☒ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☒ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☒

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject? _plumbing issues and fire system error._____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☒

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☒

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Document Request List

The following documents are being requested to assist CBRE with the preparation of our Property Condition Assessment. Please provide the available documents to the CBRE Project Manager prior to or during the site visit.

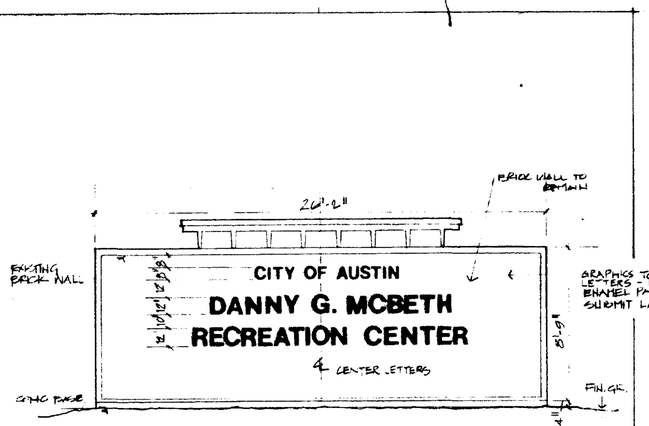
- Certificate(s) of Occupancy or Use
- Capital Expenditures for last 5 years including any major HVAC equipment replacements
- Capital Budget for Improvements this year
- Information pertaining to Tenant/Landlord Responsibilities for Building maintenance
- Roof Warranty
- Copies of any Building Department, Code Enforcement, Zoning Department or Fire Department violations
- Previously Prepared Replacement Reserve Studies or Reports

- Building Plans (Architectural, MEP, Structural, Life Safety and Civil)
- As-built Drawing, Site Plan or As-built Site Survey
- Geotechnical/Soils Reports
- Plaza/Terrace System Reports
- Parking Garage/Deck Coating System Reports
- Façade Reports, if any
- Roof Condition Survey
- HVAC System Operating Reports such as: Eddy Current, Oil Analysis and Vibration Analysis.
- List of HVAC Equipment (Including Model Numbers, Age and Area Served)
- Infra-red scans Reports for major electrical equipment
- Fire Alarm Testing Reports
- Sprinkler and Fire Pump Testing Reports
- Elevator Inspection Certificates, Testing Information

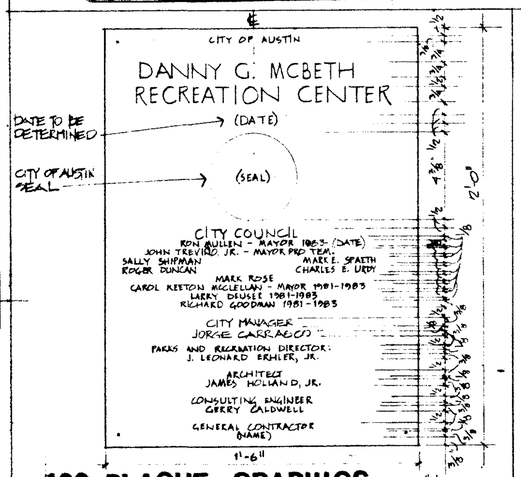
- Internal Equipment Listings, if any
- Schedule of Floor Area Measurements: Gross, Usable and Rentable SF

- Schedule of Service Contractors Complete with Contact Names and Telephone Numbers
- Rent Roll
- Promotional Leasing Literature
- Copy of the Most Recent Appraisal
- Tenant Complaint Log
- Copy of ADA compliance certification
-

Supplementary Documentation

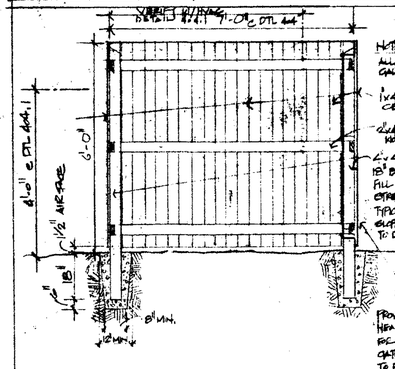


402 SIGNAGE GRAPHICS



403 PLAQUE GRAPHICS SCALE 3/4"=1'-0"

NOTES:
1. CONTRACTOR TO SUBMIT FULL SIZE DRAWING FOR APPROVAL
2. PLAQUE AND LETTERS TO BE BRONZE DUCHALOIC ALUMINUM
3. LETTERS TO BE TYPE "HELVETICA" MEDIUM



404 METER SCREEN H.T.S.

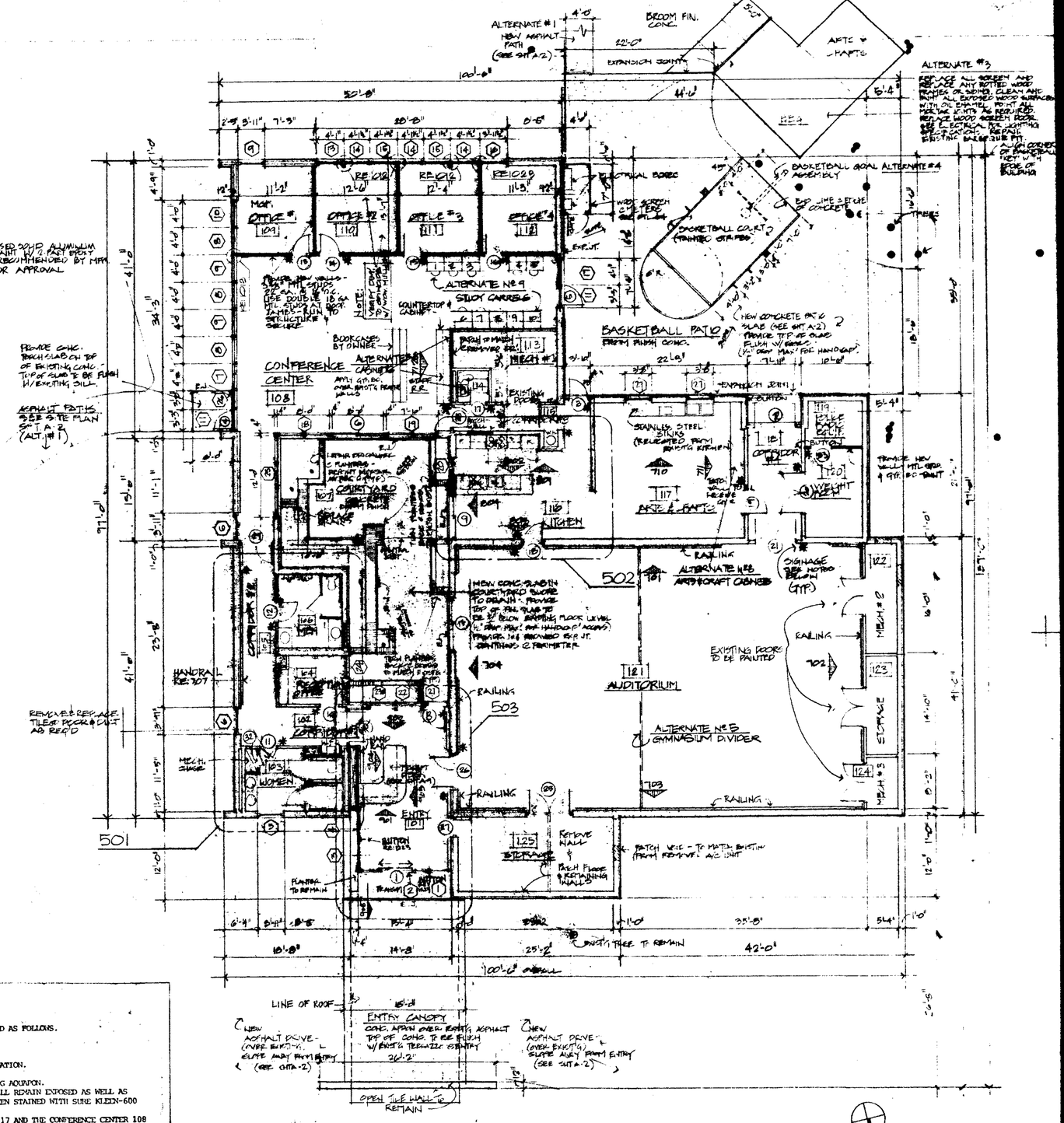
404.1 HVAC SCREEN

RE: SHT A-2

ALTERNATES: (TO BASE B.P.)

THE FOLLOWING ITEMS ARE TO BE SEPARATED AS FOLLOWS.
1. ASPHALT PATHS.
2. ALL LANDSCAPING.
3. BARBECUE PIT REFURBISHING.
4. BASKETBALL GOAL PURCHASE & INSTALLATION.
5. GYMNASIUM DIVIDER.
6. PAINT FOR EXISTING TILE WALLS - PPG AQUAPON.
7. CLEAN ALL EXISTING FLOORS WHICH WILL REMAIN EXPOSED AS WELL AS EXTERIOR BRICK WALLS WHICH HAVE BEEN STAINED WITH SURE KLEEN-600 DETERGENT.
8. CABINETS IN ARTS AND CRAFTS ROOM 117 AND THE CONFERENCE CENTER 108 WHICH ARE SHOWN ON DETAILS 710, 711 AND 712.
9. STUDY CARRELS.
10. HVAC - "Lennox" units #3,4,5

GENERAL NOTE:
ALL ITEMS OF THE EXISTING FACILITY SUCH AS DISHES, SILVERWARE, MIRRORS, LIGHT FIXTURES, JUKE BOX, ETC., WILL BE REMOVED BY THE OWNER PRIOR TO CONSTRUCTION. ANY ITEMS LEFT, THE CONTRACTOR SHALL DISCARD AS HE SEES FIT, WITH THE APPROVAL OF THE OWNER.



401 FLOOR PLAN: RETROFIT

SCALE: 1/8"=1'-0"

1. FIELD VERIFY EXISTING OPENINGS DIMENSIONS TO COORDINATE NEW CONSTRUCTION W/ PROPER CLEARANCES
2. SEE DOOR & WINDOW SCHEDULE FOR DOOR & WINDOW INFORMATION SHT. A-11
3. EXISTING WOOD PANELING ABOVE EXISTING TILE WALLS TO BE REPLACED OR REPAIRED WHERE DAMAGED OR LOOSE, SAND, PRIME & PAINT
4. * SIGNAGE LOCATIONS RE: 706 FOR DETAILS
5. SEE SHEET A-5 FOR ENLARGED PLANS

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEIR CORRECTNESS BEFORE ORDERING MATERIAL OR COMMENCING WITH ANY WORK.

James Holland Architects, Inc.
8501 West Bee Cave Road
Austin, Texas 78746

Danny G. McBeth Recreation Center
2502 COLUMBUS DR.
CITY OF AUSTIN, CP#887281

JOB NO. 8312

SHT. NO. A-4

11-13-84
1-28-85

number48453C0445K, effective on01/22/2020

1DWLRQDO)ORRG-EDUGDHU)6WWH

FEMA

)HHW

%DVHPDS 86 1DWLRQDO 2FHDQLF \DWPRVSKHULF 2GPLQLVWUDWLRQ

Property Profile Report

Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

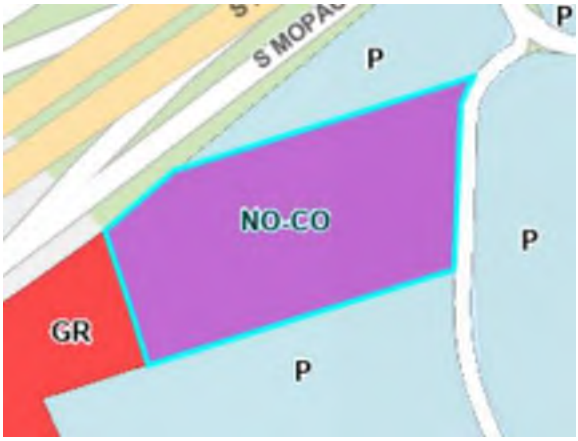
General Information

Location:	**2401 COLUMBUS DR**
Parcel ID:	**0105080103**
Grid:	**MG22**

Planning & Zoning

*Right click hyperlinks to open in a new window.

Future Land Use (FLUM):	**No Future Land Use Map**
Regulating Plan:	**No Regulating Plan**
Zoning:	**NO-CO**
Zoning Cases:	C14-94-0029
Zoning Ordinances:	**830324-O** 940908-D
Zoning Overlays:	**Residential Design Standards: LDC/25-2-Subchapter F** **Scenic Roadways Overlay: LOOP 1** **Waterfront Overlay: ZILKER PARK** **Wildland Urban Interface:** **Proximity Class - Within 150 feet of a wildland area**
Infill Options:	**--**
Neighborhood Restricted Parking Areas:	**--**
Mobile Food Vendors:	**Zilker NA**
Historic Landmark:	**--**
Urban Roadways:	**Yes**



Zoning Map


Imagery Map

Vicinity Map

Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. Visit Zoning for the description of each Base Zoning District. For official verification of the zoning of a property, please order a Zoning Verification Letter. General information on the Neighborhood Planning Areas is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain:	**No**
FEMA Floodplain:	**No**
Austin Watershed Regulation Areas:	**WATER SUPPLY SUBURBAN**
Watershed Boundaries:	**Eanes Creek**
Creek Buffers:	**No**
Edwards Aquifer Recharge Zone:	**SOUTH**
Edwards Aquifer Recharge Verification Zone:	**No**
Erosion Hazard Zone Review Buffer:	**No**

Political Boundaries

Jurisdiction:	**AUSTIN FULL PURPOSE**
Council District:	**8**
County:	**TRAVIS**
School District:	**Eanes ISD, Austin ISD**
Community Registry:	**Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Our Springs Alliance, Sierra Club, Austin Regional Group, South Central Coalition, TNR BCP - Travis County Natural Resources, Zilker Neighborhood Association**

The Information on this report has been produced by the City of Austin as a working document and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Date created: 11/3/2022

DATE: 12/13/2018

ROOF INSPECTION –*Single Ply Roof System*

Client: City of Austin Parks and Recreation Department
Property Contact: Steve Martel
Facility: McBeth and McBeth Annex Recreation Center
2401 Columbus Dr., Austin, TX 78746

ROOF DATA
Size: Approximately 3,564 sf
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: White single ply roof membrane
Surface: N/A
Expansion Joint: N/A
Roof Age: Undetermined
Drainage: Roof slopes to gutters
Perimeter: Gutters on all sides

INSPECTION OBSERVATIONS/RATINGS:
Roof Membrane: Fair. No open seams or cuts visible.
Surface: N/A
Drainage: **Fair.** Slight signs of ponding.
Perimeter: **Fair.** Edge metal in fair to good condition.
Expansion Joints: **N/A**
Mechanical Fixtures/Flashings: Fair.
Other:

RATINGS/RECOMMEDATIONS
Overall Rating: Fair
Recommendations: Roof is not in need of repairs.

Life Remaining: +/- 11-13 years if properly maintained.

END OF REPORT
Inspection Conducted and Report Submitted By:
Peter Pichini

	
Overview of the roof.	Overview of the roof.
	
Sealant around hot stack has failed and needs to be replaced.	Sealant around pipe boot has falied and needs to be replaced.

Peter Pichini
Peter@EmpireRoofing.com

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 1:09 pm, Jan 10, 2020

Bill to:
PARKS & REC
CITY OF AUSTIN
200 S. LAMAR BLVD
AUSTIN, TX 78704

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-McBeth Recreation Center, 2401 Columbus Drive, Austin, TX 78746
Main Roof Area

Work Requested:
SCOPE OF WORK
RUBEN 512-586-9239 (CALL 30MINS PRIOR)
*REPAIRS

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27844**

Total Due **$975.00**

PO #:
Issue Date: 01/03/2020
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 01/02/2020

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Scope of work complete.	$975.00
Subtotal	$975.00
Tax	$0.00
Total	**$975.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

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@TheEmpireWay

DATE: 12-19-2019

ROOF INSPECTION –

Client: City of Austin
Property Contact: Ruben Salinas
Facility: 2401 Columbus Dr. McBeth & McBeth Recreation Center W/O #19370

ROOF DATA
Size: Approximately 16,100SF
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: TPO
Surface: Single Ply
Perimeter: Gravel Guard
Expansion Joint: N/A
Roof Age: +/-8 Years
Drainage: Gutters with downspouts

INSPECTION OBSERVATIONS/RATINGS:
Roof: Good
Surface: Good
Drainage: Good
Expansion Joints: X
Mechanical Fixtures/Flashing: Needing new sealant
Other:

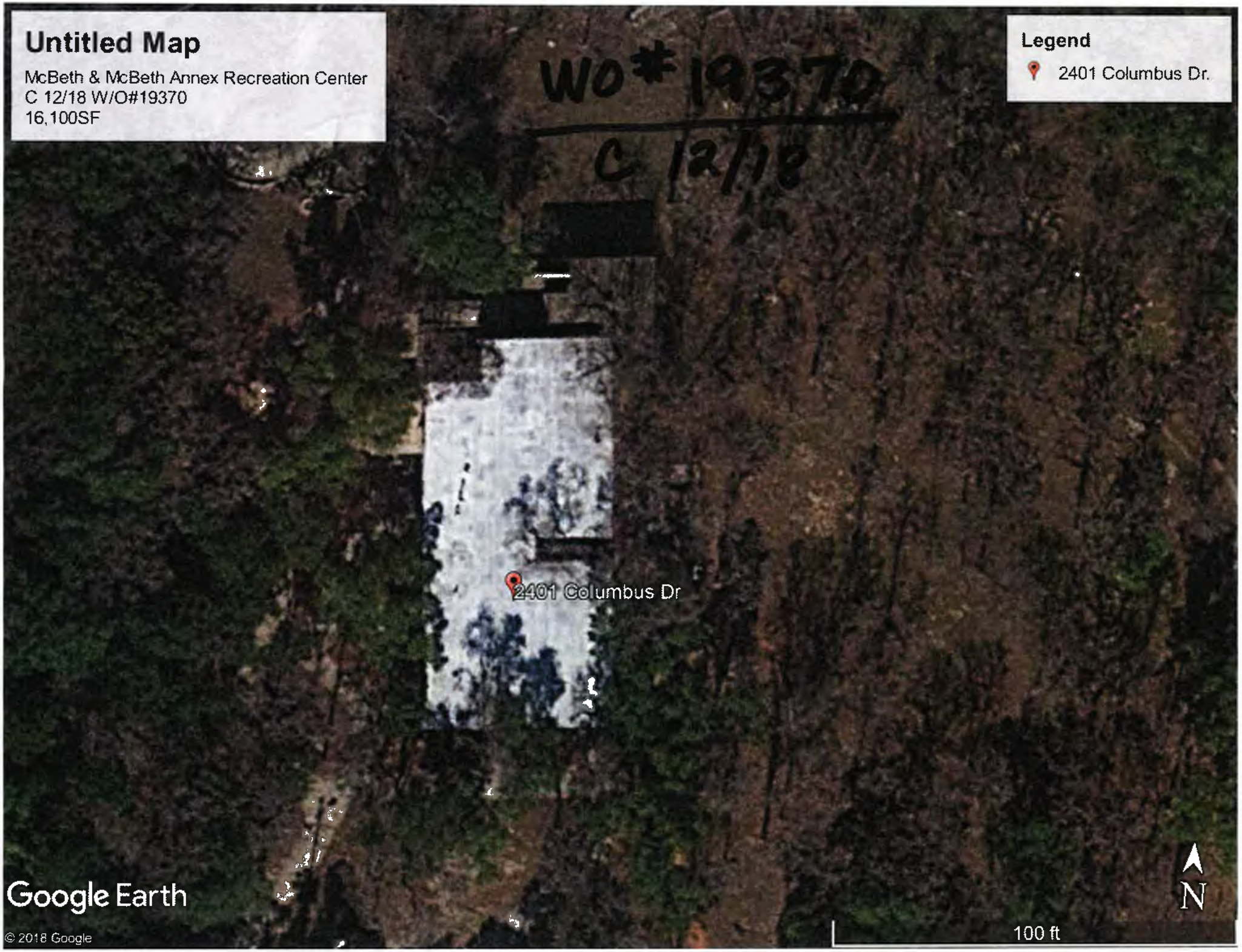
RATINGS/RECOMMEDATIONS
Overall Rating:
Recommendations:

- Please reference repair proposal.

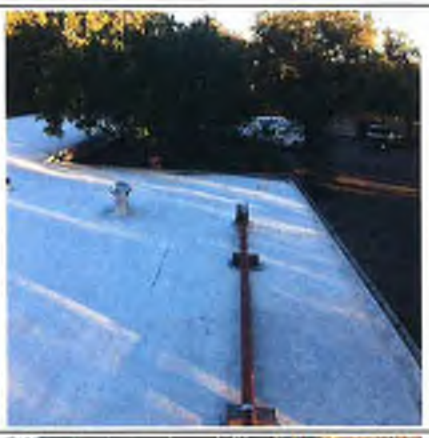
Life Remaining: +/- 10 Years if properly maintained.

END OF REPORT

Inspection Conducted and Report Submitted By:
Don Wade


Untitled Map
McBeth & McBeth Annex Recreation Center
C 12/18 W/O#19370
16,100SF
WO# 19370
C 12/18
Legend
2401 Columbus Dr.
2401 Columbus Dr
Google Earth
© 2018 Google
N
100 ft

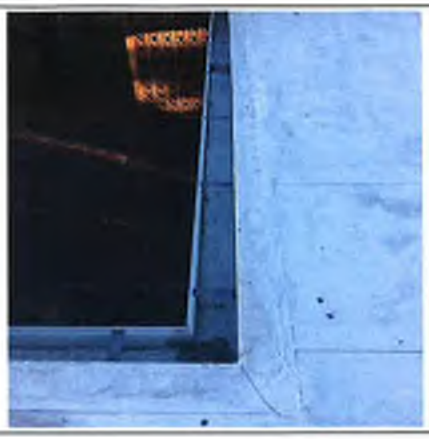
1576697006562641.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)] 2401 Columbus Dr. Roof in Good Condition. Penetrations needing resealed.	
1576697006570593.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)] Overview next (5) pictures.	
1576697006573541.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]	
1576697006576380.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]	

1576697006579221.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]	
1576697006581938.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]	
1576697006584556.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]	
1576697006587200.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)] Debris before removed.	

1576697006589922.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]** Overview next (3) pictures.	
1576697006592460.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]**	
1576697006594336.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]**	
1576697006598193.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]** Debris removed.	

1576697006600118.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]** Debris Removed.	
1576697006601997.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]** 12 pipe boots needing cleaned and resealed. Next 3 pictures. NOTED: Black sealant applied by others (monitor)	
1576697006603522.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]**	
1576697006605052.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]**	

1576697006606729.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]	
1576697006608458.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)] Improper repair needing properly repaired.	
1576697006610164.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)] Same as previous picture.	
1576697006611812.JPG WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)] Gutters cleaned.	

1576697006613347.JPG **WORKORDER:[WO #19370 (ALT#:) (CL#:WO#201810589)]** Gutters cleaned.	

December 19, 2019

Ruben Salinas
Parks & Recreation Department
Ruben.Salinas@austintexas.gov

RE: 2401 Columbus Dr. McBeth & McBeth Recreation Center W/O #19370

1. Clean and reseal (12) pipe boots.
2. Properly repair (1) area of improper repair/core cut.

PROPOSED PRICE	$975.00
TAX	NO TAX
TOTAL PROPOSED PRICE	$975.00

Thank you for the opportunity to submit this proposal.

City of Austin

APPROVED VIA EMAIL BY RUBEN SALINAS

Authorized Signature

12.27.19

Date

Empire Roofing Companies Inc.

Authorized Signature

Date

PARD Mechanical and Safety Assessment Survey

Submitted by: Robert.Morrison@austintexas.gov_austin

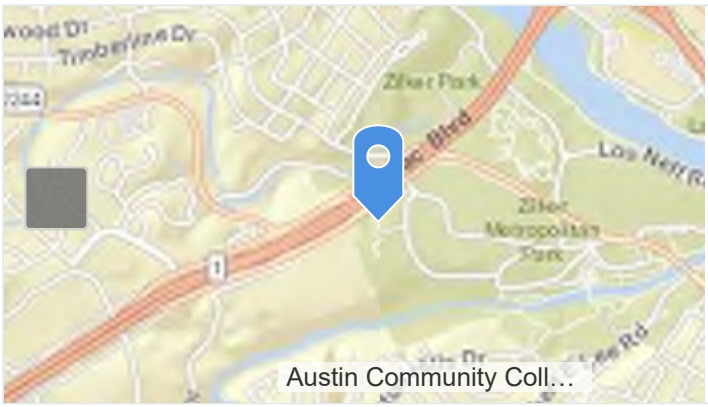
Submitted time: Feb 25, 2020, 8:59:36 AM

AUSTIN PARKS AND RECREATION MECHANICAL ASSESSMENT

McBeth Annex

GEOPOINT LOCATION

Lat: 30.26656 Lon: -97.7784



ADDRESS

2401 Columbus Dr Austin, TX 78746

PREPARED BY

Robert Morrison

MECHANICAL SUMMARY

First, the fire control panel at the McBeth Recreation Center Annex has a trouble alarm code. The code states smoke – photo lobby smoke. The staff stated, they were told by APD to hit the silent button to repair the problem. We contacted Johnson Controls and they are aware of the issue and have just received the missing parts needed to repair the system. Next, the mechanical room is used for storage so I explained the demarcation area needs to stay clear of debris. The electrical panels are marked. The fire extinguishers are up to date. The HVAC systems all appear in good shape and the HVAC unit information was captured.

MECHANICAL OVERALL GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

IS THERE A CERTIFICATE OF OCCUPANCY

NO

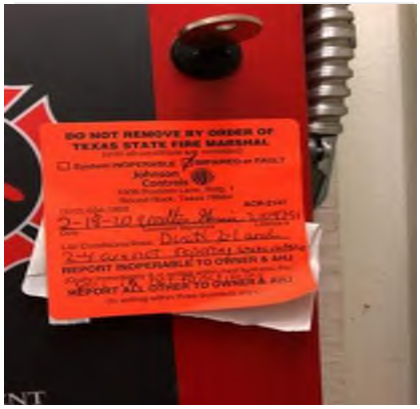
IS THERE A FIRE CONTROL SYSTEM

YES

FIRE CONTROL SYSTEM IMAGE

field_17-20200224-190947.jpg

FIRE CONTROL CERTIFICATE IMAGE



field_18-20200224-190955.jpg

ARE THERE ANY ISSUES WITH THE FIRE CONTROL SYSTEM

YES

FIRE CONTROL SYSTEM COMMENTS

Fire control panel at the McBeth Recreation Center Annex has a trouble alarm code. The code states smoke – p hoto lobby smoke. The staff stated, they were told by APD to hit the silent button to repair the problem.

ARE FIRE EXTINGUISHER CERTIFICATIONS UP TO DATE

YES

IS THERE AN ELEVATOR

NO

HVAC

YES

WHAT HVAC SYSTEM DOES THE FACILITY HAVE (CU)

SPLIT SYSTEM

CU 1 IMAGE

field_30-20200224-190404.jpg

CU 1 NAME PLATE IMAGE

field_31-20200224-190424.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 1

NO

CU 1 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

CU 2

YES

CU 2 IMAGE

field_38-20200224-190512.jpg

CU 2 NAME PLATE IMAGE

field_40-20200224-190528.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 2

NO

CU 2 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

CU 3

YES

CU 3 IMAGE

field_47-20200224-190552.jpg

CU 3 NAME PLATE IMAGE

field_48-20200224-190604.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 3

NO

CU 3 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

CU 4

YES

CU 4 IMAGE

field_55-20200224-190626.jpg

CU 4 NAME PLATE IMAGE

field_56-20200224-190641.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 4

NO

CU 4 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

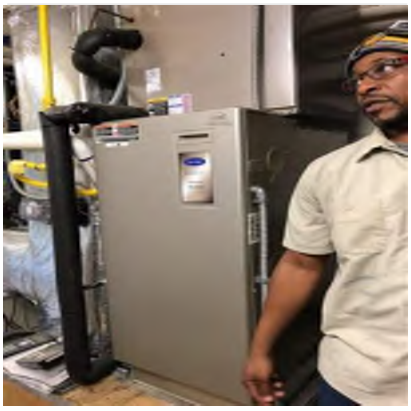
CU 5

NO

AHU/FCU 1

YES

AHU/FCU 1 IMAGE



field_206-20200224-190755.jpg

AHU/FCU 1 NAME PLATE IMAGE

field_207-20200224-190827.jpg

IS THE DISCONNECT LOCATED AT THE AIR HANDLER

YES

IS INSULATION AND DUCT WORK IN GOOD CONDITION

YES

IS AIR FILTER DATED AND IN GOOD CONDITION

YES

ARE THERE ANY ISSUES WITH AHU/FCU 1

NO

AHU/FCU 1 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

AHU/FCU 2

YES

AHU/FCU 2 IMAGE

field_216-20200224-190911.jpg

AHU/FCU 2 NAME PLATE IMAGE

field_217-20200224-191234.jpg

IS THE DISCONNECT LOCATED AT THE AIR HANDLER

YES

IS INSULATION AND DUCT WORK IN GOOD CONDITION

YES

IS AIR FILTER DATED AND IN GOOD CONDITION

YES

ARE THERE ANY ISSUES WITH AHU/FCU 2

NO

AHU/FCU 2 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

AHU/FCU 3

YES

AHU/FCU 3 IMAGE

field_227-20200224-191529.jpg

AHU/FCU 3 NAME PLATE IMAGE

field_228-20200224-191546.jpg

IS THE DISCONNECT LOCATED AT THE AIR HANDLER

YES

IS INSULATION AND DUCT WORK IN GOOD CONDITION

YES

IS AIR FILTER DATED AND IN GOOD CONDITION

YES

ARE THERE ANY ISSUES WITH AHU/FCU 3

NO

AHU/FCU 3 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

AHU/FCU 4

YES

AHU/FCU 4 IMAGE

field_260-20200224-191626.jpg

AHU/FCU 4 NAME PLATE IMAGE

field_261-20200224-191701.jpg

IS THE DISCONNECT LOCATED AT THE AIR HANDLER

YES

IS INSULATION AND DUCT WORK IN GOOD CONDITION

YES

IS AIR FILTER DATED AND IN GOOD CONDITION

YES

ARE THERE ANY ISSUES WITH AHU/FCU 4

NO

AHU/FCU 4 GRADE

B - VERY GOOD CONDITION / VERY MINOR DEFECTS

AHU/FCU 5

NO

ARE THERE MULTI CIRCUIT BREAKER BOXES

YES

ARE ELECTRICAL CIRCUITS CLEARLY LABELED

YES

IS DEMARCATION CLEARLY MARKED

YES

IS DEMARCATION CLEAR OF DEBRIS

YES

IS THERE A SECOND CIRCUIT BREAKER BOX

YES

ARE ELECTRICAL CIRCUITS CLEARLY LABELED

YES

IS DEMARCATION CLEARLY MARKED

YES

IS DEMARCATION CLEAR OF DEBRIS

YES

IS THERE A THIRD CIRCUIT BREAKER BOX

NO

IS THERE HOT WATER HEATERS / BOILERS

YES

WATER HEATER / BOILER 1 IMAGE

field_430-20200224-191316.jpg

WATER HEATER / BOILER NAME PLATE 1 IMAGE

field_431-20200224-191411.jpg

HOT WATER HEATER / BOILER 2

NO

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

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C +1 (405) 589 6633
Lisa.Tippin@cbre.com

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C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Delores Duffie Recreation Center

1182 North Pleasant Valley Road
Austin, Texas 78702

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-09
Site Visit Date: September 27, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Delores Duffie Recreation Center
1182 North Pleasant Valley Road
Austin, Texas 78702
SF-0001419126-09

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 27, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			None		
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Repair		$64,500
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE		X		Engineering Study	$18,000	
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$12,950	$37,440
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Repair	$2,500	$85,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X			Replace		$6,000
5.5 HEATING, COOLING, AND VENTILATION	X			Repair	$8,000	$18,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X	X		Repair	$5,000	
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		$13,118
5.8 VERTICAL TRANSPORTATION	X	X		Refurbish		$10,000
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		X		Refurbish		
Totals					$46,450	$234,058

Summary	Today's Dollars	$/SF
Immediate Repairs	$46,450	$4.43

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$234,058.00	$22.30	$2.23
Replacement Reserves, w/10, 3.0% escalation	$276,503.10	$26.35	$2.63

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
SUBSTRUCTURE AND SUPERSTRUCTURE							
1	**Basement Shoring**	The structure at the 1875s addition appears to have structural issues. Settlement is noticeable towards the south side of the structure, and mortar failure is visible in the basement area. Floor vibration was reported during our site visit. It is possible the vibration is due to settlement of the building, creating stress on the existing floor joist system. Temporary shoring is recommended at this time.	Allow	$8,000	1	$8,000	
2	**Structural Engineer Study**	We recommend a structural engineer complete an investigative study to determine the cause of the settlement and provide solutions to address.	EA	$10,000	1	$10,000	
		Subtotal SUBSTRUCTURE AND SUPERSTRUCTURE				$18,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
3	**Repaint Wood Window Frames**	Window frames in the 1875s building are flaking and require a new coat of paint. Remove all existing paint, prime and repaint to match existing finish.	EA	$450	21	$9,450	
4	**Paint Exterior Hollow Metal Doors**	Exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed and repainted with a semi-gloss or preferably and oil based paint. We have added a budget in the cost tables.	Allow	$3,000	1	$3,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Replace Glass Units at Windows**	An exterior window at the 1875 portion if the building has been broken and needs to be replaced.	EA	$500	1	$500	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$12,950	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
6	**Interior Wood Trim Needs Repainting**	Interior wood trim associated with the 1875 building is flaking and needs repainting at this time. Remove old paint surfaces, prime and repaint to match existing. This work can be done in conjunction with the exterior painting.	Allow	$2,500	1	$2,500	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$2,500	
HEATING, COOLING, AND VENTILATION							
7	**Add Exhaust Fan at Stair Tower**	The egress stair space located in the 1875 portion of the building faces southeast, and the temperature is reported to be excessively hot. Based on the heat gain observed and reported, we recommend the installation of an exhaust fan to address the excessive heat.	Allow	$8,000	1	$8,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$8,000	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							
8	**Repair Solar Panel Array**	The site contact indicated that the solar panel array is currently non-functional. Retain a qualified technician to survey, inspect and repair the solar panel array at this time.	Allow	$5,000	1	$5,000	
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$5,000	
		Total:				**$46,450**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Concrete Site Maintenance		0		1	EA	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
Mill and Overlay Asphalt Pavement	20	10	10	16,500	SF	$3.00	$49,500	100%										$49,500	$49,500
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Re-Caulk Exterior Façades	12	7	5	1,500	LF	$5.00	$7,500	100%					$7,500						$7,500
Repaint Wood Window Frames	7	0	7	21	EA	$450.00	$9,450	100%							$9,450				$9,450
Repaint Wood Trim	7	2	5	1	Allow	$5,000.00	$5,000	200%		$5,000							$5,000		$10,000
Annual Roof Maintenance Program	1	0	1	10,494	SF	$0.10	$1,049	1000%	$1,049	$1,049	$1,049	$1,049	$1,049	$1,049	$1,049	$1,049	$1,049	$1,049	$10,490
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Update Selected Interior Finishes	15	10	5	1	Allow	$50,000.00	$50,000	100%					$50,000						$50,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Commercial Kitchen Finishes and Equipment	20	15	5	1	Allow	$20,000.00	$20,000	100%					$20,000						$20,000
Refinish Individual Bathrooms	25	23	2	1	Allow	$15,000.00	$15,000	100%		$15,000									$15,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Individual Domestic Water Heater	15	10	5	1	EA	$6,000.00	$6,000	100%					$6,000						$6,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Split System, Air Cooled Condensing Unit	15	10	5	3	EA	$3,000.00	$9,000	100%					$9,000						$9,000
Replace Split System electric furnace unit	10	1	9	3	EA	$3,000.00	$9,000	100%										$9,000	$9,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	15	5	10	10,494	SF	$1.25	$13,118	100%										$13,118	$13,118
5.8 VERTICAL TRANSPORTATION																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Upgrade Elevator Cab Finishes	10	5	5	1	EA	$10,000.00	$10,000	100%					$10,000						$10,000
Total (Uninflated)									$1,049.00	$24,049.00	$1,049.00	$4,049.00	$103,549.00	$4,049.00	$10,499.00	$4,049.00	$6,049.00	$75,667.00	$234,058.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$1,049.00	$24,770.47	$1,112.88	$4,424.45	$116,545.31	$4,693.90	$12,536.36	$4,979.76	$7,662.69	$98,728.27	$276,503.10

Evaluation Period:	10
# of SF:	10,494
Reserve per SF per year (Uninflated)	$2.23
Reserve per SF per year (Inflated)	$2.63

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Delores Duffie Recreation Center, the Subject, is a 10,494-SFG, three-story freestanding masonry building with two basement areas in Austin, Texas. One unfinished basement sits on the south side of the building beneath the 1875 portion of the structure, and the second basement is located in the north side of the building beneath the 1970's renovation and houses the electrical, mechanical and electrical systems (MEP). The building was constructed in approximately 1875 but has had multiple renovations since it was built and is 147 years old. The Subject had significant renovations completed in 1970 (52 years old). Specifically, the site is accessed through North Pleasant Road and is located in the Rosewood Courts Historic District. The property is bounded by a school on the east side, a municipal park on the west and south, and commercial properties on the north side.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided through one curb cut located on North Pleasant Valley Road which gives access to a paved parking lot.

1.1 FACILITY CONDITION

The Subject is considered to be in fair condition with respect to the 1875 structure and good condition regarding the 1970s structure. the Subject does have some deficiencies that should be addressed at this time. The 1875 structure presents structural issues not limited to foundation settlement, floor vibration, and mortar failure. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

Increasing numbers of systems will start to reach their EUL's as the building ages and will need to be replaced during the reserve term. These components generally consist of, but are not limited to sealant joints, selected interior finishes, and selected MEP systems.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Standing Metal Seam Roof	2021	Not Provided
ADA Ramp and Parking Stall	2020	Not Provided
Elevator Hydraulic Pump Replacement	2020	Not Provided

WORK-IN-PROGRESS

The following projects were reported to be in-progress at the Subject Property.

WORK IN PROGRESS		
Work-in-Progress	**Reported Completion Date**	**Approximate Costs/Comments**
Structural investigation for substructure repairs at the 1875's basement and adjacent structure.	2022	Costs to be determined.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

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The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	The Certificates of Occupancy are being released by floor level and having varying dates. See Appendix of this Report for copies.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-H-NP, P-NP - Multiple

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

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This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Claudia Rocha, Program Manager	City of Austin		(512) 978-2470

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RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Records and Data Department	City of Austin	Public Records Center	on-line portal

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-09
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Delores Duffie Recreation Center
Street Address	1182 North Pleasant Valley Road
City, State and Zip	Austin, Texas 78702
Number of Parcels	1
Total Acreage	12.450
Number of Buildings	1 building
Number of Stories	3 Stories
Basement / Crawl Space	Slab on Grade, with an empty basement in the 1800s portion of the building, and basement under the 1970s part of the building which houses the Mechanical room.
Reported Building Size	10,494 SF
Building Age	The Property was constructed in 1875 and is 147 years old with multiple renovations and additions, the most recent completed in 1970.
Parking Provisions	There are a total of 18 parking spaces, of which there are 1 standard ADA spaces and 1 van-accessible spaces.
Primary Use	Public Recreation/ Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	Not Provided
Escorted by	Claudia Rocha, Program Manager, City of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 27, 2022
Weather	Clear, 80 F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with slopes outward from the building. Overall difference in elevation appears to be over 6' from the most northern portion of the 1970 addition to the most southern portion of the 1875 original building.

Storm water flows from the standing metal seam roof to a system of continuous gutters, and a series of downspouts. These downspout discharge storm water on splash blocks located at the perimeter. Storm water flows to the south and west side of the property down to a 25-foot depression towards Rosewood Park.

A 12" tall stone masonry retaining wall runs north-south along the west side of the building. This retaining wall leads into a series of exterior steps which lead to the Rosewood Park.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K, dated January 22, 2009.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

CBRE anticipates the Topography and Drainage system will last past the evaluation period with routine maintenance. No issues were report or observed and no further action is required.

The potential flood risk is relatively low. The site is in the least restrictive flood zone.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the east side of the building, with a connecting drive at the north side of the building. Parking is provided onsite for the community and employees. There are total of 18 parking stalls, of which 1 is designated accessible and 1is van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

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Concrete sidewalks connect the parking areas to the front entrance of the building. Concrete are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, and grass covered yards, the building entrance presents mulch ground cover, and a built-in planter.

A freestanding monumental sign is provided at North Pleasant Valley Road, and it is constructed of metal mounted on painted steel posts which are set in concrete.

Observations & Comments

Paving and flatwork is found to be in good to fair condition. With routine maintenance, we anticipate the life of the surface could be extended. Based on age, an asphalt overlay will be required during the term. We have included a budget in the capital reserve tables.

The sidewalks are in good condition. We have included costs for routine maintenance over the term to prolong the life of the concrete flatwork. No immediate action is required.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The 1875 building is founded on corbel masonry footings. The superstructure consists of perimeter load-bearing stone masonry walls. Wood joists with wood decks support the floors, and wood rafter supports the roof structure. The 1970's addition consist of slab on grade with continuous strip-type footings below exterior load-bearing walls, isolated pad-type footings below columns over concrete piles, and grade beams below shear walls. The 1970's addition roof decks are combination of steel rafter over steel beams, supported by reinforced CMU walls.

Observations & Comments

NOTE: The 1875 portion of this building is considered an historical structure; all renovations are anticipated to be required to follow State Historic Preservation Office (SHPO) guidelines.

The structure at the 1875's addition appears to have structural issues. Settlement is noticeable towards the south side of the structure, and mortar failure is visible in the basement area. Floor vibration was reported during our site visit. It is possible the vibration is due to settlement of the building, creating stress on the existing floor joist system.

As a temporary measure, we recommend shoring the structure at the basement level to prevent further deterioration or damage. We also recommend a structural engineer complete an investigative study to determine the cause of the settlement and provide solutions to address.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls of the 1875 building consist of load bearing stone masonry walls. Windows consists of wood frames and single pane glass. Traditional painted wood soffit and fascia are located at the eave height. The roof is standing metal seam.

The primary exterior walls of the 1970's building consist of stone veneer over reinforced CMU walls. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted hollow metal. Roofing consists of standing metal seam roof.

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The building has two main roof areas. The 1875 building has a hip roof shape, the 1970's building has a gable roof. Both roofs have a continuous gutter with a series of downspouts which shed storm water to splash block and then to the grounds adjacent to the building.

The table below summarizes the roofs sections.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	1875 Building	3,400	Metal (standing seam)	1-Year-Old
2	1970's Building	3,800	Metal (standing seam)	1-Year-Old

Observations & Comments

Exterior walls were generally found to be in good condition. No further action is required at this time.

Windows sealants are in good to fair condition. The exterior sealant joints are in similar condition. We recommend provide new exterior sealant over the term based on the age. A budget for this work has been added to the capital reserve tables.

Window paint frames in the 1875 building are flaking and needs a new coat of paint. We have added a budget in the cost tables. However, we also recommend periodic paint maintenance to the wood windows.

Exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed and repainted with a semi-gloss or preferably and oil based paint. We have added a budget in the cost tables.

Wood trim elements in the 1875 building will need routine maintenance, based on age and condition. We have added cost to the capital reserve tables.

One of the exterior windows at the 1875 portion if the building has been broken and requires replacement. We have added a budget in the cost tables.

The roofs are sloped and we observed them from grade point vantage only. The standing metal seam roof was reported and observed to be in generally good condition. Other than continued annual inspections, no further action is required at this time.

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5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a north-south axis. To the north, in the 1970s addition, the main corridor leads to a split-level towards the game room and music room, the ground level has the ceramic studio, and elevator machine room, the second level houses the meeting hall and kitchen. To the south on the 1875 building, the main corridors lead to the offices, sewing rooms, and clubroom, the second level houses a large multi-purpose room that was formerly used as a dance studio.

The interior finishes consist of, painted gypsum walls, acoustic ceiling tiles, VCT, and painted CMU walls. The arts and crafts room over the 1800 building presents wood floors, painted gypsum walls and ceiling, and exposed metal duct air distribution system.

Service areas finishes include exposed concrete floor, painted CMU walls, rubber base, exposed ceiling.

The restrooms are equipped with floor-mounted toilets with manual flushometers, floor-mounted flush-valve urinals, and wall mount porcelain sinks and vanity in the unisex bathroom. Accessories consist of plate glass mirrors and floor mounted painted steel partitions. Interior finishes consist of ceramic tile flooring and wainscot, painted CMU walls, ACT. Lighting is provided by ceiling and wall mounted fixtures.

Observations & Comments

Interior finishes are generally in good to fair condition. Based on EUL, replacement of the lobby, common corridor, offices, game room, and meeting hall VCT, acoustic ceiling tiles and new coat of paint, are anticipated during the evaluation term. See Reserve Tables for an allocated budget.

Kitchen FF&E are dated, residential grade. We are anticipating replacement during the evaluation term. See Reserve Tables for an allocated budget.

Interior wood trim associated with the 1875 building is flaking and needs repainting at this time. This work can be done in conjunction with the exterior painting.

Restrooms finishes are operational but are dated, and near their EUL, replacement is anticipated during the evaluation term. Accessible fixtures should be addressed during the restroom renovations. See Reserve Tables for an allocated budget.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the east side of the building along East near the building main entrance. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

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Sanitary drainage piping is arranged to exit the building on the south side and flow by gravity to the municipal sanitary mains. Sanitary waste and vent piping was observed to be cast iron. A 4" subsoil drain line loops around the 1970s addition, then exits the building on the northwest side and discharges in the detention basin which is west of Rosewood Neighborhood Park.

Domestic hot water for restrooms and break areas is provided by 47 gallon tank-type electric water heaters which is located in the basement of the 1970s addition.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any deficiencies or leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Domestic water and sanitary sewer systems are in good condition overall. No immediate action is required. Replacements of the domestic water heaters are recommended over the term as they reach their EULs.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by five split systems. The condensers are located at the west side and north side of the building. The oldest units located in the west side of the building. CU#1 is an American Standard, 7.5-ton unit dating to 2012 (10 years old) with 410a refrigerant. CU#2 and Cu#3 are 5-tons each and date to 2012 (10 years old) with 410a refrigerant. CU#4 is a 20-ton Trane unit, dating to 2016 (6 Years Old) utilizing 410a refrigerant. CU#5 is a 20-ton American Standard unit, dating to 2020 (2 Years Old) utilizing 410a refrigerant. The interior gas furnace units are located in separate mechanical rooms, and their ages range between nine and eighteen years old. The units have sheet metal ductwork for air delivery.

Ventilation is provided by natural infiltration, the AHUs and dedicated exhaust fans at the restrooms.

The units are controlled by wall mounted thermostats and Automated Logic panels connect the HVAC equipment to the PARD building management system.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (57.5 tons) we calculated that one ton of air conditioning is provided for every 183 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use. Based on age and condition of the older split systems and central components, replacements are recommended towards the end of the term.

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The egress stair space located in the 1875 portion of the building faces southeast, and the temperature is reported to be excessively hot. Based on the heat gain reported and observed, we recommend the installation of an exhaust fan to address the excessive heat. A budget is provided in the cost tables.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company with pole mounted utility owned transformers located in the southwest side of the site. Power enters the building site underground via a ductbank to an exterior cabinet rated at 400 amps. Power is distributed to multiple panels which serves the building and lighting needs of the Subject.

We observed roof-mounted photovoltaic panels. According to the POC, the solar array is not operational at this time.

Observation & Comments

The electrical systems provide 12.7 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 240-volts, 3-phase, 10,494 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

CBRE anticipates the electrical systems will last past the evaluation period with routine maintenance. We have included costs to inspect and repair the solar panel array at this time.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors and in the kitchen. The last inspection was in September 2021 with the next scheduled inspection to occur in November 2022. The inspections were done by AAA Fire & Safety Equipment.

Fire alarm and detection system devices consist of smoke detectors and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby.

Observation & Comments

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There was a report generated by the State Fire Marshall Office dated March 2020 which stated unsatisfactory conditions regarding smoke duct detector not tied to the fire alarm system, as well the elevator recall system could not be tested because the elevator was out of service. Nevertheless, during our site visit those conditions appear to have been addressed. No immediate action is required.

CBRE anticipates the fire protection and life safety system will require replacement based on age during the term.

5.8 VERTICAL TRANSPORTATION

Passenger vertical transportation is provided by one hydraulic elevator. The elevator system is manufactured by Nidec Elevator Systems and services the basement level through the second level. The third level is not provided with elevator service.

The Machine room is located on the ground level behind the shaftway enclosure.

The table below summarizes the elevators observed.

Elevator Cab Schedule					
Car No.	**Type**	**Drive**	**Stops**	**Capacity (lbs.)**	**Speed (fpm)**
1	Passenger	Hydraulic	3	3,500	N/A

Observation & Comments

Overall, the elevator was considered to be in good condition. Management reported no issues with few service callbacks. The rides we took aligned properly and operated smoothly and without any vibration.

Elevator cab finishes were considered to be in good to fair condition showing some light wear and datedness. The elevator machine rooms were observed to be adequately ventilated and have a locked entrance door. The most recent inspection was completed in May 2022. A recent project to replace the hydraulic pump was completed in 2020.

No immediate action is required at this time, however budgeting to refurbish cab finishes, are recommended during the term.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did not observe barriers of significance.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?		✔		
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?		✔		
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Is there a path of travel that does not require the use of stairs?		✔		The second floor/ dance studio over the 1875s building does not provide elevator access.
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?	✔			
2	Is the “UP” button above the “DOWN” button?	✔			
3	Are there visual and audible signals inside cars indicating floor change?	✔			
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?	✔			
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?	✔			
6	Do elevator cabs have visual and audible indicators of car arrival?	✔			
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✔			
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	✔			
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✔			
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?		✔		
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?		✔		
6	In unisex toilet rooms are there safety alarms with pull cords?		✔		
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?		✔		Vanity type of sink in unisex bathroom.
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Rosewood Neighborhood Park

2. Retaining Wall and West Facade

3. Parking Lot

4. Sidewalk

5. Landscape and Stair

6. Roof Structure

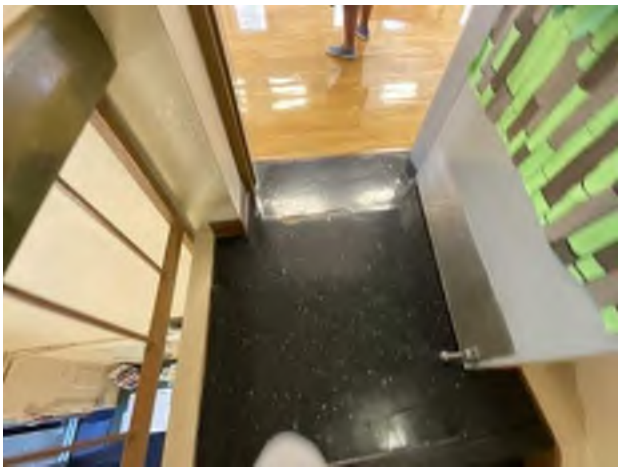
7. 1875s Basement

8. 1875s Basement

9. West Facade

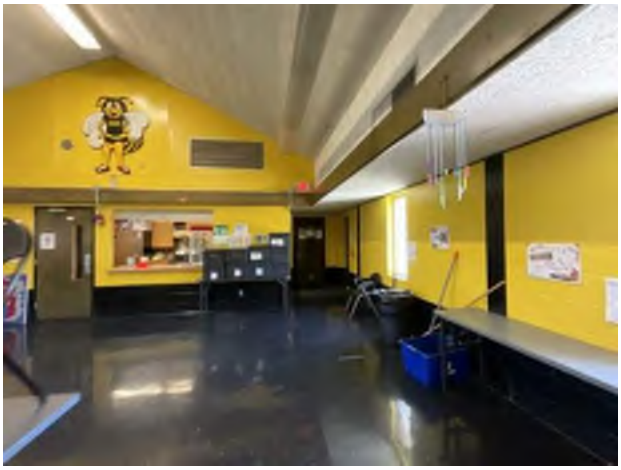
10. South Facade

11. West Facade



12. Interior Finishes

13. Dance Studio



14. Multi Purpose Room

15. Pottery Studio

16. Restrooms

17. Water Heater

18. HVAC Room

19. Mechanical Yard

20. Mechanical Yard

21. Transformers Feeder Pole

22. Electrical Panel

23. Fire Extinguisher

24. Fire Command

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Delores Duffie Recreation Center	**Project No.:**	
Address:	1182 North Pleasant Valley Road (listed on assessor website as 2300 ROSEWOOD AVE TX)	**Project Manager:**	
City, State Zip Code	Austin, TX 78702	**Property No.:**	
Year Built and Age:	1875 – 1921, with addition in the 1970's	**Tax I.D. # (Sec, Lot, Block):**	LOT 1 ROSEWOOD VILLAGE SEC 4
Building Type:		**Size of Parcel (Acres):**	12.450
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	2 plus basement/split level	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Claudia Rocha	**Date:**	
Tel:	512-978-2470	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	30				
Handicap	3				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

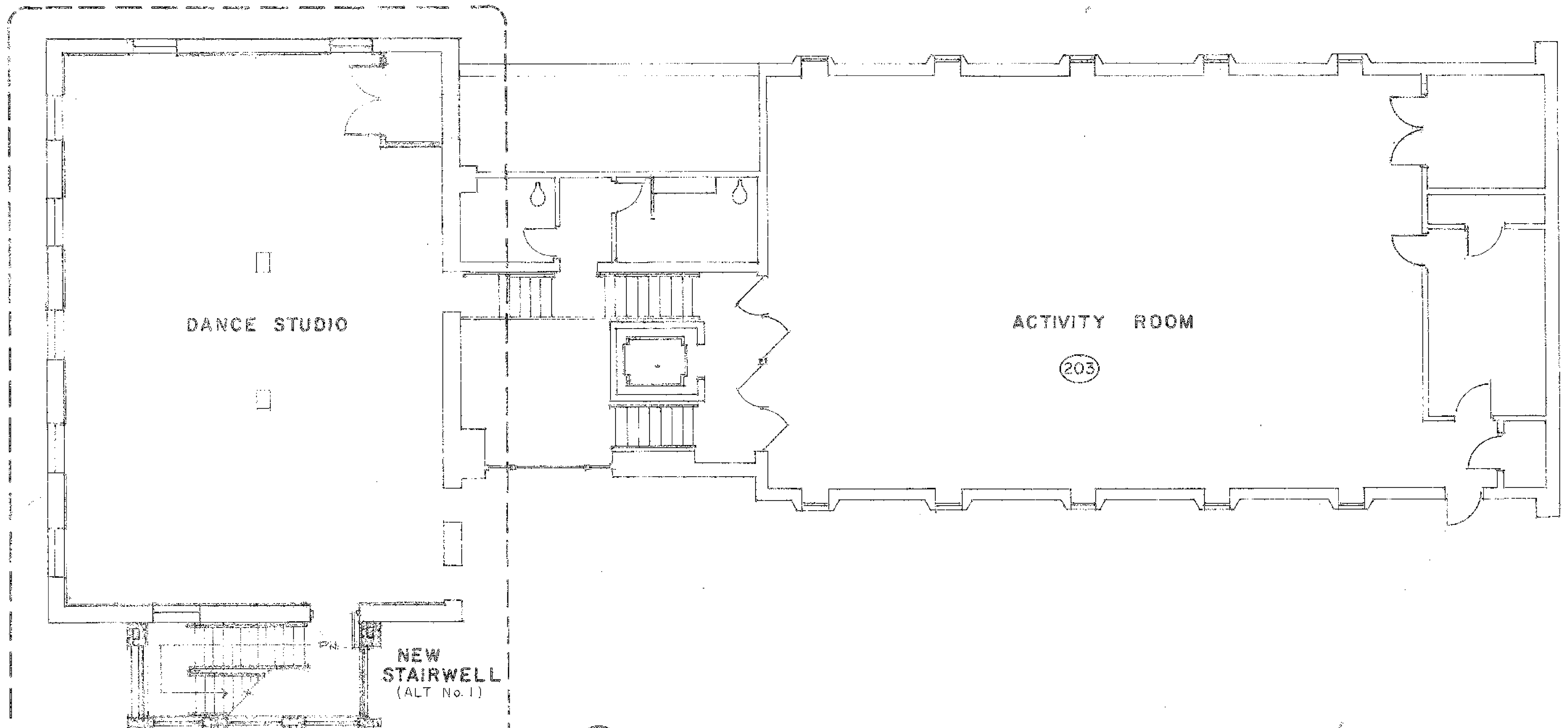
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If “Yes”, identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

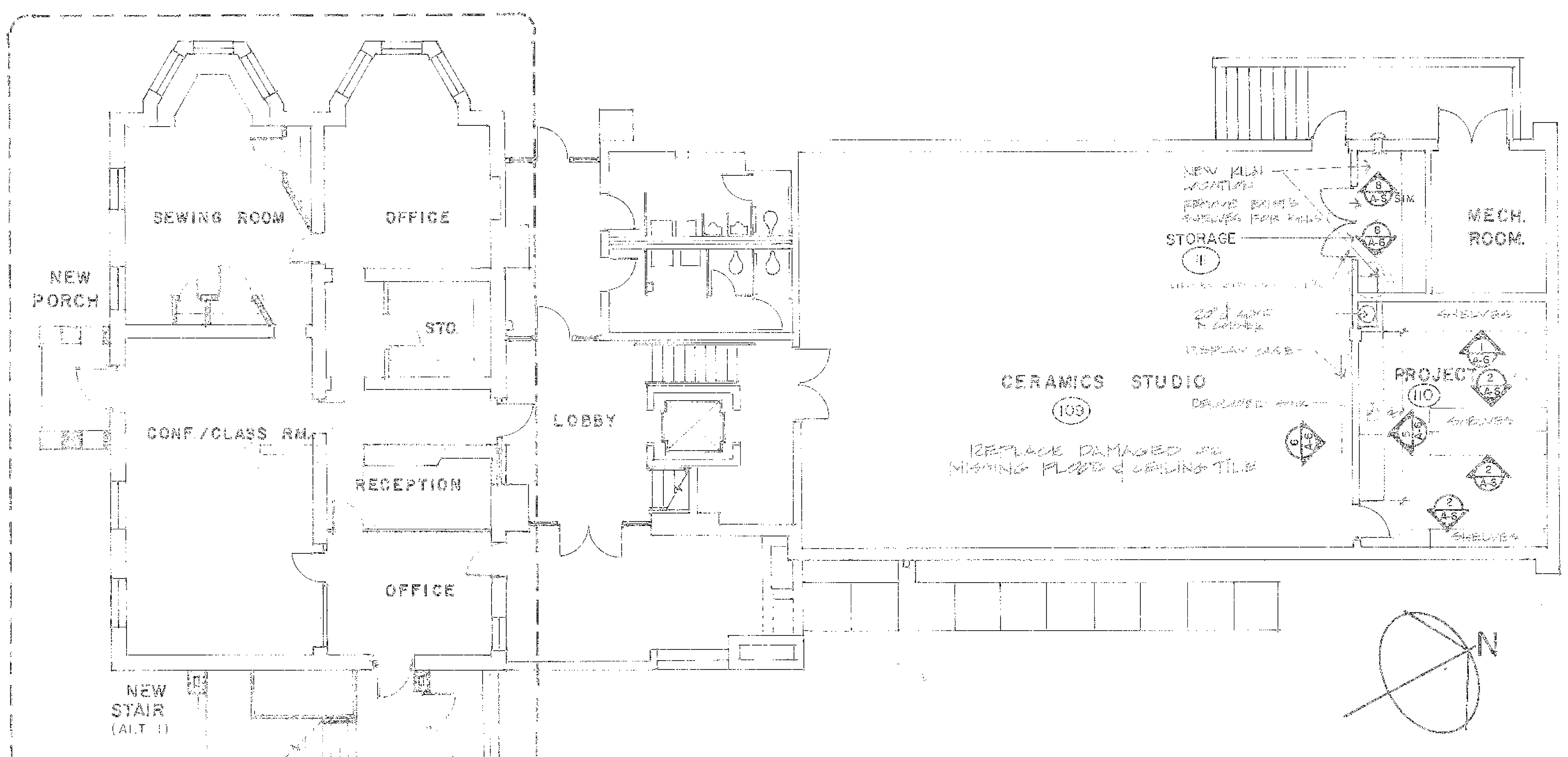
a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation



① SECOND LEVEL FLOOR PLAN 1/8"=1'-0"

REFER SHEET A-2



② FIRST LEVEL FLOOR PLAN 1/8"=1'-0"

REFER TO SHEET A-2 FOR LARGE SCALE PLAN OF WORK IN ORIGINAL BUILDING

ALTERNATES 1, 1A, 3, 4, 6, 6A, 6B, 7, 8 & 9 ACCEPTED AND ADDED BY CHANGE ORDER

SCHEDULE OF BID ALTERNATES

ALTERNATE 1: To remove the existing wood frame stair tower, foundation, stairs and miscellaneous related construction and to construct the new masonry stair tower, concrete foundation steel stairs and miscellaneous related items as indicated on Sheets D1, D2 and A1 through A6.

ALTERNATE 1A: If Alternate 1 above is accepted, provide wood frame fixed tempered glass windows at windows W through DD, solid wood doors at door 2 and glass lite wood doors at door 1 in the new stairwell as scheduled and specified in lieu of the iron grates and gates under the Alt. 1 Base Bid.

ALTERNATE 2: Replace the existing wood windows at windows A through L and M through U with bronze anodized aluminum frame fixed insulating glass arch top windows as scheduled and specified in lieu of the repairs to the existing.

ALTERNATE 3: Replace the existing wood windows at windows A through L and M through U with wood framed fixed insulating glass arch top windows as scheduled and specified in lieu of the base bid repairs to the existing windows.

ALTERNATE 4: If Alternate 1 above is accepted, to remove the remainder of the existing composition shingle roof and to replace it with a new composition shingle roof matching the new roof at the new stair tower.

ALTERNATE 5: To rework the mortar joints on the existing building and new stair tower stone work by bringing the joint out flush with the stone and striking on a raised mortar joint to simulate cut stone construction as per the original finish of the stone work on the original building.

ALTERNATE 6: To regrade the new courtyard area on the South side of the Recreation Center to the new contours shown and to construct the 20" high stone walls both as indicated on Sheet SP-2 of the Drawings.

ALTERNATE 6A: If Alternate 6 above is accepted, to install the flexile base and gravel surface at the new courtyard on the east end of the recreation center over the finish graded earthwork performed under Alt 6 per Sheet SP-2

ALTERNATE 6B: If Alternate 6 above is accepted, to construct the wood arbors at the new courtyard on the east end of the recreation center per Sheet SP-2

ALTERNATE 7: For the repairs at the Pavilion as indicated on Sheets SP-2.

ALTERNATE 8: To provide stainless steel institutional type plumbing fixtures at the new restroom building in lieu of the base bid porcelain fixtures.

ALTERNATE 9: To reduce the construction time allowed for the New Restroom Building from 120 days to 90 days.

ALTERNATE 10: To reduce the construction time allowed for the New Restroom Building from 120 days to 60 days.

ROOM FINISH SCHEDULE

(Compass key: WEST / SOUTH / NORTH / EAST)

No	Room Name	Walls: Repair & repaint exist	Walls: Painted Gypsum Board	Walls: Painted Plaster	Walls: Mirror	Walls: Exposed Stone	Ceiling: Repair & repaint exist	Ceiling: Painted Gypsum Board	Ceiling: Painted Plaster Soffit	Ceiling: Painted Wood	Floor: Existing to Remain	Floor: Patch & Repair Existing	Floor: New Carpet	Floor: Refinish Exst. Hardwood	Floor: Exposed Concrete	Wnsct: Marlite Pnl over Exst	Base: Repair & Repaint Exst	Base: New Wood to Match Exst	Base: Repair Exist to Remain	Other: Paint & Repair Exist
101	Office	O					O						O				O			O
102	Receptionist	O					O					O					O			
103	Storage	O						O				O					O			
104	Corridor	O						O				O					O			
105	Office	O					O						O				O			O
106	Sewing Room	O	X				O					O					O	X		O
107	Conf/Class Room	O					O					O					O			O
108	Stairwell			X		O			O						O			X		
109	Ceramics Studio											O							O	
110	Project Room											O							O	
111	Storage											O							O	
201	Dance Studio	O	X		X		O							O		X	O			
202	Stairwell					O				O					O					

DOOR SCHEDULE

MRK	ALT	ELEV	SIZE	TYPE	FRM	LITE	HEAD	JAMB	SILL	HDW	REMARKS
1	B	4A5	6'-0"x7'-0"	IRON GT	MAS	NONE				1	Ornamental Iron Gate W/ Panic Bar
1	1	42A6	6'-0"x7'-0"x1-3/4"	WD/GLS	H/M	TEMP				1A	Full lite glass in ext wood doors
2	B	4A5	6'-0"x7'-0"	IRON GT	MAS	NONE				2	Ornamental Iron Gate
2	1	41A6	6'-0"x7'-0"x1-3/4"	SC WD	H/M	LOUV				2A	W/ 2'x2' Louvers in ext wd doors
3	B	39A6	3'-0"x7'-0"x1-3/4"	HOL MET	H/M	NONE	28A6	29A6	30A6	3	Replace existing
4	B	38A6	3'-0"x7'-0"x1-3/4"	HM/FOAM	H/M	NONE	31A6	32A6	33A6	4	Embrossed stl/foam core replac dr
5	B	40A6	2'-0"x6'-8"x1-3/4"	SC WD	WD	NONE	34A6	35A6		5	Flush door
6	B	40A6	2'-4"x6'-8"x1-3/4"	SC WD	WD	NONE	34A6	35A6		5	Flush door
7	B	40A6	3'-0"x6'-8"x1-3/4"	SC WD	WD	NONE	34A6	35A6		5	Flush door
8	B	40A6	REPLACE EXISTING	SC WD	EXS	NONE				6	Fin to match exist Rec 102 door
9	B	40A6	REPLACE EXISTING	SC WD	EXS	NONE				6	Fin to match exist Rec 102 door
10	B	40A6	REPLACE EXISTING	SC WD	EXS	NONE				5	Fin to match exist Rec 102 door
11	B	39A6	3'-0"x7'-0"x1-3/4"	HOL MET	H/M	NONE	28A6	29A6	30A6	3	Fit door to exist opng
12	B	40A6	6'-0"x7'-0"x1-3/4"	SC WD	WD	NONE	34A6	35A6		7	Double S/C flush doors

SCHEDULE NOTES: Alternate Key: [B] Base Bid and Alternate 1 [1] Alternate 1A
Verify existing opening sizes for fit of door, adjust as required.

WINDOW SCHEDULE

MRK	ALT	ELEV	TYPE	NOM SIZE	SOL SCRN	HEAD	JAMB	MULL	SILL	REMARKS
A	B	4A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
A	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
A	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
B	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
B	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
B	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
C	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
C	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
C	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
D	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
D	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
D	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
E	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
E	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
E	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
F	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
F	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
F	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
G	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
G	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
G	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
H	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
H	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
H	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
I	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
I	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
I	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
J	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
J	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
J	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
K	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
K	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
K	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
L	B	EXST	EXIST PASS WDW TO REMAIN	NO CHANGE	NO	EXST	EXST	EXST	EXST	Existing wdw to remain as is
M	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
M	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
M	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
N	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
N	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
N	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
O	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
O	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
O	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
P	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
P	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
P	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
Q	B	3A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
Q	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
Q	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
R	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
R	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
R	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
S	B	2A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
S	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
S	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
T	B	4A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
T	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
T	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
U	B	4A3	EXISTING WOOD DOUBLE HUNG	EXISTING	YES	EXST	EXST	EXST	EXST	Repair, fix, caulk & refinish
U	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	YES	20A6	22A6	21A6	23A6	Replace existing wood unit
U	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	YES	16A6	18A6	17A6	19A6	Replace existing wood unit
V	B	1A8	RECONSTRUCT WOOD DBL HUNG	EXISTING	NO	EXST	EXST	EXST	EXST	Reconstruct wood wdw from sal
V	2	37A6	REPLACEMENT ALUM FXD GLASS	MTCH EXST	NO	20A6	22A6	21A6	23A6	New replacement wdw in exist &
V	3	36A6	REPLACEMENT WOOD FXD GLASS	MTCH EXST	NO	16A6	18A6	17A6	19A6	New replacement wdw in exist &
W	B	3A5	IRON GRATING IN MASON OPNG	72"x104"*	NO					Ornamental iron security grate
W	1	4A3	NEW WOOD FRAME FIXED GLASS	72"x104"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood
X	B	3A5	IRON GRATING IN MASON OPNG	52"x104"*	NO					Ornamental iron security grate
X	1	4A3	NEW WOOD FRAME FIXED GLASS	52"x104"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood
Y	B	3A5	IRON GRATING IN MASON OPNG	52"x104"*	NO					Ornamental iron security grate
Y	1	4A3	NEW WOOD FRAME FIXED GLASS	52"x104"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood
Z	B	3A5	IRON GRATING IN MASON OPNG	52"x104"*	NO					Ornamental iron security grate
Z	1	4A3	NEW WOOD FRAME FIXED GLASS	52"x104"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood
AA	B	3A5	IRON GRATING IN MASON OPNG	72"x104"*	NO					Ornamental iron security grate
AA	1	3A3	NEW WOOD FRAME FIXED GLASS	72"x104"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood
BB	B	3A5	IRON GRATING IN MASON OPNG	52"x126"*	NO					Ornamental iron security grate
BB	1	1A3	NEW WOOD FRAME FIXED GLASS	52"x126"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood
CC	B	3A5	IRON GRATING IN MASON OPNG	52"x126"*	NO					Ornamental iron security grate
CC	1	1A3	NEW WOOD FRAME FIXED GLASS	52"x126"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood
DD	B	3A5	IRON GRATING IN MASON OPNG	52"x126"*	NO					Ornamental iron security grate
DD	1	1A3	NEW WOOD FRAME FIXED GLASS	52"x126"*	NO	24A6	26A6	25A6	27A6	New fxd tempered gls in wood

SCHEDULE NOTES: "ALT" Column Key: [B] Base Bid & Alt 1 [1] Alternate 1A, [2] Alternate 2, [3] Alternate 3
[*] Indicates verify opening dimension with new masonry opening
SOL SCRN: Solar Screen as Specified

AS BUILT 3-1-97

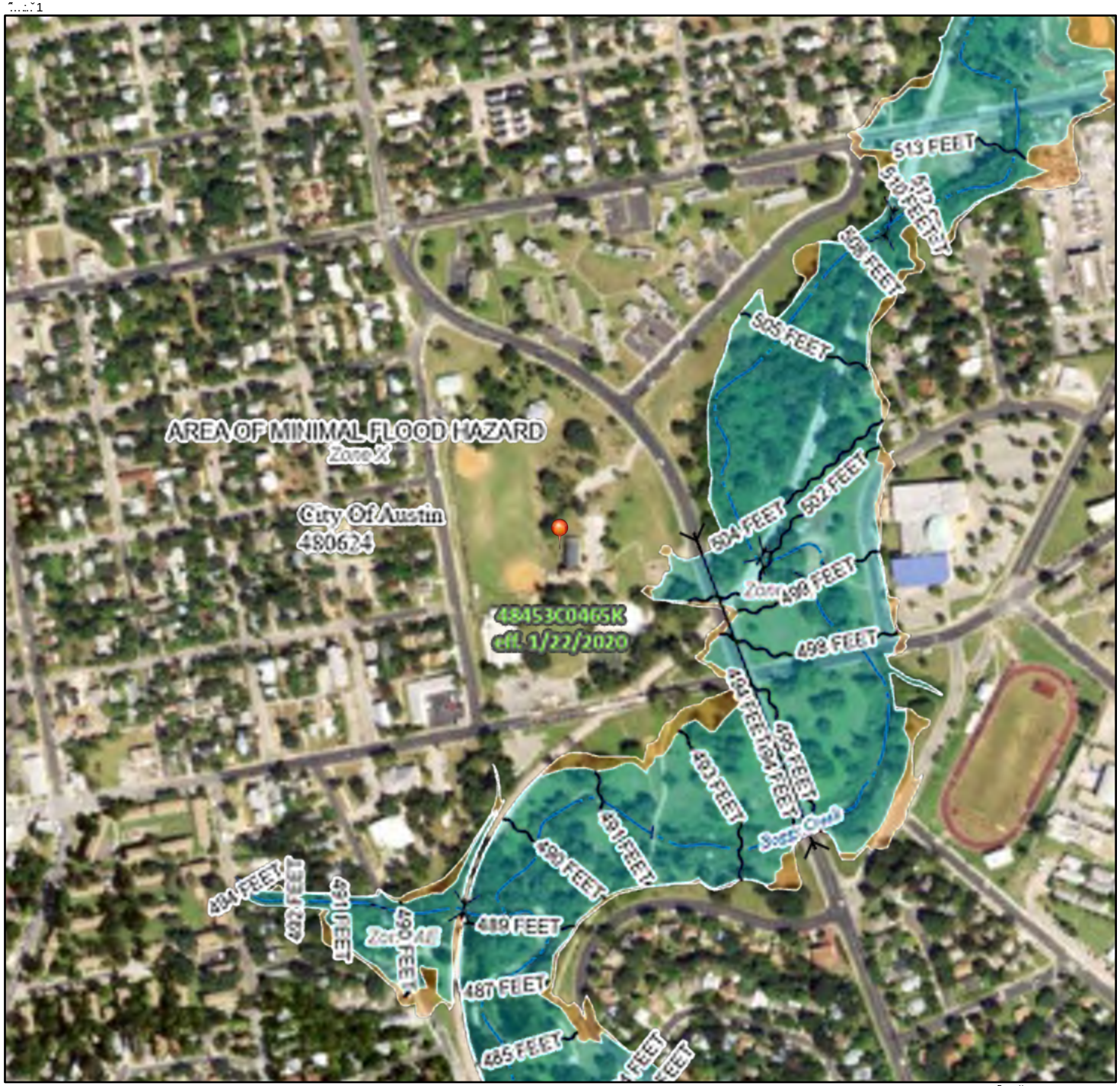
REHABILITATION & REMODELING OF THE ROSEWOOD RECREATION CENTER
AUSTIN, TEXAS

ASSOCIATES
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
3511 RIVERCREST DRIVE AUSTIN, TEXAS

1DWLRQDO)ORRG-EDUGDHU)6WWH

number48453C0465K, effective on01/22/2020

FEMA



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EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 12:34 pm, Jan 10, 2020

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Delores Duffie Recreation Center, 1182 North Pleasant Valley Road, Austin, TX 78702
Main Roof Area

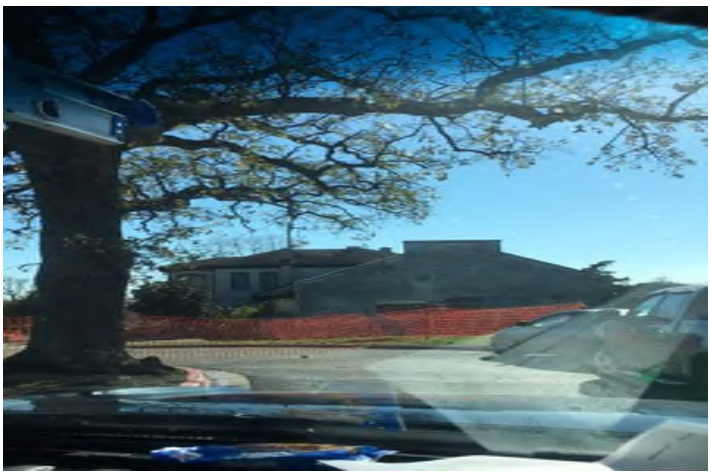
Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27481**

Total Due **$550.00**

PO #: WO#201810564
Issue Date: 12/20/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/17/2019



Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Roof inspection complete.	$550.00

Subtotal	$550.00
Tax	$0.00
Total	**$550.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

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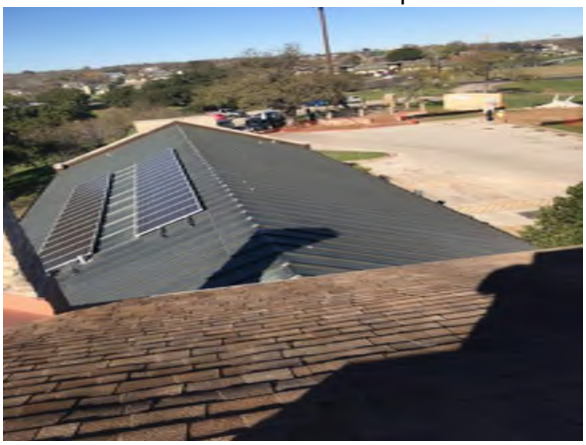
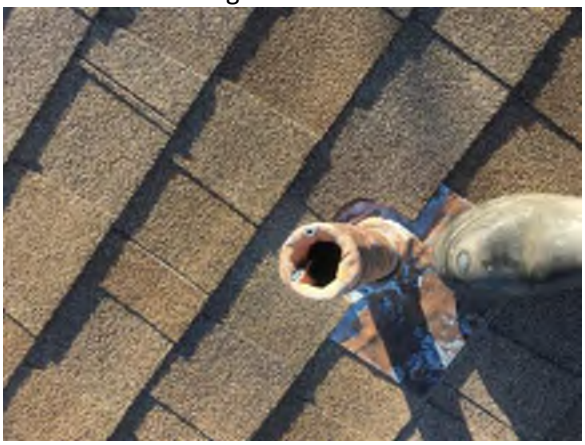
Small Modified roof area. No repairs needed.

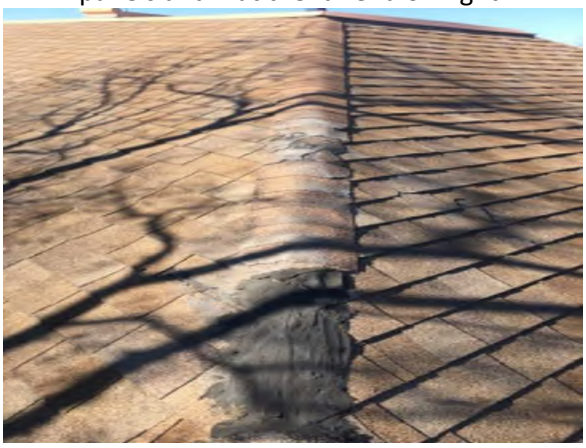
Shingle roof overview.



Overview of Metal roof area. Also showing the (3) penetrations needing replaced, one close to solar panels and 2 at the far end on right.



Lead on shingle roof needing replaced.



Ridge area needing repairs and ridge row replaced.

Damaged area needing decking replaced and roof restored to normal condition.

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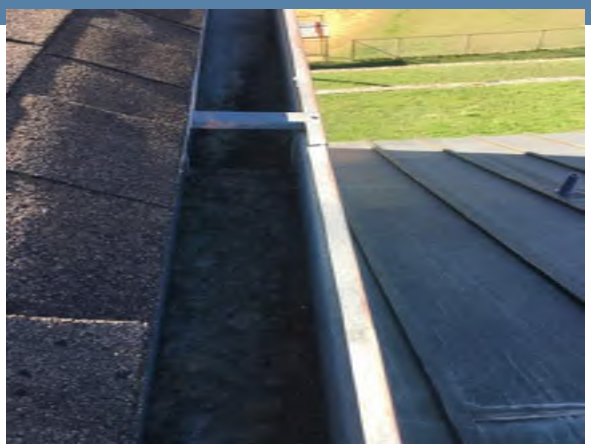
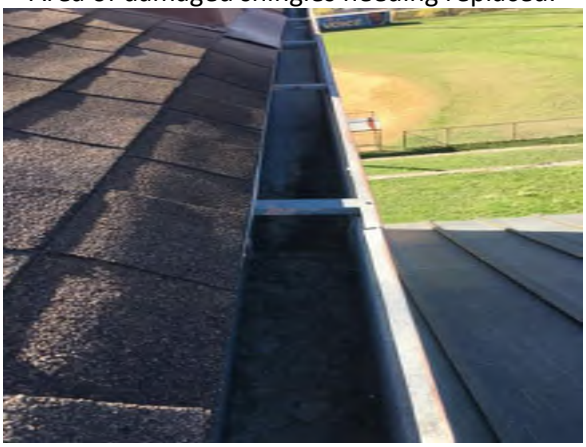
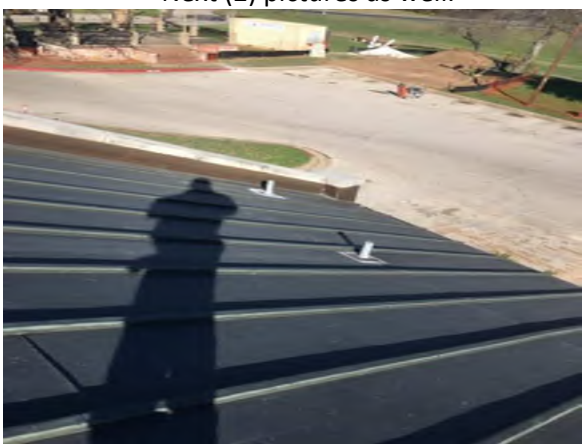
Area of damaged shingles needing replaced.



Gutters cleaned. Next picture as well.



3 Leads needing replaced with new pipe boots.
Next (2) pictures as well.



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Damaged area marked.

Shingle area marked.

PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

CUSTOMER NAME: Parks Recreation Division
BUILDING NAME: 10345190 - Delores Duffie Recreation Center
BUILDING ADDRESS: 1182 N Pleasant Valley Rd, AUSTIN, TX, 78702 2046, US
INSPECTION TYPE: Fire Alarm v2
FREQUENCY: Annual
WORK ORDER: 46518858
INSPECTION END DATE: 03/30/2020

INSPECTOR (s): Jose Martinez
INSPECTOR LICENSE: FAL-2350849
ACCOUNT NAME: Johnson Controls North America
OFFICE ADDRESS:
OFFICE PHONE:
OFFICE LICENSE:
TIMEZONE: GMT-05:00

FIRE ALARM INSPECTION REPORT

General Inspection Notes

1. *RED TAG:
   From previous inspection, (3-27-2018). (2) duct detectors are not tied into fire alarm system

   *YELLOW TAG:
   Elevator recall / shunt functions could not be tested due to elevator being out of service

DEVICE DEFICIENCIES

No device deficiencies in this inspection.

OTHER DEFICIENCIES

*RED TAG:
From previous inspection, (3-27-2018). (2) duct detectors are not tied into fire alarm system

*YELLOW TAG:
Elevator recall / shunt functions could not be tested due to elevator being out of service

INSPECTION RESULTS SUMMARY

DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Primary Elevator Recall	1	0	0	1
Smoke Detector	5	5	0	0
Duct Detector	1	1	0	0
Battery	1	1	0	0
Panel	1	1	0	0
Pull Station	7	7	0	0
Heat Detector	1	1	0	0
Alternate Elevator Recall	1	0	0	1
Elevator Shunt Trip	1	0	0	1

Panels/Initiating Devices

INSPECTION RESULTS SUMMARY

DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Primary Elevator Recall	1	0	0	1
Smoke Detector	5	5	0	0
Duct Detector	1	1	0	0
Battery	1	1	0	0
Panel	1	1	0	0
Pull Station	7	7	0	0
Heat Detector	1	1	0	0
Alternate Elevator Recall	1	0	0	1
Elevator Shunt Trip	1	0	0	1

FACP PANELS

#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Simplex 4010 in reception area	Simplex	4010	Panel	—	Jose Martinez	03/30/2020	**Passed**

Is the panel in a normal condition at the start of the inspection?	Yes
Alarm, Supervisory, and Trouble Signals (Inputs)	Yes
Circuit Supervisory (Including Opens, Shorts & Ground Faults)	Yes
Alarm verification sequence verified	Yes
POWER SUPPLY SUPV - LOSS OF AC POWER/BATTS	Yes
Fuses/Lamps/LED Tested & Verified	Yes
INTERFACE EQUIP VERIFICATION OF REQUIRED SIGNALS	Yes
CALL-IN SIGNAL SILENCE - VISUAL & AUDIBLE	Yes
INITIATING DEVICES TEST	Yes
ELEVATOR RECALL FUNCTION & SHUNT TRIP OPERATION	No
ALARM NOTIFICATION APPLIANCES TESTED	Yes
SIGNALS SOUNDED PER CUSTOMER REQUEST	Yes

BATTERIES

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	In FACP	Battery	—	Jose Martinez	03/30/2020	**Passed**

Quantity (Enter 2 if answering for a set)	2
Amp hour rating	7
Visual inspection	Pass
Batteries less than 5 years?	Pass

SMOKE DETECTORS

#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Above FACP	M1-1	Smoke Detector	—	Jose Martinez	03/30/2020	**Passed**
2	—	Elevator lobby	M1-18	Smoke Detector	—	Jose Martinez	03/30/2020	**Passed**
3	—	Lowe lvl elevator mech rm	M1-6	Smoke Detector	—	Jose Martinez	03/30/2020	**Passed**

Customer: Parks Recreation Division
Building: 10345190 - Delores Duffie Recreation Center
Address: 1182 N Pleasant Valley Rd, AUSTIN, TX, 78702 2046, US

Panels/Initiating Devices

SMOKE DETECTORS

#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
4	—	Lower lvl elevator lobby	M1-11	Smoke Detector	—	Jose Martinez	03/30/2020	**Passed**
5	—	Upper lvl elevator lobby	M1-14	Smoke Detector	—	Jose Martinez	03/30/2020	**Passed**

DUCT DETECTORS

#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Lower level AHU shutdown (outside closet)	M1-13	Duct Detector	—	Jose Martinez	03/30/2020	**Passed**

CONNECTED DEVICES

#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Elevator alternate recall	—	Alternate Elevator Recall	—	Jose Martinez	03/30/2020	**Cannot Inspect**
Reason cannot inspect: Elevator out of service								
2	—	Elevator primary recall	—	Primary Elevator Recall	—	Jose Martinez	03/30/2020	**Cannot Inspect**
Reason cannot inspect: Elevator out of service								
3	—	Elevator shunt	—	Elevator Shunt Trip	—	Jose Martinez	03/30/2020	**Cannot Inspect**
Reason cannot inspect: Elevator out of service								
4	—	Lower lvl classroom 6	M1-3	Pull Station	—	Jose Martinez	03/30/2020	**Passed**
5	—	Lower lvl exit by restroom	M1-4	Pull Station	—	Jose Martinez	03/30/2020	**Passed**
6	—	Lower lvl main entrance	M1-5	Pull Station	—	Jose Martinez	03/30/2020	**Passed**
7	—	Lower lvl office exit	M1-2	Pull Station	—	Jose Martinez	03/30/2020	**Passed**
8	—	Lower lvl open area 25 exit	M1-12	Pull Station	—	Jose Martinez	03/30/2020	**Passed**
9	—	Upper lvl kitchen	M1-16	Heat Detector	—	Jose Martinez	03/30/2020	**Passed**
10	—	Upper lvl open are exit	M1-15	Pull Station	—	Jose Martinez	03/30/2020	**Passed**
11	—	Upper lvl open area 21 exit	M1-17	Pull Station	—	Jose Martinez	03/30/2020	**Passed**

Inspector Signature  **Inspector Name** Jose Martinez **Date** 03/30/2020

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Dittmar Recreation Center

1009 West Dittmar Road
Austin, Texas 78748

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-24
Site Visit Date: October 4, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Dittmar Recreation Center
1009 West Dittmar Road
Austin, Texas 78748
SF-0001419126-24

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on October 4, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lisa Tippin
Project Manager

Reviewed By: Morris Neal
Senior Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			Repair	$12,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Repair	$43,000	$136,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$8,500	$26,910
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Refurbish		$20,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Replace	$250	$21,000
5.5 HEATING, COOLING, AND VENTILATION		X		Replace	$44,000	$59,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None	$500	$16,875
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X	X			$10,450	
Totals					$118,700	$279,785

Summary	Today's Dollars	$/SF
Immediate Repairs	$118,700	$5.96

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$279,785.00	$14.06	$1.41

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$304,792.54	$15.31	$1.53

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Add Tench Drain at Gymnasium Entrance**	It was reported that due to the slope, water runs toward the door and in heavy down pours, may seep under the door. To the eye, the slope has a significant down gradient toward the front flatwork at the main door. We have included costs to install a trench drain, integrated with the concrete stoop in front of the door that is tied into the storm drain line to address the issue	Allow	$12,000	1	$12,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$12,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
2	**Refurbish or Replace Signage**	The signage is exhibiting signs of wear and deterioration and replacement or refurbishment of the signage is recommended at this time.	Allow	$2,000	1	$2,000	
3	**Replace Concrete Sidewalk Sections**	The sidewalks are in fair condition. Mature trees and their associated root systems throughout the site have heaved the sidewalks. We noted that the edges of the sidewalk have been painted yellow at the differential settlement, but we recommend sectional replacements at this time. An allowance has been budgeted, but confirmation with a contractor is warranted.	Allow	$15,000	1	$15,000	
4	**Re-Grade Entrance Drive**	The entrance drive was observed to have a concrete apron and asphalt pavement drive integral with the parking. The drive line appears to have too steep a grade. We have included costs to revise the slope of the pavement at the entrance.	Allow	$25,000	1	$25,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Repaint Fire Lanes**	We observed that the fire paint at the fire lanes are markedly faded and worn. We recommend repainting the fire lanes at this time.	Man Days	$500	1	$500	
6	**Trim Trees - HVAC Enclosures at Gym**	We observed excessive overgrowth at the chain link enclosures around the HVAC equipment around the gymnasium. Trim trees and weeds from the enclosures at this time.	Man Days	$500	1	$500	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$43,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
7	**Repaint Exterior Stucco**	The west wall of the main recreation center was observed to have faded and stained paint surfaces at the upper wall surface, though the stucco itself appeared to be in good condition. We recommend repainting the stucco at this time, making any repairs and sealing cracks as warranted.	SF	$3	2500	$7,500	
8	**Remove Graffiti**	There was a graffiti tag on the southeast exit door of the gymnasium that is required to be removed at this time. Additionally, the door had faded paint surfaces and is exhibiting spot rust. We recommend wire brushing, priming and repainting the door at this time. It is recommended to use a specific paint for graffiti.	Man Days	$500	2	$1,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$8,500	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
9	**Provide Push Plate at Drinking Fountain**	We noted that one of the drinking fountains at the gymnasium area is missing the push plate. Modest costs have been included to install a replacement push bar at this time.	Man Days	$250	1	$250	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$250	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
HEATING, COOLING, AND VENTILATION							
10	**Replace RTU-2 at gymnasium**	RTU-2 has a failed compressor and was reported to be inoperable on the day of the site visit. The site contact indicated the part was no longer manufactured and the unit would likely need replacement due to obsolescence. Costs have been included to replace the entire unit at this time.	TON	$2,200	20	$44,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$44,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
11	**Remove Storage Items from Attic Space**	We noted a set of enclosed wood steps leading to the attic from the "Teen Room." The steps provide access to the space above the ceiling and appears to be used for storage. This building is not sprinklered and we strongly encourage facilities management to remove all storage items at this time.	m	$500	1	$500	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$500	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
12	**Install Accessible Signage at Exterior Doors**	The east door is not accessible because it is only provided with steps. Provide signage directing traffic to front or side accessible doors.	EA	$150	3	$450	
13	**Provide Clear Path of Travel - Rec Center**	The hallway to the restrooms was noted to be obstructed by couches and a set of drinking fountains. We recommend relocating the furniture and removing or relocating the drinking fountains.	Allow	$10,000	1	$10,000	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$10,450	
		Total:				**$118,700**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	18	2	42,000	SF	$3.00	$126,000	100%		$126,000									$126,000
Asphalt Pavement Maintenance		0		1	EA	$2,000.00	$2,000	500%	$2,000		$2,000		$2,000		$2,000		$2,000		$10,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Repaint Exterior Stucco	20	20	0	2,500	SF	$3.00	$7,500	100%								$7,500			$7,500
Annual Roof Maintenance Program	1	0	1	19,412	SF	$0.10	$1,941	1000%	$1,941	$1,941	$1,941	$1,941	$1,941	$1,941	$1,941	$1,941	$1,941	$1,941	$19,410
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Refurbish Kitchen/ Break Area	30	25	5	1	Allow	$20,000.00	$20,000	100%					$20,000						$20,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Individual Domestic Water Heater	15	10	5	3	EA	$7,000.00	$21,000	100%					$7,000		$7,000			$7,000	$21,000
5.5 HEATING, COOLING, AND VENTILATION																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Split System, Air Cooled Condensing Unit	15	7	8	5	EA	$3,000.00	$15,000	100%					$7,500			$7,500			$15,000
Replace RTU-1	20	18	2	20	TON	$2,200.00	$44,000	100%		$44,000									$44,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	20	11	9	13,500	SF	$1.25	$16,875	100%									$16,875		$16,875

Total (Uninflated)	$3,941.00	$171,941.00	$3,941.00	$1,941.00	$38,441.00	$1,941.00	$10,941.00	$16,941.00	$20,816.00	$8,941.00	$279,785.00
Inflation Factor (3.0%)	1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)	$3,941.00	$177,099.23	$4,181.01	$2,120.98	$43,265.68	$2,250.15	$13,064.13	$20,835.29	$26,369.09	$11,665.98	$304,792.54

Evaluation Period:	10
# of SF:	19,905
Reserve per SF per year (Uninflated)	$1.41
Reserve per SF per year (Inflated)	$1.53

Table of Contents

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Dittmar Recreation Center, the Subject, is a two building, 19,412-SFG, single-story recreation complex on a 12.69-acre parcel in Austin, Texas, The main building is a recreation center, is 5,912 SF in area and was completed in 1988 (34 years old). A gymnasium building is located west of the main building. It was a covered sport court area that was enclosed in 2011 (11 years old) and is 13,500 SF in area. There is also a building between the two properties that serves the community pool to the south of the building. This building and the pool are outside the scope of this survey. The property is bounded by residential properties on all sides.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking in an asphalt lot north of the buildings. Vehicular access is provided along Dittmar Road from a single curb cut.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its mature age of construction. We did observe some deficiencies that are required to be addressed at this time. Systems that fall into this category include asphalt pavement, settled sidewalk sections, graffiti and rust on metal doors and panels at the gym, HVAC units that are non-working and other miscellaneous items described in the report. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures into more than 40 years in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a verbal summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/ Comments**
Renovated Flooring - Laminate Wood at Main Recreation Center	2022	Not Provided

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

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The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the Austin Building Department via an on-line request form. The Department has not yet responded. CBRE will forward any pertinent information received within 30 days of the Report.
Fire Code Violations	CBRE submitted a FOIA request to the Austin Fire Department via an on-line request form, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Frequency of Fire Inspections	Annually (municipal)

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Zoning Department Code Violations	CBRE submitted a FOIA request to the Austin Planning Department via an on-line request form, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Certificate of Occupancy	We were not provided with a Certificate of Occupancy.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P = Public - Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have not yet responded to our requests. We will forward any pertinent information received within 30 days of the date of this report.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any

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alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
David Wynn, Groundskeeper	PARD	On-Site Maintenance	(512) 974-6090
Robert Morrison	PARD	City of Austin, Quality Improvement Specialist	(512) 426-2698
Records and Data Department	City of Austin	Public Records Center	on-line portal

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-24
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Dittmar Recreation Center
Street Address	1009 West Dittmar Road
City, State and Zip	Austin, Texas 78748
Number of Parcels	One
Total Acreage	12.69
Number of Buildings	2 buildings
Number of Stories	single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	Main Building - 5,912 SF Gymnasium - 13,500 SF Total = 19,412 SF
Building Age	The Property was constructed in 1988 and 2011 and is 34 and 11 years years old.
Parking Provisions	There are a total of 113 parking spaces, of which there are 3 standard ADA spaces and 2 van-accessible spaces.
Primary Use	Public Recreation/ Municipal
Reported Occupancy	100%
Property Management	Parks & Recreation Department
Duration of Property Management	30+ Years
Escorted by	Robert Morrison, PARD
Field Observer	Lisa Tippin
Date of Site Visit	October 4, 2022
Weather	Sunny mid 80s
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is moderately sloped but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be about 10- 15' from the high side on the west side of the site, falling gently toward the southeast. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins that drain into the on-site storm water detention basin on the southeast side of the gymnasium building and integrated with the storm water management for the entire park. There are no retaining walls associated with the buildings.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0595K dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and moderate slope are in good condition with an exception at the main entrance into the gymnasium. It was reported that due to the slope, water runs toward the door and in heavy down pours, may seep under the door. To the eye, the slope has a significant down gradient toward the front flatwork at the main door. We have included costs to install a trench drain, integrated with the concrete stoop in front of the door that is tied into the storm drain line to address the issue. The flood zone is the least restrictive zone with no further action required.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the north side of the buildings, with a connecting drive to Dittmar Road to the north. Parking is provided onsite for customers and employees. There are total of 113 spaces, of which 3 are designated accessible and 2 are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

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Concrete sidewalks connect the parking areas to the front and side entrances of the building. There are also municipal sidewalks on the north side of the site. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass covered yards and parking lot islands with local mature plantings. The landscape is provided with an irrigation system with automatic controls and timers located within the electrical room of the building.

A painted metal sign is provided at the main entrance. It is fabricated with two ground mounted metal poles attached to a painted sign with the name of the facility. The condenser units at the main building are provided with a painted CMU screen wall and chain link enclosure. The RTUs at the gymnasium and the west yard are also provided with chain link enclosures to protect the HVAC equipment.

There is a swimming pool, check-in building, playground and shed on the park site as well. These items are outside the scope of the survey.

Observations & Comments

Paving and flatwork is in fair condition. We observed cracks and minor deficiencies throughout the surface of the pavement. The cracking is relatively minor, but widespread, indicative of failure of the system. The surface is serviceable at this time but will continue to deteriorate through de-icing salts and freeze thaw cycles. We have included costs to overlay the surface in the first two years of the Capital Reserve cycle. We also observed that the fire lane paint at the fire lanes are markedly faded and worn. We recommend repainting the fire lanes at this time.

The sidewalks are in fair condition. Mature trees and their associated root systems throughout the site have heaved the sidewalks. We noted that the edges of the sidewalk have been painted yellow at the differential settlement, but we recommend sectional replacements at this time.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. We observed excessive overgrowth at the chain link enclosures around the HVAC equipment around the gymnasium. Costs have been included to trim trees and weeds from the enclosures..

The signage is exhibiting signs of wear and deterioration and replacement or refurbishment of the signage is recommended at this time. The screen walls and chain link fencing are in good condition and will only require routine maintenance over the term.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The buildings are both founded with a slab on grade with continuous strip-type footings below exterior walls, isolated pad-type footings below columns, and grade beams below shear walls. Construction consists of a steel frame superstructure with rigid steel frames. The roof decks are corrugated metal.

Observations & Comments

Based on our representative areas of observation, the buildings did not reveal evidence of apparent structural distress. The building foundations appear stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good condition. There were no excessive deflections noted that would affect the serviceability of the framing systems. No further action is required at this time.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior wall finish at the at the main building is stucco, in a neutral beige color. The fascia is a continuation of the metal roof in a red color. Windows are punched openings on all sides of the building. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted hollow metal.

The gymnasium was formerly an open sport court, covered with a roof that was part of a pre-engineered metal building system. In 2011, the exterior walls were constructed, and a small office area was added at the front (north side) of the building. Consequently, the walls are standing seam metal panels on all sides except for the front entrance. The front entrance is a mix of limestone masonry, metal panels and storefront glazing. The main entrance is a double aluminum and glass door integrated with a storefront. Secondary exits are similar single leaf doors and service doors are insulated metal.

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Roof access was not provided at the time of the site visit; we made all observations at grade and utilizing the roof report by Empire Roofing completed in 2019. The main building has one main roof and the gymnasium building has four roof sections. The main roof at the main building is standing seam metal and assumed to be original and about 34 years old. Drainage is provided by sheet flow to continuous gutters with downspouts that drain to grade. The main field of the gymnasium is also standing seam metal typical to pre-engineered buildings. The age is unknown, but may be 34 years old as well. The secondary roofs at the front and sides of the buildings are reported to be BUR with internal roof drains, original to the building and 11 years old.

Appurtenances are limited and consist of ventilation units and mushroom fans. Access to the roof is provided by portable ladder; no fixed access is provided.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main Building - Main Roof	7,200	Metal (standing seam)	34 Years
2	Gymnasium - Main Roof	11,000	Metal (standing seam)	Unknown - 20+ Years
3	Gymnasium - Front Roof	900	Unknown; Single Ply possible	11 Years
4	Gymnasium - Front Roof	1,200	Membrane (built-up BUR)	11 Years
5	Gymnasium - West Side Roof	1,520	Membrane (built-up BUR)	11 Years

Observations & Comments

Exterior sidewalls were generally found to be in good condition with a few isolated areas of deficiencies. The west wall of the main recreation center was observed to have faded and stained paint surfaces at the upper wall surface, though the stucco itself appeared to be in good condition. We recommend repainting the stucco at this time, making any repairs and sealing cracks as warranted. Repainting is anticipated late in the term, as well.

The exterior sidewalks at the gymnasium are in generally good condition. We observed very minor damage to the flutes on the east side of the building, likely from lawn equipment impact. There was a graffiti tag on the southeast exit door that is required to be removed at this time. Additionally, we noted some staining/ fading on the front metal surface of the parapet wall over the main entrance. It appears the discoloration is the result of removing a graffiti tag in the past. The discoloration is not so noticeable to warrant the cost of replacing the panels at this time; we have not included costs for this work but should be evaluated by the Owner as part of a future budgeted exterior renovation to replace or paint these panels.

Sealants at the exterior sidewalls were generally found to be in good to fair but serviceable condition. Budgeting for replacement over the term based on age is recommended.

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On-site personnel reported that there are currently no known active roof leaks. A roof warranty was requested but not provided, however, all roofs are anticipated to endure through the term based on age. Other than continued routine maintenance and annual inspections, no further action is anticipated.

The drainage and roof appurtenances could not be inspected, as roof access was not provided. No deficiencies were reported and no action is required at this time.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The main recreation center has a main entrance on the north central side of the building, facing the parking lot. There is a vestibule that enters into an open lobby/corridor area, with a reception desk to the west and a small office area behind it. The corridor extends to the south entrance with a similar set of access doors. The main corridor runs east to west. To the west is a classroom, kitchen/ break area, ceramics room and electrical room. To the east is a set of men's and women's restrooms, a multipurpose room that has an accordion divider, additional classroom and storage space. The teen room has access to the attic via a set of wooden steps. The primary flooring materials throughout the space are laminate wood flooring installed in 2022. The corridors have a low-profile carpeting installed on the walls, and other spaces are generally painted with ACT ceiling and recessed lighting fixtures. The kitchen has direct access to the classroom space and provides meals as appropriate to the classroom, as well as serving as a break area for office staff. The flooring is a continuation of the laminate flooring installed in 2022. Walls and ceilings are painted gypsum board. Cabinets are stained upper and lower sections with plastic laminate countertops. Appliances include a range/stove, refrigerator and ice maker. The restrooms are equipped with floor-mounted toilets with flush valves, wall-mounted flush-valve urinals, and under-mount ceramic sinks at plastic laminate built-in countertops. Accessories consist of plate glass mirrors and floor supported stainless steel partitions. Interior finishes consist of ceramic tile flooring and wainscots, and painted gypsum board walls and ceiling. Lighting is provided by surface and recessed ceiling-mounted fixtures.

The gymnasium is an exterior sport court that was enclosed in 2011. The flooring at the main gym is sealed wood, typical to basketball courts. Bleachers and goals are provided. The walls are painted and provided with padding on the lower 6' or so. There is no ceiling, exposing the steel structure. The office area, locker, toilet rooms, storage spaces and electrical closet are located on the north side of the building. Flooring is generally stained concrete, walls are painted and ceiling, where provided are ACT systems. The toilet/locker room areas have stained concrete floors and ceramic tiles walls and wainscot areas. The fixtures and finishes are similar to the main recreation center.

Observations & Comments

Interior finishes are generally in good condition. Based on EUL, replacement of the flooring is anticipated to last 10 to 12 years, and should be budgeted beyond the term. Touch up painting and other routine maintenance can be performed as needed. No immediate costs for interior finishes is warranted.

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We would recommend an update to the cabinets and equipment in the kitchen area. Costs have been allocated mid-term based on age and use.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the north side of the parking lot, near the connection to the city water main. The dedicated 2" city water service line enters the building near the main restroom area and serves the domestic water for the building. The one-story building operates from city water pressure, without the use of a booster pump. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building on the south sides and flow by gravity to the municipal sanitary mains. Sanitary waste and vent piping was observed to be cast iron. Natural gas serves domestic water heaters, boilers, and kitchen equipment. A gas regulator and meter are located on the outside west wall. Natural gas piping was observed to be black steel. The various piping systems are all original to the building and assumed to be 34 and 11 years old.

Domestic hot water for the kitchen and restrooms at the main building is provided by two individual tank-type natural gas hot water heaters. The restrooms have a 50-gallon Bradford White water heater (Model MI5036FBN) manufactured in 2012. The kitchen is provided with a State (Model GS6-30-OCT400) unit manufactured in 2010 of 30-gallon capacity.

The gymnasium has a State Patriot water heater of 40-gallon capacity mounted on a platform in the janitor's closet between the two restrooms. We assume the age dates to construction and is about 11 years old.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. Domestic water and sanitary sewer systems are in good to fair condition overall, with no issues reported by the site contact with water pressure or habitual drain back-ups. Replacements of the water heaters are anticipated due to age and included over the reserve term.

We noted that one of the drinking fountains at the gymnasium area is missing the push plate. Modest costs have been included to install a replacement push bar at this time.

5.5 HEATING, COOLING, AND VENTILATION

The main building is heated and cooled by four split systems. All the units were manufactured by Lennox in 2014 and are of five ton capacity each. Condensing units 1, 2 and 3 are located on the north side of the building within a chain link enclosure and protected with a masonry screen wall. The fourth

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condenser is located on the west wall next to the electrical switchgear, also within a chain link enclosure. The AHUs are located in the attic space and in the main electrical/ mechanical room on the west side of the building. The units are controlled by wall mounted thermostats within various areas of the site.

The gymnasium is heated and cooled by two large grade mounted RTUs. The RTUs are self-contained, direct expansion air-conditioning and gas-fired heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a gas-fired heating system for the forced warm air heat. The RTUs were manufactured in June 2010 by Valent (Model Number VPR-110-5A-101A). The tonnage of the units was not known or able to be deciphered from the model number. The VPR Series from Valent is a high-percentage outdoor air ventilator with packaged air-cooled refrigeration. The units have sheet metal ductwork for air delivery.

A supplemental split system with grade mounted condenser is provided on the southwest corner of the gym within a chain link enclosure. It is a 5-ton unit manufactured by Trane in 2010.

We noted an Automated Logic control panel, indicating that parts of the system are managed by the PARD BAS.

Ventilation is provided by natural infiltration, through the RTUs and by roof mounted exhaust fans at the toilet rooms.

Observations & Comments

Overall, the split systems appeared to be in good operating condition and well maintained. It appears all units, condensers and AHUs, were replaced in 2014. Using the tonnage of the units for the main recreation center (20 tons) we calculated that one ton of air conditioning is provided for every 320 SF of building space. This appears inadequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

We were unable to calculate the tonnage at the gymnasium but estimate that each RTU should be about 20 tons to meet the needs of the building.

RTU-2 at the gymnasium was reported to be inoperable due to a compressor that has failed. The site contact indicated that the part is out-of-production, and replacement of this unit is anticipated within the next year. RTU-1 is similarly anticipated to be replaced due to obsolescence. We have included costs for RTU-2 in immediate needs and RTU-1 early in the term.

The split system associated with the gymnasium is anticipated to require replacement over the term, as well, based on age.

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5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to a pair of utility owned transformers located in the service yard outside the main electrical switchgear rooms of each building. Power enters the building underground to each building.

The service at the main building is located on the west elevation, with a Square D 400-amp wall-mounted exterior switch within a chain link enclosure. The electrical meter is located on the same wall. The switchgear feeds the main panel for the building. The main panel is located in a dedicated electrical room and is labeled "Panel A". Panel A is a 400 amp, 277/480 volt service. Panel B is mounted adjacent on the same wall and appear to control the photovoltaic panels mounted on the roof. A dry transformer was observed in the electrical room as well. The panels appear to be replacement panels, likely dating to the time of solar panel installation. Overload protection is provided by circuit breakers and distribution wiring consists of copper conductors.

The gymnasium has a separate feed from another transformer. The main panel is rated at 600 amps, 120/208 vols, 3 phase. 4 wire service.

There is no emergency power to the building.

Observation & Comments

The electrical systems provide 41.5 watts per square foot for the main building. This is based upon the overall capacity of 400-amps, 480-volts, 3-phase, 6,405 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

The electrical systems provide 12.8 watts per square foot for the gymnasium. This is based upon the overall capacity of 150-amps, 208-volts, 3-phase, 13,500 building square feet, and a power factor of 0.8. Electrical gear appeared to be in good condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term. Other than continued scans and maintenance, no further action is required.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The gymnasium is fully protected with a wet pipe sprinkler system. A dedicated 4” fire service enters the riser room at the northeast side of the building and feeds the system utilizing street pressure with a mixture of Victaulic and black iron pipe and fire department connections are provided at the building exterior. The piping has mechanical couplings with grooved pipe for the larger pipe sizes, and threaded couplings for the smaller sizes. The fire water service line is equipped with a backflow preventer. The

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fire sprinkler system dates from construction in 2011. The riser piping has a tamper switch, flow control valve, and flow switch. The system is monitored by a central fire alarm control panel (Firelite MS-10UD) in the mechanical room.

The recreation center is not provided with a fire sprinkler system but has a fire alarm system (Simplex 4010) that monitors the various life safety devices including smoke detectors, heat detectors, duct detectors and fire alarm pulls. Tags on the system indicated it was installed in 2016 and is 6 years old.

Supplemental fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are located in surface or recessed wall mounted cabinets and are generally available throughout the common corridors and in mechanical/ electrical rooms.

We noted a set of enclosed wood steps leading to the attic from the "Teen Room." The steps provide access to the space above the ceiling and appears to be used for storage. This building is not sprinklered and we strongly encourage facilities management to remove all storage items at this time.

Observation & Comments

Regarding the gymnasium, fire sprinkler tests are performed annually. We observed a service tag from Johnson Controls dated April 2022, indicating that required repairs were made at this time. The fire alarm control panel also had a current inspection tag; no issues were reported with the system. The FACP dates to construction, is about 11 years old. A budget should be established to upgrade the fire alarm system and devices, based on the age of the system. We have included this item in the Capital Reserve Schedule.

The fire alarm control panel for the recreation center has a current annual inspection tag dated June 22, 2022 by Johnson Controls. The FACP is anticipated to endure through the term. No further action is required.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and are dated March 2022. Other than continued regular inspections, no further action is required.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the recreation building was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

We understand the Gymnasium Building obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did observe barriers of significance. Costs have been included in the Opinions of ADA Modifications.

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?	✔			
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✔		The public sidewalk on the north side of the site does not connect with the site - Further evaluation is warranted.
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			Settlement in sidewalks can be more than 1/4". Costs included in immediate needs.

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	Does signage exist directing you to accessible parking and an accessible building entrance?		✔		Provide signage at main and secondary entrances. The east entrance has stairs and is not compliant.
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✔			
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?		✔		The main east/ west corridor is impeded by furniture and a set of drinking fountains.

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		See comment above
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			See comments above
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were partially completed and returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so

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that CBRE could become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

 ©2023 CBRE

Photographs

1. Asphalt Pavement

2. Catch Basin

3. Entry drive and signage

4. Curbing and sidewalks

5. Accessible Parking Spaces

6. Steel Structure - Main Building

7. Typical Elevation

8. Side steps and Exit/Entry Door

9. Main Entrance

10. Side Exit

11. Gymnasium

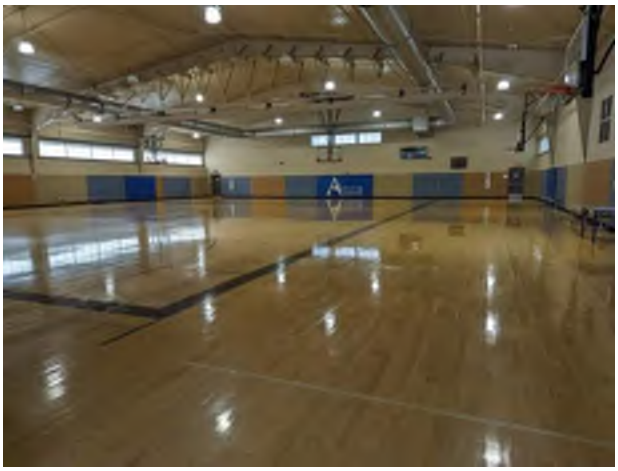
12. Gym Exterior

13. Interior Corridor Finishes

14. Kitchen

15. Typical Restroom Finishes

16. Accessible Stall



17. Gymnasium Interiors

18. Restroom at Gymnasium

19. Gas Meter

20. Water Heater

21. Typical Condenser (Main Building)

22. AHU at Main Building

23. RTU at Gym

24. Transformer

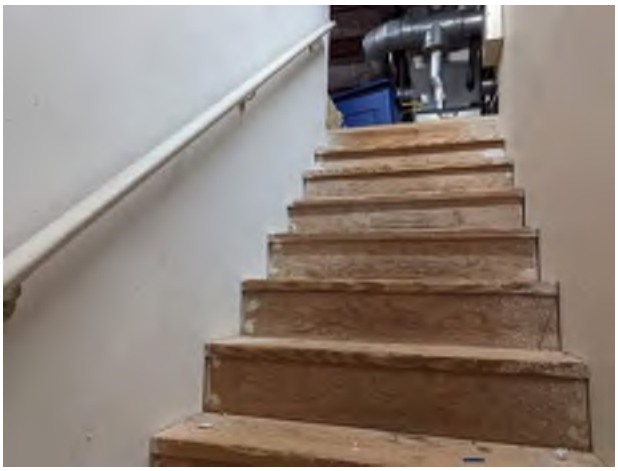
25. Electrical Meter

26. Interior Transformer 0 Main Building

27. Electrical Panels

28. Fire Alarm Control Panel

29. Typical Fire Extinguisher



30. Stairs to attic area

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Dittmar Recreation Center	**Project No.:**	
Address:	1009 W. Dittmar Rd	**Project Manager:**	
City, State Zip Code	Austin, TX 78745	**Property No.:**	
Year Built and Age:	1988	**Tax I.D. # (Sec, Lot, Block):**	ABS 6 SUR 19 CANNON W ACR 12.69
Building Type:		**Size of Parcel (Acres):**	12.69
Number of Buildings:	2	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:	Clay Shelton	**Duration of Current Management:**	
Tel:	512-974-6090	**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :		**Date:**	
Tel:		**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard					
Handicap	5				
Totals	94				

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐

b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐

c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system?
Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels?
Yes ☐ No ☐
If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐
If "Yes," any problems (explain below)? Yes ☐ No ☐
What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐
If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If "Yes", explain._____

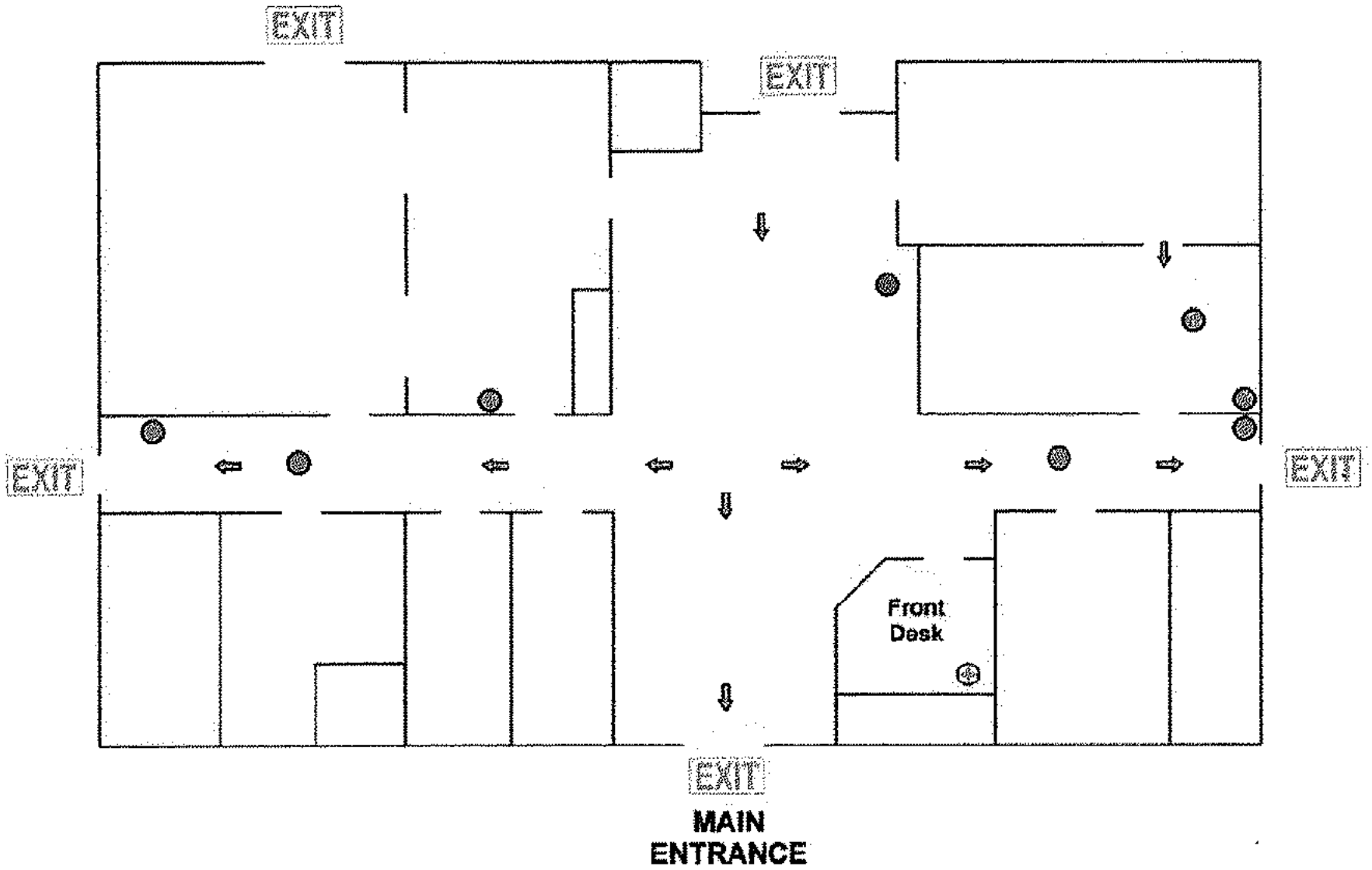
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

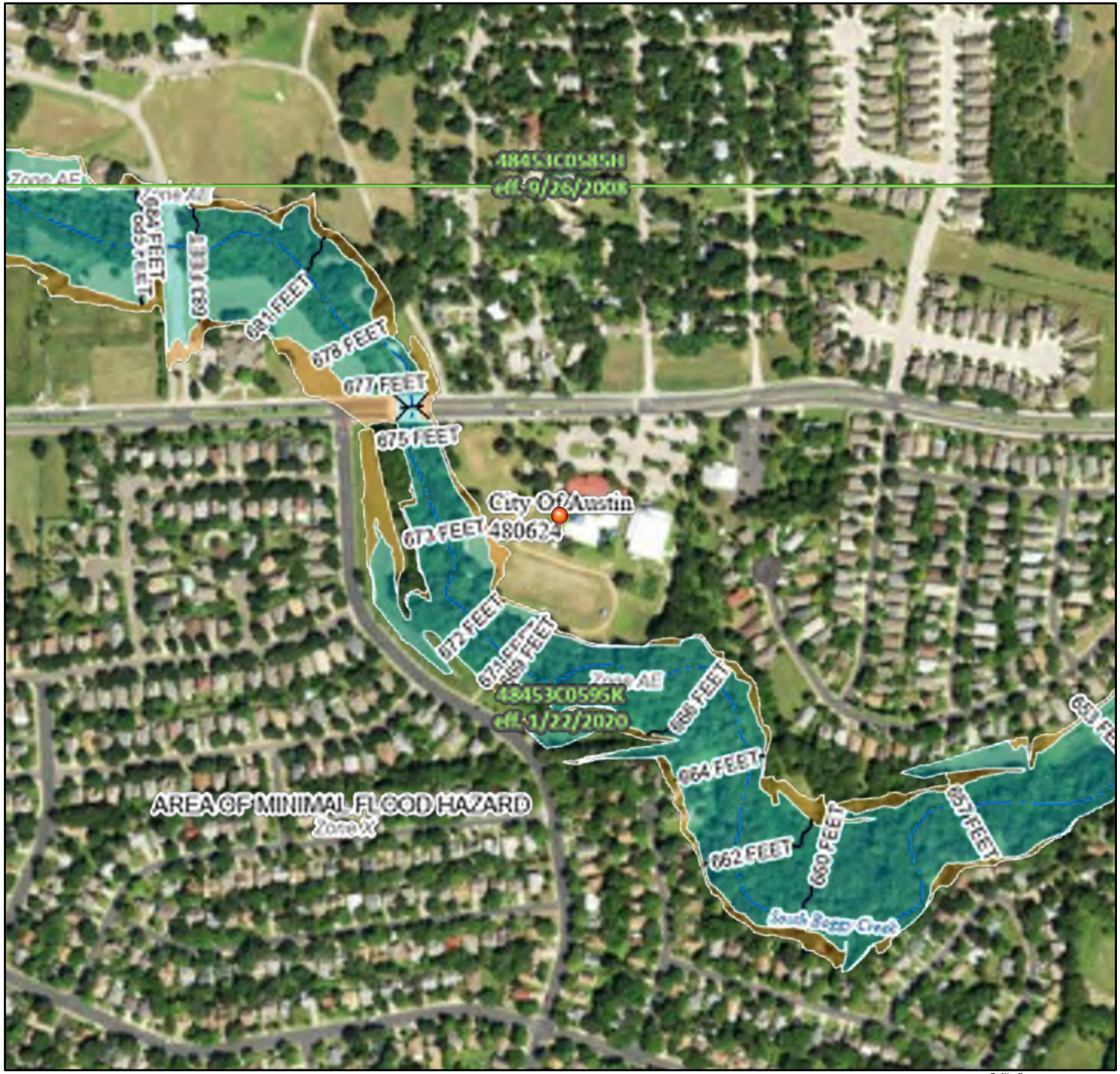
a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation


EXIT
EXIT
EXIT
EXIT
EXIT
Front
Desk
MAIN
ENTRANCE

1DWLRQDO)ORRG+D]DUG'DWD)ORRGZD\V

FEMA



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/HJHQG

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=RQH$ 9 $
L:LWK%DVH)ORRG(OHYDWLRQV =RQH$($2 $+ $9 9($
5HGXFHG5LVN)ORRG=RQH

$QQXDO &KDQFH)ORRG+D]DUG $UHDV
R DQQXDO FKDQFH IORRG ZDWHUV DUH
G+D]DUGRXV WKDQ RQH IRRW RU ZKHUH GUDLQDJH
DUHDV OHVV WKDQ RQH VTXDUH PLOH=RQH;

)XWXUH&RQGLWLRQV$QQXDO
&KDQFH)ORRG+D]DUG =RQH;
$UHDZLWK5HGXFHG)ORRG5LVNGXHWR
/HYHH 6HH1RWH/ =RQH;
$UHDZLWK)ORRG5LVNGXHWR/HYHH =RQH'

$UHDRIQLQHO)ORRG+D]DUG =RQH;
(IIHFWLYH/LQH
$UHDRI8QGHWHUPLQHG)ORRG+D]DUG =RQH'

&KDQQHO &OYHUW RU 6WUXFWXUH
/HYHH'LNH RU)ORRGZDOO

&URVV6HFWLRQV ZLWK$QQXDO &KDQFH
DWHU 6XUIDFH(OHYDWLRQ
&RDVWDO 7UDQVHFW
%DVH)ORRG(OHYDWLRQ/LQH %)(
/LPLW R 6WUXFWXUH
-XULVGLFWLRQ%RXQGDU\
&RDVWDO 7UDQVHFW %DVHOLQH
3URFHVV%DVHOLQH
+LJKUDSKLF)DXOW

L'LWDO DWDVHOHFWHG
R'LWDO DWDVHOHFWHG
8QPDSSHG

7KLVIORGLQVXUDQFHUDWHPDSZDVSURGXFHGWR
SRQVHOHFWHGEWKHXVHU DQGGRHVQRW UHSUHV
DQDZKROHWDWLRYLSURSHUW\ORFDWLRQ

7KLVPSFRPSOLHVZLWKWKVWDQGDUGVIRU WKHXVHR
GLJLWDO IORRGPS/LI LW LVQRW YRLGV/GHVFULEHGEHORZ
7KHEDVHPS\VKRZQRQRPSLHVZLWKWKVEDVHPS
DFFXUDWVWDQGDUGV/

7KHIORRGKDUGLQRUPDWLQLVGHULYHGGLUHFWO\IURPWKH
DWKRULWDWLYHHEVHUYLFHV SURYLGHGEWKH 7KLVPS
ZVHSURWHGRQ DW 3 DQGGRHVQRW
UHOHFW FKDQHV RU DQGRQWV VXEVHXHQW WR WKLVGDWH DQG
WLPH 7KHHDQGHIIHFWLYHLQRUPDWLQRQPFKDQHRU
EHFRPXSUVHGGEQHZGDWDRYHU WLPH

7KLVPSLPHLVYRLGLI WKHIRQHRU RUHR WKHIRO ORWLQPS
HOHQWVGRQW DSSHDU EDVHPSLPH\\ IORRGRQHODEHOV
OHHQG VFDOHEDU PSFUHDWLRQGDWH FRRL W\LGHQWLILHUV
)5$QQO QHEU DQG)5HIHFWLYHGDWH DSLPHV IRU
XQPSSHG DQGXQRGUQL}HGUHDV FDQQRW EHXVHGIRU
UHDOWDWRU\SUSRVHV

Tippin, Lisa @ Oklahoma City

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 26, 2022 9:43 AM
To: Tippin, Lisa @ Oklahoma City
Subject: Public Information Act Request :: C157638-102622

External

Dear Lisa Tippin:

Thank you for contacting the City of Austin. Your request was received in this office on 10/26/2022 and given the reference number C157638-102622 for tracking purposes. Your request will be forwarded to the relevant City departments to locate the information you seek.

Records Requested: Regarding the recreation center at 1009 W. Dittmar Road can you provide the following information: -Certificate of occupancy -Open building, fire or zoning violations -copies of the last inspection

Pursuant to the Texas Public Information Act, you will receive communication from the City of Austin within 10 business days informing you of one or more of the following:

• The date the information will be available or a copy of the records sought

• A cost estimate/invoice

• A letter advising there is no responsive information for your request or that some/all the responsive information may or must be withheld by the City of Austin in accordance with the law

• The need for clarification from you.

Please note your request must ask for records that already exist. The Texas Public Information Act does not require a governmental body to create new information, perform legal research, or answer questions.

You can monitor the status of your request using the "My Request Center" menu option at the Austin Public Records Center.

You will receive an email once your request is complete.

austintexas.gov
the official website of the City of Austin

Zoning Profile Report

1009 W Dittmar

Questions? Click here for help and contact information.

Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location: (3,096,171.52, 10,039,714.04)

Grid:

Future Land Use (FLUM):

Regulating Plan:

Zoning:

Zoning Case:

Zoning Ordinance (Mostly after 2000):

Zoning Overlays:

Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General

Planning. Visit Zoning for the description of each Base Zoning District.

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

Bill to:
City of Austin
411 Chicon Stree
Austin, TX 78702

APPROVED
By Ruben Salinas at 1:06 pm, Jan 10, 2020

INVOICE# **A27650**

Total Due **$750.00**

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

PO #: WO#201810565
Issue Date: 12/26/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/20/2019

Property:
PARD-DITTMAR Recreation Center, 1009 West Dittmar Road, *parks & rec*, Austin, TX 78745
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete.	$750.00

Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

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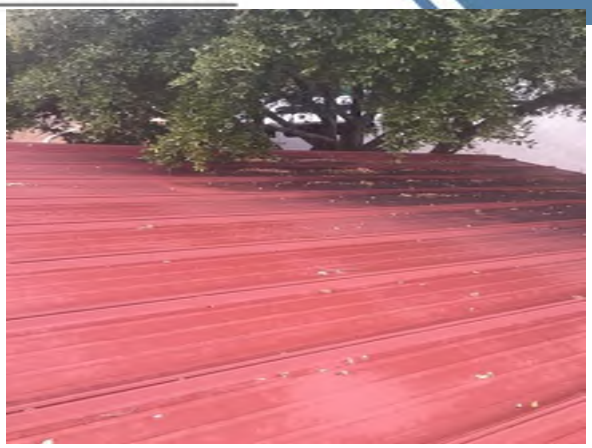
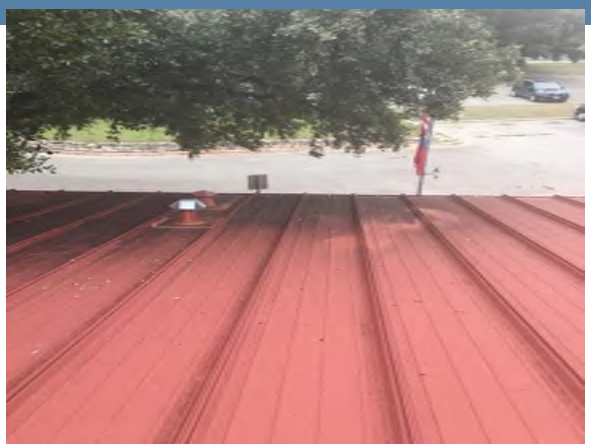


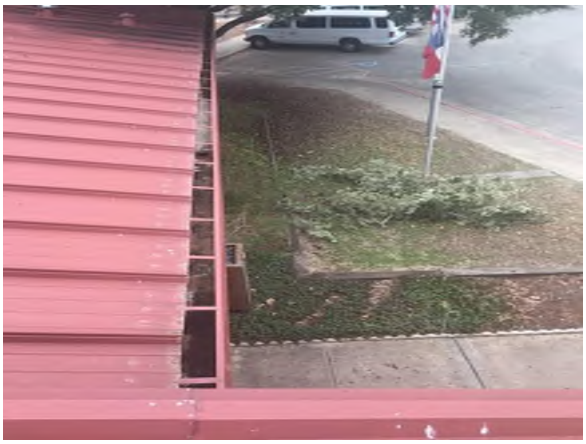
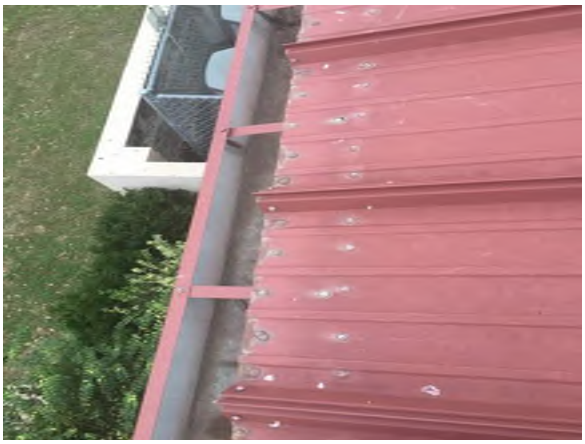

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Doris Miller Auditorium

2300 Rosewood Avenue
Austin, Texas 78702

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-08
Site Visit Date: September 27, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Doris Miller Auditorium
2300 Rosewood Avenue
Austin, Texas 78702
SF-0001419126-08

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 27, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Morris Neal
Senior Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD		X	X	Repair	$10,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X	X	Repair	$62,000	$78,600
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE		X		Structural engineer inspection and report	$32,500	$25,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X	X	Replace	$387,700	$37,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Repair	$250,000	$250,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER		X		Repair		$14,000
5.5 HEATING, COOLING, AND VENTILATION		X		Repair RTU #4 and replace dated RTUs	$2,500	$152,400
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER		X		Repair	$100,000	$25,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS		X	X	Repair	$28,000	
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY			X	Repair	$17,600	
Totals					$890,300	$582,000

Summary	Today's Dollars	$/SF
Immediate Repairs	$890,300	$63.59

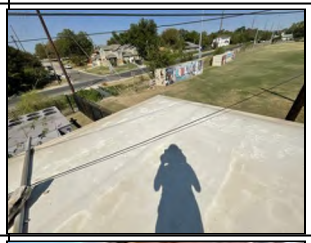
	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$582,000.00	$41.57	$4.16
Replacement Reserves, w/10, 3.0% escalation	$608,867.75	$43.49	$4.35

FCA IMMEDIATE COST TABLE

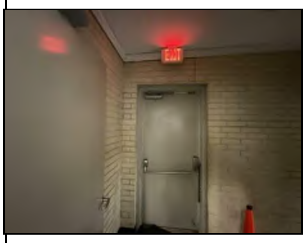
*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Drainage Study**	During our site visit we were told that the western portion of the parking lot and grass area adjacent to the building floods during heavy rains because the detention basin overflows. The retention basin appears to be on the city of Austin right of way. Further investigation to determine the cause is recommended. Budgetary costs for investigation only have been included in the immediate cost table. Costs for any remediation repairs as determined from the results of the investigation are not included.	Allow	$10,000	1	$10,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$10,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
2	**Repaint Parking Stall**	The parking striping, including at the accessible parking spaces, are faded and worn. We recommend striping the lot at this time.	Allow	$2,500	1	$2,500	
3	**Replace Concrete Sidewalk**	Significant stretches of sidewalks sections are severely cracked and deteriorated. Remove deteriorated sections, prepare bed, and install new sidewalks. Sidewalk sections that exhibit cracks but that do not warrant replacement should have all cracks pointed with a non-shrinking grout.	SF	$15	3000	$45,000	
4	**Install 30' Aluminum Lighting Standard Complete with Luminaires**	Install lighting standard and concrete pedestal. Install new concrete pedestal and new 30' standard complete with 3-400W LED luminaires.	EA	$7,500	1	$7,500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Upgrade Building-Mounted Lights to LED**	Building mounted lighting is antiquated and in poor condition. We have added a budget in the cost tables for new LED replacement.	Allow	$7,000	1	$7,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$62,000	
SUBSTRUCTURE AND SUPERSTRUCTURE							
6	**Structural Engineer**	We recommend that part of the Structural engineer report shall address these life safety issues throughout the building.	EA	$7,500	1	$7,500	
7	**Estimated Structural Repairs - Placeholder**	We recommend contracting with a structural engineer to determine the condition of the beams and provide recommendations for possible repairs. The structural evaluation should include an assessment of the double-wythe masonry walls as well. We are including a placeholder for costs. Actual scope to be determined after structural report is completed.	Allow	$50,000	1	$25,000	
		Subtotal SUBSTRUCTURE AND SUPERSTRUCTURE				$32,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
8	**Replace Metal Wall Panels**	Many of the exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed and repainted with a semi-gloss or preferably and oil based paint. We have added a budget in the cost tables.	SF	$10	1920	$19,200	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
9	**Window Replacement**	Replace Aluminum and wood Frame, Single Pane Windows. Due to age of the subject, the aluminum framed, single pane windows have exceeded their EUL. The frames are pitted, and most glazing is dry and cracked. We recommend replacement with new aluminum or wood framed, insulated windows. NOTE: Our POC told us that this building might apply for State Historic Preservation registration, hence a careful examination of the building envelope shall be done prior to any recommendation to be done to this building.	Allow	$70,000	1	$70,000	
10	**Re-Roofing, Standing Seam Metal**	The standing metal seam roof appears to be in fair to poor condition. Based on its age, this system has reached its EUL and needs to be replaced at this time. Remove old roof, inspect all deck, make repairs as required and replacement metal roof with similar type and configuration as existing.	SF	$25	6850	$171,250	
11	**Re-Roofing, TPO Single Ply System**	TPO roof is in poor conditions, and has exceeded its useful life. Immediate replacement is recommended.	SF	$15	7150	$107,250	
12	**Replace Existing wood Soffit and Fascia**	Fascia and trim and wood panels are in poor conditions. We recommend immediate replacement. We have added a budget in the cost tables for their replacement.	Allow	$20,000	1	$20,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$387,700	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
13	**Interior Finish Upgrades**	With exception of the sound studio room, and the gym flooring, the interior finishes are dated, and in poor conditions. Flooring may contain asbestos adhesive, paint may contain lead, FF&Es are are dated and might not be operational particularly the sound booth and the lighting and mechanism for the stage. The bathroom accessories are dated and show signs of damage. We have allocated a budge in the cost tables for interior finishes upgrade starting in the immediate term.	EA	$500,000	1	$250,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$250,000	
HEATING, COOLING, AND VENTILATION							
14	**Repair RTU4**	RTU-4 was not operational during our site visit. Immediate repairs are warranted.	Allow	$2,500	1	$2,500	
		Subtotal HEATING, COOLING, AND VENTILATION				$2,500	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							
15	**Upgrade Electrical Service**	During our site visit we were told that power and lighting to different areas of the building do not work properly, and tripped breakers are common. We recommend a licensed electrical engineer or electrician assess the condition of the electrical system and provide recommendations for upgrading the existing system. We have allocated a budget for repairs, but the scope is required to be confirmed.	Allow	$100,000	1	$100,000	
16	**Infrared Survey, Commercial Scale**	No information was available as to when the last infrared survey was conducted of the electrical switchgear. A thermographic survey should be performed at this time to identify developing hot spots. These surveys should be conducted on a periodic basis going forward in accordance with best practices.	EA	$5,000	5000.0	$0	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$100,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
17	**Replace Fire Alarm System**	It appears that the existing fire alarm system is not complete. The changes in operation for re-tenanting are likely to trigger requirements for significant upgrades. Budgeting for a major system upgrade is recommended. Install a new addressable multiplex fire alarm system throughout the building with a control panel and compatible devise, install new shielded coaxial wire, manual pull box stations, and horns and strobes to comply with the ADA.	SF	$2	14000	$28,000	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$28,000	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
18	**ADA Survey**	During our site survey, we noted that the Subject provides limited handicapped accessibility. The law became effective for existing buildings classified as "Public Accommodations" on January 26, 1992. We recommend that an ADA survey be conducted to identify all barriers and any readily achievable improvements/ modifications.	LS	$5,600	1	$5,600	
19	**Add Accessible Van Parking Space**	There are adequate accessible parking spaces, but neither of the two spaces are van accessible. Convert at least one of the existing spaces to be van accessible with side aisle, signage and striping as required by the standards. Currently, the existing curb ramp encroaches into the clearance of the side aisle. Reconfigure the ramp to meet requirements and provided one sign per space.	Allow	$12,000	1	$12,000	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$17,600	
		Total:				**$890,300**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	15	5	21,200	SF	$3.00	$63,600	100%					$63,600						$63,600
Concrete Site Maintenance	2	0	2	1	Allow	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE																			
Estimated Structural Repairs - Placeholder		88		1	Allow	$50,000.00	$50,000	50%	$25,000										$25,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Paint Exterior Metal Doors	7	6	1	1	Allow	$6,000.00	$6,000	200%	$6,000							$6,000			$12,000
Annual Roof Maintenance Program	1	0	1	1	LS	$2,500.00	$2,500	1000%	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$25,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Interior Finish Upgrades	10	9	1	1	EA	$500,000.00	$500,000	50%	$250,000										$250,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Individual Domestic Water Heater	20	15	5	2	EA	$7,000.00	$14,000	100%					$7,000	$7,000					$14,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace RTU #3 (28 Ton)	20	13	7	28	TON	$2,200.00	$61,600	100%		$61,600									$61,600
Replace RTU #4 (28 Tons)	20	13	7	28	TON	$2,200.00	$61,600	100%		$61,600									$61,600
Replace RTU #1 (6 Tons)	20	17	3	6	TON	$2,200.00	$13,200	100%			$13,200								$13,200
Replace RTU #2 (5 Tons)	20	17	3	5	TON	$2,200.00	$11,000	100%			$11,000								$11,000
Evaporative Cooler	20	18	2	1	EA	$5,000.00	$5,000	100%		$5,000									$5,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Infrared Survey, Commercial Scale	2	0	2	1	EA	$5,000.00	$5,000	500%		$5,000		$5,000		$5,000		$5,000		$5,000	$25,000
Total (Uninflated)									$283,500.00	$138,700.00	$26,700.00	$10,500.00	$73,100.00	$17,500.00	$2,500.00	$16,500.00	$2,500.00	$10,500.00	$582,000.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$283,500.00	$142,861.00	$28,326.03	$11,473.63	$82,274.69	$20,287.30	$2,985.13	$20,292.92	$3,166.93	$13,700.12	$608,867.75

Evaluation Period:	10

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
# of SF:									14,000										
Reserve per SF per year (Uninflated)									$4.16										
Reserve per SF per year (Inflated)									$4.35										

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1.0 EXECUTIVE SUMMARY

Doris Miller Auditorium, the Subject, in Austin, Texas, is an approximately 14,000-SFG, single-storymasonry freestanding building on a 12.450 acre parcel in Austin, Texas. The building was constructed in approximately 1944 and is 78 years old. Specifically, the site is located on the northeast corner of Chestnut Avenue and Rosewood Avenue within the Rosewood Courts Historic District. The property is bounded by Boggy Creek Greenbelt on the south, residential properties on west side, and Rosewood Neighborhood Park on the north and east sides.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided along Rosewood Street, which presents two curb cuts which leads to a paved parking lot which is shared with the park tennis court visitors.

1.1 FACILITY CONDITION

The Subject is considered to be in poor condition with respect to the major mechanical systems. Structural, plumbing, and electrical systems appear to be in fair to poor condition. the Subject does have some deficiencies that should be addressed at this time. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

Many systems are on their second or third life cycle based on the age of the building, and renovations have replaced other systems as needed. That said, continued replacements of HVAC units, roofing, exterior paint, sealant joints and asphalt pavement are recommended over the term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

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REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Interior Painting	2020	Not Provided
Gym Floor	2022	Not Provided

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

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The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the poor range at 0.14.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	The Certificates of Occupancy are being released by floor level and having varying dates. See Appendix of this Report for copies.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-H-NP, P-NP - The Subject appears to be in multiple zoning districts.

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

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ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located in various areas of the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located in various areas of the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Claudia Rocha, Park Manager	City Of Austin	City of Austin	(512) 978-2470

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information,

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taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-08
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Doris Miller Auditorium
Street Address	2300 Rosewood Avenue
City, State and Zip	Austin, Texas 78702
Number of Parcels	One
Total Acreage	12.450
Number of Buildings	1 building
Number of Stories	single-story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	14,000 SF
Building Age	The Property was constructed in 1944 and is 78 years old.
Parking Provisions	There are a total of 42 parking spaces, of which there are 2 standard ADA spaces and 0 van-accessible spaces.
Primary Use	Office
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	N/A
Escorted by	Claudia Rocha, Park Manager, City Of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 27, 2022
Weather	Clear, 72 F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building is situated partially on a flat pad that slopes downward from east to west. The flat area has been graded for drainage with slopes outward from the building. Overall difference in elevation appears to be less than 6" from the flat area to the nearest curb.

Storm water drains via sheet-flow to a system of catch basins that drain into the municipal system, which includes a detention basin located to the west of the building. Roof gutters lead to downspouts which discharge storm water to the ground adjacent to the building perimeter.

A 36" high cast-in-place concrete retaining wall runs north-south along the entire east length of the building.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. number 48453C0465K, dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

During our site visit we were told that the western portion of the parking lot and grass area adjacent to the building floods during heavy rains because the detention basin overflows. The retention basin appears to be on the City of Austin right-of-way. Further investigation to determine the cause is recommended. Budgetary costs for investigation only have been included in the immediate cost table. Costs for any remediation repairs as determined from the results of the investigation are not included.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the south side of the building, parking is provided onsite for the community and employees. There are total of 42 parking stalls, of which 2 are designated accessible. No van-accessible parking spaces were observed during our visit.

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Concrete sidewalks connect the parking areas to the front entrance of the building, and are located along the building's perimeter. The municipal sidewalks are located along Rosewood Avenue. Sidewalks are concrete and are generally 4' wide with regular contraction joints and a broom finish.

The site is landscaped with trees, shrubs, and grass-covered yards and islands with areas of cedar mulch ground cover. In 2022, new landscape beds were added in the front entrance and back entrance of the building. The new landscape beds were provided with a RainBird irrigation systems, including automatic controls and timers.

Site lighting is provided by building-mounted fixtures.

A monument sign is provided at the building's frontage. The sign is located along Rosewood avenue, and it is constructed of metal mounted on painted steel posts which are set in concrete.

Observations & Comments

The asphalt pavement is in fair to good condition. The parking space striping, including at the accessible parking spaces, are faded and worn. We recommend restriping the lot at this time. Additionally, based on the age of the pavement, resurfacing will be required within the next five years.

The concrete sidewalks are in poor condition. Significant stretches of sidewalks sections are severely cracked and deteriorated. Remove deteriorated sections, prepare bed, and install new concrete sidewalks. Sidewalk sections that exhibit cracks, but do not warrant replacement should have all cracks pointed with a non-shrinking grout. Costs are included in immediate needs. To prevent future damage routine maintenance will be required. We have added maintenance cost to the term tables.

The overall site lighting appears to be inadequate, based on the number and location of the existing fixtures. We have added a budget in the cost tables for new pole mounted LED lighting. Exterior building lighting is antiquated and in poor condition. We have added a budget in the cost tables for new LED replacement.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is founded with a slab on grade with continuous strip-type footings below what appears to be a double wythe masonry wall, isolated pad-type footings below columns, and grade beams below shear walls. Construction consist of laminated arched glue-lam beams which span the width of the structure to support the main roof. The building spaces not covered by the arched roof, but are enclosed by CMU and brick walls and OWJ for the flat roof areas.

Observations & Comments

Based on our representative areas of observation, the building appears to be in fair to good condition. Due to the age of the building glue-lam beams, delamination is common in these types of structures. We recommend contracting with a structural engineer to determine the condition of the beams and provide recommendations for possible repairs. The structural evaluation should include an assessment of the double-wythe masonry walls as well as a precautionary measure due to the age of the structure.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls at the auditorium consist of what appears to be double-wythe masonry walls. Exterior walls at the supporting spaces appear to be brick veneer over CMU. The Subject also includes metal panel sidewalls, painted wood soffit and fascia, wood and aluminum single pane windows, and painted metal doors and frames. The main entrance has a combination of brick veneer, wood panels walls and soffit.

The building has eight main roof areas with with two types of roofing systems included TPO membranes and standing seam metal. The standing seam system is installed above the main arch. The TPO roofs are low slope with a slight pitch toward the outside to a continuous roof drain. The standing seam metal roof is an arch and drains onto the lower roofs on east and west site of the building.

The table below summarizes the roofs sections.

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Gym	6,850	Metal (standing seam)	50 Years
2	Music Room	1,800	Low-slope; thermoplastic polyolefin (TPO)	25 Years
3	West Low Roof	1,300	Low-slope; thermoplastic polyolefin (TPO)	25 Years
4	East Low Roof	1,300	Low-slope; thermoplastic polyolefin (TPO)	25 Years
5	North West Low Roof	500	Low-slope; thermoplastic polyolefin (TPO)	25 Years
6	North East Low Roof	500	Low-slope; thermoplastic polyolefin (TPO)	25 Years
7	North Low Roof 1	800	Low-slope; thermoplastic polyolefin (TPO)	25 Years
8	North Low Roof 2	950	Low-slope; thermoplastic polyolefin (TPO)	25 Years

Observations & Comments

NOTE: Our POC reported that they are considering applying for State of Texas Historic Preservation designation. It is recommended that any repairs to the exteriors meet the historic preservation status requirements.

Exterior metal sidewalls were generally found to be in fair condition. We noted signs of age/deterioration throughout the exterior wall systems, including the sealants. We recommend replacement of all metal panels. We have added a budget to the cost tables.

Replace aluminum and wood frame windows. Due to age of the Subject, the aluminum framed, single pane windows have exceeded their EUL. The frames are pitted, and most glazing is dry and cracked. We recommend replacement with new aluminum or wood framed, insulated windows. We have added a budget in the cost tables.

Many of the exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed and repainted with a semi-gloss or preferably and oil based paint. We have added a budget in the cost tables.

Standing metal seam roof appear to be in fair to poor conditions. Based on its age, this system has reached it EUL and needs to be replaced. We have added a budget in cost tables.

TPO roofs are in poor conditions, and have reached their EUL. Replacement of the roofs are recommended, and an opinion of probable cost is included in the Immediate table.

The fascia and trim, and wood panels are in poor condition, and immediate replacement is recommended. We have added a budget in the cost tables for their replacement.

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5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is primarily a gymnasium and performing arts center. The gym finishes consist of wood plank flooring, exposed painted glulam arched beams, acoustic ceiling tile (ACT), painted gypsum board, and painted brick. Interior doors consist of wood doors on painted metal frames.

The music studio finishes consist of painted gypsum board walls, with removable acoustical wall panels, carpet tile, aluminum storefront glazing, and ACT.

The kitchen finishes consist of painted gypsum board, wood cabinets with plastic laminate countertops, welded vinyl floors, and ACT. The kitchen has commercial grade appliance, and a hood with Ansul system.

The stage finishes consist of wood flooring, painted gypsum ceiling. The sound both is located east of the stage, and it is in an elevated platform with painted gypsum wall, popcorn ceiling, plastic laminate countertops, and carpet floors.

Support space inside the gym an office, and a concession stand, both have painted gypsum wall, new laminate wood floors, and ACT.

Dressing room finishes consist of VCT flooring, painted gypsum and exposed brick walls, and acoustical tile ceiling systems. Wall-mounted toilets with wall-mounted flush-valve, and wall mounted vanity type lavatory are presented in the dressing rooms. Accessories consist of plastic laminated countertops, frameless mirror, and a wall hung vanity type lavatory.

Restroom finishes include masonry clay tile walls, painted gypsum ceilings, original vinyl floors. The restrooms are equipped with floor-mounted toilets with manual flush-valves, wall-mounted flush-valve urinals, and plastic laminate countertops with porcelain lavatories. Accessories consist of plate glass mirrors, and lighting is provided by ceiling-mounted fixtures.

The multipurpose room finishes include rubber flooring, painted CMU walls, and exposed painted OWJs.

Observations & Comments

The interior finishes are dated and in poor condition, with the exception of the sound studio and gymnasium flooring. Flooring may contain asbestos adhesive, paint may contain lead, FF&Es are dated and might not be operational specially the sound booth and the stage lighting. We recommend hiring a qualified contractor to test the existing wall paint for lead, and the existing flooring for asbestos prior to beginning any refurbishing work. The bathroom accessories are date, and show signs of damage. We have allocated a budget in the cost tables for phased upgrades of the interior finishes.

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5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the southwest side of main entrance, near the connection to the city water main. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary 4" drainage piping is arranged to exit the building on the south side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be PVC. No sump pumps are provided, a grease trap serving the kitchen is provided, and is reportedly cleaned two times each year.

Natural gas serves a domestic water heater, kitchen equipment, and selected HVAC equipment. A gas regulator and meter is located outside on the southwest side of the building. Natural gas piping was observed to be black steel. Domestic hot water is provided by a single 40-gallon, electric water heater, which serves the restrooms and dressing rooms. A natural gas water heater provides hot water for to the kitchen.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Overall, the plumbing systems appeared to be in fair operating condition, there visual signs of deferred maintained.

The gas water heater, and the electric water heater are both over 15 years old. Replacement of the units is anticipated during the term. Costs for the work are included in the Reserve table.

5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by four RTUs manufacturered by Carrier. RTU #3 and #4 and are approximately 13 years old. RTU#1 is manufactured by American Standard and RTU #2 is manufactured by Carrier. Both units are between 17 and 18 years old.

The RTUs are self-contained, direct expansion air-conditioning and gas-fired heating package units, complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a gas-fired heating system for the forced warm air heat. RTUs #3 and #4 have 28-tons of cooling capacity, and RTU #1 has 6-ton, and RTU #2 has 5-tons capacities. The units have sheet metal ductwork for air delivery. The kitchen has an exhaust hood, and an evaporative cooler which is about 17 years old.

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Ventilation is provided by natural infiltration through the RTUs, and by roof mounted exhaust fans in the restrooms.

Observations & Comments

Overall, the mechanical systems appeared to be in fair operating condition. Using the tonnage of the units (67 tons) we calculated that one ton of air conditioning is provided for every 209 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use. During our site visit, RTU's #4 was not operational and had a burned smell. The POC mentioned that a service call had been placed to repair the unit. Overall all units are over 13 years old, and nearing the end of their EUL's. Budgeting to replace the RTU's is included in the Reserve table.

RTU #1 and #2 are over 17 years old and need to be replaced earlier during the term. We have allocated a budget in cost tables.

The evaporative cooler is over 17 years old, and needs replacement. We have added a budget at the cost tables.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pole-mounted utility-owned transformer located in the north side of the building. Power enters the building overhead to a single cabinet with two main service switches. Each switch has a rated capacity of 400 amps at 480/277 volt, 3-phase, 4-wire service. Additional circuit breaker cabinets are located in the center of the building which serves the outside lights, AC units, and some outlets.

Observation & Comments

The electrical systems provide 19 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 480-volts, 3-phase, 14,000 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

During our site visit we were told that power and lighting to different areas of the building do not work properly, and tripped breakers are common. We recommend a licensed electrical engineer or electrician assess the condition of the electrical system and provide recommendations for upgrading the existing system. We have allocated a budget in cost tables.

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No information was available as to when the last infrared survey was conducted on the electrical switchgear. A thermographic survey should be performed at this time to identify developing hot spots. These surveys should be conducted on a periodic basis going forward in accordance with best practices.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

Fire protection is currently provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors and in the kitchen. The last inspection was in September 2021 with the next schedule inspection to happen in November 2022. The inspections were done by Fire and Safety Equipment Co.

While there is a fire alarm system provided, we did not see smoke detection devices, heat detector devices, or audiovisual devices. We did notice hard-wired exit signs with battery back-up, as well illuminated exit lights. The fire command alarm is located in the office space near the concession stand.

Observation & Comments

It appears that the existing fire alarm system is not complete. The changes in operation for re-tenanting are likely to trigger requirements for significant upgrades. Budgeting for a major system upgrade is included in the cost tables. The upgrading system should include a new addressable multiplex fire alarm system throughout the building with a control panel and compatible devise, install new shielded coaxial wire, manual pull box stations, and horns and strobes to comply with the ADA.

The Subject is not provided with an automatic fire suppression system. The lack of a sprinkler system installation was reported to CBRE as a ‘grandfathered’ condition. CBRE has not received any information that contradicts this statement. Any significant renovations to the Subject may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

We did observe barriers of significance and costs have been included.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			Parking spaces
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			Two spaces are provided. For 42 spaces two accessible spaces are required.
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?		✔		No van accessible spaces are provided.
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✔		The ramp to the sidewalk encroaches on the access aisle.
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?		✔		
3	Can the alternate accessible entrance be used independently?	✔			Sidewalks to access this entrance is in poor condition.
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?			✔	
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✔		
5	Is there a path of travel that does not require the use of stairs?		✔		Stage is not accessible
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?		✔		
2	Are door handles push/pull or lever type?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are there audible and visual fire alarm devices in the toilet rooms?		✔		
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?		✔		
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?		✔		
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔	✔		Not to current mandate
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?		✔		
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?			✔	

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were partially completed and returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so

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that CBRE could become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Basin

2. Mechanical Yard

3. Retaining Wall

4. Planters

5. Damaged Sidewalk

6. Front Entrance

7. Main Entrance

8. Parking

9. Parking

10. Auditorium

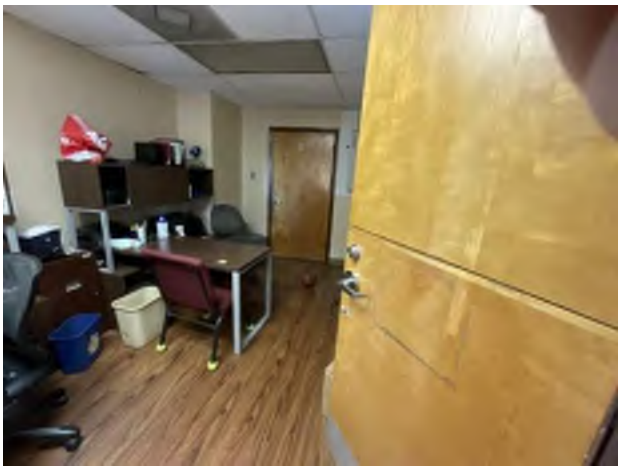
11. Multi Purpose Room

12. Standing Seam Metal Roof

13. Metal Panel Walls

14. TPO Roofing

15. Roof Drain Leader



16. Office

17. Music Studio

18. HVAC

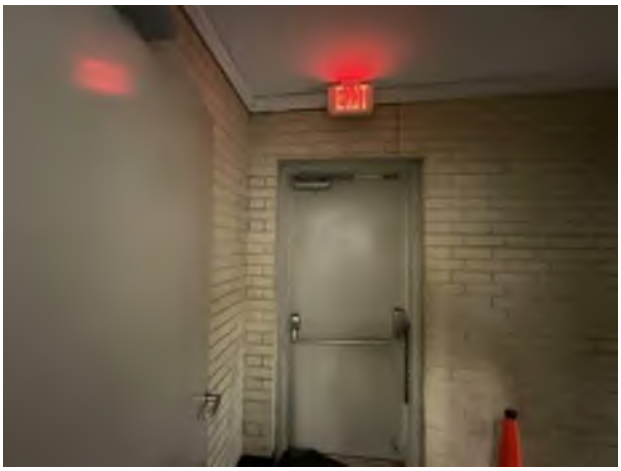
19. Mechanical Yard

20. HVAC Unit

21. Circuit breaker

22. Bathroom Not ADA

23. Fire Alarm



24. Exit and Signage

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Delores Duffie Recreation Center	**Project No.:**	
Address:	2300 ROSEWOOD AVE TX	**Project Manager:**	
City, State Zip Code	Austin, TX 78702	**Property No.:**	
Year Built and Age:	1980?	**Tax I.D. # (Sec, Lot, Block):**	LOT 1 ROSEWOOD VILLAGE SEC 4
Building Type:		**Size of Parcel (Acres):**	12.450 (Same as Delores Duffie)
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Claudia Rocha	**Date:**	
Tel:	512-978-2470	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard					
Handicap	2				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If “Yes”, identify location._____

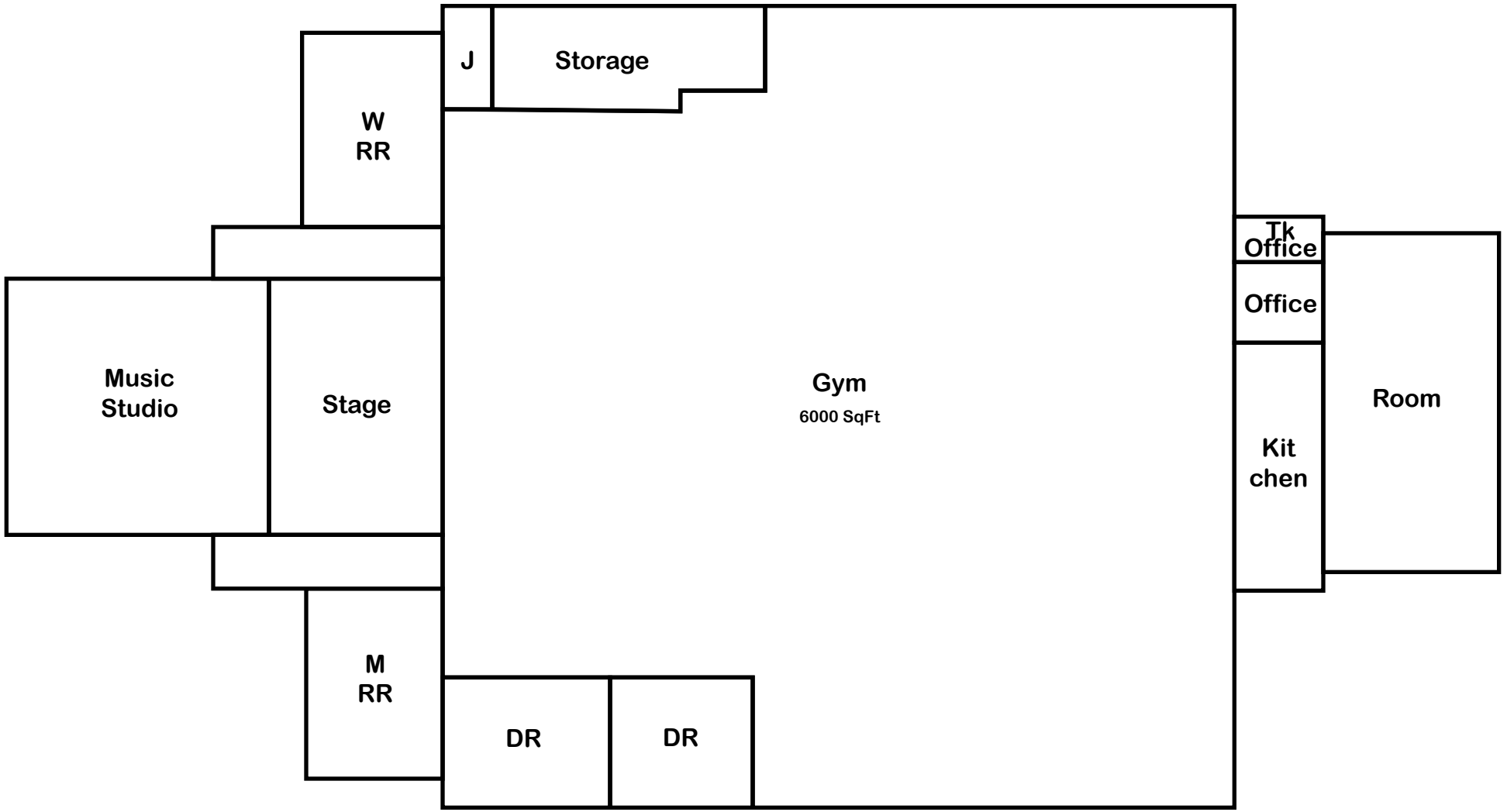
26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

Dorris Miller Auditorium

2300 Rosewood Ave.
Austin, Texas 78702



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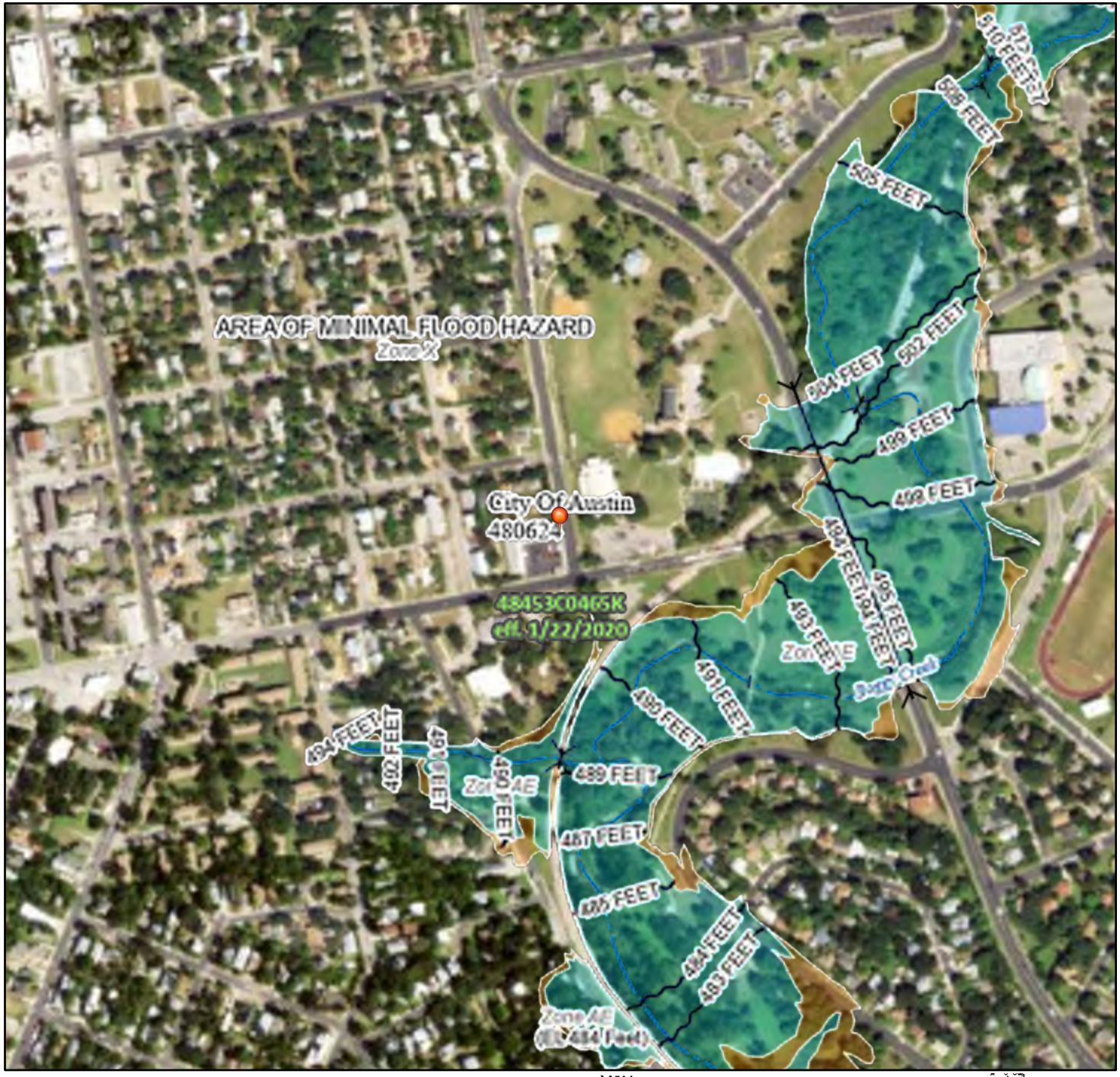
48453C0465K, effective on01/22/2020

FEMA



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Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Dottie Jordan Recreation Center

2803 Loyola Lane
Austin, Texas 78723

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-06
Site Visit Date: September 26, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Dottie Jordan Recreation Center
2803 Loyola Lane
Austin, Texas 78723
SF-0001419126-06

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 26, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X	X		Clean	$500	$5,000
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X	X	Replace	$43,500	
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X	X		None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X		Replace	$23,250	$13,500
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X			Refurbish	$1,500	
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Replace		$1,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace		$18,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			Repair	$1,200	
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None		
Totals					$69,950	$37,500

Summary	Today's Dollars	$/SF
Immediate Repairs	$69,950	$27.76

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$37,500.00	$14.88	$1.49

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$43,975.56	$17.45	$1.75

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Clear Debris and Vegetation from Concrete Gutters**	The concrete gutters at the parking lot were noted with debris and vegetation. These should be cleared to encourage proper storm water drainage.	Man Days	$500	1	$500	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$500	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
2	**Mill and Overlay Asphalt Pavement**	The asphalt pavement has exceeded its EUL and has areas exhibiting raveling and alligator cracking. The asphalt should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt top course at this time. The asphalt should be restriped once resurfacing is complete.	SF	$3	12000	$36,000	
3	**Miscellaneous Concrete Repairs**	Cracks were noted at select areas of the concrete curb and gutter at the parking lot. Damaged paving was observed at building entry walkway. Damaged or cracked concrete should be removed and replaced.	Allow	$7,500	1	$7,500	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$43,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
4	**Repair Wood Exterior**	Select areas of the board and batten exterior was noted to have wood rot and/or damaged and should be repaired. Once repaired prepare all areas for repainting.	SF	$15	1200	$18,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Repaint Exterior Finishes**	Based on its observed conditions and EUL, budgeting for repainting of the exterior finishes is recommended during the term.	SF	$2.5	2000	$5,000	
6	**Paint Exterior Metal Doors and Rails**	Paint at the exterior metal doors and metal handrails is faded or chipping. Budgeting for repainting of the metal doors and handrails is recommended during the term as part of the exterior repainting operations.	SF	$2.5	100	$250	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$23,250	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
7	**Repair Ceiling Joint at the Restroom**	The ceiling joint at the women's restroom was noted to be separating from the wall and should be repaired to prevent any possible moisture intrusion.	Man Days	$500	2	$1,000	
8	**Repaint Window Frame**	Chipped paint was noted at the front desk exterior window. Window should be repainted along with any other areas requiring paint retouching.	Man Days	$500	1	$500	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$1,500	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
9	**Repair Audible/ Visual Fire Alarms**	The recent fire alarm inspection dated April 26, 2022, noted the strobe in the kitchen was inoperable. Repair the strobe and have the system re-inspected.	Allow	$1,200	1	$1,200	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$1,200	
			Total:			**$69,950**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Storm water detention pond maintenance	1	0	1	1	Year	$500.00	$500	1000%	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$5,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Repaint Exterior Finishes	7	0	7	2,000	SF	$2.50	$5,000	100%								$5,000			$5,000
Replace Single-Pane Glazing	0	0	0	4	EA	$1,000.00	$4,000	100%	$4,000										$4,000
Annual Roof Maintenance Program	1	0	1	1	Allow	$450.00	$450	1000%	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$4,500
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Individual Domestic Water Heater	15	15	0	1	EA	$1,000.00	$1,000	100%	$1,000										$1,000
5.5 HEATING, COOLING, AND VENTILATION																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Split System, Air Cooled Condensing Unit	15	9	6	3	EA	$3,000.00	$9,000	100%						$3,000		$3,000	$3,000		$9,000
Replace AHU of Split System	15	9	6	3	EA	$3,000.00	$9,000	100%						$3,000		$3,000	$3,000		$9,000
Total (Uninflated)									$5,950.00	$950.00	$950.00	$950.00	$950.00	$6,950.00	$950.00	$11,950.00	$6,950.00	$950.00	$37,500.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$5,950.00	$978.50	$1,007.85	$1,038.09	$1,069.23	$8,056.95	$1,134.35	$14,696.99	$8,804.05	$1,239.53	$43,975.56

Evaluation Period:	10
# of SF:	2,520
Reserve per SF per year (Uninflated)	$1.49
Reserve per SF per year (Inflated)	$1.75

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1.0 EXECUTIVE SUMMARY

Dottie Jordan Recreation Center,the Subject, is a 2,520-SFG, single-story freestanding building on a 6.75-acre parcel in Austin, Texas. The building was constructed in approximately 1966 and is approximately 56 years old. The building was renovated in 1998 for accessibility improvements, and in 2003 after an arson fire. The 2003 renovation included restoration of the building to pre-fire conditions as well as asbestos abatement from the drywall ceiling. Specifically, the site is located on the south side of Loyola Lane at the intersection of Tulsa Cove, a little over a half mile west of U.S. Route 183. The property is within the Dottie Jordan Neighborhood Park and is bounded by residential properties on all sides.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided by one curb cut along Loyola Lane that leads into the surface parking lot at the east side of the building. The parking lot serves the recreation center and the park.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its age, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include asphalt paving, building exteriors, and fire alarm strobes. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building continues to mature in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report. Refer to the table below for information provided.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Interior Renovations	2020	Cost information was not provided. Scope included the flooring, painting, and the kitchen area.

WORK-IN-PROGRESS

The following projects were reported to be in-progress at the Subject Property.

WORK IN PROGRESS		
Work-in-Progress	**Reported Completion Date**	**Approximate Costs/Comments**
Restroom renovation	2022	$115,000. Includes exterior sanitary line repair, and conversion of restrooms to two unisex restrooms.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

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The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good to fair range at 0.06.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 25, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 25, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 25, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A copy of the Certificate of Occupancy dated July 6, 1998 for the ADA improvements, and an Amnesty Certificate of Occupancy for the swimming pool dated February 20, 2013, was received and is included in the Exhibits. The Certificate of Occupancy for the original construction of the Subject was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests, and no open code violations were reported.

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MOISTURE AND MICROBIAL ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the date of the last renovation and the materials installed, it is unlikely but possible that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the date of the last renovation, it is unlikely but possible that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

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RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Alyssa Tharrett, Project Manager	City of Austin	PARD	(512) 974-9508
PIR Team	City of Austin	Law Department	(512) 974-2197

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-06
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Dottie Jordan Recreation Center
Street Address	2803 Loyola Lane
City, State and Zip	Austin, Texas 78723
Number of Parcels	One
Total Acreage	6.75
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	2,520 SF
Building Age	The Property was constructed in 1966 and is 56 years old. The building was renovated in 1998 for ADA improvements, and in 2003 after an arson fire.
Parking Provisions	There are a total of 28 parking spaces, of which there are two van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	46 years
Escorted by	Alyssa Tharrett, Project Manager, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 26, 2022
Weather	Sunny, 87F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. The building is situated on a site that slopes down from northeast to southwest. Overall difference in elevation appears to be less than 5'. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of curb and gutters that drain into the municipal curb and gutter system or the green stormwater infrastructure system consisting of a garden of tall grasses and flowers enclosed with a chain link fence. Roof drainage is via sheet flow to rain gutters and downspouts which discharge to grade or to a rainwater collector at the community garden. There are no retaining walls present at the Subject.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0460K dated January 6, 2016.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition with no immediate action required. Storm water management appears to be in good condition. The concrete gutters at the parking lot were observed with debris and vegetation. It is recommended these be cleared to promote proper drainage. The flood zone is the least restrictive zone with no further action required.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the east side of the building. There are total of 28, of which two are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

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Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks along the north side of the site. Sidewalks are range between 4' to 5' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, flowering plants, wood mulch, and grass lawn. A community garden is provided at the west side of the building. The landscape is provided with a manual and automatic irrigation systems. Irrigation of the community garden is supplemented by a rainwater collector that is connected to the downspout at the northwest corner of the building.

A pylon sign is provided near the main entrance at the Loyola Lane frontage.

A painted wood and metal picket fence and gate is provided at the mechanical yard at the northwest corner of the building. Wood posts with wire mesh enclose the community garden.

Observations & Comments

Paving at the parking lot is in poor condition. The asphalt was observed to be raveled and with block cracking throughout. The asphalt pavement should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt top course at this time. Cracks were observed at the concrete gutter near the accessible parking spaces, as well as at select areas of the concrete curbing. The sidewalks and concrete paving are in overall good condition, with the exception of a small section of the concrete walkway at the building entrance which was noted to be cracked and settled. Areas of damaged concrete curb, gutters, and sidewalk should be removed and replaced. Costs for repairs/ replacements and/or corrective action have been included in the cost schedule.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. Overall, lawns and plantings have the appearance and earmarks of being professionally maintained. Landscaped areas were considered to be in good condition. No further action is required at this time.

Fencing and pylon sign are in good condition. Routine maintenance is anticipated throughout the term. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is founded with a slab on grade with continuous strip-type footings below exterior load-bearing walls and grade beams below shear walls.

The structure is conventional wood framing with wood studs supporting prefabricated wood trusses. The roof deck consists of plywood.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems. No further action is recommended.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The exterior wall assembly consists of a combination of painted wood board and batten siding and stacked stone masonry. Windows are a mix of single-pane fixed and double-pane operable systems. The front entrance has a single-leaf painted metal and glass door set in painted metal frames. Secondary exterior doors consist of painted hollow metal doors set in painted metal frames, and painted wood and glass door set in wood frames at the south side of the building.

The building has two roof areas consisting of a pitched standing metal seam system that are assumed to be original to construction. Drainage is provided by sheet flow over the roof line edge or to continuous gutters with downspouts that drain to grade or into a rainwater collector. Sealant and metal flashing are located at the perimeter of the roof. Access to the roof is via portable ladder. There is no permanent roof access provided.

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Lobby	500	Metal (standing seam)	56
2	Multipurpose Room	3,000	Metal (standing seam)	56

Observations & Comments

Exterior sidewalls were generally found to be in fair to poor condition. Wood rot, splitting and cracking were noted at select areas of the exterior wood façade. Damaged areas should be repaired. Wood exteriors should be repainted once repairs are complete.

The operable windows at the north side of the building have been upgraded to double-pane glazing units. The fixed windows and glass doors at the south side are of single-pane glazing. It is recommended that these be replaced with double-pane glazing as well. A budgetary cost for window replacement has been included in the reserve term.

On-site personnel reported that there are currently no known active roof leaks, and warranties were requested but not provided. The drainage appears to be in generally good condition. Empire Roofing has been retained by PARD to perform annual inspections on the roof. Continued annual inspections are recommended. Based on this regular maintenance, we anticipate that while near the end of its EUL, the roof can endure through the term. Consideration for budgeting for a full roof replacement beyond the term is recommended.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a central corridor which runs along the east/west axis. The main lobby intersects at the center of the corridor from the north side. The office and breakroom are located east of the lobby, and the reception office and restrooms are to the west. The multipurpose room occupies the south side of the building.

Interior finishes generally consist of painted gypsum board walls, painted gypsum board ceilings, and luxury vinyl tile (LVT) floors; and. Lighting is provided with recessed and ceiling-mounted light fixtures.

There is one set of men’s and women’s toilet rooms. The toilet rooms are equipped with floor-mounted toilets, wall-mounted urinal, wall-mounted sinks, and headrail-braced toilet partitions. Interior finishes consist of painted gypsum board and ceramic tile walls, painted gypsum board ceilings, and ceramic tile floors. Lighting is provided by wall- and ceiling-mounted fixtures.

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Observations & Comments

Interior finishes are generally in good condition. The finishes and FF&E of all areas except the restrooms were updated in 2021 and are in good condition. They are anticipated to perform throughout the reserve term. The restrooms are planned for a complete renovation to be converted to two unisex restrooms. The ceiling joint at the women's restroom was noted to be separating from the wall. It is recommended the joint be repaired as part of deferred maintenance to prevent any possible moisture intrusion. Chipped paint was noted at the front desk exterior window. The window frame should be repainted along with any other areas requiring paint retouching.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the north side of the site, near the connection to the city water main. The dedicated city water service line enters the water heater closet and serves the domestic water for the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building on the north side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. A gas regulator and meter is located outside on the west elevation of the building. Natural gas piping was observed to be black steel.

Domestic hot water for restrooms and break area is provided by an individual tank-type electric resistance hot water heater of 15-gallon capacity, manufactured by A.O. Smith. The equipment has a manufacture date of 2001 and is 21 years old.

Observations & Comments

It was reported that the sanitary line has had issues with improper flow and is causing overflows in the restroom. The sanitary line is scheduled for repair starting October 2022, concurrently with the planned restroom renovations. The domestic water system is in good condition overall. However, the water heater is beyond its EUL, therefore, costs should be anticipated for replacement over the reserve term. We have included this item in the Capital Reserve Schedule.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by three American Standard split systems. The condensers are located at the northwest corner of the building within the gated mechanical yard. Replacement of the units was completed in 2013, 2015, and 2016. The AHUs are located in the mechanical loft. Heating is provided by electrical resistance coils, and cooling utilizing 410a refrigerant. One of the units has 3 tons of cooling and is nine years old, and remaining two units have 4 tons and are six and seven years old.

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Outside air is brought into the building via the AHU's. There are dedicated roof-mounted exhaust fans serving the common area restrooms. The equipment is controlled by wall mounted thermostats and there is no building automation system provided.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (11 tons) we calculated that one ton of air conditioning is provided for every 229 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

Based on age and condition, routine and regular replacements of the split systems and central components are recommended and included over the term.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pole-mounted utility-owned transformer located south of the building. Power enters the building overhead to a single cabinet switch located at the east elevation of the building. The switch has capacity rated of 400 amps at 120/240 volt, single-phase, 3-wire service. A distribution panel is located in the reception desk office which serves the AC units, lights, fire alarm, and power outlets. Distribution wiring consists of copper conductors.

Emergency power for the building is not provided.

Observation & Comments

The electrical systems provide 30.48 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 240-volts, 1-phase, 2,520 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

Electrical gear all appeared to be in good to fair condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is provided with a fire alarm system and wall mounted fire extinguishers. The extinguishers are mounted to the wall and located at the corridor and the break room.

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Fire alarm and detection system devices consist of smoke detectors and heat detectors, voice evacuation, hard-wired exit signs with battery back-up, illuminated exit lights, and audible and visible alarms. A central fire alarm control panel (FACP) that is manufactured by Honeywell (Firelight Model MS-5UD) is located in at the reception desk office.

Emergency egress is provided by the main entrance door and the exterior door at the multipurpose room. The doors discharge directly to the outside at grade or to exterior stairs or ramp, respectively.

Observation & Comments

The fire alarm control panel was installed 2003 and is 19 years old. The most recent annual inspection was completed April 26, 2022. A red label inspection tag noted that the strobe in the kitchen was inoperable. The strobe should be repaired and the system re-inspected.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and are dated April 2022. No further action regarding the fire extinguishers is required at this time.

The Subject is not improved with a fire sprinkler. The lack of a sprinkler system installation was reported to CBRE as a ‘grandfathered’ condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

Based on conducting a limited scope visual survey, we did not observe any barriers of significance.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			Renovations were reportedly completed in 1998 for ADA improvements.
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	The ramp is located at the emergency exit at the south side of the building. The main entrance at the north side is accessible.
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			The entry door is provided with an automatic door opener.
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?				
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Limited drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Vegetation and debris at the concrete gutter.

2. Asphalt parking lot

3. Cracked walkway - north side

4. Exterior stairs and ramp

5. Community garden

6. Rainwater collector for garden irrigation.

7. Pylon sign and landscaping

8. Painted wood fence with metal gate

9. Wood-framed roof structure.

10. North elevation.

11. West elevation.

12. South elevation.

13. Decommissioned chimney

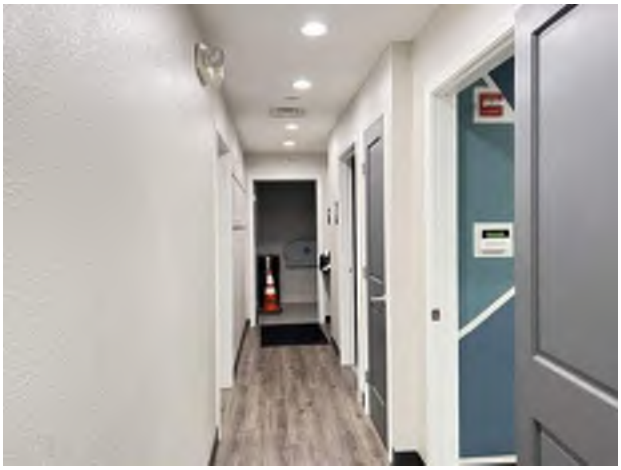
14. Main Building Entrance.

15. Painted hollow metal exterior door.

16. Exterior door with concrete steps

17. Pitched standing metal seam roof.

18. Main entrance lobby finishes.



19. Corridor interior finishes.

20. Office interior finishes.

21. Multipurpose room

22. Kitchen interior finishes.

23. Restroom interior finishes.

24. Water meter

25. Water heater.

26. Gas meter at the west elevation.

27. Mechanical loft at the attic space.

28. Condenser units

29. Pole-mounted transformer.

30. Solar panels at the roof.

31. Electrical Panels

32. Electrical distribution panel.

33. FACP and Fire Extinguisher

34. Exit Sign and Fire Alarm Pull

35. Accessible parking spaces.

36. Automatic door opener

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Dottie Jordan Recreation Center	**Project No.:**	
Address:	2803 Loyola Lane	**Project Manager:**	
City, State Zip Code	Austin, TX 78723	**Property No.:**	
Year Built and Age:	1966?	**Tax I.D. # (Sec, Lot, Block):**	LOT 1 PARKWOOD IN UNIVERSITY HILLS SEC 3 &LT
Building Type:		**Size of Parcel (Acres):**	6.75
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Evan Kessler	**Date:**	
Tel:	512-978-2666	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	28				
Handicap	2				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

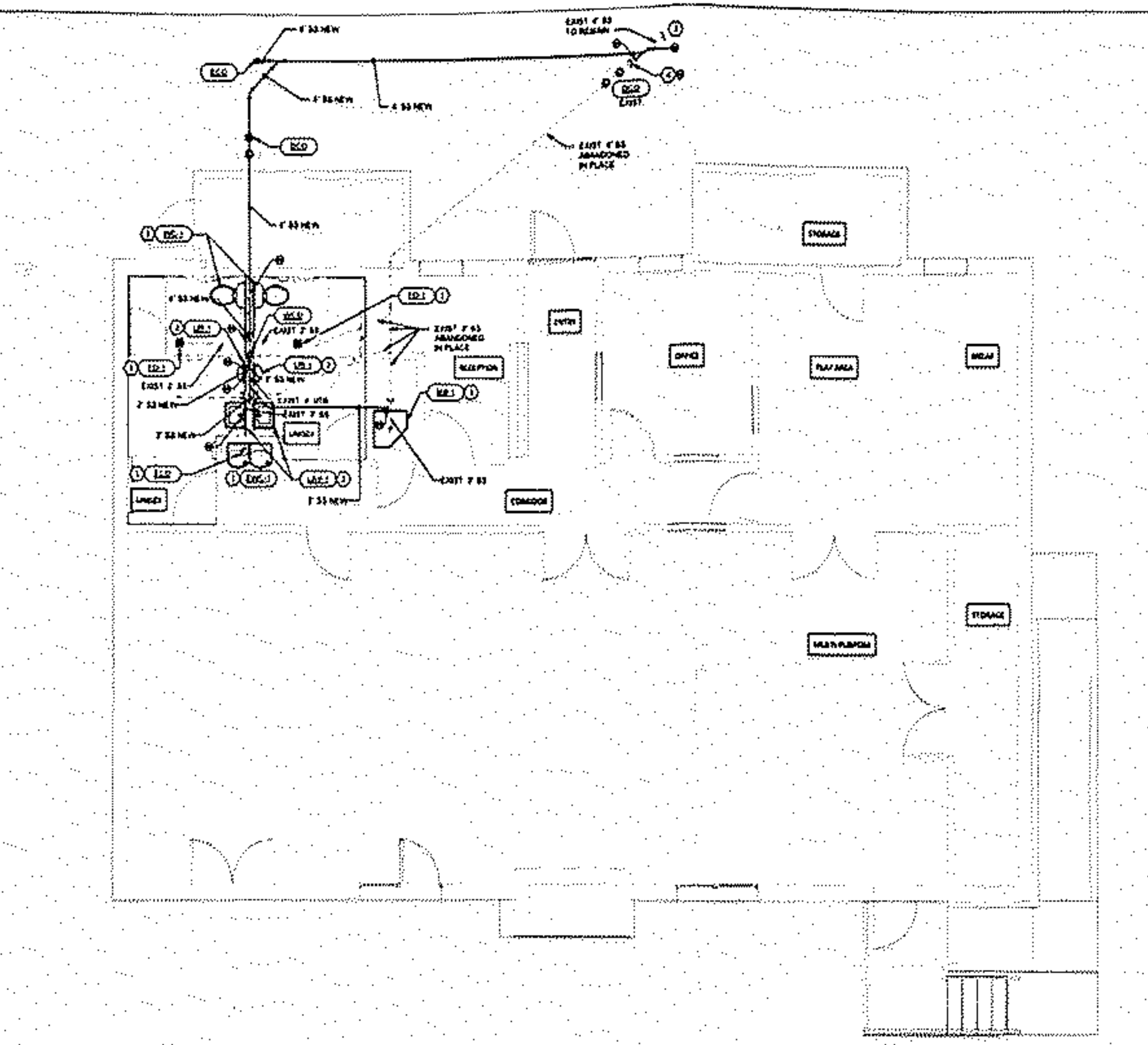
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If “Yes”, identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation



GENERAL SHEET NOTES

- A. REFER TO GENERAL NOTES ON SHEET P000
- B. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS AND EQUIPMENT
- C. REFER TO RISER DIAGRAMS FOR ALL PIPE SIZES, ACCESSORIES, AND PIPING ROUTING.
- D. PLUMBING ROUTING IS SHOWN SCHEMATICALLY FOR CLARITY. PIPING SHALL BE FIELD ROUTED AND OFFSET AS REQUIRED TO AVOID INTERFERENCES WITH DUCTWORK, LIGHTING, AND OTHER TRADES AS ALLOWABLE.
- E. REFER TO PLUMBING FIXTURE SCHEDULE FOR SIZE OF PLUMBING CONNECTIONS TO INDIVIDUAL FIXTURES.
- F. VENTS THROUGH ROOF SHALL BE OFFSET AND/OR LOCATED A MINIMUM OF 10' FROM ANY INTAKE AIR OPENING, OPERABLE DOOR, OR OPERABLE WINDOW.
- G. PROTECT ALL SURFACES INCLUDING EQUIPMENT, FLOOR SURFACE, FURNITURE, AND ELECTRICAL GEAR FROM DUST AND DEBRIS DURING THE DURATION OF CONSTRUCTION.

KEYNOTE LEGEND

1. EXISTING PLUMBING FIXTURE TO REMAIN.
2. CONNECT NEW PLUMBING FIXTURE TO EXISTING PLUMBING CONNECTIONS FROM PREVIOUS FIXTURE (COLD AND HOT AT LAVATORIES, COLD ONLY AT WATER CLOSETS AND URINALS), SANITARY SEWER, AND VENT.
3. REFER TO CIVIL FOR CONTINUATION.
4. CAP SANITARY SEWER BELOW GRADE AND ABANDON IN PLACE.

(1) WASTE AND VENT - FLOOR PLAN
1/8" = 1'-0"

Sunland GROUP
1512 Centre Creek Drive, Suite 350
Austin, Texas 78754
TEL 512-494-0208
FAX 512-494-0406

ENCOTECH

GESSNER

CITY OF AUSTIN, PARKS AND RECREATION DEPARTMENT

DOTTIE JORDAN RECREATION CENTER
RESTROOMS RENOVATION

Project Address: 2803 LOYOLA LN, AUSTIN, TX 78723

NO	DATE	ISSUE DESCRIPTION

PLUMBING FLOOR PLAN - WASTE & VENT

PLUMBING APPROVAL
APPROVED

SHEET NO.
P100

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)XWXUH &RQGLWLRQV $QQXDO &KDQFH)ORRG +D]DUG =RQH ;
$UHD ZLWK 5HGXFHG)ORRG 5LVN GXH WR /HYHH 6HH 1RWHV =RQH ;
$UHD ZLWK)ORRG 5LVN GXH WR /HYHH =RQH '

$UHD RI 0LQLPDO)ORRG +D]DUG =RQH ;
(IIHFWLYH /20 V
$UHD RI 8QGHWHUPLQHG)ORRG +D]DUG =RQH '

&KDQQHO &XOYHUW RU 6WRUP 6HZHU
/HYHH 'LNH RU)ORRGZDOO

&URVV 6HFWLRQV ZLWK $QQXDO &KDQFH
:DWHU 6XUIDFH (OHYDWLRQ
&RDVWDO 7UDQVHFW
%DVH)ORRG (OHYDWLRQ /LQH %)(
/LPLW RI 6WXG\
-XULVGLFWLRQ %RXQGDU\
&RDVWDO 7UDQVHFW %DVHOLQH
3URILOH %DVHOLQH
+\GURJUDSKLF)HDWXUH

'LJLWDO 'DWD $YDLODEOH
1R 'LJLWDO 'DWD $YDLODEOH
8QPDSSHG

7KH SLQ GLVSOD\HG RQ WKH PDS LV DQ DSSUR[LPDWH SRLQW VHOHFWHG E\ WKH XVHU DQG GRHV QRW UHSUHVHQW DQ DXWKRULWDWLYH SURSHUW\ ORFDWLRQ

7KLV PDS FRPSOLHV ZLWK)(0$ V VWDQGDUGV IRU WKH XVH RI GLJLWDO IORRG PDSV LI LW LV QRW YRLG DV GHVFULEHG EHORZ 7KH EDVHPDS VKRZQ FRPSOLHV ZLWK)(0$ V EDVHPDS DFFXUDF\ VWDQGDUGV

7KH IORRG KD]DUG LQIRUPDWLRQ LV GHULYHG GLUHFWO\ IURP WKH DXWKRULWDWLYH 1)+/ ZHE VHUYLFHV SURYLGHG E\ )(0$ 7KLV PDS ZDV H[SRUWHG RQ DQG GRHV QRW UHIOHFW FKDQJHV RU DPHQGPHQWV VXEVHTXHQW WR WKLV GDWH DQG WLPH 7KH 1)+/ DQG HIIHFWLYH LQIRUPDWLRQ PD\ FKDQJH RU EHFRPH VXSHUVHGHG E\ QHZ GDWD RYHU WLPH

7KLV PDS LPDJH LV YRLG LI WKH RQH RU PRUH RI WKH IROORZLQJ PDS HOHPHQWV GR QRW DSSHDU EDVHPDS LPDJHU\ IORRG]RQH ODEHOV OHJHQG VFDOH EDU PDS FUHDWLRQ GDWH FRPPXQLW\ LGHQWLILHUV)‚50 SDQHO QXPEHU DQG)‚50 HIIHFWLYH GDWH 0DS LPDJHV IRU XQPDSSHG DQG XQPRGHUQL]HG DUHDV FDQQRW EH XVHG IRU UHJXODWRU\ SXUSRVHV

%DVHPDS 86*6 1DWLRQDO 0DS 2UWKRLPDJHU\ 'DWD UHIUHVKHG 2FWREHU

C154387-092322 - City of Austin - Multiple Departments

Message History (4)

On 10/14/2022 11:58:19 AM, Lena Watanabe wrote:

Hello,

I apologize for the mistake. The correct address for this request is 2803 Loyola Lane, Austin, TX 78723.

Thank you.

On 9/26/2022 4:53:37 PM, Austin Public Records Center wrote:

Subject: [Austin Public Records Center] :: C154387-092322
Body:
Re: Public Information Request of September 23, 2022, Reference # C154387-092322

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on September 23, 2022, to request copies of records pertaining to the following:

"Subject: 7201 Colony Loop Dr, Austin, TX 78724

Please provide the following information for this property:
-Records of Open Building, Fire, or Zoning Code Violations
-Copy of Certificate of Occupancy, if available
-Zoning Designation
-Copy of Last inspection report
-Any known issues/problems with referenced building"

This request appears to be a duplicate of request **C154385-092322**. Please clarify and indicate you acknowledge this request is a duplicate and you would like to withdraw the duplicate request, or further clarify why this request is not a duplicate.

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

On 9/23/2022 6:25:51 PM, Austin Public Records Center wrote:

Dear Lena Watanabe:

Thank you for contacting the City of Austin. Your request was received in this office on 9/23/2022 and given the reference number C154387-092322 for tracking purposes. Your request will be forwarded to the relevant City departments to locate the information you seek.

Records Requested: Subject: 7201 Colony Loop Dr, Austin, TX 78724

Please provide the following information for this property:
-Records of Open Building, Fire, or Zoning Code Violations
-Copy of Certificate of Occupancy, if available
-Zoning Designation
-Copy of Last inspection report
-Any known issues/problems with referenced building

Pursuant to the Texas Public Information Act, you will receive communication from the City of Austin within 10 business days informing you of one or more of the following:

• The date the information will be available or a copy of the records sought

• A cost estimate/invoice

• A letter advising there is no responsive information for your request or that some/all the responsive information may or must be withheld by the City of Austin in accordance with the law

• The need for clarification from you.

Please note your request must ask for records that already exist. The Texas Public Information Act does not require a governmental body to create new information, perform legal research, or answer questions.

You can monitor the status of your request using the "My Request Center" menu option at the Austin Public Records Center.

You will receive an email once your request is complete.

On 9/23/2022 6:25:50 PM, Lena Watanabe wrote:

Request Created on Public Portal

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-044416 BP

ISSUE DATE : 06/29/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG D

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel & Relocate portable classroom building, to existing primary public educational facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-044415 BP

ISSUE DATE : 06/29/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG C

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel & Relocate portable classroom building, to existing primary public educational facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2021-176568 BP

ISSUE DATE : 08/31/2022

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel to existing Rec Center. Work to include repair to damage caused by winter storm 2021.

BUILDING GROUP/DIVISION: B Business offices

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 7,721 SQ.FT.

SPRINKLER SYSTEM: Full

CODE YEAR: 2021 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Regan Chris Centennial Contractors Enterprises

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Beth Culver, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2010-056098 BP

ISSUE DATE : 09/01/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg K

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate/Remodel Portable Classroom for existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 2003 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : John Delagarza

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2009-075253 BP

ISSUE DATE : 02/02/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG G

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocation & Remodel of portable classroom building to existing Primary Public Educational Facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2011-069119 BP

ISSUE DATE : 09/12/2011

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG K

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate Portable Classroom building (3) to existing Public Primary Educational Facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 4,032 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 2009 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : John Delagarza

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2010-056096 BP

ISSUE DATE : 09/01/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg J

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate/Remodel Portable Classroom for existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 2003 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : John Delagarza

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-008255 BP

ISSUE DATE : 11/12/2013

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG A

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Excavation of soil below building,foundation repair and superstructure, replace portions of wall elements, install sealant/insulation at top of ext. wall replace floor finishes, to existing Recreation Center.

BUILDING GROUP/DIVISION: A-4 Assembly, indoor sporting events

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 17,906 SQ.FT.

SPRINKLER SYSTEM: Full

CODE YEAR: 2009 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Butler Shelley Chasco Constructors

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-044414 BP

ISSUE DATE : 06/29/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG B

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel & Relocate portable classroom building, to existing primary public educational facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2011-084573 BP

ISSUE DATE : 12/06/2011

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Life Safety - Life Safety C.O. for New Public Primary Educational Facalities ... Expired Permit Number: 2006-002242 BP

BUILDING GROUP/DIVISION:

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: Joe American Constructors, LP***MAIN***

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-123745 BP

ISSUE DATE : 11/13/2013

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 437 Addn, Alter, Convn-NonRes Addition - Addition to existing Public Recreation Center (Rebuild demolished portion of building - see Permit #2012-074067BP).

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 0.00

SPRINKLER SYSTEM: Full

CODE YEAR: 2009 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 503

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Butler Shelley Chasco Constructors

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-118715 BP

ISSUE DATE : 07/12/2013

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 329 Com Structures Other Than Bldg New - New Equipment Shelter for Public Primary Educational facility for capacitor bank

BUILDING GROUP/DIVISION: U Accessory, Miscellaneous

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM: NA

CODE YEAR: 09 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 000

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Paul James Allied Electric Services, Inc.

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BUILDING CODE REVIEWER : Tom Migl

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-038203 BP

ISSUE DATE : 11/08/2012

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg PAV

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - New Construction Indoor Sports and Recreation for Public Educational Faculity

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM: Full

CODE YEAR: 09 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 548

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Joe American Constructors, LP***MAIN***

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BUILDING CODE REVIEWER : Doug Votra

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2006-008881 BP

ISSUE DATE : 05/14/2008

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG A

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - New Recreation Center W/Attached Canopy (Turner Roberts Rec. Center)

BUILDING GROUP/DIVISION: A-4

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: Smythe-Macaulay David City Of Austin/Project Manager

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-083432 BP

ISSUE DATE : 11/08/2012

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - Add Kitchen to the New Indoor Sports and Recreation for Public Educational Faculity

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM: Full

CODE YEAR: 09 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 548

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Joe American Constructors, LP***MAIN***

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BUILDING CODE REVIEWER : Doug Votra

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2009-117837 BP

ISSUE DATE : 02/02/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG H

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate & Remodel portable classroom at existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-092793 BP

ISSUE DATE : 02/03/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg F

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate/Remodel Portable Classroom for existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 12:38 pm, Jan 10, 2020

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Dottie Jordan Recreation Center, 2803 Loyola Lane,
Austin, TX 78723
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27651**

Total Due **$450.00**

PO #: WO#201810567
Issue Date: 12/26/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/20/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete.	$450.00

Subtotal	$450.00
Tax	$0.00
Total	**$450.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
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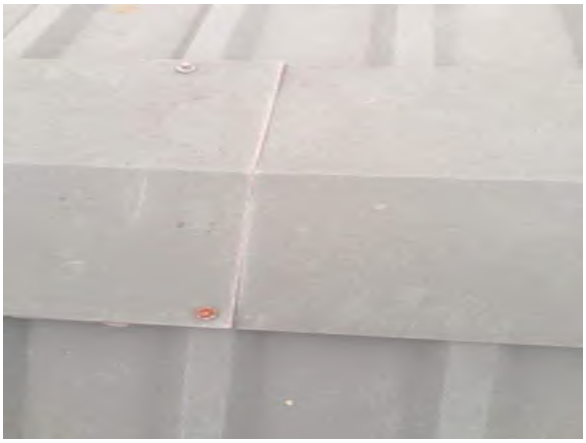


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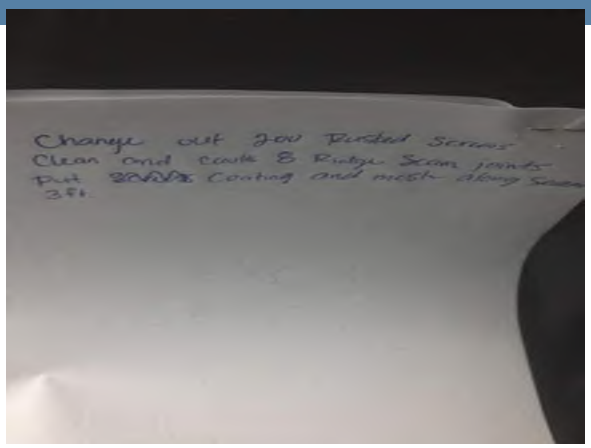

PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
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Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
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Facility Condition Assessment

George Morales Dove Springs Recreation Center

5801 Ainez Drive
Austin, Texas 78744

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-25
Site Visit Date: October 4, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

George Morales Dove Springs Recreation Center
5801 Ainez Drive
Austin, Texas 78744
SF-0001419126-25

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on October 4, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lisa Tippin
Project Manager

Reviewed By: Lena Watanabe
Project Manager

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			Repair	$7,500	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Replace	$16,000	$84,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X	X		None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Replace	$6,700	$19,100
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Refurbish	$5,000	$22,500
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X			Replace		$1,200
5.5 HEATING, COOLING, AND VENTILATION	X	X		Repair	$3,000	$3,250
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS		X		Repair	$5,000	
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X			None	$150	
Totals					$43,350	$130,050

Summary	Today's Dollars	$/SF
Immediate Repairs	$43,350	$2.27

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$130,050.00	$6.81	$0.68

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$146,879.79	$7.69	$0.77

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Extend Downspouts and Provide Splash blocks**	We observed some erosion around the east side of the site near the building foundation, and the downspout terminations appear to be set about a foot above grade. We recommend extending all gutters at this time, either with rubber boot or metal section and provide a splash block at all downspout locations. Re-grading of the eroded areas should be done at this time as well.	Allow	$7,500	1	$7,500	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$7,500	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
2	**Emulsion Sealcoat, Crack Seal and Restripe Asphalt Pavement**	The asphalt pavement sealcoating was observed to be worn, and restriping of the parking spaces was observed to be faded. Additionally, low severity linear cracks were observed throughout the asphalt pavement. CBRE recommends crack sealing, sealcoating and restriping at this time.	SF	$0.15	28000	$4,200	
3	**Paint Fire Lane**	We observed that the fire paint at the fire lanes are markedly faded and worn. We recommend repainting the fire lanes at this time.	Man Days	$500	1	$500	
4	**Replace or Grind Sidewalks**	The sidewalks are in fair condition. Mature trees and their associated root systems throughout the site have heaved some of the sidewalks. We noted a potential trip hazard at the northwest corner of the site. A more significantly cracked sidewalk was observed at the rear north side of the building. Establish a budget to grind settled edges smooth or replace sidewalk sections as required.	Allow	$10,000	1	$10,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Prune Overgrown Foliage**	We observed excessive overgrowth at the chain link enclosures around the cooling tower and on the northeast side of the building. All overgrowth should be pruned back to allow proper ventilation and prevent accelerated sidewall abrasion wear. Additionally, we noted a broken cover over an irrigation valve on the north side of the building that should be replaced.	Man Days	$500	1	$500	
6	**Replace Chain Link Fence at Cooling Tower**	The chain link fence at the cooling tower is exhibiting extensive rust due to a leak in the piping at the cooling tower. Once the leak is addressed replace the chain link or repaint with rust inhibitive paint.	Allow	$800	1	$800	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$16,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
7	**Replace Exterior Sealants**	We observed a missing area of sealant at the back porch that requires resealing. Additionally, the brick has some cracking on the east wall where there appears to be some minimal settlement. Costs have been included to inspect all exterior walls and joints and replace as warranted.	Man Days	$500	3	$1,500	
8	**Replace Insulated Glass Units at Windows**	We observed the band of windows on the southeast side of the building in the teen room to have broken thermal seals. Such defective panels have the tell-tale signs of fogged glass with condensation between the panes. At this time such panes require replacement.	EA	$400	3	$1,200	
9	**Seal Open Gutter Joints or Replace Gutters**	We observed a few stained exterior wall surfaces which appear to be caused by open joints in the gutter systems, allowing water to cascade down the wall face. We have included costs to seal the gutter joints or perform spot replacements.	Allow	$4,000	1	$4,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$6,700	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Refurbish and Open Gymnasium Bathrooms**	The set of toilet rooms associated with the gymnasium are closed and currently used for storage. It is unclear why the restrooms have been closed, but it is assumed they are required by the occupant count, particularly when the gym is used as a temporary shelter during inclement weather or for displaced citizens. We have included costs to inspect all systems, ensure all fixtures are in working order and relocate the storage items.	Allow	$5,000	1	$5,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$5,000	
HEATING, COOLING, AND VENTILATION							
11	**Address Leak at Cooling Tower Piping**	We observed a significant leak at the cooling tower. There is standing water and dripping lines where the lines enter into the air handler room. We observed a new pump that is likely a replacement for the condenser water or return pump and is awaiting installation. Retain a qualified professional to diagnose and address the issue at this time.	Allow	$3,000	1	$3,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$3,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
12	**Address Red Labels at FACP**	The fire alarm control panel is red labeled. The red tags indicated that the smoke detector(s) require new labeling and that the kitchen roll down door is not operational. Retain qualified personnel to address the issue at this time.	Allow	$5,000	1	$5,000	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$5,000	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
13	**Replace Van Accessible Parking Signage**	One of the van accessible parking signs is defaced and illegible. Replace the signage at this time.	EA	$150	1	$150	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$150	
		Total:				**$43,350**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	15	5	28,000	SF	$3.00	$84,000	100%					$84,000						$84,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Annual Roof Maintenance Program	1	0	1	19,100	SF	$0.10	$1,910	1000%	$1,910	$1,910	$1,910	$1,910	$1,910	$1,910	$1,910	$1,910	$1,910	$1,910	$19,100
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Replace Commercial Kitchen Finishes and Equipment	20	15	5	750	SF	$30.00	$22,500	100%					$22,500						$22,500
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Tankless Water Heater - Dance Studio	10	0	10	1	EA	$1,200.00	$1,200	100%										$1,200	$1,200
5.5 HEATING, COOLING, AND VENTILATION																			
Cooling Tower Overhaul	10	6	4	65	TON	$50.00	$3,250	100%				$3,250							$3,250

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Total (Uninflated)									$1,910.00	$1,910.00	$1,910.00	$5,160.00	$108,410.00	$1,910.00	$1,910.00	$1,910.00	$1,910.00	$3,110.00	$130,050.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$1,910.00	$1,967.30	$2,026.32	$5,638.47	$122,016.41	$2,214.21	$2,280.64	$2,349.06	$2,419.53	$4,057.84	$146,879.79

Evaluation Period:	10
# of SF:	19,100
Reserve per SF per year (Uninflated)	$0.68
Reserve per SF per year (Inflated)	$0.77

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

George Morales Dove Springs Recreation Center,the Subject, is a 19,100-SFG, single-story freestanding building on a 45.402-acre parcel in Austin, Texas. The building was constructed in approximately 1998, with an addition of a dance studio in 2019. The building is approximately 24 and 3 years years old. Specifically, the site is located east of Ainez Drive between Palo Blanco Lane and Village Square Drive. The property is bounded by a school to the west, and municipal or residential properties on all other sides, including a golf course to the east and south. The Subject shares the municipal park and drive with a swimming pool and support building. The swimming pool and associated building are outside the scope of this survey.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided from one drive lane from Ainez Drive, shared with the swimming pool. A dedicated parking lot for customers and employees is located west of the building.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its construction. However, the Subject does have some deficiencies that should be addressed at this time. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures into a mature life stage between 30 and 40 years in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a verbal summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Addition of Dance Studio	2019	$1,900,000
Interior Renovations	2022	Not Provided

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

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The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department via an on-line request form. The Department has not yet responded. CBRE will forward any pertinent information received within 30 days of the Report.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department via an on-line request form, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Frequency of Fire Inspections	Not Provided

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department via an on-line request form, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Certificate of Occupancy	We were not provided with a Certificate of Occupancy.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P = Public - Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have not yet responded to our requests. We will forward any pertinent information received within 30 days of the date of this report.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any

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alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Russell Diggs, Director	Parks & Recreation Department		(512) 974-3840
Robert Morrison	Parks & Recreation Department	City of Austin, Quality Improvement Specialist	(512) 426-2698
Records and Data Department	City of Austin	Public Records Center	on-line portal

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information,

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taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-25
Portfolio Name	PARD Recreation and Senior Centers
Site Name	George Morales Dove Springs Recreation Center
Street Address	5801 Ainez Drive
City, State and Zip	Austin, Texas 78744
Number of Parcels	One
Total Acreage	45.402
Number of Buildings	2 buildings connected by "back porch"
Number of Stories	Single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	19,100 SF (Dance Studio of 3,700 SF was added in 2019)
Building Age	The Property was constructed in 1998 and 2019 and is 24 and 3 years years old.
Parking Provisions	There are a total of 47 parking spaces, of which there are 2 standard ADA spaces and 2 van-accessible spaces.
Primary Use	Public Recreation/ Muncipal
Reported Occupancy	100%
Property Management	Parks & Recreation Department
Duration of Property Management	24 Years
Escorted by	Russell Diggs, Director, Parks & Recreation Department
Field Observer	Lisa Tippin
Date of Site Visit	October 4, 2022
Weather	Mid 80s Sunny
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be less than 5', Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins that percolate into the site and shed to the creek to the south of the site. The park has gentle slopes and no retaining wall systems.

The site is located in two flood zones, Zone AE and Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0611K dated January 22, 2020. The building is completely located in Zone X, only portions of the site and parking lot are in Flood Zone AE.

Inasmuch as the Subject property is located in more than one Flood Hazard Zone, the following requirements apply to the respective zones in regard to insurance requirements.

Zones AE and A1-A30 - one-percent annual chance floodplains as determined in the Flood Insurance Study. Mandatory flood insurance purchase requirements apply according to FEMA.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition. We did observe some erosion around the east side of the site, and the downspout terminations appear to be set about a foot above grade. We recommend extending all gutters at this time, either with rubber boot or metal section and provide a splash block at all downspout locations. Costs have been included for this work, including re-grading the eroded areas. The flood zone where the building is located is the least restrictive zone with no further action required. Flood insurance may be deemed prudent for the areas within the AE zone.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the west side of the building, with a connecting drive to Ainez Drive to the west. The drive is shared with the swimming pool and pool building. Parking is provided onsite for customers and employees. There are total of 47 spaces, of which 2 are designated accessible and 2 are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front and side entrances of the building. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass covered yards and parking lot islands with local mature plantings. The landscape is provided with an irrigation system with automatic controls and timers located within the electrical room of the building.

A painted metal sign is provided at the main entrance from Ainez Drive. It is fabricated with two ground mounted metal poles attached to a painted sign with the name of the facility. The cooling tower is provided with a protective chain link fence enclosure.

There is a swimming pool, check-in building, playground and shed on the park site as well. These items are outside the scope of the survey.

Observations & Comments

Paving and flatwork is in fair condition. We observed long stress cracks greater and 1/4" in width and minor deficiencies throughout the surface of the pavement. The cracking is relatively minor, but widespread, indicative of failure of the system. The surface is serviceable at this time but will continue to deteriorate through de-icing salts and freeze thaw cycles. We have included sealing the largest of the cracks at this time to extend the life of the surface. Additionally, we have included costs to overlay the surface in the first four years of the Capital Reserve cycle. Finally, we observed that the fire paint at the fire lanes is markedly faded and worn. We recommend repainting the fire lanes at this time.

The sidewalks are in fair condition. Mature trees and their associated root systems throughout the site have heaved some of the sidewalks. We noted a potential trip hazard at the northwest corner of the site. A more significantly cracked sidewalk was observed at the rear north side of the building. Costs have been included to grind edges smooth or replace sidewalk sections as required.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. We observed excessive overgrowth at the chain link enclosures around the HVAC equipment and on the northeast side of the building. Costs have been included to trim trees and weeds from the enclosures and sidewalls.

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The signage and other landscaping features are in generally good condition with no further action required. The chain link fence at the cooling tower is exhibiting extensive rust due to a leak in the piping at the cooling tower. Once the leak is addressed, the chain link should be replaced or repainted with rust inhibitive paint.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The buildings are both founded with a slab on grade with continuous strip-type footings below exterior walls, isolated pad-type footings below columns, and grade beams below shear walls. Construction consists of a steel frame superstructure with rigid steel frames. The roof decks are corrugated metal.

Observations & Comments

Based on our representative areas of observation, the building did not reveal evidence of apparent structural distress. The building foundation appears stable, but we did observe some minor cracking and settlement on the west side of the building near the mechanical room where the structure is lower. Monitoring the areas for future movement is advised, but no immediate action is required at this time.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls at the main recreation center are brick veneer. The brick is in a dark and light color and laid with a pattern on all elevations. The dance studio has ceramic tile walls on all elevations. Doors are storefront systems at the front and secondary entrances, and insulated metal at service areas.

Windows are typically punched openings throughout the space, with insulated fixed glazing in aluminum frames.

We were not provided with roof access during the site visit. All roofs appear to be sloped and were observed from grade. The main building has one main roof area with three lower sections over lean-to additions on the sides of the building. All roofs at the recreation center are standing seam metal roofs in a green color, and hipped and gabled design. The roof is original to the building and about 34 years old.

The dance studio, completed in 2019, also has a metal roof that extends over the existing roof and is supported with decorative bent steel columns. The area enclosed is referred to by staff as the "back porch." The roof is white colored.

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The main roof is drained by sheet flow to continuous gutters and leaders that drain to grade. The dance studio roof drains to the center of the structure and is directed by sheet flow to the south side of the building. Neither building is provided with parapets.

Roof appurtenances are limited and appear to be solar panels on the south side of the main roof.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Recreation Center	15,900	Metal (standing seam)	24
2	Dance Studio	3,700	Metal (standing seam)	3

Observations & Comments

Exterior sidewalls were generally found to be in good condition with a few isolated areas of damage that require attention at this time. The brick units are in good condition with no obviously cracked units and generally sound mortar. We observed a missing area of sealant at the back porch that requires resealing. Additionally, the brick has some cracking on the east wall where there appears to be some minimal settlement, as described above. Costs have been included to inspect all exterior wall and joints and replace as warranted.

Budgeting for spot type repairs of the exterior sealants in conjunction with an exterior maintenance program is recommended.

We observed the band of windows on the southeast side of the building in the teen room to have broken thermal seals with condensation between the panes. Replacement of these window systems is recommended at this time.

On-site personnel reported that there are currently no known active roof leaks, and a regular inspection program is in place with Empire Roofing. Based on the age and types of roof systems, the roofs are anticipated to last through the term with regular inspections and maintenance.

We did observe a few stained exterior wall surfaces which appear to be caused by open joints in the gutter systems, allowing water to cascade down the wall face. We have included costs to seal the gutter joints or perform spot replacements.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The main recreation building is organized around the central entry lobby which provides access to the offices, classrooms, kitchen, fitness room, gymnasium, and men's and women's restrooms and locker rooms.

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Interior finishes consist of laminate wood flooring, stained and painted concrete flooring, wood floor at the gymnasium, and ceramic tile flooring, rubber wall base, painted concrete and gypsum board walls and ceilings, and acoustic ceiling tile (ACT) panels. Lighting is provided by integrated light panels at the ACT ceilings and surface-mounted fluorescent light fixtures.

The kitchen is provided between the office and gymnasium and is connected to the gymnasium with a rolling door and serving shelf, as well as metal door. The interior finishes include epoxy painted floors, fiberglass reinforced plastic (FRP) walls and ACT ceilings. Stainless steel kitchen equipment including dishwasher, stove, cooler and freezer were observed.

The dance studio is a separate building but connected by the back porch area that is covered by a high roof. The dance studio consists of a large space with wood floors and mirrored wall. A unisex toilet room is directly accessible to the main room and a small electrical/ storage space is provided adjacent.

There are two pairs of separate men's and women's toilet rooms and lockers rooms, one off the main corridor and another set at the north side of the building accessible to the gymnasium. The toilet rooms are equipped with floor-mounted toilets with manual flush valves, wall-mounted flush-valve urinals, and counter-mount ceramic sinks at plastic laminate countertops, and porcelain sinks. Accessories consist of plate glass mirrors and painted metal partitions. Finishes consist of ceramic tile flooring and walls, and painted gypsum board ceilings. Lighting is provided by suspended, and ceiling- and wall-mounted fixtures.

The dance studio has a unisex toilet with white ceramic tiles on floors and walls and painted ceiling. We observed a wall mounted sink with plate glass mirror and grab bars at the toilet.

Observations & Comments

Interior finishes are generally in good condition. Based on EUL, and the fact that the flooring was recently replaced, and the entire building was renovated in 2019, these finishes are anticipated to endure through the term with a few exceptions. We recommend a modest upgrade to the kitchen in the middle of the term.

Additionally, the set of restrooms associated with the gymnasium are closed and currently used for storage. It is unclear why the restrooms have been closed, but it is assumed they are required by the occupant count, particularly when the gym is used as a temporary shelter during inclement weather or for displaced citizens. We have included costs to inspect all systems, ensure all fixtures are in working order and relocate the storage items. Refurbishment of the bathrooms may be required at the Owner's discretion.

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5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the west side of the site, near the connection to the city water main. The dedicated 2" city water service line enters the riser room in the mechanical room on the west side of the building. The domestic water service line is equipped with a Watts backflow preventer. The one-story buildings both operate from city water pressure, without the use of a booster pump. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building on the west side of the building and flow by gravity to the municipal sanitary mains. Sanitary waste and vent piping was observed to be cast iron. No sump pumps are provided. Natural gas serves domestic water heaters, boilers, and kitchen equipment. Natural gas piping was observed to be black steel. The various piping systems are all original to the building and 24 years old.

Domestic hot water for restrooms and break areas is provided by an individual tank-type water heater in the mechanical room of the recreation center. It is a 120-gallon, A.O. Smith unit manufactured in 2021. A tankless IWH heater served the dance studio.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Domestic water and sanitary sewer systems are in good condition overall. No immediate action is required, but costs should be anticipated for ongoing water heater replacement over the reserve term. We have included this item in the Capital Reserve Schedule.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by a central hot and chilled water system using eight package type AHUs located within three separate mechanical rooms. Air from the AHUs is distributed via insulated duct work to VAV boxes equipped around the building. VAVs are equipped with electric re-heat coils.

Each AHU is an assembly of separate package components and is equipped with hot and chilled water coils. Hot water for the heating loop is generated by the A.O. Smith water heater in the mechanical room and circulated with a fractional HP pump in a loop. A BAC cooling tower is located in the mechanical yard at the rear of the building within a chain link enclosure. The AHUs are manufactured by Trane and all systems appear to date to 2001. We observed Belimo valves and a BAS through an Automated Logic panel.

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Outside air is brought into the building via the AHUs. There are dedicated exhaust fans serving the restrooms. Exhaust from the commercial kitchen is exhausted to by commercial exhaust with a conventional hood.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained by in-house staff, with the exception of a significant leak at the cooling tower. There is standing water and dripping lines where it enters into the air handler room. We observed a new pump that is likely a replacement for the condenser water or return pump and is awaiting installation. We have included costs to diagnose and address the issue at this time. Using the tonnage of the units (75.5 tons) we calculated that one ton of air conditioning is provided for every 253 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

AHUs are anticipated to endure the term, though they will require routine maintenance to extend their EUL. No immediate action is required.

Other than cleaning of the cooling and seasonal maintenance of the cooling tower, we also recommend an overall in about 4 years to extend the life of the system.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to a pair of utility owned transformers located in the service yard outside the main electrical switchgear room. Power enters the building underground via a single service to an exterior wall-mounted switchgear and bus. The meter is mounted adjacent to the exterior switchgear/ main disconnect. The main disconnect is a 1200 amp, 120/208 volt service manufactured by GE and installed in 2019 as part of the renovation work. The primary distribution panels are provided in the mechanical room and are also GE Spectra Series dating to 2019. The primary panel is labeled as Panel DP and feed three adjacent panels. Overload protection is provided by circuit breakers and distribution wiring consists of copper conductors.

Emergency power is not provided to the building. There is a solar panel array on the south side of the building. A dedicated electrical panel is provided for the array.

Observation & Comments

The electrical systems provide 18.1 watts per square foot for the buildings. This is based upon the overall capacity of 1,200-amps, 208-volts, 3-phase, 19,100 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable, with no issues observed or reported.

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Electrical gear and switches appeared to be in good condition, relatively new at 3 years old and well maintained. We do recommend removal of all storage items; we noted some area with excess storage which should be removed by in-house staff at this time. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term.

No information was provided regarding the solar panels. It is anticipated that they have a EUL of 30 years; no further action is required at this time.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

Neither building is provided with a wet sprinkler system. The kitchen hood was observed to have an Ansul system with current inspection tags.

Fire alarm and detection system devices consist of smoke detectors, duct smoke detectors, fire alarm pulls, hard-wired exit signs with battery back-up, and illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The fire devices are tied to a central fire alarm control panel (FACP) that is manufactured by Simplex (Model 4100) and connected to an outside monitoring agency by telephone. The system has recently been updated as part of a system-wide upgrade.

Supplemental fire protection is provided in the form of manual fire extinguishers. The extinguishers are located in recessed wall-mounted cabinets and are generally available throughout the common corridors and in mechanical/ electrical rooms.

Emergency egress is provided by multiple doors at grade from the various corridors, gymnasium and multi-purpose rooms.

Observation & Comments

The fire alarm control panel has an inspection tag from Johnson Controls dated August 11, 2022. The inspection test indicates that red labels have been affixed to the panel. The red labels indicate that a label change is required for the smoke detector(s) and that the kitchen roll down door is not operational. Costs have been included to address these issues.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current. The Ansul system is also inspected annually. The hood and canister have current inspection tags. Other than continued maintenance and inspections, no further action is required.

Though there are assembly spaces within the building, a fire sprinkler system is not provided. The lack of a sprinkler system installation was reported to CBRE as a ‘grandfathered’ condition. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on our review, we did not observe items of significance, though one of the van-accessible spaces is damaged and requires replacement.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?	✔			
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?	✔			
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✔			
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			
3	Is at least one wheelchair-accessible public telephone available?	✔			
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?	✔			
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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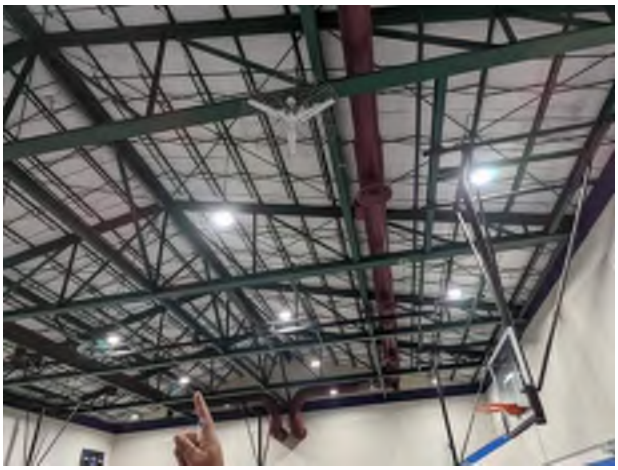
Photographs

1. Drainage structure

2. Parking Lot and Curbing

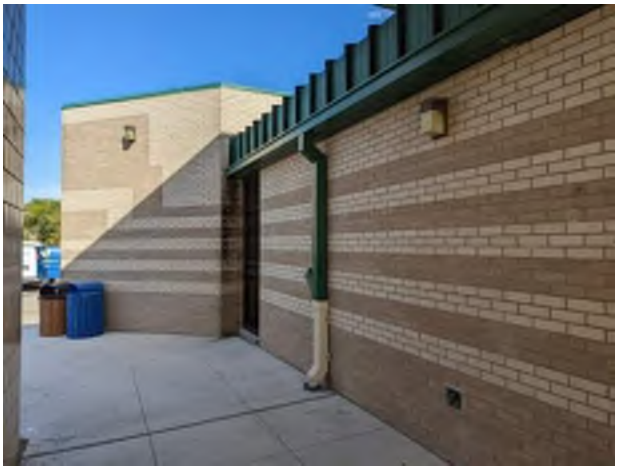
3. Trash Dumpster Enclosures



4. Steel Structure

5. Front Elevation

6. Side Elevation



7. Side Elevation

8. Rear Elevation

9. Front Entrance

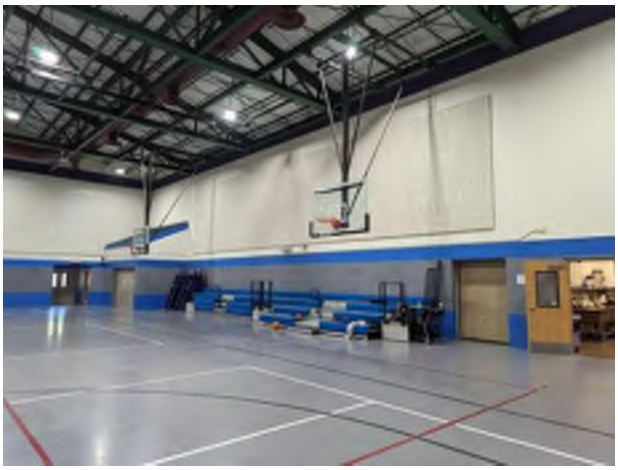
10. Dance Studio/ Back Porch

11. Exit Door from Dance Studio

12. Craft Room

13. Game Room

14. Weight Room



15. Gym

16. Interior of Dance Studio

17. Kitchen

18. Restroom

19. Single User Toilet Room

20. Hot Water Heater

21. Tankless Water Heater at Dance Studio

22. Typical AHU

23. BAC Cooling Tower

24. Transformer

25. Electrical Switch and Meter

26. Interior Distribution Panels

27. Fire Alarm Control Panel

28. Fire Extinguisher

29. Accessible Parking

30. Drinking Fountain

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	George Morales Dove Springs Recreation Center	**Project No.:**	
Address:	5801 Ainez Drive	**Project Manager:**	
City, State Zip Code	Austin, TX 78744	**Property No.:**	
Year Built and Age:	1998 & 2019	**Tax I.D. # (Sec, Lot, Block):**	ABS 24 DELVALLE S ACR 45.402
Building Type:		**Size of Parcel (Acres):**	45.402
Number of Buildings:	2	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Russell Diggs	**Date:**	
Tel:	512-974-3840	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	43				
Handicap	4				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

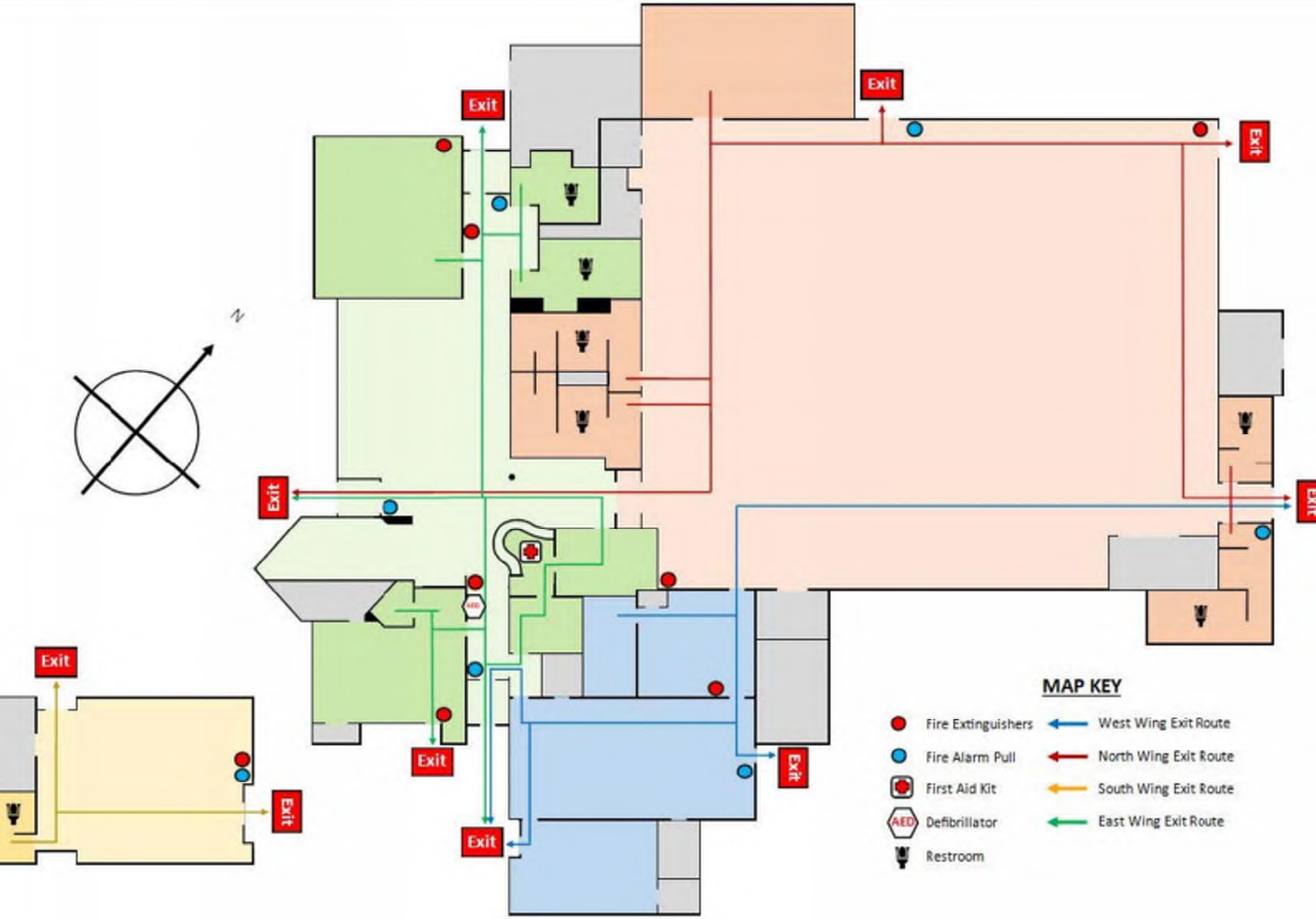
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If “Yes”, identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation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Restroom
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Tippin, Lisa @ Oklahoma City

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 26, 2022 9:38 AM
To: Tippin, Lisa @ Oklahoma City
Subject: Public Information Act Request :: C157635-102622

External

Dear Lisa Tippin:

Thank you for contacting the City of Austin. Your request was received in this office on 10/26/2022 and given the reference number C157635-102622 for tracking purposes. Your request will be forwarded to the relevant City departments to locate the information you seek.

Records Requested: Regarding the recreation center at 5801 Ainez Drive can you provide the following information: -Certificate of occupancy -Open building, fire or zoning violations -copies of the last inspection

Pursuant to the Texas Public Information Act, you will receive communication from the City of Austin within 10 business days informing you of one or more of the following:

• The date the information will be available or a copy of the records sought

• A cost estimate/invoice

• A letter advising there is no responsive information for your request or that some/all the responsive information may or must be withheld by the City of Austin in accordance with the law

• The need for clarification from you.

Please note your request must ask for records that already exist. The Texas Public Information Act does not require a governmental body to create new information, perform legal research, or answer questions.

You can monitor the status of your request using the "My Request Center" menu option at the Austin Public Records Center.

You will receive an email once your request is complete.

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

APPROVED
By Ruben Salinas at 1:06 pm, Jan 10, 2020

INVOICE# **A27666**

Total Due **$750.00**

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

PO #: WO#201810569
Issue Date: 12/26/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/20/2019

Property:
PARD - Southeast Branch, 5801 Ainez Drive, Austin, TX 78744
Main Roof Area
Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete.	$750.00

Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

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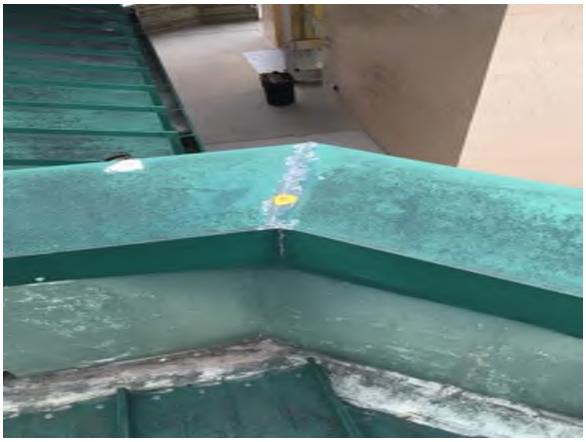

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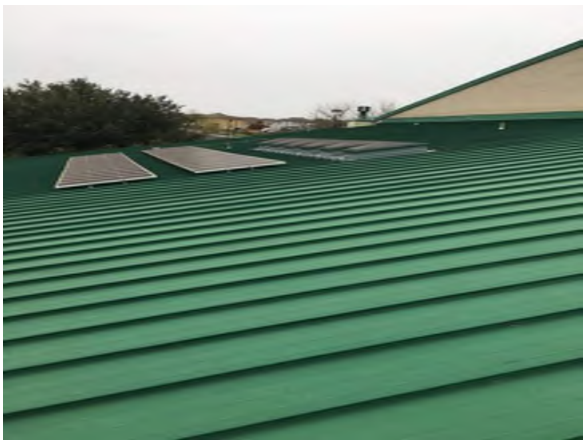


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PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Givens Recreation Center

3811 East 12th Street
Austin, Texas 78721

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-03
Site Visit Date: September 26, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Givens Recreation Center
3811 East 12th Street
Austin, Texas 78721
SF-0001419126-03

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 26, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD			X	A SWMM analysis required	$20,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X	X	Repair	$69,500	$51,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE		X	X	Structural engineer inspection and report	$22,000	
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X	X	Repair	$272,000	$91,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS		X	X	Repair	$503,000	
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER		X		Repair	$40,000	$11,500
5.5 HEATING, COOLING, AND VENTILATION		X	X	Refurbish	$39,000	$219,200
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER			X	Replace	$15,000	
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X	X		None		$22,265
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		X		Repair	$15,500	
Totals					$996,000	$394,965

Summary	Today's Dollars	$/SF
Immediate Repairs	$996,000	$55.92

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$394,965.00	$22.17	$2.22
Replacement Reserves, w/10, 3.0% escalation	$494,961.61	$27.79	$2.78

FCA IMMEDIATE COST TABLE

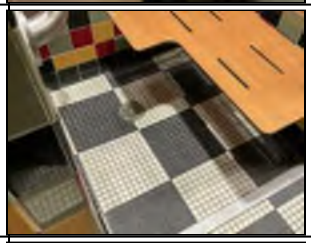
*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Storm Water Management Model analysis (SWMM)**	The site, drainage systems and gentle slope area are in poor condition, and immediate action is required. Ponding was reported at the building adjacencies which has caused the sidewalk to severely crack. Also, it was reported that during the rainy season Tannehill Creek floods the parking lot, the picnic, and playground area. The steep grassed area which separates the recreational center from Plummers Cemetery creates a condition where storm water runs down towards the building's east side which shows signs of water damage. We recommend a Storm Water Management Model analysis (SWMM) which should indicate what are best ways to remedy water runoff from surrounding areas, as well will provide a strategy of what materials to use around the building to mitigate water ponding.	EA	$8,000	1	$8,000	
2	**Allowance to Address Site Drainage Issues**	sdfa	Allow	$12,000	1	$12,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$20,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
3	**Replace Concrete Sidewalk Sections**	Significant stretches of sidewalk sections are severely cracked and deteriorated. Such conditions were noted around the building. Remove deteriorated sections, prepare bed, and install new sidewalks.	SF	$15	2500	$37,500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
4	**Install New Soffit Light Fixtures**	Building lighting is antiquated and in poor condition. Replace old light with new LED fixtures.	EA	$1,000	8	$8,000	
5	**Re-Sod Bare Grass Areas**	Sod is missing in different areas from the east side of the building, and it appears to have been caused by heavy water runoff from the steep grassy mound which divides Plummers Cemetery from the Recreational Center. These areas should be replanted.	SY	$9	2000	$18,000	
6	**Asphalt Pavement Crack Routing and Sealing**	The asphalt pavement is in fair condition with alligator cracking and minor potholes. Modest repairs are recommended. An overlay is required over the term.	LF	$1	6000	$6,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$69,500	
SUBSTRUCTURE AND SUPERSTRUCTURE							
7	**Further Investigation by a Structural Engineer**	Based on our representative areas of observation, evidence of apparent structural distress was observed. The concrete sidewalk and/or the building foundation at the east side of the building appears to have subsided approximately 8". During our site visit in the mechanical room mezzanine, we noticed a concrete pilaster encasing, and a precast concrete knee wall showing significant fissures. Fireproofing was also noted to have fallen or is missing at structural members of the roof in this area. Further investigation by a licensed structural engineer is needed to provide analysis of these areas and to provide recommendations for next steps and repair.	EA	$6,000	1	$6,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
8	**Tree Removal**	Two large trees on the west side of the building, next to the transformer yard, have lifted a concrete pad with electrical equipment mounted on top of it, and may have or could cause foundation damage. We recommend removing the trees immediately as the root may have already impacted the foundation and the transformer.	EA	$8,000	2	$16,000	
		Subtotal SUBSTRUCTURE AND SUPERSTRUCTURE				$22,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
9	**Caulk Pre-Cast Concrete, Wall Panel Joints**	Sealant at horizontal and vertical panel joints are failing. Rake out deteriorated sealant, prepare surfaces, and apply sealant to exterior precast panels joints.	Allow	$30,000	1	$30,000	
10	**Repair Exposed Rebar at Precast Panels**	Exterior precast concrete walls appear to be in fair condition, exposed rebar was found on the west and south side of the building. Remove rust, clean, prepared rebar, and repair with concrete patching.	Allow	$25,000	1	$25,000	
11	**Paint Exterior Hollow Metal Doors**	Many of the exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed, and repainted with a semi-gloss or preferably and oil based paint.	Allow	$5,000	1	$5,000	
12	**Replace Aluminum Frame, Single Pane Windows**	Exterior glass at the gymnasium clerestory appears to be single pane glass. The property reported that many panes have failed, and have water intrusion stains which is typical of a system that has reached its RUL. Windows should be replaced to prevent water from entering into the building and exterior wall.	Allow	$55,000	1	$55,000	
13	**Seal Window and Door Frames**	dgagdf	Allow	$6,000	1	$6,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
14	**Plaster Soffit and Fascia removal and reinstall**	Plaster soffit and fascia at the eave level over the gym are in poor condition, and needs to be replaced. Although not required, we recommend that all fascia and soffit to be replaced with the same material.	Allow	$15,000	1	$15,000	
15	**Rust Spot Repairs**	The tubular steel members that frame the clerestory over the gym are rusting. We recommend, removing all rust, prime exposed metal, and apply 2-coats of a rust inhibitive paint.	Allow	$20,000	1	$20,000	
16	**Re-Roofing, Built-Up, Rip-Off & Replace**	The Subject's BUR was found to be alligatored, blistered and exceeded its EUL. Due to the amount of previous repairs, widespread chronic leaks and high susceptibility of trapped water vapor within the felts - the existing roof covering should be ripped off and replaced. This allowance includes the replacement of the wood access stair with a metal stair.	Allow	$16	6500	$104,000	
17	**Install Splash blocks**	Pitched roof downspouts discharge water directly onto the lower roof below without a splash block which is causing the roofing membrane damage. We recommend adding splash blocks at the bottom of the downspouts.	Allow	$2,000	1	$2,000	
18	**Repaint Front Entrance Canopy**	The Front entrance canopy paint finish is peeling off. Remove all loose peeling paint, clean all surfaces, prime, and paint.	Allow	$10,000	1	$10,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$272,000	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
19	**Interior Finish Upgrades**	Upgrade the interior finishes at this time based on age and condition.	Allow	$500,000	1	$500,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
20	**Replace Vinyl Flooring**	Recently installed vinyl flooring is damaged due to water intrusion from an unknown source. Once the water source has been repaired the flooring should be replaced.	Allow	$3,000	1	$3,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$503,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
21	**Relocate Instant Water Heater**	Tankless water heaters and controllers are mounted over nine feet above finish floor. We recommend the water heater to be relocated to an accessible height.	EA	$1,000	1	$1,000	
22	**Sewer Scoping Inspection**	Sewage back up which appears to occur often due to defective cast iron pipe. We recommend a sewer scope inspection be performed to determine the location and type of damage in the sewer line.	EA	$2,500	1	$2,500	
23	**Hydro Jet Kitchen Grease Trap**	The grease trap at the kitchen is reportedly clogged. We recommend the grease trap to be hydro-jetted and a maintenance program be established to cleaned the grease trap on a regular basis.	Allow	$2,500	1	$2,500	
24	**Replace a Portion of the Cast Iron Sanitary Lines**	We have added an allowance to address the persistent sanitary line issues reported and observed while on site. Once the sewer scope has been performed and the issues pinpointed, we have assumed that repairs, namely replacing at least a portion of the piping will be required. This is a budgetary number only. Actual costs will have to be confirmed by the scope and a contractors bid.	LF	$100	300	$30,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
25	**Investigate Active Leak**	During our site visit, we observed water actively seeping up through the joints of the recently installed laminated floor at the lobby area. The cause of the water cannot be determined without further investigation. Investigation is likely to require destructive testing and extensive repairs. An allowance to investigate this area is included, but costs to address the underlying issue are not provided as the scope cannot be confirmed. We have included a cost to replace some sanitary piping, which MAY address the issue.	EA	$4,000	1	$4,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$40,000	
HEATING, COOLING, AND VENTILATION							
26	**Replace Damaged Refrigerant Piping Insulation**	Chilled and hot water piping is missing insulation at several places, and is corroded. We recommend all rust be removed and a rust inhibitor application prior to installing new insulation.	Allow	$4,000	1	$4,000	
27	**Chiller Overhaul**	The 90-Ton York air cooled chiller is due for an overhaul. During our site visit we noticed oil being displaced by the unit, which requires immediate repair. We recommend a chiller overhaul at this time and to recur every 5-years or 10,000 hours, whichever comes first. This work will extend the EUL of the machines and lessen down time due to maintenance.	EA	$35,000	1	$35,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$39,000	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							
28	**Infrared Survey, Commercial Scale**	Due to the age of the electrical system, the main equipment should have a thermographic survey performed to determine if there are any deficiencies in the system.	EA	$6,000	1	$6,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
29	**Electrical Engineer Code and Load Capacity Study**	It is in our opinion that the current system is undersized and the main panel board needs to be updated. Conduct an engineering survey to recommend appropriate panel size.	EA	$9,000	1	$9,000	
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$15,000	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
30	**Add Accessible Van Parking Space**	There are no van accessible spaces provided. Convert one or more spaces to be compliant with the standards including a ramp, side aisle and signage.	EA	$500	1	$500	
31	**Relocate or Remove Drinking Foundation**	The drinking fountain near the restrooms entrance protrudes over 4" from the wall, and limits accessibility to both women and men restrooms. Relocate or remove the drinking fountain at this time.	Allow	$15,000	1	$15,000	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$15,500	
			Total:			**$996,000**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	10	10	6,000	SF	$3.00	$18,000	200%										$36,000	$36,000
Concrete Site Maintenance	1	0	1	1	Allow	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Caulk Pre-Cast Concrete, Wall Panel Joints	7	0	7	1	Allow	$15,000.00	$15,000	100%										$15,000	$15,000
Install New Curved Acrylic Roof	15	13	2	1	EA	$8,500.00	$8,500	100%		$8,500									$8,500
Re-Roofing, Composition Shingles	20	11	9	13,500	SF	$5.00	$67,500	100%									$67,500		$67,500
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Central Domestic Water Heater	20	16	4	1	EA	$4,000.00	$4,000	100%				$4,000							$4,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Jet Sanitary Lines Annually	1	0	1	1	Allow	$750.00	$750	1000%	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$7,500
5.5 HEATING, COOLING, AND VENTILATION																			
Chiller Overhaul	10	5	5	1	EA	$12,800.00	$12,800	200%					$12,800					$12,800	$25,600
Replace Air Handling Unit	20	11	9	4	EA	$48,400.00	$193,600	100%									$193,600		$193,600
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	15	7	8	17,812	SF	$1.25	$22,265	100%								$22,265			$22,265
Total (Uninflated)									$750.00	$12,250.00	$750.00	$7,750.00	$13,550.00	$3,750.00	$750.00	$26,015.00	$261,850.00	$67,550.00	$394,965.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$750.00	$12,617.50	$795.68	$8,468.63	$15,250.64	$4,347.28	$895.54	$31,995.17	$331,703.75	$88,137.43	$494,961.61

Evaluation Period:	10
# of SF:	17,812
Reserve per SF per year (Uninflated)	$2.22
Reserve per SF per year (Inflated)	$2.78

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1.0 EXECUTIVE SUMMARY

Givens Recreation Center, the Subject, is an approximately 17,812-SFG, one and one half-story freestanding building on a 34.18-acre parcel in Austin, Texas. The building was constructed in 1979 and is approximately 43 years old. Specifically, the site is located within Givens District Park, east of Park Road, and west of Plummers Cemetery. The property is bounded by residential properties to the north and recreational facilities to the south. Givens District Park is designated as a Lone Star Legacy Park by the Texas Recreation and Parks Society.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided from Park Road which is shared with the rest of the park district.

1.1 FACILITY CONDITION

The Subject is considered to be in poor condition with respect to the major structural systems. Mechanical and electrical systems appear to be in fair to good condition, and plumbing systems appear to be in fair to poor condition. The structural and plumbing systems present deficiencies that should be addressed at this time.

A number of building systems will also start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

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REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Installed Laminate Wood Floors	2022	N/A
Installed LED Fixtures	2018	N/A

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

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Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the fair to poor range at 0.12. It should be noted that while some allowances have been included to address site re-grading, upgrades to interior finishes and sanitary line replacement, some budgets could not be included. Upgrades to the electrical system and repairs to the structure are not included in the immediate costs as the scope is unknown without further investigation. Should the recommended reports result in additional work, and it is likely to be the case, the FCI value will increase further, pushing the FCI firmly into the poor category.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	The Certificates of Occupancy are being released by floor level and having varying dates. See Appendix of this Report for copies.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP Public – Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe indications of the presence of microbial growth; however, moisture intrusion and conditions conductive to microbial growth were noted. Specifically, these conditions were observed at the ceiling in the gymnasium. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and

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proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

It was reported by the site contact that ACM is suspected in the ceiling insulation at the gymnasium. Further testing and abatement would be required for any renovation affecting these areas.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Robert Morrison	City of Austin	PARD	(512) 656-0979
Chauncey Allen (Pre-Survey Questionnaire)	City of Austin	PARD	(512) 974-2850
Records and Data Department	City of Austin	Public Records Center	on-line portal

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-03
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Givens Recreation Center
Street Address	3811 East 12th Street
City, State and Zip	Austin, Texas 78721
Number of Parcels	One
Total Acreage	34.18 acres
Number of Buildings	1 building
Number of Stories	one and one half Stories
Basement / Crawl Space	Slab on Grade
Reported Building Size	17,812 SF
Building Age	The Property was constructed in 1979 and is 43 years old.
Parking Provisions	There are a total of 12 parking spaces, of which there are 2 standard ADA spaces and 0 van-accessible spaces.
Primary Use	Public Recreation / Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	43 Years
Escorted by	Robert Morrison, City of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 26, 2022
Weather	Sunny, 84F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building is situated on a flat pad that slopes north towards Tannehill Creek. For the most part the flat area has been graded for drainage with slopes outward from the building. On the east side of the building a steep grassy mound divides the park from Plummers Cemetery.

Storm water drains via sheet-flow and drains into the Tannehill creek which sits north of the parking lot. The pitched roofs have gutters that are connected to-downspouts which discharge storm water to the ground adjacent to the building. The building's flat roof area discharges storm water through internal roof drains and overflow roof drains.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Part of the parking lot, playground and picnic area are located in Flood Zones AE and A1-A30 - one-percent annual chance floodplains as determined in the Flood Insurance Study. Mandatory flood insurance purchase requirements apply according to FEMA.

Observations & Comments

The site drainage systems and gentle slope are in poor condition, and immediate action is required. Ponding was reported on the building grounds which caused the sidewalk to crack. Also, it was reported that during the rainy season Tannehill Creek floods the parking lot, the picnic, and playground area. The steep grassed area which separates the recreational center from Plummers Cemetery creates a condition where storm water runs down towards the building's east side which shows signs of water damage.

We recommend a Storm Water Management Model (SWMM) analysis be performed, which should indicate what are the best ways to remedy water runoff from surrounding areas, as well will provide a strategy of what materials to use around the building to mitigate water ponding. A budget has been added to the cost tables to perform a SWMM analysis. An addition allowance is provided to implement the solution; this is a budgetary number and must be confirmed after the SWMM is completed.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the north side of the building, parking is provided onsite for the community and employees. There are total of 12 parking stalls of which 2 are designated accessible stalls. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building, and are also provided at building perimeters. Sidewalks are concrete and are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, grass covered yards, and parking lot islands. There are also designated planters at the front building facade.

A picnic area and a playground are located north of the parking lot near the Tannehill Creek. The picnic benches and tables are made of concrete, and are located under a row of trees.

A monument sign is provided at the west side of the building. It is constructed of painted steel posts which are set in concrete.

Observations & Comments

NOTE: Site drainage is in poor condition, a further study needs to be done prior to addressing the flatwork issues in this section.

The asphalt pavement is in fair condition with alligator cracking and minor potholes located throughout the surface. Modest repairs are recommended. An overlay is required over the term.

The concrete sidewalks are in poor condition. Water ponding and heavy traffic have caused the concrete to crack. Costs for replacement are included in the immediate cost table. To prevent future damage, routine maintenance will be required. We have added maintenance costs to the capital reserve tables.

Site lighting appears to be adequate, however building lighting is antiquated and in poor condition. We have added a budget in the cost tables for new LED replacement.

Sod is missing in different areas from the east side of the building and appears to have been caused by heavy water runoff from the steep grassy mound which divides Plummers Cemetery from the Recreational Center. We have added a budget for its immediate replacement.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building appears to be founded with a slab on grade with continuous strip-type footings below precast walls, and grade beams below shear walls.

The superstructure of the main building consists of load bearing precast concrete perimeter walls. Flat roof decks are corrugated metal decking supported on OWJ's.

The gym's superstructure consists of round steel columns wrapped in concrete and painted steel trusses supporting the roof. Elevated floors such as the mechanical room appear to be concrete poured over corrugated metal decking. Cold roll steel members span over the mezzanine of the mechanical room, and they run east west. The cold roll members appear to be sprayed with fire proofing material.

Observations & Comments

The building structure is in poor to fair condition.

Based on our representative areas of observation, evidence of apparent structural distress was noted. The concrete sidewalk and/or the building foundation at the east side of the building appears to have subsided approximately 8". During our site visit in the mechanical room mezzanine, we noticed a concrete pilaster and a precast concrete knee wall showing significant fissures. We recommend further investigation by a structural engineer be performed to assess the damage and provide recommendations. We allocated a budget in the cost tables.

Two large trees have been allowed to grow on the west side of the building next to the transformer yard. These trees have lifted a concrete pad and may have or could cause foundation damage. We recommend removing the trees. A budget has been added to the cost tables.

Over the mezzanine and mechanical room, roof steel members are missing fireproofing material. This will compromise the fire rating of the steel which reduces the amount of time a person has before the structural steel begins to fail from a fire. The investigation by the Structural engineer should also provide recommendations for repair of these areas.

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Additional costs are anticipated to repair the structure, but a budget cannot be established without further investigation.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of exposed aggregate precast concrete walls panels. Aluminum windows provide natural light to the building interior. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted steel metal doors and frames. The exterior entrance canopy is constructed of steel and is painted.

The gymnasium is provided with clerestory windows that provide natural light to the space.

Plaster soffits and metal fascia run around the perimeter eave of the gym roof which also supports an aluminum gutter and downspout system.

The building has four main roof areas all with the same type of roofing except for the roof over the gymnasium which is made of asphalt shingles. All other roofs have a low slope built-up roof (BUR) and have a slight pitch toward internal roof drains, or overflow scuppers and downspouts. The gymnasium roof sheds water to a continuous gutter and downspouts which discharge either on the building perimeter or the flat roofs. The subject also has a small acrylic arch roof between the main entrance canopy and the main building.

The table below summarizes the roofs sections:

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main Entrance Canopy		Low-slope; built-up roofing (BUR)	30 Years Old
2	Acrylic Roof		Acrylic	20 Years Old
3	Low Pitch Roof Over Game Room		Low-slope; built-up roofing (BUR)	30 Years Old
4	Low Pitch Roof Over Multipurpose Room		Low-slope; built-up roofing (BUR)	30 Years Old
5	Low roof Pitch at Air Cooled Chiller		Low-slope; built-up roofing (BUR)	30 Years Old
6	Gym Roof		Shingles/asphalt	11 Years Old

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Observations & Comments

NOTE: The building exterior walls appear to be in fair to poor condition. Further investigation of the building by a structural engineer should provide recommendations for deficiencies at the pre-cast wall. We also recommend that any roofing work shall be coordinated with the Storm Water Management Model analysis (SWMM).

Multiple roof leaks were reported in areas, and have damaged interior acoustic ceiling tiles (ACT). No mold was reported, however roof replacement and ACT are recommended. Costs to replace the roofs are included in the cost tables. Costs to replace ACT are included in the Interior section.

Exterior precast concrete walls appear to be in fair condition, exposed rebars were found on the west and south side of the building. Sealant at horizontal and vertical joints are failing, we have allocated a budget in the cost tables. However, to extend the RUL of the joint sealants exterior maintenance will be required. We have added cost in the capital reserve tables for sealant maintenance.

Many of the exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed and repainted with a semi-gloss or preferably and oil based paint. We have added a budget in the cost tables.

Exterior glass at the gymnasium clerestory appears to be single pane glass. The property reported that many panes have failed and have water intrusion stains, which is typical of a system that has reached its RUL. We recommend replacement and have allocated a budget in the cost tables.

Exterior fenestration is observed to have failing sealant at panel joints. We have allocated a budget in the cost tables. We recommend periodic maintenance to reseal existing windows and have added cost to the capital tables.

Plaster soffit and fascia at the eave level over the gym are in poor condition, and need to be replaced. We have allocated a budget in the cost tables.

The tubular steel members that frame the clerestory over the gym is observed to be rusting. We recommend, remove all rust, prime exposed metal, and apply 2-coats of a rust inhibitive paint. We have allocated a budget in the cost tables.

The asphalt single roof is in fair condition, multiple roof leaks have been reported. We recommend identifying the source of the roof leaks and making appropriate repairs. We have added a budget in the cost tables. Due to its RUL replacement will be necessary during its terms. We have allocated a cost in the capital reserve tables.

The acrylic roof appears to be in good condition. However, due to its RUL replacement will be necessary during the terms. We have allocated a cost in the capital reserve tables.

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All the low pitch roofs have reached the end of their EUL and will need replacement. Replacement shall include repairs to improve the positive slope towards the internal roof drains and overflow scuppers, as well the replacement of the wood access stair with an aluminum stair. We have allocated a budget in the cost tables.

The exterior front canopy paint is peeling off and needs to be repainted. We have allocated a budget in the cost tables.

Pitched roof downspouts discharge water directly onto the lower roof without a splash block which is causing the roofing membrane damage. We recommend adding splash blocks at the bottom of the downspouts. We have allocated a budget in the cost tables.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized in distinctive areas which are the lobby/offices, the game room, the multipurpose room, the gym, the weight room, the mechanical mezzanine and support spaces.

Lobby/offices and game room finishes consist of laminate floors, painted gypsum walls, and acoustic ceiling tiles (ACT).

The multipurpose rooms finishes consist of welded vinyl floors, painted gypsum walls, movable accordion partitions, and acoustic ceiling tiles (ACT).

The gym finishes consist of wood flooring, painted gypsum walls, acoustical wall and ceiling panels, and painted steel trusses.

The weight room finishes consist of rubber flooring, painted gypsum walls, acoustical ceiling tiles (ACT).

The mezzanine finishes consist of sealed concrete, a steel catwalk, painted gypsum,concrete walls, and exposed ceiling structure.

Support spaces, such as the kitchen, finishes consist of painted gypsum wall, acoustic ceiling tiles, wood cabinets with plastic laminate countertop, the floor finish appears to be original vinyl composition tile (VCT).

Restroom finishes consist of ceramic tile flooring, ceramic tile wainscot, painted gypsum walls and ceilings. The restrooms are equipped with wall-mounted toilets with manual flush-valves, wall-mounted flush-valve urinals, and wall-mount porcelain lavatories. Accessories consist of plate glass mirrors, floor mounted stainless steel partitions, and lighting is provided by ceiling-mounted fixtures.

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Observations & Comments

Interior finishes are generally in fair to poor condition, unless noted otherwise. There are several areas with water-stained ceiling tiles throughout the building, reportedly from roof leaks. No mold was reported; however, roof replacement and new ACT are recommended.

Bathroom finishes appear to be in good condition. No action is required at this time.

The gym finishes appear to be in good condition, other than the falling ceiling insulation due to water leaks. We have allocated a budget to repair the ceiling in the cost tables.

CBRE observed a number of interior deficiencies which include:

- The Multipurpose room flooring was installed at a higher level than the original floor, and it is preventing the doors to operate correctly.
- The Weight room requires acoustical wall panels
- The mechanical room requires a new coat of paint, sealing and patching at walls, and concrete floors need to be resealed.
- The Kitchen is outdated, and FF&E are residential grade which does not meet their current operations

Overall, we recommend an interior finish upgrade at this time due to age and condition. Additional monies may be required to address either asbestos or lead, which is outside the scope of this survey.

During our site visit, we observed water actively seeping up through the joints of the recently installed laminated floor at the lobby area. The cause of the water intrusion is unknown without further investigation but could be a broken under-slab water supply line. The facilities personnel that were escorting us called their maintenance facilities to initiate a repair ticket. Further, likely more destructive, investigation is required to determine what is causing the water intrusion. Costs for further investigation is included in immediate needs within the plumbing section. We have also included costs to replace flooring after the source of water intrusion has been repaired.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the northwest side of the main entrance along Park Road. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. The domestic water service line is equipped with a backflow preventer which is located in the mezzanine at the mechanical room.

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Sanitary drainage piping is arranged to exit the building on the south and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps are provided, however an underground grease trap serving the kitchen is located in the east side yard. Management reported kitchen grease trap lines were clogged.

Natural gas serves domestic water heaters, kitchen equipment, and the boiler. A gas regulator and meter are located on the northwest side of the building near the service courtyard. Natural gas piping was observed to be black steel painted yellow for safety.

Tankless gas fire water heaters serve both women and men restrooms, and the janitor closet. A 40 Gallon gas fired water heater located in the mezzanine room appears to be dedicated to the kitchen.

Observations & Comments

Sewage back up in the restrooms appears to occur often due to defective cast iron pipe. We recommend a sewer scope inspection to determine the location and type of damage in the sewer line. A budget has been added to the cost tables for the scope and potential replacement of the cast iron piping.

The grease trap at the kitchen is reportedly clogged. We recommend the grease trap to be jetted and a maintenance program be established to clean the grease trap regularly. A budget has been added to the cost tables.

It is also noted that the janitors closet and mop sink is next to the Main Electrical Panel. We recommend the mop sink be removed and all water lines capped to prevent possible water intrusion to the panel.

The water heater tank is 16 years old, and near its RUL and costs to replace the tank during the term are included.

Tankless water heaters and controllers are mounted over nine feet above finish floor. We recommend the water heater to be relocated to an accessible height. We added a budget in the cost tables.

5.5 HEATING, COOLING, AND VENTILATION

Cooling and heating is provided by a central hot and chilled water system which uses two York multi-zone AHUs and two York constant volume air AHUs located at the mezzanine area. All four AHUs are served by a 90-Ton York air cooled chiller. Heating is provided by a Raypack 1,285,200 BTU/HR boiler located at the roof. Chilled water is controlled by a variable speed pump, and hot water is controlled by constant volume heating water pump, both located in the mechanical room mezzanine. The POC confirmed that the heating and cooling system are monitored and controlled by a BAS, (Building Automated System) located in another area, which was concurrent with our findings of the VFDs (Variable Frequency Drive), and Belimo actuators. Make up air is managed through the air handing units. Air is distributed via rigid duct and are provided with smoke detectors.

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There are dedicated exhaust fans serving the common area restrooms. Exhaust from the commercial kitchen is through a conventional hood.

Observations & Comments

Overall, the mechanical systems appeared to be in fair operating condition, there is visual signs of deferred maintained.

Chilled and hot water piping is missing insulation at in several places, and piping is corroded. We recommend all rust be cleaned from piping and a rust inhibitor application prior to installing new insulation. See Reserve Table for an allocated budget.

The 90-Ton York air cooled chiller is due for an overhaul. During our site visit we noticed an oil leak by the unit which needs to be repaired immediately. We have allocated a budget for repairs in the cost tables. We recommend a chiller overhaul at this time and to recur every 5-years or 10,000 hours, whichever comes first. This work will extend the EUL of the machines and lessen downtime due to maintenance. See Reserve Table for an allocated budget.

All 4 AHUs will need to be replaced at the end of the term. See capital reserve Table for an allocated budget.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to a utility owned transformer located west of the main entrance, and outside the main electrical switchgear room. Power enters the building underground to a cabinet with one main service switch MDP. The switch has a rated capacity or 600 amps at 480/277 volt, 3-phase, 4-wire service. MDP has one 80A/3P circuit breaker which appears to serve Panel H1, and H2, both serving the Chiller and the four AHUs.

During our site visit we observed two solar panel inverters both located near the utility owned transformer. The photovoltaic panels are located in the pitch roof that faces west. It is worth noting that we did not have access to this pitched roof area.

Observation & Comments

The electrical system provides 22.4 watts per square foot for the building. This is based upon the overall capacity of 600-amps, 480-volts, 3-phase, 17,812 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be acceptable, with no issues reported or observed.

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During our site visit and interview with our POC, we discovered that the circuit breakers trip when there are multiple loads connected to the same circuit. The MDP board appears to be in poor condition and does not meet NEC requirements due to the proximity of the janitors' sink which is adjacent to the panel.

During our site visit we could not confirm if the photovoltaic panels are operational, and if they are in compliance with NEC requirements.

It is our opinion that the current system is undersized, and the panel board needs to be updated. We have allocated budget to perform a thermographic survey, as well as a budget to conduct an engineering survey to recommend appropriate panel size and code study. This study should also be coordinated with major mechanical work.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors and in the kitchen. The last inspection was in January 2022 were performed by Pye Barker Fire & Protection.

Fire alarm and detection system devices consist of smoke detectors, pulls, strobes and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The Fire command alarm is located in the lobby behind the reception desk.

Observation & Comments

Though there are assembly spaces within the building, a fire sprinkler system is not provided. The lack of a sprinkler system was reportedly a ‘grandfathered’ condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the requirement of a fire suppression systems be installed. Further review of the necessity of the installation of a fire sprinkler system by the Owner is recommended.

An Ansul fire suppression system fire suppression is not present in the kitchen, nevertheless we were told that the kitchen has not been used since prior to the COVID 19 pandemic started. Should the kitchen be used again, an Ansul system may need to be installed at the cooking range hood.

Fire extinguishers are certified annually by Pye Barker Fire & Protection. Other than continued annual inspections, no action is required.

CBRE anticipates the FACP will need replacement at the end of the term based on age. Costs have been included for this work.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

Based on conducting a limited survey, barriers of significance were observed. Costs have been included in our Opinion of Cost.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			Restrooms
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?			✔	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			No Van Accessible signage
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			Ramp from the game room to the multipurpose room
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?	✔			
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?			✔	
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			Drinking fountain by the restrooms is protruding object.

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?			✔	
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists was returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were not made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Parking

2. Parking

3. Front Facade

4. Side Facade

5. Side Facade

6. SIde Elevation

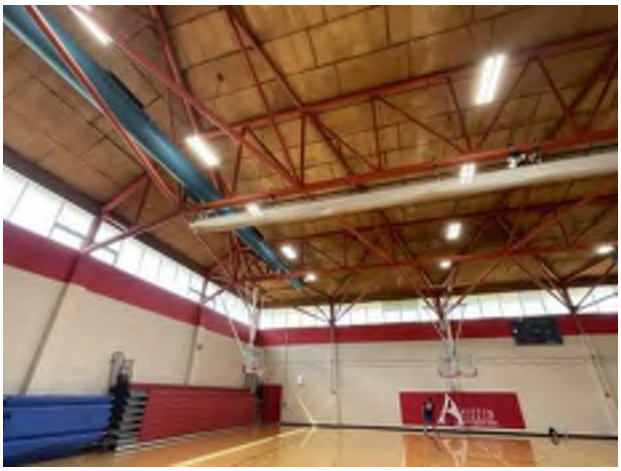
7. Exposed Aggregate Precast Concrete Wall Panel

8. Clerestory

9. Polycarbonate Roof

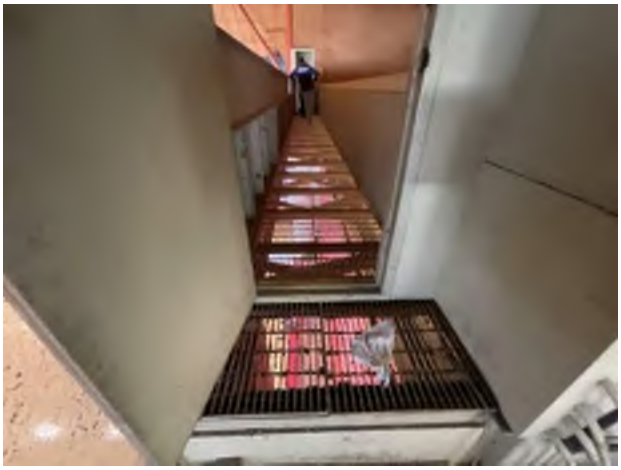
10. BUR System

11. Roofing Equipment



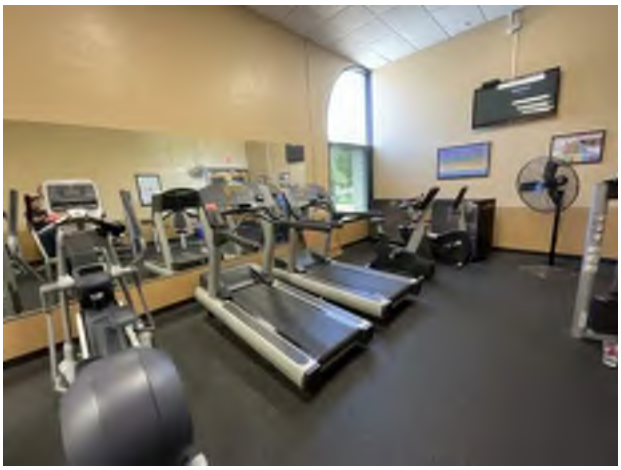
12. Gymnasium

13. Stain Acoustic Panels



14. Catwalk

15. Game Room



16. Exercise Room

17. Kitchen

18. Bathroom

19. Gas Meter

20. Water Heater

21. Chiller

22. Boiler

23. Mechanical Room

24. AHU

25. Utility Owned Transformer

26. Main Disconnect Switch

27. Step Down Transformer

28. Fire Proofing

29. Fire Alarm

30. Drinking Fountain limits accessibility to both restrooms

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Givens Recreation Center	**Project No.:**	
Address:	3811 East 12th Street	**Project Manager:**	
City, State Zip Code	Austin, TX 78721	**Property No.:**	
Year Built and Age:	1979	**Tax I.D. # (Sec, Lot, Block):**	34.18 AC OF OLT 17&18 DIVISION B
Building Type:		**Size of Parcel (Acres):**	34.18
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Chauncey Allen	**Date:**	
Tel:	512-974-2850	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard					
Handicap					
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If “Yes”, identify location._____

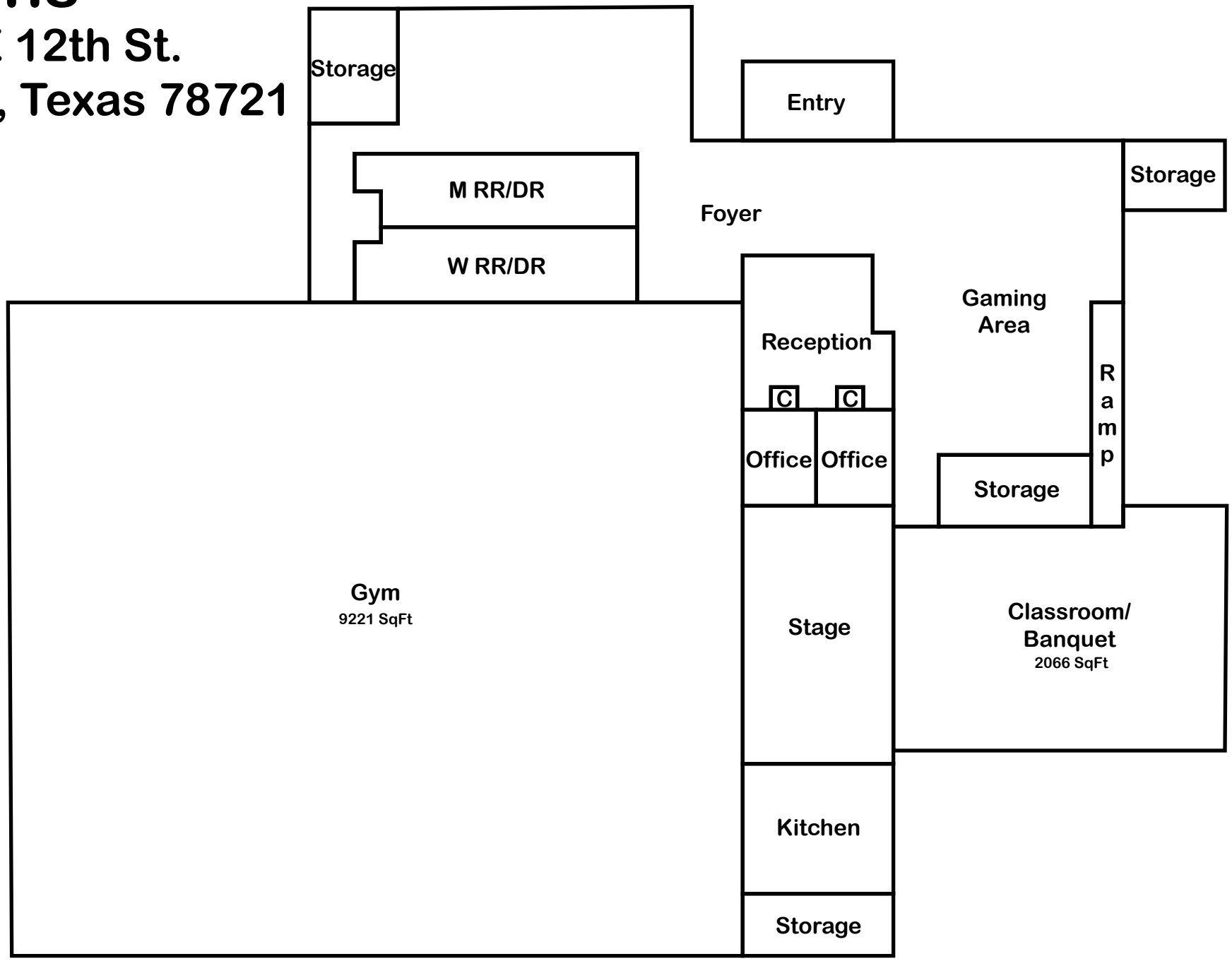
26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

Givens

3811 E 12th St.
Austin, Texas 78721



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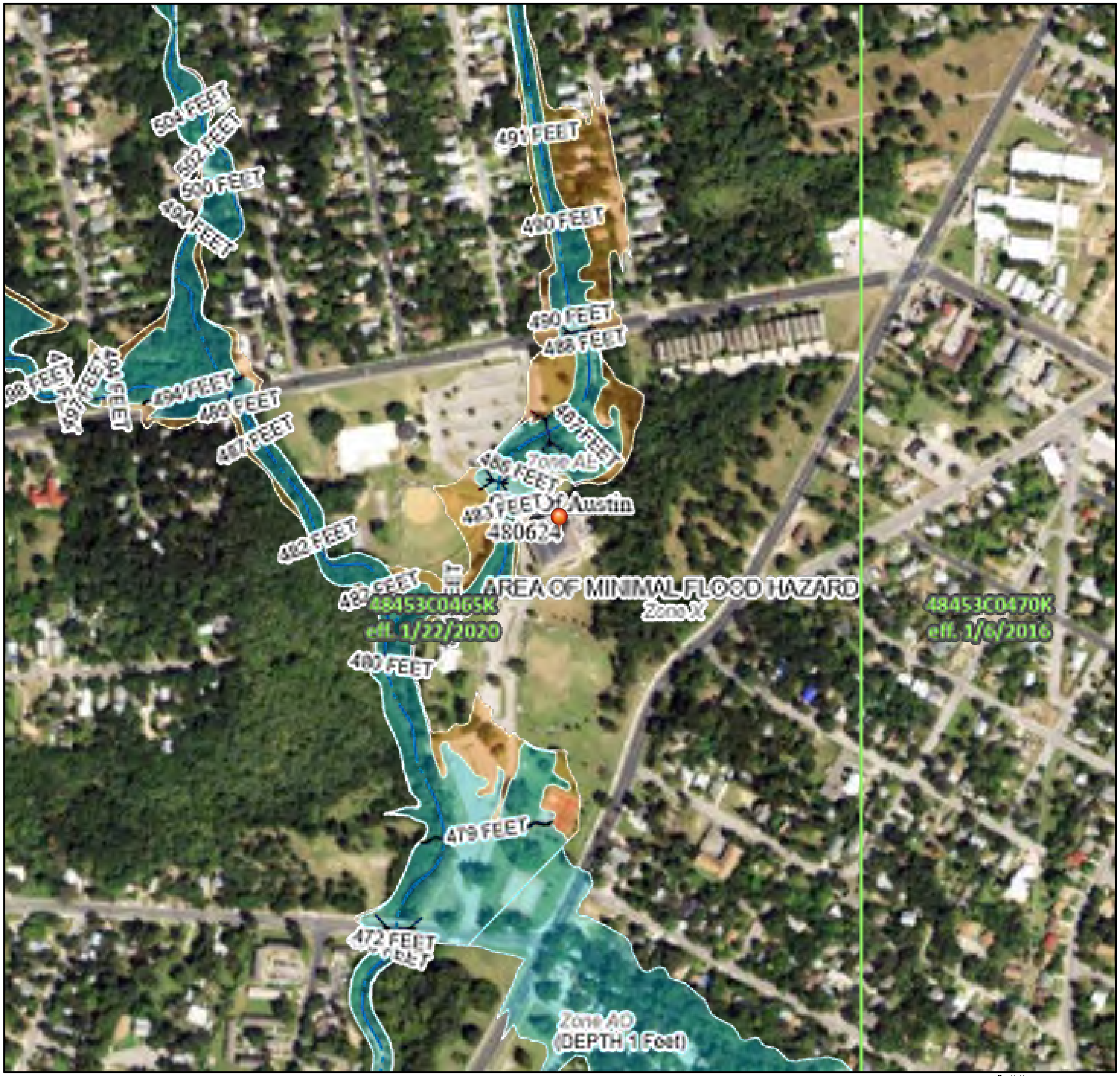

/HJHQG

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

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Facility Condition Assessment

Gustavo "Gus" L. Garcia Recreation Center

1201 E. Rundberg Lane
Austin, Texas 78753

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-17
Site Visit Date: September 28, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Gustavo "Gus" L. Garcia Recreation Center
1201 E. Rundberg Lane
Austin, Texas 78753
SF-0001419126-17

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 28, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			None		
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Refurbish	$37,000	$6,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$60,400	$376,200
5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, GYMNASIUM, WEIGHT ROOM, AND TOILET ROOMS	X	X		Repair	$3,000	$94,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER		X	X	Repair	$5,000	$5,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace	$3,000	$10,500
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X	X		Replace	$12,000	$12,000
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X	X		Install	$200	
Totals					$120,600	$503,700

Summary	Today's Dollars	$/SF
Immediate Repairs	$120,600	$6.28

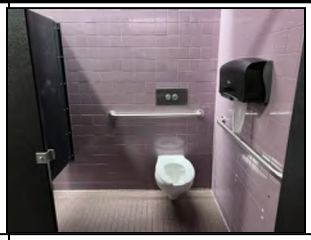
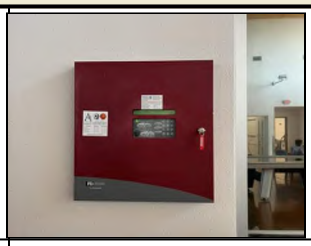
	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$503,700.00	$26.23	$2.62
Replacement Reserves, w/10, 3.0% escalation	$595,399.87	$31.01	$3.10

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
1	**Emulsion Sealcoat, Crack Seal and Restripe Asphalt Pavement**	The asphalt pavement sealcoating was observed to be worn, and restriping of the parking spaces was observed to be faded. Additionally, low severity linear cracks were observed throughout the asphalt pavement. CBRE recommends crack sealing, sealcoating and restriping.	SF	$0.3	80000	$24,000	
2	**Repair Sidewalk Cracks, Replace Control Sealant Joints**	Many of the control joints were found to be deteriorating and weeds were growing into the space between sidewalk sections. Sidewalks exhibit some cracks. These cracks can be patched with a non-shrinking grout.	LF	$12	500	$6,000	
3	**Clean Rust and Repaint Handrails and Fence Posts**	A couple handrails at were observed to be rusted. CBRE recommends inspection of all site metals, cleaning rust with wire brush, sealing with one coat rust inhibitive paint and re-painting to match existing.	Man Days	$500	4	$2,000	
4	**Prune Foliage and Laws / Rehabilitate Lawns and Plantings**	A few isolated sections of the site landscaping were found to be overgrown and some areas were found to be bare. All overgrowth should be cut and bare areas rehabilitated.	Allow	$5,000	1	$5,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$37,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
5	**Seal Curtain Wall Joints and Windows**	The façade expansion joint material has exceeded its EUL. Window seals at the clerestory are deteriorated. The old caulking material and gaskets should be replaced at the façade and windows wet-sealed.	LF	$5	7500	$37,500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
6	**Repair Expansion/ Control Wall Joints**	Sealant at the exterior wall control joints were observed with gaps. Clean, rout, and reseal the wall control joints.	LF	$6	150	$900	
7	**Re-Roofing, Modified Bitumen Roof System**	The north eyebrow roof appears to have a low point directly before the scupper which is causing ponding. Roofing should be removed then replaced after the roof has been re-sloped to promote proper drainage. Additional repairs as required are also anticipated to extend the life of the roof.	Allow	$10,000	1	$10,000	
8	**Perform Roof and Building Envelope Investigation**	On-site personnel reported that there are active window and wall leaks and that leaking has continued although repairs have been previously completed. Costs have been included to inspect and repair the building envelope and roof as needed.	Allow	$12,000	1	$12,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$60,400	
INTERIORS: LOBBY, OFFICES, CORRIDORS, GYMNASIUM, WEIGHT ROOM, AND TOILET ROOMS							
9	**Various Minor Interior Repairs**	There are a few water stained ceiling tiles at the offices, likely from past HVAC or roof leaks. In addition, there were water stains at the Gymnasium window sills. Minor damage was observed at one the corners above the corner protectors in the corridor near rear exit. The flooring and base at the weight room are worn and lifting in places. Repairs for all of these minor items can be taken care of at the same time with a handyman or contractor. Costs have been combined and allocated for these repairs. Costs to investigate the causes of water infiltration are included in the Exteriors section.	LS	$3,000	1	$3,000	
		Subtotal INTERIORS: LOBBY, OFFICES, CORRIDORS, GYMNASIUM, WEIGHT ROOM, AND TOILET ROOMS				$3,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Investigate Water Pressure Issue**	On-site staff reported issues with water pressure causing the inability to use multiple sinks at once and toilets not flushing properly. It is recommended a licensed professional be engaged to investigate the issue and complete repairs as needed.	Allow	$5,000	1	$5,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$5,000	
HEATING, COOLING, AND VENTILATION							
11	**Investigate Restroom Vent Ducts**	On-site staff reported issues with restrooms on the Gym side not venting properly. Vent should be checked and cleaned.	Allow	$3,000	1	$3,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$3,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
12	**Replace/Upgrade Fire Alarm Panel**	The FACP is 14 years old now obsolete. The panel and associated devices and should be upgraded at this time.	SF	$1.25	9600	$12,000	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$12,000	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
13	**Install Accessible Signage at Building Entry and Restrooms**	The Subject was found to be fitted with an adequate number of handicapped accessible parking spaces and van spaces but each space is presently not equipped with an individual posted sign. According to ADAAG, each handicapped accessible parking space should be marked with both pavement striping and international symbol and a posted sign mounted directly in front of the space. All colors should be contrasting.	Allow	$200	1	$200	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$200	
		Total:				**$120,600**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Pavement and Curbing Maintenance - Allowance	2	0	2	1	Allow	$2,000.00	$2,000	300%			$2,000			$2,000			$2,000		$6,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Re-Point Brick Façades, 10%	35	34	1	1,200	SF	$25.00	$30,000	100%	$15,000	$15,000									$30,000
Repaint Exterior Entrance Doors	7	1	6	1	Allow	$1,000.00	$1,000	100%							$1,000				$1,000
Re-Roofing, BUR, Tear-Off & Replace	20	14	6	19,600	SF	$17.00	$333,200	100%							$333,200				$333,200
Annual Exterior Wall Maintenance Program	1	0	1	12,000	SF	$0.10	$1,200	1000%	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$12,000
5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, GYMNASIUM, WEIGHT ROOM, AND TOILET ROOMS																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Refinish Common Locker Room and Toilet Room Fixtures/ Finishes	20	12	8	5	EA	$10,000.00	$50,000	100%									$25,000	$25,000	$50,000
Replace Resilient (Vinyl) Flooring at Offices	18	13	5	2	Allow	$2,000.00	$4,000	100%						$4,000					$4,000
Painting & Finishing Gypsum Board Walls	8	1	7	1	Allow	$20,000.00	$20,000	100%								$20,000			$20,000
Refinish Kitchen Fixtures/ Finishes	20	15	5	1	EA	$20,000.00	$20,000	100%					$20,000						$20,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Domestic Water Heater	15	14	1	1	EA	$2,000.00	$2,000	100%	$2,000										$2,000
Jet Sewer Lines - Annual Maintenance	0	0	0	1	EA	$300.00	$300	1000%	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$3,000
5.5 HEATING, COOLING, AND VENTILATION																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Split System, Air Cooled Condensing Unit	15	14	1	1	EA	$3,000.00	$3,000	100%	$3,000										$3,000
Replace Heating/ Cooling Coils in Air Handling Unit	20	14	6	3	EA	$2,500.00	$7,500	100%						$7,500					$7,500
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace/ Upgrade Fire Alarm Panel	0	0	0	19,200	SF	$1.25	$24,000	50%	$12,000										$12,000

Total (Uninflated)	$33,500.00	$16,500.00	$3,500.00	$1,500.00	$21,500.00	$15,000.00	$335,700.00	$21,500.00	$28,500.00	$26,500.00	$503,700.00
Inflation Factor (3.0%)	1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)	$33,500.00	$16,995.00	$3,713.15	$1,639.09	$24,198.44	$17,389.11	$400,843.36	$26,442.29	$36,102.95	$34,576.49	$595,399.87

Evaluation Period:	10
# of SF:	19,200
Reserve per SF per year (Uninflated)	$2.62
Reserve per SF per year (Inflated)	$3.10

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Gustavo "Gus" L. Garcia Recreation Center, the Subject, is a 19,200-SFG, single-story freestanding building on a 47.27-acre parcel in Austin, Texas. The building was constructed in 2008 and is approximately 14 years old. Specifically, the site is located within Gustavo "Gus" L Garcia District Park southwest of East Rundberg Lane. The property is bounded by residential properties on all sides as well as a Junior College on the northeast.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with a dedicated vehicle parking. Vehicular access is provided via Teasdale Terrace, a private roadway off of East Rundberg Lane with a surface parking lot at the front of the recreation center building and a surface overflow lot north of the main lot.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and fair to poor condition with respect to some aspects of the plumbing system. The Subject for the most part exhibits normal and expected wear and tear equal to its age, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include asphalt paving, concrete expansion joints, window sealant, water pressure, and restroom vents. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, the building is nearing an age at which increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Phase 3 Improvements	2018	$1,201,511.68. Work included 100-space parking lot expansion with lighting, rain gardens, storm water management, additional trails with fitness stations, community garden expansion, picnic pavilion, and irrigation upgrades.

WORK-IN-PROGRESS

The following projects were reported to be in-progress at the Subject Property.

WORK IN PROGRESS		
Work-in-Progress	**Reported Completion Date**	**Approximate Costs/Comments**
Boiler Repair	2022	Information not provided.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

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The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 26, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 26, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 26, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A Certificate of Occupancy was provided by the City of Austin. A copy is located in the Exhibits.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MOLD ISSUES

Based upon our representative observations of areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however moisture intrusion and conditions conductive to microbial growth were noted. Specifically these conditions were observed at Room 101. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

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This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

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RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Tamika Bateman, Site Supervisor	City of Austin	PARD	(512) 978-2525
Randal Coy - Building and Grounds Assistant	City of Austin	PARD	
PIR Team	City of Austin	Law Department	(512) 974-2197

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-17
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Gustavo "Gus" L. Garcia Recreation Center
Street Address	1201 E. Rundberg Lane
City, State and Zip	Austin, Texas 78753
Number of Parcels	One
Total Acreage	47.27
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	19,200 SF
Building Age	The Property was constructed in 2008 and is 14 years old.
Parking Provisions	There are a total of 156 parking spaces, of which there are four standard ADA spaces and two van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	14 years
Escorted by	Tamika Bateman, Site Supervisor, and Randal Coy, Building and Grounds Assistant, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 28, 2022
Weather	Sunny, mid 80s
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be less than 5', with the exception of the storm water detention basin at the west side of the site that is below grade. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins that drain into the on-site storm water detention basin at the west side of the site. Roof drains are piped underground to the detention basin as well.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0460K dated January 6, 2016.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition with no immediate action required. Storm water management appears to be in good condition. The flood zone is the least restrictive zone with no further action required.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the north side of the building, with a connecting drive at the north side of the lot. Parking is provided onsite for customers and employees. There are total of 156 parking stalls, of which four are designated accessible and two are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also sidewalks around the building perimeter and a larger concrete slab south of the building with outdoor exercise equipment. Concrete walks are generally 4' wide with regular contraction joints and a broom finish.

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Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass covered yards and parking lot islands with areas of grass and trees. A community garden is provided at the north side of the site.

Metal wire fencing is provided around the perimeter of the community garden, and chain-link fencing is provided at the basketball court. A monument sign is provided at the main entrance. It is constructed of concrete block masonry, with surface-mounted painted metal signage.

An outdoor exercise yard is provided at the south side of the building.

Observations & Comments

Paving is 14 years old and found to be in fair condition. The asphalt pavement sealcoating was observed to be worn, and restriping of the parking spaces was observed to be faded. Additionally, low severity linear cracks were observed at a couple locations in the asphalt pavement. CBRE recommends crack sealing, sealcoating and restriping.

CBRE anticipates the curbing and lighting system will last past the evaluation period with routine maintenance.

The sidewalks are in good to fair condition. Many of the control joints were found to be deteriorating and weeds were growing into the space between sidewalk sections. Sidewalks are exhibiting some cracks and expansion joints along the building perimeter are exhibiting adhesive failure, both due to ground settling which was particularly noticeable at the southeast corner of the building. These cracks can be patched with a non-shrinking grout. Some areas of the expansion joint have evidence of previous repairs as noted in the Exteriors section below. Costs to clean out and replace the expansion joints and patch cracks in sidewalks are included in immediate needs.

Select handrails and the post bases of the metal mechanical enclosure were observed to be rusted. CBRE recommends cleaning rust with wire brush, seal with one coat rust inhibitive paint and one coat paint to match existing, and replacing damaged post bases as required. Costs are included in the immediate table.

Overall, the lawns and plantings do not appear to be professionally maintained. Landscaped areas were considered to be in fair condition. Lawns and weeds are overgrown in some areas and bare in other areas. Maintenance is required at this time and included in immediate needs.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. Other than routine maintenance, no further action is anticipated.

The fencing, monument signage, and the exercise yard are in overall good condition. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The substructure of the building is a shallow, reinforced concrete foundation system that consists of foundation piers and strip footings below load-bearing walls. The structural framing system consists of a steel and CMU superstructure with interior steel columns, and wide flange steel beams that span between the columns and perimeter walls. Roof construction is open webbed joists supporting a metal deck. Lateral resistance is provided by the rigid horizontal diaphragm of the roof deck, and perimeter shear walls.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of textured brick masonry in a running bond pattern with metal panel clerestory accents. Sealant and backer rod are provided in the vertical joints at expansion and control joints as well as between dissimilar materials.

A curtain wall system of glazing units and aluminum panels is also provided at the weight room exterior wall and rear exit walls. There are clerestory windows at the gymnasium north and south facing side walls. Windows at the brick sidewalls of the main building are punched openings around the building. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. A secondary exit on the south side of the building is similar to the main entrance. Both entry/exit doors are equipped with automatic switch push-plates for accessible access. Exterior service doors are painted hollow metal doors and frames.

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The building has four main roof areas, two higher and two lower section, plus secondary roof areas at the curved eyebrow and the entrance canopy. The main roofs and the eyebrow roof appear to be an aluminum-faced built-up roof system and is reported to be about 14 years old. Drainage is provided by sheet flow to continuous gutters with downspouts that connected to underground pipes that drain to the on-site detention basin. Sealant and metal flashing are located at the perimeter of the roof.

Appurtenances consist of vent hoods, and exhaust fans. Access to the roof is provided by fixed ladders at the west and south sides.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Upper Roof	3,550	Membrane (built-up BUR)	14 years
2	Lower Upper Roof	8,600	Membrane (built-up BUR)	14 years
3	Upper Lower Roof	4,400	Membrane (built-up BUR)	14 years
4	Lower Lower Roof	2,200	Membrane (built-up BUR)	14 years
5	Secondary Roof at Building	850	Membrane (built-up BUR)	14 years
6	Secondary Roof at Entry Canopy	850	Metal (standing seam)	14 years

Observations & Comments

Exterior sidewalls were generally found to be in good to fair condition and is expected to last beyond the observation period with routine maintenance. However, sealants and expansion joints at the sidewalls were found to be in fair to poor condition. We noted signs of age throughout the exterior wall system joints and sealants and at some sections the last course of brick are exhibiting deterioration and efflorescence. It appears that some sections were patched, however additional maintenance is required.

In addition, we noted open joints and cracks at a few mortar joints and exterior sealants. The cracks and sealants should be cleaned out and re-sealed with continued maintenance over the term, including ongoing replacement of the exterior sealants and re-tooling of mortar joints. All deficiencies noted appear to be generally minor and the result of deferred maintenance. Budgeting for spot type repairs in conjunction with the exterior maintenance program is recommended. Additional curtain wall joint replacements are anticipated during in the term.

On-site personnel reported that there are active window and wall leaks and that leaking has continued although repairs have been previously completed. Costs have been included to inspect and repair the building envelope as needed.

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The roof is 14 years old and nearing the end of its EUL We believe with some repairs at this time, we can extend the life of the roof at least 5+ years. Costs have been included to retain a qualified roofing contractor to identify the source of the leaks and make repairs. Replacements of the system is warranted mid-term based on age.

The drainage and roof appurtenances appear to be in generally good condition, with the exception of ponding observed at the north curved eyebrow roof. The roof appears to have a low point directly before the scupper which is causing ponding. The roofing should be removed then replaced after the roof has been re-sloped to promote proper drainage as part of the roof repairs indicated above. We also recommend continued annual roof inspections to ensure continued operation and maintenance of these systems.

Photographs

Lower Roof

5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, GYMNASIUM, WEIGHT ROOM, AND TOILET ROOMS

The building is organized around a central lobby that provides access to the gymnasium, weight room, classrooms, offices, and other support spaces.

The lobby finishes consist of stained concrete floors, rubber base, painted gypsum board walls and brick walls, and decorative wood slatted ceiling system with decorative suspended light fixtures.

Interior finishes generally consist of vinyl wood plank, stained concrete, and vinyl composition tile (VCT) floors, painted gypsum board walls, and lay-in acoustical tile (ACT) ceilings. Gymnasium finishes consist of hardwood flooring, painted CMU and decorative concrete panel walls, painted exposed trusses

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structure with exposed metal ceilings. Weight room finishes consist of acoustical rubber flooring, rubber base, painted gypsum board walls and soffited ceilings, and decorative back painted plexiglass paneled ceilings set in a painted wood grid system with suspended light fixtures.

The restrooms and locker rooms are equipped with wall-mounted toilets with in-wall flush-valves, wall-mounted in-wall flush-valve urinals, and plastic laminated vanity countertops with drop-in porcelain sinks and automatic sensors at faucets. Accessories consist of wall-to-wall plate glass mirrors and floor mounted plastic partitions. Interior finishes consist of ceramic tile flooring, ceramic tile walls, and ACT ceilings. Lighting is provided by integrated lighting and recessed light coves at fixture walls.

Kitchen finishes consist of painted wood cabinets with stainless steel countertops, stained concrete floors, rubber base, painted gypsum board walls, and ACT ceilings. Equipment includes full size refrigerator/freezer, ice maker, range/oven, microwave, and coffee maker.

Observations & Comments

CBRE anticipates the overall interior finishes will last past the evaluation period with routine maintenance.

Restroom finishes are dated, however appears to be in good to fair condition and should be considered for updates and replacements late in the term.

Kitchen finishes and FFEs' are in good condition, however refurbishment and or replacements, including new finishes and equipment is anticipated over the term.

There are a few water stained ceiling tiles at the offices, likely from past HVAC or roof leaks. In addition, there were water stains at the Gymnasium window sills. Further investigation to pinpoint water infiltration sourced is recommended. Refer to Section 5.2 Exterior Walls, Doors, Service Areas, Windows, and Roofing for investigation budgetary costs. Minor damage was observed at one the corners above the corner protectors in the corridor near rear exit. The flooring and base at the weight room are worn and lifting in places. Repairs for all of these minor items can be taken care of as part of routine maintenance. Costs have been combined and allocated for this repair.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the northeast of the building, near the connection to the city water main. The dedicated 2” city water service line enters the storage room at the north side and serves the domestic water for the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

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Sanitary drainage piping is arranged to exit the building on the northwest side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps or grease traps are provided. A grease trap is located at the northeast corner of the building exterior. Natural gas serves the boiler, the domestic water heater, and kitchen equipment. A gas regulator and meter is located outside on the east side of the building. Natural gas piping was observed to be black steel.

Domestic hot water for restrooms and kitchen is provided by an individual tank-type natural gas hot water heaters of 85-gallon capacity manufactured by Lochinvar. The equipment is original to the building and 14 years old.

Observations & Comments

On-site staff reported issues with water pressure causing the inability to use multiple sinks at once and toilets not flushing properly. It is recommended a licensed professional be engaged to investigate the issue and complete repairs as needed. Annual jetting of the sewer lines is also recommended.

Domestic water and sanitary sewer systems are in fair condition overall. Based on their EUL, CBRE anticipates replacement of the gas-fired domestic water heater during the term. We have included this item in the Capital Reserve Schedule.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by a central hot and chilled water system using three package type AHUs located in the two mechanical mezzanine lofts. There are two AHUs at the east mezzanine, and one at the west mezzanine. Air from the AHUs is distributed via insulated ductwork to ceiling surface mounted supply diffusers. Air returns through surface mounted grilles through the return air ducts, to the return air section of the fan coil unit. Each AHU is an assembly of separate package components and is equipped with hot and chilled water coils. Hot water for the heating loop is generated by two gas-fired boilers located in the east mezzanine loft. They are Power-Fin units with a rated capacity of 500 MBH and was manufactured by Lochinvar in 2007. Chilled water is generated by a 90-ton Carrier chiller located in the mechanical yard and utilizes R-410A refrigerant. Chilled water equipment is original to the building and 14 years old.

Outside air is brought into the building via the AHU's. There are dedicated roof-mounted exhaust fans serving the common area restrooms. The equipment is controlled by wall mounted thermostats and utilizes an Automated Logic building automation system which provides control, monitoring, and troubleshooting for the mechanical and lighting equipment. The system includes control sequences, monitoring points, electronic sensors, alarms, and can be controlled on-site and remotely.

A split system, original to construction, manufactured by EMI, serves the data/communication room.

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Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. It was reported that one of the boilers stopped working and is currently being repaired. Using the tonnage of the units (90 tons) we calculated that one ton of air conditioning is provided for every 213 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

Based on its EUL, budgeting for replacement of the heating and cooling coils in the AHUs, and replacement of the split system condenser is recommended during the term.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pad-mounted utility-owned transformer located west of the building at the exterior. Power enters the building underground to a single cabinet switch breaker. The breaker has capacity rated of 1000 amps at 120/208 volt, 3-phase, 4-wire service. Distribution panels for the entire building are located in the electrical room. Solar power inverters are located at the west elevation. Distribution wiring consists of copper conductors.

Emergency power is not provided at the Subject.

Observation & Comments

The electrical systems provide 15.01 watts per square foot for the building. This is based upon the overall capacity of 1,000-amps, 208-volts, 3-phase, 19,200 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

Power is supplemented by the solar panels installed at the upper roof. Electrical gear all appeared to be in good condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is provided with a fire alarm system and wall mounted fire extinguishers. The extinguishers are mounted to the wall and located at the corridor and the break room. A fire sprinkler system is not provided.

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Fire alarm and detection system devices consist of smoke detectors and heat detectors, hard-wired exit signs with battery back-up, illuminated exit lights, and audible and visible alarms. A central fire alarm control panel (FACP) that is manufactured by Fire Control Instruments by Honeywell (Model 7100-1D) is located in Room 102.

Emergency egress is provided by the main entrance doors and the exterior doors at the building perimeters. All doors discharge directly to the outside at grade.

Observation & Comments

Fire alarm tests are performed annually. The most recent annual inspection tag is dated March 31, 2022, by Johnson Controls Fire Protection LP, and marked as acceptable.

The fire alarm control panel was installed in 2008 and is now obsolete. It is recommended to upgrade the fire alarm system and devices. We have included this item in immediate costs.

Fire extinguishers are certified annually by Pye-Barker Fire and Safety. Service tags are current and are dated March 2022. No further action is required.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did observe barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?		✔		
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?	✔			
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			There is also an automatic door opener button for accessible entrance

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✔			
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✔		
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔	✔		It appears that the accessible stall does not accommodate a 60" diameter turn around, however, there is ample space for turn around at the lavatory areas. In addition, there is a unisex restroom that can accommodate a 60" diameter turnaround.
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	Unknown
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			Automatic sensors at faucets

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			PVC insulated pipes

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Retention basin

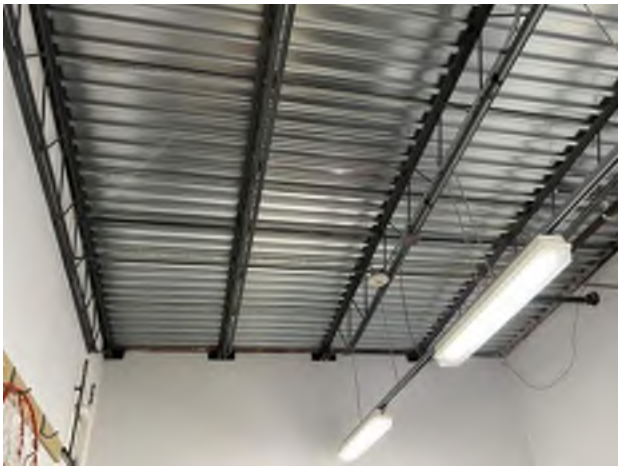
2. Entry Drive and Main Parking Lot

3. Community Garden

4. Patched Brick course and some efflorescence

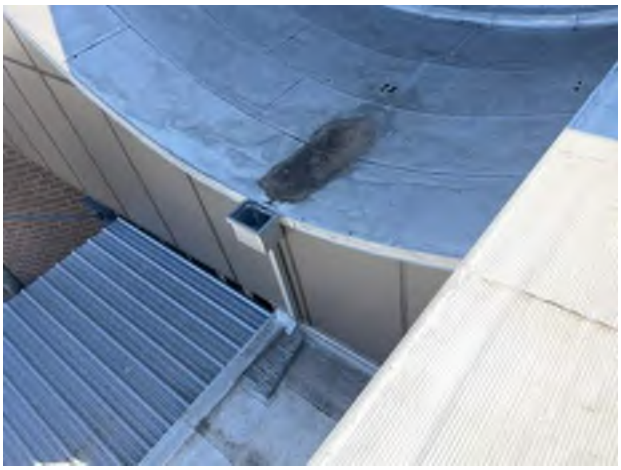
5. Monument signage at entrance drive

6. Exterior Exercise Yard



7. Metal Deck Roof Structure

8. Failing Clerestory Window Sealant



9. Ponding at the Curved Eyebrow Roof

10. Failing Building Expansion Joint

11. East Elevation

12. South Elevation

13. Exterior walls, eyebrows and downspout

14. Main Entry Glazed Curtain Wall

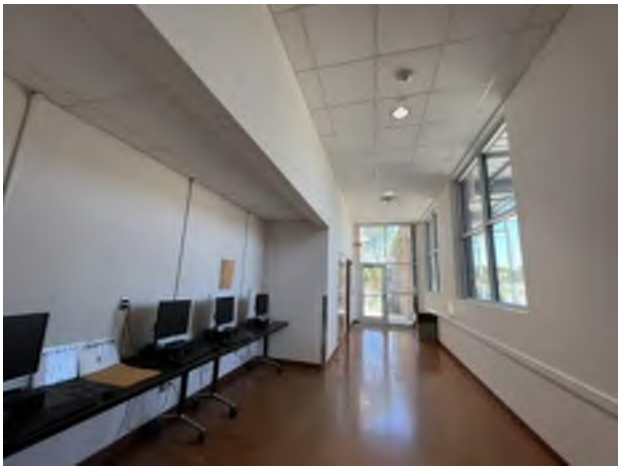
15. Exterior Doors and Windows

16. Lower Roof Field

17. Lower Roofs

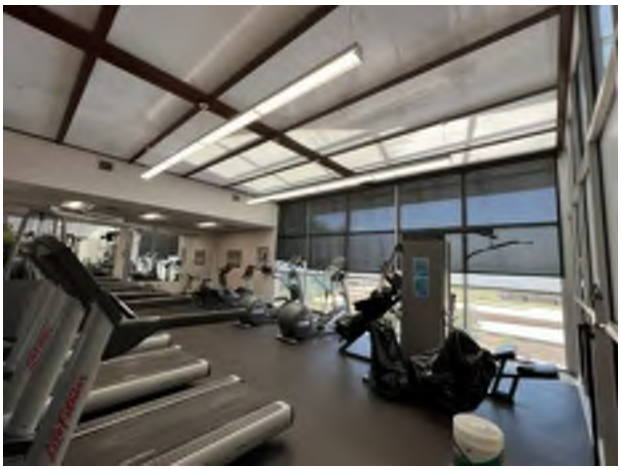
18. Main Entry Vestibule

19. Main Lobby Space



20. Computer Corridor

21. Gymnasium



22. Weight Room

23. Typical Classroom

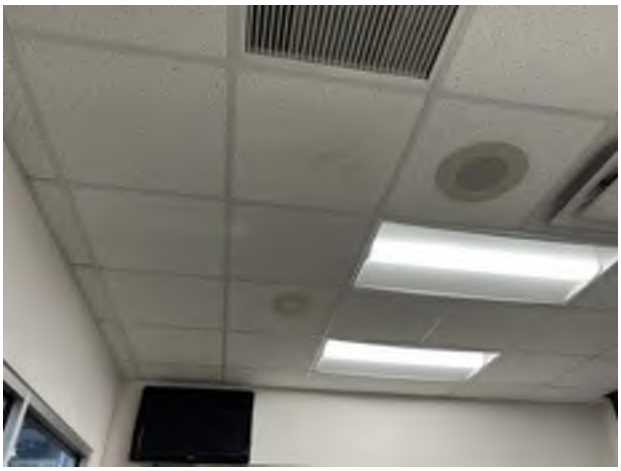
24. Typical Office

25. Pantry and Kitchen

26. Restroom

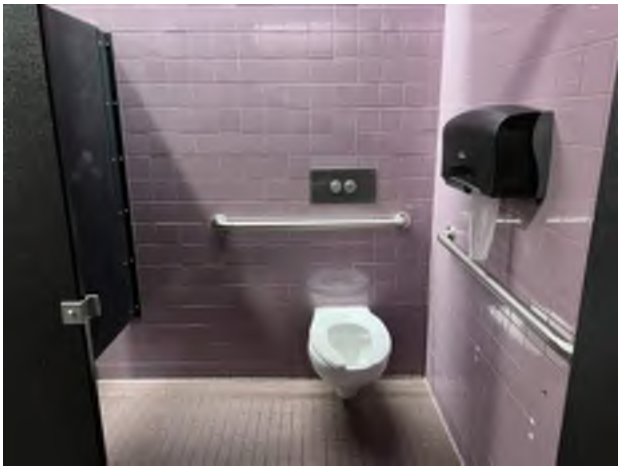
27. Gym Windows-Water Infiltration

28. Damage at Entry/Exit Door



29. Water Staining at ACT in Office 102

30. Water Supply



31. Typical ADA Accessible Toilet Stall

32. Water heater

33. Gas Meter

34. Boiler

35. Chiller

36. Air Handler Unit

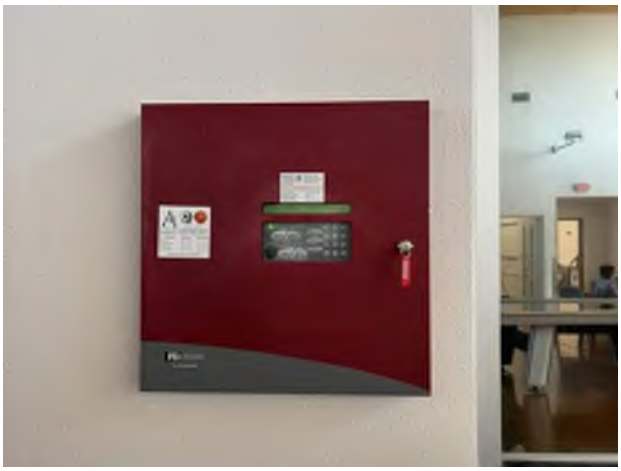
37. Condenser Unit

38. Vent Hood

39. Transformer and Electrical Meter

40. Electrical Room

41. Solar Power Inverters



42. Fire Alarm Control Panel

43. Illuminated Exit Sign and Fire Alarm Strobe

44. Recessed Fire Extinguisher Cabinet

45. No Wheelchair Accessible Signage

46. Accessible parking stalls and accessible path

47. Automatic Entry Door Operator

48. Insulated Pipes at Lavatories

Pre-Survey Questionnaire

CBRE
700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Gustavo "Gus" L. Garcia Recreation Center	**Project No.:**	
Address:	1201 E. Rundberg Lane	**Project Manager:**	
City, State Zip Code	Austin, TX 78753	**Property No.:**	
Year Built and Age:	2008	**Tax I.D. # (Sec, Lot, Block):**	ABS 29 SUR 58 APPLEGATE J ACR 47.27
Building Type:		**Size of Parcel (Acres):**	47.27
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Tamika Bateman	**Date:**	
Tel:	512-978-2525	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	150				
Handicap	6				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☑ U/K ☐

   If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☑ No ☐ U/K ☑

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☑

   If "Yes", how long is the warranty period and when did it start? _____
   Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

   If "Partial", list below what areas are not covered? _____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

   a. Roof leakage? Yes ☑ No ☐
   b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☑ No ☑
   c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☑

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☑

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☑

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☑

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☑

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☑

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☑

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☑ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☑ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☑ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☑ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☑ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☑ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☑ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☑

If "Yes", please explain: _____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☑ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☑

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☑

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☑

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☑

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☑

21. Have any ADA related improvements been made to the property? Yes ☐ No ☑

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☑

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☑

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

KEY NOTES:

1. VENDING MACHINES BY OWNER.
2. RECYCLE BINS (1 EACH FOR ALUMINUM, PAPER, AND PLASTIC) BY OWNER.
3. PORTABLE BLEACHERS, 6 ROWS OF SEATS, 13 PEOPLE PER ROW, 78 SEATS PER BLEACHER.
4. WALL PADS (5 EA.)
5. SCOREBOARD.
6. CLIMBING WALL
7. LADDER TO MECHANICAL ROOM ABOVE.
8. DBL. CAPACITY, CLASS 2 BIKE RACKS. -REF. CIVIL DETAILS.
9. STEEL COLUMNS.
10. TRELLIS ABOVE.
11. ENTRY CANOPY ABOVE
12. RETRACTABLE BASKETBALL GOAL.
13. VOLLEYBALL STANDARD INSERTS.
14. MOTORIZED GYM DIVIDER CURTAIN.
15. LOUVERED FENCE SURROUNDING MECHANICAL UNITS - REF. 5/A-8.5
16. COLUMNS TO SUPPORT TRELLIS ABOVE.
17. 10 RECESSED, PERSONAL WALL LOCKERS.
18. LANDSCAPE PLANTERS - REF. LANDSCAPE DETAILS
19. RECESSED FLOOR MATS
20. BENCHES - REF. LANDSCAPE DETAILS
21. CONCRETE FLATWORK -REF. CIVIL FOR DETAILS
22. FIRE ALARM PANEL
23. FOLDING PARTITION - REF. A-9.4
24. DEDICATION PLAQUES
25. FIRE EXTINGUISHER CABINETS
26. FLOOR BOXES - REF. S-2.0 & E-2.1
27. PEA GRAVEL - REF. LANDSCAPE PLAN [L-01]

SEE MEP-2.0 FOR SCHEDULED MECH. UNIT

SEE A-8.0 FOR ENTRY CANOPY PLAN & DETAILS

SEE A-8.1 FOR TRELLIS PLAN & DETAILS

SEE A-2.4 FOR BASKETBALL & VOLLEYBALL COURT LAYOUTS

OVERHEAD CANOPY - SEE A-2.1 FOR LOCATION (TYP. INDICATION)

SEE MEP-2.0 FOR SCHEDULED MECH. UNIT

12" OFFSET FROM GRID W/ - REF. S-8.1

LOCATION OF A.E.P.S. COMPONENT COUNTER

1 FLOOR PLAN
SCALE: 1/8"=1'-0"

PLAN NORTH

Date: February 5, 2004
Latest Revision Number/Date
Scale: 1/8"=1'-0"

REGISTERED ARCHITECT MICHAEL DEAN MORALES 5851 STATE OF TEXAS

Elliott & Hamill Architects, Inc.
101 West 6th St., Suite 411
Austin, Texas 78701
512-478-4884

Design Consultants:
Morales & Associates Architects, Inc.

Structural Engineer:
PE Structural Consultants

Mechanical Engineer:
Jose I. Guerra Consult'g Engineers, Inc.

Civil Engineer:
Urban Design Group

Landscape Architects:
Winterowd Associates -Landscape Architects

Sustainability Consultants:
Center for Maximum Potential Building Systems

Roofing Consultants:
Amtech Roofing Consultants, Inc.

Projects: Gus Garcia Recreation Center
Location: 1101 Rundberg Ln. Austin, TX
Clients: City of Austin
Square Footage: 13,449
Type of Const.: Type II-1 Hr.
Occupancy: A-2.1

Project Number: E&H 01-16

Sheet Name: Floor Plan

Sheet Number: A-2.0

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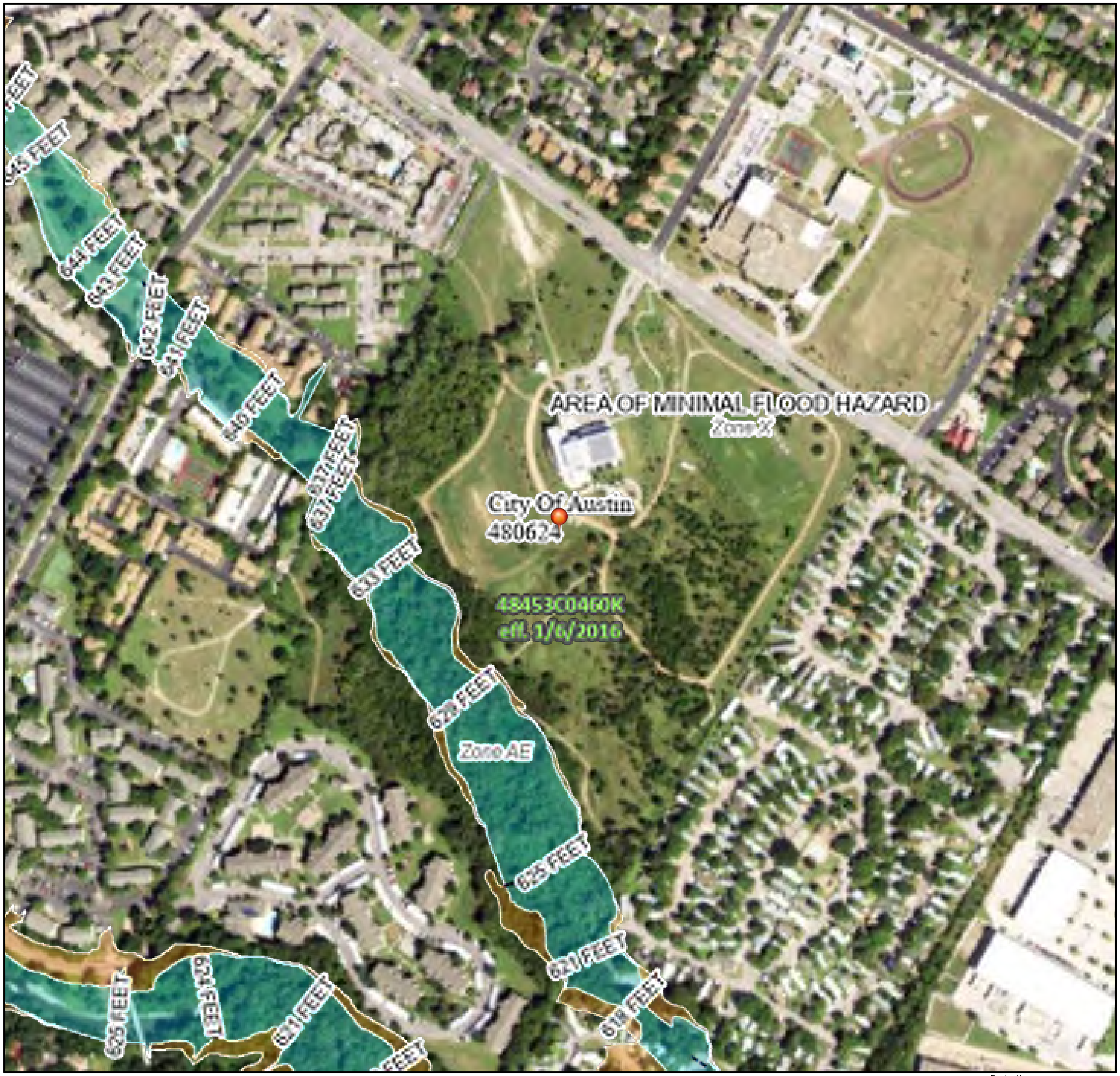
FEMA

/HJHQG



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DUHDV RI OHVV WKDQ RQH VTXDUH PLOH =RQH ;
)XWXUH &RQGLWLRQV $QQXDO
&KDQFH)ORRG +D]DUG =RQH ;
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/HYHH 'LNH RU)ORRGZDOO

&URVV 6HFWLRQV ZLWK $QQXDO &KDQFH
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&RDVWDO 7UDQVHFW
%DVH)ORRG (OHYDWLRQ /LQH %(
/LPLW RI 6WXG\
-XULVGLFWLRQ %RXQGDU\
&RDVWDO 7UDQVHFW %DVHOLQH
3URILOH %DVHOLQH
+\GURJUDSKLF)HDWXUH

'LJLWDO 'DWD $YDLODEOH
1R 'LJLWDO 'DWD $YDLODEOH
8QPDSSHG

7KH SLQ GLVSOD\HG RQ WKH PDS LV DQ DSSUR[LPDWH
SRLQW VHOHFWHG E\ WKH XVHU DQG GRHV QRW UHSUHVHQW
DQ DXWKRULWDWLYH SURSHUW\ ORFDWLRQ

%DVHPDS 86*6 1DWLRQDO 0DS 2UWKRLPDJHU\ 'DWD UHIUHVKHG 2FWREHU

Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 26, 2022 11:24 AM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C156586-101422

External

--- Please respond above this line ---

Re: Public Information Request of October 14, 2022, Reference # C156586-101422

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on October 14, 2022, to request copies of records pertaining to the following:

> **"Subject: 1201 East Rundberg Lane, Austin, TX 78753**
>
> **Please provide the following information for this property:**
>
> **-Records of Open Building, Fire, or Zoning Code Violations**
> **-Copy of Certificate of Occupancy, if available**
> **-Zoning Designation**
> **-Copy of Last inspection report**
> **-Any known issues/problems with referenced building"**

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - One Department - C156586-101422

DSD has responsive info; Sp information can be viewed at the two links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=228353&t_selected_propertyrsn=3103696

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11643571&t_selected_propertyrsn=3103696

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Gus Garcia Recreation Center
1201 E. Rundberg Ln.
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 02/02/2022
Type: In-service Company Inspections
Inspector: Arthur Padilla, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
No violation found	No Hazard Noted

Community Shelter set up by COA. Currently on stand by, and expected to be in service a 0900 on 02/03/2022.

On-site inspection shows FACP to be red-tagged with "All AV's in Gym Area/Gym Equipment/Locker Rms inoperable" with a white tag on 08/04/21 to "replace 2 H/S in the back of the gym" showing general service performed but no red-tag cleared. The Compliance Engine (TCE) shows FACP compliant. Report submitted to TCE outlines work and clears the red-tag. Deficiency marked as compliant by Padilla with date of 08/04/2021.

Guest will be limited to the gym area, with access to gym restroom.

All exits and egress are clear. No cots are set up at this time. Supervisor reminded of egress requirements after cots set up.

All extinguishers have a current inspection tag.

Knox Key is current.

No deficiencies found. Approved for shelter.

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2005-022307 BP

ISSUE DATE : 02/25/2009

BUILDING ADDRESS: 1201 E RUNDBERG LN

LEGAL DESCRIPTION: ABS 29 SUR 58 APPLEGATE J ACR 47.27

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - New Community Recreation (Gym) Center

BUILDING GROUP/DIVISION: A2

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: Barecky Construction Company

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER : Tim Langan

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 12:40 pm, Jan 10, 2020

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

INVOICE# **A27676**

Total Due **$750.00**

PO #: WO#201810583
Issue Date: 12/26/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/20/2019

Property:
PARD-Gus Garcia Recreation Center, 1201 East Rundberg Lane, *building services*, Austin, TX 78753
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Roof inspection complete.	$750.00

Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

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PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

Bill to:
PARKS & REC
CITY OF AUSTIN
200 S. LAMAR BLVD
AUSTIN, TX 78704

STEVEN.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

APPROVED
By Ruben Salinas at 12:43 pm, Jan 10, 2020

INVOICE# **A27867**

Total Due **$450.00**

PO #:
Issue Date: 01/03/2020
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 01/03/2020

Property:
PARD-Gus Garcia Recreation Center, 1201 East Rundberg Lane, *building services*, Austin, TX 78753
Main Roof Area

Work Requested:
REPAIR LEAKS
RUBEN 512-586-9239 (CALL 30MINS PRIOR)
"WE HAVE A COUPLE AREAS THAT ARE LEAKING & I DON'T THINK IT'S THE ROOF BUT SOME SEALING THAT NEEDS TO BE DONE ON THE WINDOWS ABOVE THE STORAGE"

*EMAILED IN BY RUBEN

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Went to inspect leak. Leak was along the window joint. Need water proffers to come out and seal joint. *Waterproofing dept. providing pricing **Min. trip charge	$450.00

Subtotal	$450.00
Tax	$0.00
Total	**$450.00**

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Thank you for your business!

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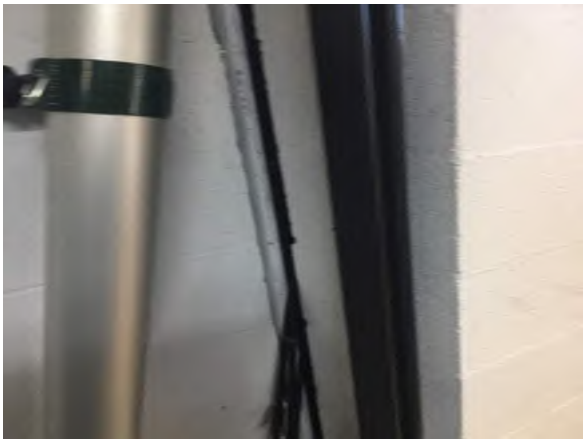

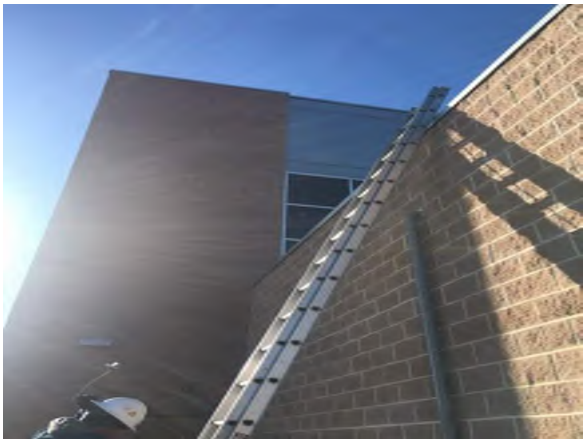

"The Roofing Company by which All Others are Measured."
Thank you for your business!

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Hancock Recreation Center

811 East 41st Street
Austin, Texas 78751

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-11
Site Visit Date: September 27, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
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January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Hancock Recreation Center
811 East 41st Street
Austin, Texas 78751
SF-0001419126-11

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 27, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD		X		Repair	$8,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING			X	Replace	$5,500	$107,500
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X	X		None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X		Replace	$31,000	
5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, ACTIVITY ROOMS, SUPPORT SPACES AND TOILET ROOMS		X		Repair	$3,000	$100,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X			None		
5.5 HEATING, COOLING, AND VENTILATION		X		Replace	$500	$21,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER		X		Replace	$2,500	$5,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None	$20,200	
Totals					$70,700	$233,500

Summary	Today's Dollars	$/SF
Immediate Repairs	$70,700	$5.11

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$233,500.00	$16.88	$1.69
Replacement Reserves, w/10, 3.0% escalation	$251,439.39	$18.18	$1.82

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Provide Additional Drains**	An area to the southwest of the building has been getting eroded from storm water not being properly directed to the storm drains. It is recommended additional drains be added for proper site drainage.	Allow	$5,000	1	$5,000	
2	**Repair the North Retaining Walls**	The retaining wall structures at the north side were noted to be failing or missing sections and should be repaired at the this time.	Allow	$3,000	1	$3,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$8,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
3	**Reslope Entry Paving**	Ponding after heavy rains was reported at the building entry walkway near the east patio. The stone walkway should be resloped to promote proper drainage at that area.	Allow	$5,000	1	$5,000	
4	**Prune Overgrown Foliage**	A few isolated sections of the site landscaping were found to be overgrown and in contact with the sidewall and windows at the north elevation. All overgrowth should be pruned back to allow proper ventilation and prevent accelerated sidewall abrasion wear.	Man Days	$500	1	$500	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$5,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Replace Aluminum Gutters and Leaders**	The Subject's aluminum roof gutter at the west side was observed to be damaged from corrosion. All damaged sections should be replaced with new aluminum gutters.	Man Days	$500	2	$1,000	
6	**Investigate Roof Leak**	On-site personnel reported that there are currently active roof leaks at lobby area. Recommendation to engage a licensed professional to pinpoint the source of the water infiltration and perform necessary repairs.	Allow	$5,000	1	$5,000	
7	**Repair and Replace Exterior Windows and Doors**	Active leaks were reported at the Craft Room window and caulking at exterior glass doors and windows were noted to be cracking and deteriorated. Windows at the Subject are single-pane. It is recommended the windows be replaced with double-pane windows. The east exterior door frame was noted to be damaged at the interior and should be repaired or replaced.	Allow	$15,000	1	$15,000	
8	**Replace Wood Siding**	The wood siding at the northwest corner of the building was observed with wood rot and damage. It is recommended it be replaced with fiber cement board or engineered wood siding.	SF	$20	500	$10,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$31,000	
INTERIORS: LOBBY, OFFICES, CORRIDORS, ACTIVITY ROOMS, SUPPORT SPACES AND TOILET ROOMS							
9	**Repair Ceiling and Ceramic Tile Flooring Damage at Lobby**	There are damaged areas at the lobby ceiling and ceramic tile flooring reportedly from current roof leakage. After repair of roof leaks, patch/repair and paint lobby and corridor ceiling, repair/replace section of ceramic tile flooring and substrate as required.	Allow	$3,000	1	$3,000	
		Subtotal INTERIORS: LOBBY, OFFICES, CORRIDORS, ACTIVITY ROOMS, SUPPORT SPACES AND TOILET ROOMS				$3,000	
HEATING, COOLING, AND VENTILATION							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Replace Damaged Refrigerant Piping Insulation**	Several sections of the refrigerant piping insulation was found to be damaged and/or missing - limiting its effectiveness. Replace damaged/ missing refrigerant piping insulation.	Man Days	$500	1	$500	
		Subtotal HEATING, COOLING, AND VENTILATION				$500	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							
11	**Replace Stab-Lok Electrical Panels**	A Federal Stab-Lok electrical panel was observed at kitchen. These have been found to exhibit failure potential due to inability to trip in overload conditions, and represent a hazard. Replacement is recommended at this time.	EA	$2,500	1	$2,500	
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$2,500	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
12	**Provide an Accessible Toilet Room**	The single-user restroom on the ground floor and the multi-user restrooms at the basement floor that have had ADA improvements are not provided with an accessible route. An accessible toilet rooms should be provided at the accessible route.	EA	$10,000	1	$10,000	
13	**Create Accessible Route to Basement Level**	There is no accessible route is provided to the basement level at the interior or exterior.	Allow	$10,000	1	$10,000	
14	**Provide Directional Signage to the Accessible Entrance**	Directional signage to the accessible entrance is not provided from the accessible path of travel and should be provided.	EA	$200	1	$200	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$20,200	
		Total:				**$70,700**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Relocate Parking Lot	0	0	0	4,300	SY	$25.00	$107,500	100%	$107,500										$107,500
5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, ACTIVITY ROOMS, SUPPORT SPACES AND TOILET ROOMS																			
Update Toilet Room Finishes	20	18	2	4	Allow	$10,000.00	$40,000	100%			$20,000	$20,000							$40,000
Replace Resilient (Vinyl) Flooring at Offices and Break Room	18	10	8	10	Unit	$2,000.00	$20,000	100%									$20,000		$20,000
Refinish Kitchen Fixtures/ Finishes	20	12	8	1	Allow	$20,000.00	$20,000	100%									$20,000		$20,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Painting & Finishing Gypsum Board and Brick Masonry Walls	8	2	6	1	Allow	$20,000.00	$20,000	100%							$20,000				$20,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Split System, Condensing Unit	15	15	0	7	EA	$3,000.00	$21,000	100%	$10,500	$10,500									$21,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Upgrade Disconnect Switches	0	0	0	1	Allow	$5,000.00	$5,000	100%	$5,000										$5,000
Total (Uninflated)									$123,000.00	$10,500.00	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	$0.00	$40,000.00	$0.00	$233,500.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$123,000.00	$10,815.00	$21,218.00	$21,854.54	$0.00	$0.00	$23,881.05	$0.00	$50,670.80	$0.00	$251,439.39

Evaluation Period:	10
# of SF:	13,834
Reserve per SF per year (Uninflated)	$1.69
Reserve per SF per year (Inflated)	$1.82

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1.0 EXECUTIVE SUMMARY

Hancock Recreation Center, the Subject, is a 13,834-SFG, single-story freestanding building with a walkout basement on a 51.748-acre parcel in Austin, Texas. The building was constructed around 1934 and is approximately 88 years old. Various renovations occurred throughout the years with the most recent major renovation completed in 1985. Specifically, the site is located at the southwest intersection of East 41st Street and Red River Street, and is in the Hancock Golf Course property, which is listed in the National Register under Criterion A in the area of Entertainment/Recreation at the local level of significance.. The property is bounded by residential properties on three sides, and a resort to the north.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided via a curb cut along East 41st Street and a driveway leading to the parking area. The parking area consists of two small lots to the north and east of the recreation center building.

A property condition assessment of the Subject was previously conducted by a third-party. The report was prepared by Cotera Reed Architects, dated September 2012, and is included in the Appendix.

1.1 FACILITY CONDITION

The Subject is considered to be in fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its advanced age. The Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include parking, exterior walls, electrical panels, and HVAC equipment. Routine and preventative maintenance procedures are generally not considered to be appropriate for a building in this stage of its life cycle. Additional maintenance to prevent deferred maintenance and deterioration of the older structure is recommended.

As the building continues to mature, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as

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needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Facility Renovations	2021	$129,099.08. Includes dance studio flooring repairs, asphalt parking lot repairs, replacement of the main wastewater line, flat roof replacement, hardware locks replacement and re-keying, asbestos abatement for flooring work, lower level flooring replacement, new exterior playground awning.

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

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The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A Certificate of Occupancy for the Subject was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests and no open code violations were reported.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations of areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however moisture intrusion and conditions conductive to microbial growth were noted. Specifically these conditions were observed at the lobby area and the southeast storage room at the basement level. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

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This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Rick Kocian, Site Supervisor	City of Austin	PARD	(512) 978-2335

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RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
PIR Team	City of Austin	Law Department	(512) 974-2197

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-11
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Hancock Recreation Center
Street Address	811 East 41st Street
City, State and Zip	Austin, Texas 78751
Number of Parcels	One
Total Acreage	51.748
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	Yes, walkout basement
Reported Building Size	13,834 SF
Building Age	The Property was constructed in 1934 and is 88 years old, with renovations in 1985.
Parking Provisions	There are two parking lots with unmarked parking spaces, however, the ADA spaces are striped and there are two van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	76 years
Escorted by	Rick Kocian, Site Supervisor, and Robert Morrison, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 27, 2022
Weather	Sunny, 80F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The site is on a small hill that gently slopes down from northeast to southwest. The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be about 20'. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of area drains that discharge to the landscaping southeast of the building and towards Waller Creek which runs through the west side of the site. Roof drainage is provided by sheet flow to continuous gutters with downspouts that discharge to grade.

Wood and stone retaining walls, approximately 2' tall are provided at the north site stairs and around the trees at the north parking lot. Concrete retaining walls, approximately 3' tall are provided at the basement level entrance.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and moderate slope are in fair condition. An area to the southwest of the building has been eroded from storm water not being properly directed to the storm drains. It is recommended additional drains be added for proper site drainage. The retaining wall structures at the north side was noted to be failing or missing sections and should be repaired at this time. The south retaining walls are in good condition with no further action is required at this time.

The potential flood risk is relatively low. The site is located in the least restrictive zone.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the east and west sides of the building, with a connecting drive at the north side of the building. Parking is provided onsite for customers and employees. The parking spaces are unmarked, however there are two designated van-accessible spaces that are striped and signed. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the south and east sides of the site. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass covered yards.

A small canopy structure provides protection outside the front entrance.

A monument sign is provided at the roadside entrance; It is constructed of painted steel posts and painted metal sign. There is an un-manned entry gate at the entry to the site that remains open during business hours. Chain-link fencing is provided around the basketball court and exterior electrical equipment.

Observations & Comments

The asphalt at the parking lot was observed to be raveling, alligator cracking, and with large potholes. A sinkhole was also observed at the lower parking lot. Due to heritage trees within the parking lot, no construction is allowed within critical root zones of the threes. It was also reported that due to the steep slope at the entry drive, delivery trucks often get stuck at the site access point. For these reasons, it is recommended that the parking lot be relocated to an area that is more accessible to large trucks and can be easily maintained.

Ponding after heavy rains was reported at the building entry walkway near the east patio. The stone walkway should be resloped to promote proper drainage at that area. Overgrown vegetation was observed at the north elevation and should be trimmed away from the windows. Costs for repairs/ replacements and/or corrective action have been included in the cost schedule.

The chain-link fencing and signage are in good condition. Routine maintenance is anticipated throughout the term. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The substructure of the building is assumed to be a shallow, reinforced concrete foundation system that consists of masonry foundation walls and a basement slab approximately one story below grade. The structural framing system consists of conventional wood framing with wood studs supporting prefabricated wood trusses, and wood plank roof deck.

Observations & Comments

Based on our representative areas of observation, the building did not reveal evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of limestone and split-faced masonry in a running bond pattern, accented sections of smooth cut stone and brick. Windows and doors are framed with semicircular brick arches, cut stone sills and thresholds. Main entrance doors and windows are set in painted historic wood frames. The glazing units are a mix of inoperable fixed units and double-hung single pane windows. All windows and doors are set into painted wood frames. Service doors are painted hollow metal. Gable end walls are painted wood siding under the roof. There is also a small section of the northeast side of the building that is constructed of painted wood siding.

The building has two main roof areas. The first area is at the main portion of the building and the second is above the sun porch at the south side. The main roof is a standing metal seam system of an unknown age but appears to have been installed after the 1984 renovation per the construction drawing provided for review. The sun porch roof is provided with a TPO system that was reportedly replaced in 2021. Drainage is provided by sheet flow to continuous gutters with downspouts that discharge to grade. Access to the roof is via a portable ladder.

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main Building		Metal (standing seam)	38 years
2	Sun Room		Low-slope; thermoplastic polyolefin (TPO)	1 year

Observations & Comments

Exterior stone and masonry sidewalls were generally found to be in good condition with no further action is required at this time apart from a routine maintenance program. The wood siding at the northwest corner of the building was observed with wood rot and damage. It is recommended it be replaced with fiber cement board or engineered wood siding.

On-site personnel reported that there are currently active roof leaks at the lobby area and window leaks at the Craft Room. Select areas of the glass panes at the east exterior door were noted to be patched with adhesive tape. Caulking at exterior doors and windows were noted to be cracked and deteriorated. All the windows are single-pane. It is recommended to replace the windows with double-pane glazing. The east exterior door frame was noted to be damaged at the interior and should be repaired or replaced. Costs have been included to inspect and repair the roof as needed, repair caulking, and replace the windows.

Roof warranties were not provided, however, it is assumed the TPO roof, due to its recent replacement should remain under warranty past the evaluation term. The metal roof is also anticipated to endure through the term with routine maintenance.

The roof drainage appears to be in generally good condition with the exception of the rain gutter at the south side of the building, which was observed to be damaged from corrosion. The rain gutter should be replaced in the immediate term, and continued annual roof inspections is recommended to ensure continued operation and maintenance of these systems.

5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, ACTIVITY ROOMS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around an "L" shaped entry corridor, which runs from the east at the main entry to west and turns south at the center of the building and connects to various offices, game room, activity rooms, various support spaces, and restrooms. There is a central u-shaped staircase that leads to the lower level. Spaces at the lower level include the golf shop, classroom, craft room, restrooms, mechanical room, and storage rooms.

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Interior finishes generally consist of painted and exposed brick, plaster and gypsum board walls; luxury vinyl tile (LVT), ceramic tile, and hard wood floors; and painted gypsum board, acoustical tile ceiling panels, and exposed wood structure ceilings. Lighting is provided with recessed and ceiling-mounted light fixtures.

There is one set of men's and women's restrooms on the main level and a second set of men's and women's restrooms on the lower level. There is also a unisex restroom located on the main level. The restrooms are equipped with floor-mounted toilets, and counter-mounted ceramic sinks at ceramic tile clad countertops. Interior finishes consist of ceramic tile flooring and wainscots, and painted gypsum board walls and ceilings. Lighting is provided by wall-mounted fixtures.

Observations & Comments

Interior finishes are generally in fair and dated condition, consistent with the building's age.

There are damaged areas at the lobby and corridor ceilings, reportedly from current roof leakage. Heaved floors were also noted at the same area of lobby. Recommend further investigation to the roof leak and floor heaving. Costs are included in the immediate costs of the roofing section.

Additionally, based on EUL, replacement of the lobby, common corridor, breakroom, office and restroom FF&E is anticipated during the evaluation term. See Reserve Tables for an allocated budget.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building was not observed but is assumed to be near the connection to the city water main and serves the domestic water for the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building at the southwest corner and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was not observed but is reported to be cast iron. Natural gas is not provided at the Subject.

Domestic hot water for the restrooms and the kitchen is provided by two individual tank-type electric hot water heaters. There is one water heater in the mechanical attic space of 6-gallon capacity manufactured by State Industries in 2022. The second water heater of an unknown manufacturer is in the basement mechanical closet. It is reportedly of 40-gallon capacity, and was replaced approximately four years ago.

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Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. It was reported the old cast iron plumbing pipes were recently replaced due to collapse and have not had issues since the repairs. Domestic water and sanitary sewer systems are in good to fair condition overall. Based on the age and recent replacement of the water heaters, they are expected last past the evaluation period with routine maintenance. No immediate action is required at this time.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by eight split systems manufactured by Ruud, Trane, and American Standard. The condensers are located at the northwest corner of the building in the mechanical yard. Heating is provided by electrical resistance coils, and cooling utilizing R410a and R22 refrigerant. The oldest unit is a 7.5-ton condenser, manufactured by American Standard in 2000 (22 years old) utilizing R-22 refrigerant. The next oldest units are an American Standard, 7.5-ton unit and a Ruud, 5-ton unit, both manufactured in 2006 (16 years old) and utilizes R22 refrigerant. The largest unit is a 10-ton condenser, manufactured by Trane in 2009 (13 years old) utilizing R-22 refrigerant. The remaining units include two Trane units and two American Standard units. The Trane units were manufactured in 2008 and 2009 (14 and 13 years old), and are of 3- and 3.5-ton capacity, respectively. Both utilize R22 refrigerant. The American Standard units were manufactured in 2008 and 2020 (14 and 2 years old), are of 7.5- and 2-ton capacity, and utilize R22 and R410 refrigerants, respectively. The total tonnage provided to the building is 46 tons. The interior AHUs are located in the attic at the ground floor and in closets at the basement floor and their ages are relative to the condenser units.

Outside air is brought into the building via the AHU's. There are dedicated roof-mounted exhaust fans serving the common area restrooms. The equipment is controlled by wall mounted thermostats and there is no building automation system provided.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (46 tons) we calculated that one ton of air conditioning is provided for every 301 SF of building space. This appears inadequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

Based on their EUL, budgeting for replacement of the older condensing units is recommended during the term. The three oldest units have exceeded their EUL and should be replaced in the immediate term. Replacement of the newest American Standard unit is not anticipated during the reserve term. Several sections of the refrigerant piping insulation was found to be brittle and/or missing, limiting its effectiveness. Replace brittle/missing refrigerant piping insulation.

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5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pole-mounted utility-owned transformer located northwest of the building. Power enters the building overhead to a main switch. The switch has capacity rated of 600 amps at 120/240 volt, 3-phase, 4-wire service. Distribution panels are located in the electrical room and in the kitchen. Distribution wiring consists of copper conductors.

No emergency power is provided at the Subject.

Observation & Comments

The electrical systems provide 14.42 watts per square foot for the building. This is based upon the overall capacity of 600-amps, 240-volts, 3-phase, 13,834 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

Electrical gear appeared to be in overall fair condition and generally well maintained. A Federal Stab-Lok electrical panel was observed at kitchen. These have been found to exhibit failure potential due to inability to trip in overload conditions, and represent a hazard. Several of the safety disconnect switches appeared to be outdated and beyond their EUL. Replacement of the Stab-Lok panel and older disconnect switches is recommended at this time.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is provided with a fire alarm system and wall mounted fire extinguishers. The extinguishers are mounted to the wall or in recessed cabinets located at the corridors, offices, and the kitchen.

Fire alarm and detection system devices consist of smoke detectors and heat detectors, duct smoke detectors, hard-wired exit signs with battery back-up, illuminated exit lights, and audible and visible alarms. A central fire alarm control panel (FACP) that is manufactured by Simplex (Model 4007ES) is located at the reception desk area.

Emergency egress is provided by the main entrance door and the exterior door at the multipurpose room. The doors discharge directly to the outside at grade or to exterior stairs or ramp, respectively.

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Observation & Comments

The Subject is not improved with a fire sprinkler. The lack of a sprinkler system installation was reported to CBRE as a 'grandfathered' condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

Fire alarm tests are performed annually. The recent inspection tag, dated March 16, 2022, by Johnson Controls Fire Protection LP, and marked as acceptable.

The fire alarm control panel was installed in 2020, and is expected last past the evaluation period with routine maintenance. No further action is required at this time.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and are dated August 2022. No further action is required at this time.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

Based on conducting a limited scope visual survey, we did observe some barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?				
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?		✔		No directional signage to the accessible building entrance.

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?		✔		
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✔		
5	Is there a path of travel that does not require the use of stairs?		✔		The basement floor is not accessible.
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			Restrooms do not have accessible signage.
2	Are door handles push/pull or lever type?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?		✔		
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Trench drain

2. Asphalt parking lot

3. Sinkhole at lower parking lot

4. Stone retaining wall

5. Low retaining walls

6. Wood deck framing

7. West elevation

8. South and east elevations

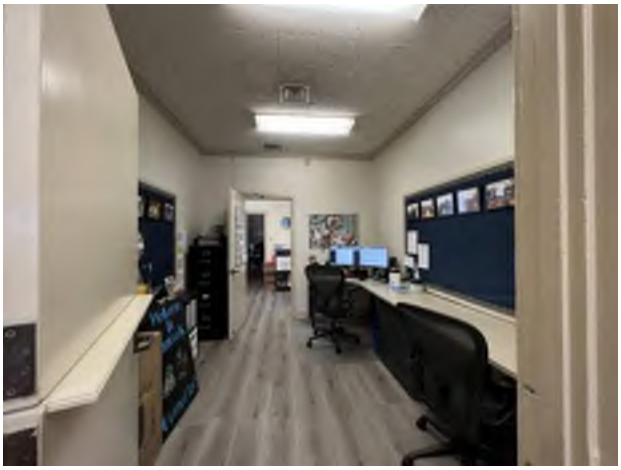
9. Exterior door and windows

10. Damaged exterior door

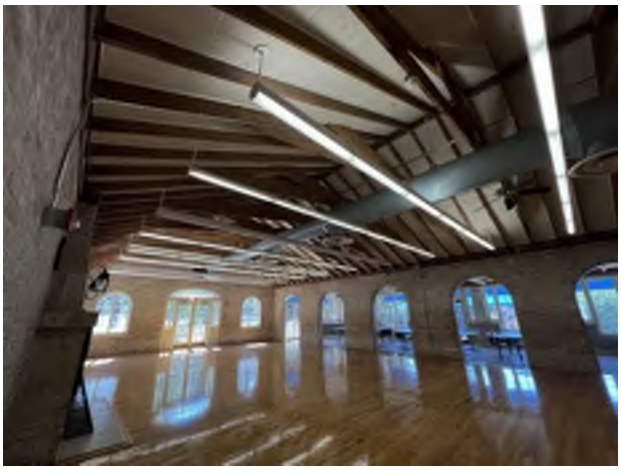
11. Exterior window

12. Broken glass pane at exterior door

13. Main lobby

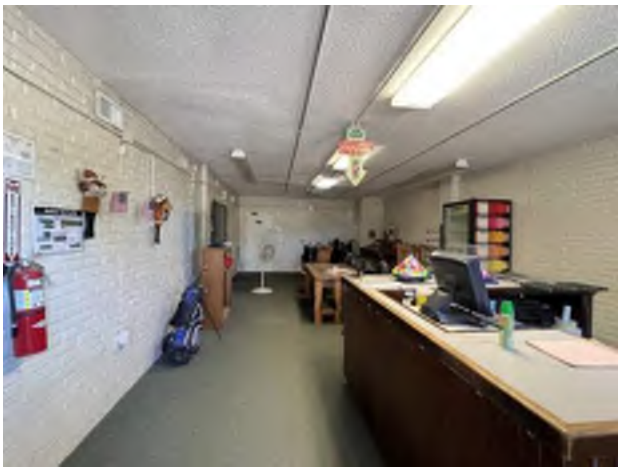


14. Office



15. Multipurpose Room

16. Sun Room



17. Golf Pro Shop

18. Carriage Garage

19. Kitchen

20. Multi-user restrooms

21. Interior stairs

22. Water heater

23. Air handling unit

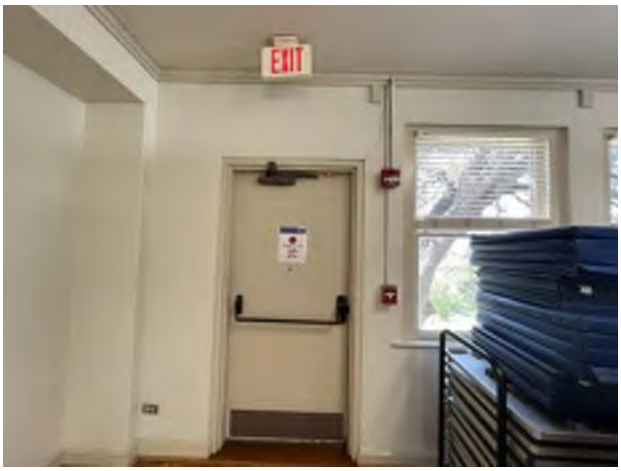
24. Condenser units

25. Pole-mounted transformer

26. Electrical meter

27. Electrical switches

28. Fire alarm panel



29. Illuminated exit sign

30. Accessible parking spaces

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion, please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Hancock Recreation Center	**Project No.:**	
Address:	811 E. 41st Street	**Project Manager:**	
City, State Zip Code	Austin, TX 78751	**Property No.:**	
Year Built and Age:	1935?	**Tax I.D. # (Sec, Lot, Block):**	51.748 AC OF OLT 10-13 DIVISION C
Building Type:		**Size of Parcel (Acres):**	51.7480
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Rick Kocian	**Date:**	
Tel:	512-978-2335	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard					
Handicap	2				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

Parking, lights, windows, kitchen

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

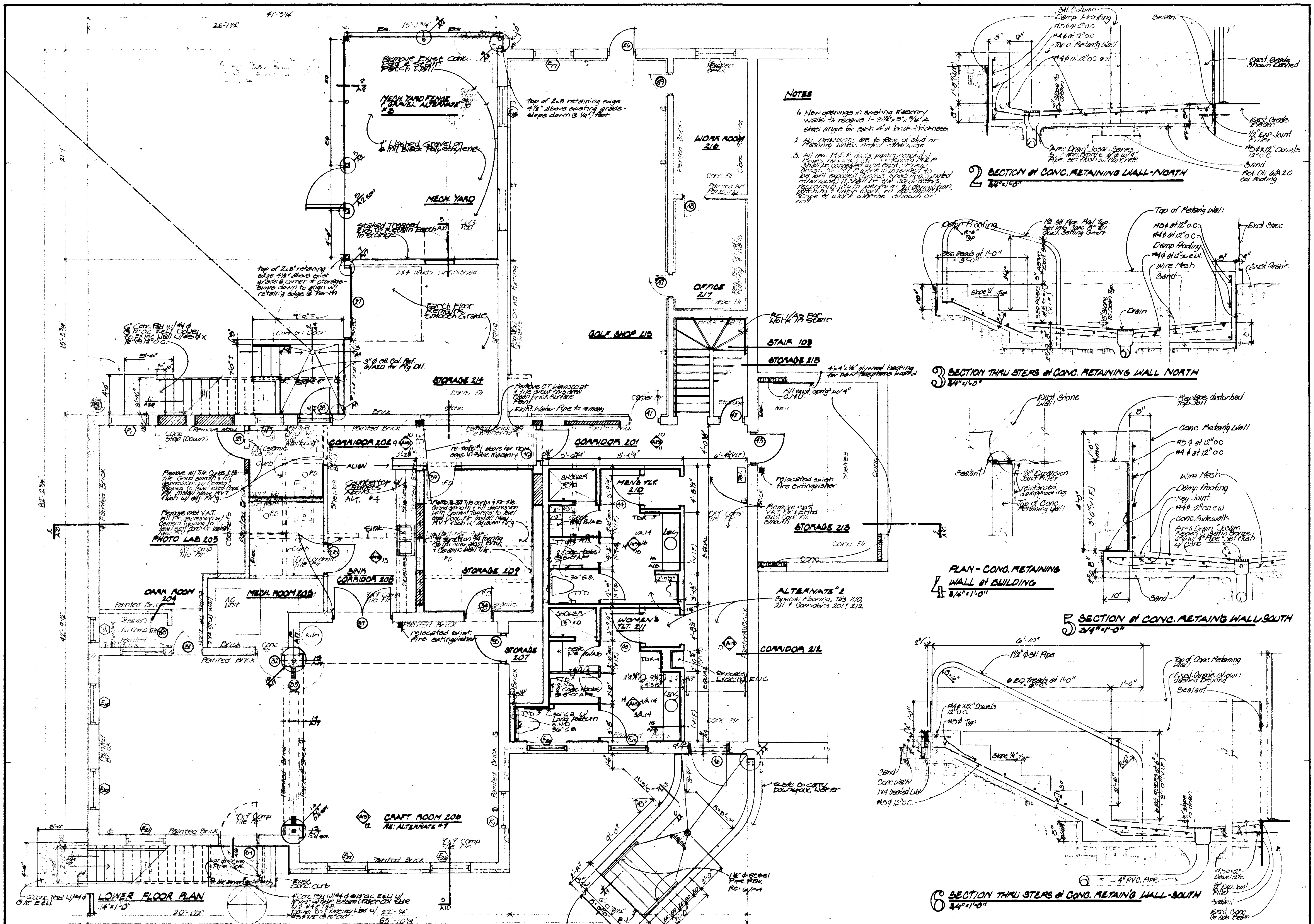
If “Yes”, identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

LEGEND.
In General,
Pale Lines indicate exist'g. construction
Solid (Darker) Lines indicate new construction or removed & replaced construction
Dashed Lines indicate either removed (demolition) or over head furring
ALTERNATE #1
Mechanical Yard Below
OFFICE 105
WOMEN'S TLT. 104
MEN'S TOILET 103
ENTRY CORRIDOR 101
OFFICE 106
RECEPTION CORRIDOR 102
COUNTERS/SHELVES ALTERNATE #1
KITCHEN 113
OFFICE 107
STAIR 108
BALLROOM 109
CORRIDOR 114
TOILET 120
STORAGE 112
STO. 116
STORAGE 119
MECH. RM.
CORRIDOR 115
DOORS 50-54 ALTERNATE #4
GAME ROOM 111
SUN PORCH 110
ACTIVITY ROOM 121
ACTIVITY ROOM 118
Remove Entire Wood Floor, Subfloor Sleepers And Loose Concrete. Install New Floor System. Re: 8/A16
New 4" Concrete Porch
Pipe Rail 1½" ϕ
Down 2 Risers @ 6" Ea. Verify
Wheelchair Ramp
Stone Ramp
UPPER FLOOR PLAN
1/4" = 1'-0"
Notes: 1. All Dimensions Are to Face of Stud or Masonry Unless Indicated Otherwise.
2. New openings in existing masonry walls to receive 1 - 3½" x 6" x 5/16" ∠ steel lintel for each 4" of brick thickness - typ.
3. ALL New & Exist'g Piping, Conduit, Junction boxes, raceways etc... shall be concealed w/in exist'g / new const. No M-E-P work is intended to be left exposed (unless specifically noted otherwise). It shall be the contractor's responsibility to perform all demo/patching req'd to accomplish scope of work.
CHARTIER NEWTON & ASSOCIATES · ARCHITECTS · Courtyard at 208 West 4th Street, Austin, Texas 78701 · 512/474-1197
HANCOCK RECREATION CENTER
C.I.P. Project Number 867261
For the City of Austin
811 East 41st Street
DATE: Feb. 29, 1984
PROJECT NO. 8305
REVISIONS:
SHEET NO.
A3
OF 20 SHEETS
T-1463



LOWER FLOOR PLAN
1/4"=1'-0"
MECH. YARD
GOLF SHOP 215
WORK ROOM 216
OFFICE 217
STAIR 108
STORAGE 218
STORAGE 214
CORRIDOR 202
CORRIDOR 201
MEN'S TLT. 210
WOMEN'S TLT. 211
STORAGE 213
CORRIDOR 212
PHOTO LAB 203
DARK ROOM 204
MECH. ROOM 205
SINK CORRIDOR 208
STORAGE 209
STORAGE 207
CRAFT ROOM 206
RE: ALTERNATE #9
ALTERNATE #2
Special Flooring, TLTS 210, 211 & Corridors 201 & 212.
NOTES
1. New openings in existing masonry walls to receive 1-3½"x5"x5/16" ∠ steel angle for each 4" of brick thickness.
2. All dimensions are to face of stud or masonry unless noted otherwise
3. All new M.E.P. ducts, piping, conduit, J-boxes, raceways etc. & existg M.E.P. shall be concealed w/in exist. or new const. No M.E.P. work is intended to be left exposed (unless specifically noted otherwise). It shall be the contractors responsibility to perform all demolition, patching & finish work to accomplish scope of work whether shown or not.
2 SECTION at CONC. RETAINING WALL-NORTH
3/4"=1'-0"
3 SECTION THRU STEPS at CONC. RETAINING WALL NORTH
3/4"=1'-0"
4 PLAN - CONC. RETAINING WALL at BUILDING
3/4"=1'-0"
5 SECTION at CONC. RETAINING WALL-SOUTH
3/4"=1'-0"
6 SECTION THRU STEPS at CONC. RETAINING WALL-SOUTH
3/4"=1'-0"

CHARTIER NEWTON & ASSOCIATES · ARCHITECTS · Courtyard at 208 West 4th Street, Austin, Texas 78701 · 512/474-1197

HANCOCK RECREATION CENTER
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SHEET NO.
A4
OF 20 SHEETS
T-1463

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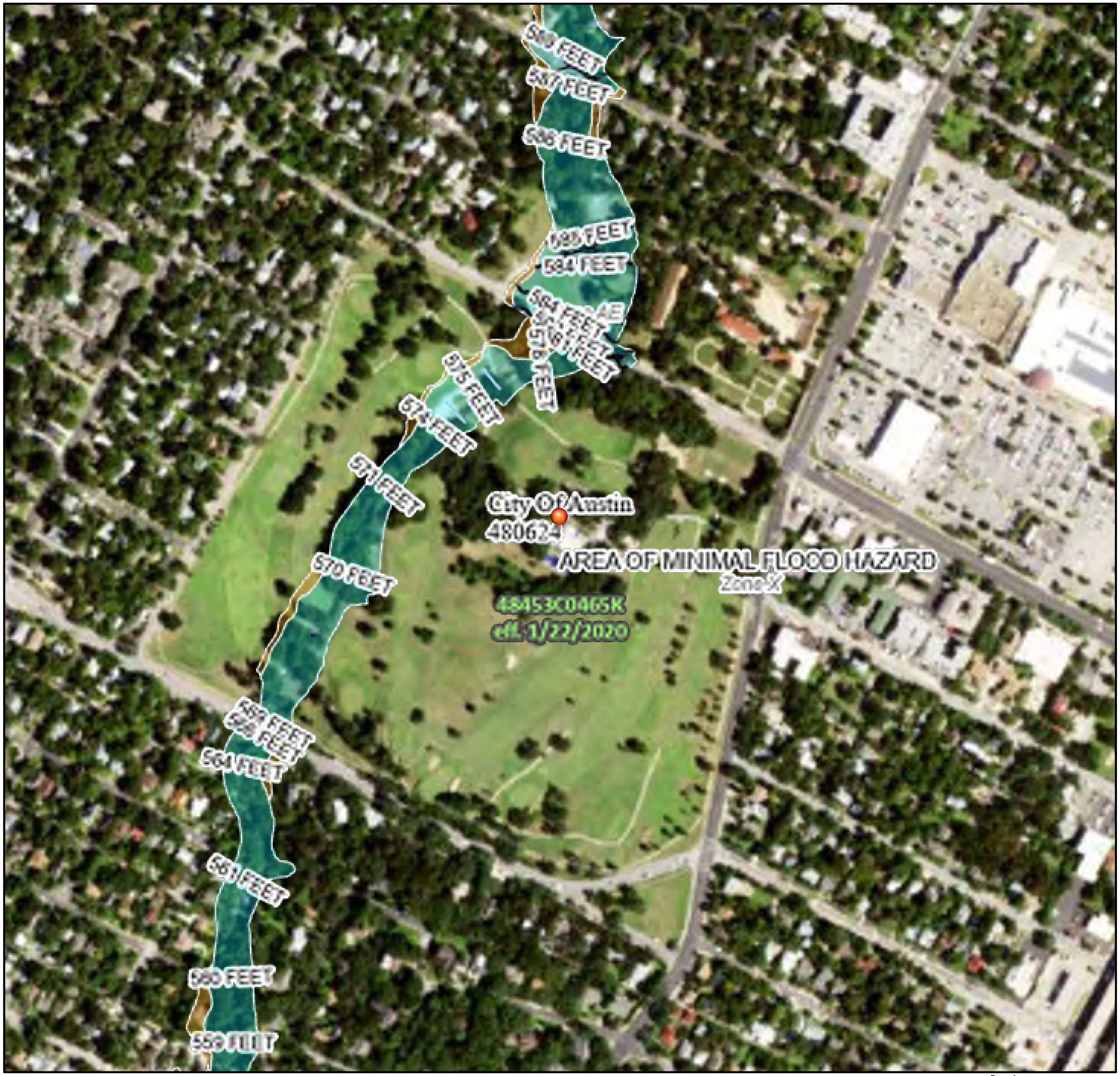

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27+(5 $5($6: 12 6&5((1 $UHD RI 0LQLPDO)ORRG +D]DUG =RQH ;; (IIHFWLYH /20Us; $UHD RI 8QGHWHUPLQHG)ORRG +D]DUG =RQH '

*(1(5$/ 6758&785(6: &KDQQHO, &XOYHUW, RU 6WRUP 6HZHU; /HYHH, 'LNH, RU)ORRGZDOO

27+(5)($785(6: &URVV 6HFWLRQV ZLWK 1% $QQXDO &KDQFH :DWHU 6XUIDFH (OHYDWLRQ; &RDVWDO 7UDQVHFW; %DVH)ORRG (OHYDWLRQ /LQH (%)(); /LPLW RI 6WXG\; -XULVGLFWLRQ %RXQGDU\; &RDVWDO 7UDQVHFW %DVHOLQH; 3URILOH %DVHOLQH; +\GURJUDSKLF)HDWXUH

0$3 3$1(/6: 'LJLWDO 'DWD $YDLODEOH; 1R 'LJLWDO 'DWD $YDLODEOH; 8QPDSSHG

7KH SLQ GLVSOD\HG RQ WKH PDS LV DQ DSSUR[LPDWH SRLQW VHOHFWHG E\ WKH XVHU DQG GRHV QRW UHSUHVHQW DQ DXWKRULWDWLYH SURSHUW\ ORFDWLRQ.

7KLV PDS FRPSOLHV ZLWK)(0$'V VWDQGDUGV IRU WKH XVH RI GLJLWDO IORRG PDSV LI LW LV QRW YRLG DV GHVFULEHG EHORZ. 7KH EDVHPDS VKRZQ FRPSOLHV ZLWK)(0$'V EDVHPDS DFFXUDF\ VWDQGDUGV

7KH IORRG KD]DUG LQIRUPDWLRQ LV GHULYHG GLUHFWO\ IURP WKH DXWKRULWDWLYH 1)+/ ZHE VHUYLFHV SURYLGHG E\ )(0$. 7KLV PDS ZDV H[SRUWHG RQ [date] DQG GRHV QRW UHIOHFW FKDQJHV RU DPHQGPHQWV VXEVHTXHQW WR WKLV GDWH DQG WLPH. 7KH 1)+/ DQG HIIHFWLYH LQIRUPDWLRQ PD\ FKDQJH RU EHFRPH VXSHUVHGHG E\ QHZ GDWD RYHU WLPH.

7KLV PDS LPDJH LV YRLG LI WKH RQH RU PRUH RI WKH IROORZLQJ PDS HOHPHQWV GR QRW DSSHDU: EDVHPDS LPDJHU\, IORRG]RQH ODEHOV, OHJHQG, VFDOH EDU, PDS FUHDWLRQ GDWH, FRPPXQLW\ LGHQWLILHUV,),50 SDQHO QXPEHU, DQG),50 HIIHFWLYH GDWH. 0DS LPDJHV IRU XQPDSSHG DQG XQPRGHUQL]HG DUHDV FDQQRW EH XVHG IRU UHJXODWRU\ SXUSRVHV.

)HHW

%DVHPDS: 86*6 1DWLRQDO 0DS: 2UWKRLPDJHU\. 'DWD UHIUHVKHG 2FWREHU

Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Monday, October 10, 2022 2:37 PM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C154390-092322

External

--- Please respond above this line ---

Re: Public Information Request of September 23, 2022, Reference # C154390-092322

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on September 23, 2022, to request copies of records pertaining to the following:

> **"Subject: 811 E 41st St, Austin, TX 78751**
>
> **Please provide the following information for this property:**
> **-Records of Open Building, Fire, or Zoning Code Violations**
> **-Copy of Certificate of Occupancy, if available**
> **-Zoning Designation**
> **-Copy of Last inspection report**
> **-Any known issues/problems with referenced building"**

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154390-092322

DSD has responsive info; Sp and zoning information can be viewed at the two links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=151464&t_selected_propertyrsn=591686

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=10812604&t_selected_propertyrsn=591686

HPD - zoning guide attached

P-NP
(P) Public (NP) Neighborhood Plan Combining District)

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

AUSTIN FIRE DEPARTMENT

ABOVEGROUND HAZARDOUS MATERIALS PERMIT

Reporting of Storage and Use at:

COA-PARD-HANCOCK GOLF COURSE
811 E. 41st St.
Austin, TX 78751

This permit certifies that the above business has met the reporting requirements for on-site hazardous materials as prescribed by the City of Austin Fire Code. It is incumbent upon permit applicant, their agents, and their employees to carry out the purposed activities in compliance with all City Ordinances. This certification shall not be construed as authority to violate, cancel, or set aside any provision of City of Austin Codes or Ordinances. Permits which purport to sanction a violation of any applicable law or regulation shall be void. Approval of the permit for this site is conditional upon inspection of the premises by the Austin Fire Department. This certificate shall be posted in a conspicuous location on the premises.

5037873
PERMIT NUMBER

August 15, 2020
EXPIRATION DATE

Rob Vieco

Austin Fire Department
Emergency Prevention Division
Engineering Services

AUSTIN FIRE DEPARTMENT
EMERGENCY PREVENTION DIVISION
ABOVEGROUND HAZARDOUS MATERIALS PERMITTING
One Texas Center, Suite 200 - 505 Barton Springs Rd. - Austin, Tx. 78704
Phone: (512) 974-0182 Fax: (512) 974-0162

September 26, 2022
Permit Number: 5037873

ASSISTANT SUPERINTENDENT
COA-PARD-HANCOCK GOLF COURSE
811 E. 41st St.
Austin, Tx. 78751

RE: Aboveground Hazardous Materials Permit Renewal - **FIRST NOTICE**

Hazardous Materials Inventory - Total Quantity and Fees

Flammable Gas	0	Cubic Feet	$	0
Flammable Liquid	900	Gallons	$	270
Flammable Solid	0	Pounds	$	0
Toxic Gas	0	Cubic Feet	$	0
Toxic Liquid	0	Gallons	$	0
Toxic Solid	300	Pounds	$	180
Reactive Gas	0	Cubic Feet	$	0
Reactive Liquid	0	Gallons	$	0
Reactive Solid	0	Pounds	$	0
		Total Fees	$	

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Coa-pard-hancock Golf Course
811 E. 41st St.
Austin, Tx.
Contact: Justin Smith
Contact Phone: (512)269-2072
Contact Email: justin.2.smith@jci.com
Scheduler Comments: Panel replacement with key strokes: 10 pulls,

Inspection Details

Date: 08/13/2020
Type: Alarm System Inspection
Inspector: Keith Moore, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
No violation found	No Hazard Noted

08/13/2020 - Alarm system approved

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Coa-pard-hancock Golf Course
811 E. 41st St.
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 04/05/2017
Type: Hazardous Material Occupancy Insp
Inspector: Corazon Urgena, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Chemical specific hazardous materials code violation.	Unsatisfactory

AFD HAZMAT AND MAINTENANCE INSPECTION. A FOLLOWUP INSPECTION WILL BE CONDUCTED IN APPROXIMATELY 30 DAYS. THE TENTATIVE INSPECTION DATE IS 5/10/17 AT 9:00 AM.

REMARK:

PROVIDE AN INVENTORY WITH THE QUANTITY AND TYPE OF HAZARDOUS MATERIALS STORED IN THE SHED.

Identification or labeling of hazardous materials not provided at approved location.	Unsatisfactory

ADD AN NFPA 704 DIAMOND FOR THE GASOLINE TANK. NFPA RATINGS ARE HEALTH =1, FIRE =3, INSTABILITY =0
ADD AN NFPA 704 DIAMOND FOR THE DIESEL TANK. THE NFPA RATINGS ARE HEALTH = 1, FIRE = 2, INSTABILITY = 0
RELABEL THE NFPA 704 DIAMOND ON CHEMICAL STORAGE SHE DOOR TO REFLECT THE CHEMICALS WITHIN. POSSIBLE RATINGS ARE HEALTH = 2, FIRE = 1 AND INSTABILITY = 1

Missing Code, see comments	Unsatisfactory

OBTAIN A FIRE PROTECTION SYSTEMS PERMIT FROM AFD FOR THE RECREATION BUILDING FIRE ALARM SYSTEM.

Additional Missing	Unsatisfactory

TRIM COMBUSTIBLE VEGATATION FROM WITHIN 10 FT OF THE

ABOVEGROUND STORAGE TANK.

Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

DA-2012-1185

Site Development Exemption Request

Site Address: 811 E. 41ST ST. AUSTIN, TX. 78751

Project Name: HANCOCK GOLF COURSE IRRIGATION RENOVATIONS

Legal Description: 51.748 AC OF OLT 10-13 DIVISION C

Zoning: P-NP Watershed: Waller Creek Flood Plain? ☐ Yes ■ No

Existing Land Use(s): PARK

Proposed Land Use(s): PARK

Brief /General Description of the Development being sought:

Replace irrigation lines and relocate a new 14 X 16 pump room (224 SQ FT)

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to,:

- ✓ **existing trees**
- ✓ **buildings**
- ✓ **parking areas**
- ✓ **roadways/streets**
- ✓ **all areas of impervious cover levels (existing & proposed)**
- ✓ **erosion controls (i.e.: silt fencing, tree protection)**
- ✓ **limits of construction**
- ✓ **type of construction**
- ✓ **location of construction**
- ✓ **accessible parking**
- ✓ **access route**
- ✓ **on-site sewage (septic) systems and drain fields**

I, CANDY MORENO, do hereby certify that I am the
(PRINT NAME)

☐ owner ■ owner's agent *(to act as the owner's agent, written authorization from the owner must be provided)* of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the Austin City Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on-site and protected from the elements at all times.

Candy Moreno
Signature of Requester

Date: 8-8-12

Address: 2525 SOUTH LAKESHORE BLVD

Telephone: 512-507-7822

Please indicate how you wish to receive a copy of the results of the review:

☐ FAX: ☐ E-mail Address: *Please provide e-mail address on other side of form*

Departmental Use Only

Project Name: 811 E. 41st St.	Case Number:	Applicant Name: Cindy Moreno

✓ If Required	Reviewer	Date	Comments
☐ Site Plan			☐ SPOC*
☐ Transport			☐ SPOC*
☐ Drainage		8.10.12	☐ SPOC*
☐ Environ			☐ SPOC* -F.41. - NO CONSTRUCTION WITHIN CRITICAL ROOT ZONES OF PROTECTED TREES PERMITTED.
☐ AFD	RC	8/9	① INDICATE DISTANCE FROM BLDG. TO STREET OR FIRE LANE. ② INDICATE CONTRUCTION TYPE. OK per S. Pelayo 8/14/12
☑ AWU	MDL	8-9-12	N/A
☑ Plumbing	MDL	8-9-12	N/A
☐ AE		8-9-12	n/a

- SPOC – Single Point of Contact

☑ Approved ☑ Denied ☐ Determined to be a ○ Revision ○ New Project

Building permit required? ○Yes ○No ○N/A
Smart Housing Project? ○Yes ○No

Qualifies for exemption per Section 25-5-2(____

Check all that apply:

- ☐ Review Fee(s) Not Required
- ☐ Site Plan Correction/ Exemption Review Fee
- ☐ Change of Use Review Fee
- ☐ Phasing Review: _____ phases
- ☐ Landscape Inspection: _____ acres
- ☐ Shared Parking Review

1:00 SOMMY PELAYO

Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

Determination of a Site Development Exemption Request

Date: 8/15/2012 **Number of pages including cover:** 1

From: Sallie Correa @ (512) 974-9747 or Andria Burt @ (512) 974-2774

To: Candy Moreno **Telephone: 507-7822**

FAX: **E-Mail:**

Exemption #: DA-2012-1185

Project Name: Hancock Golf Course Irrigation Renovation

Address: 811 E. 41st Street

Review Staff Contact/Telephone:

Review Results
Your request has been Approved. See NOTES for additional information and/or conditions.

	Fees Due	Cost
	Site Plan Correction Review	
	Landscape Inspection:	
	Shared Parking Review	
	Phasing Review:	
	Change of Use Review	
	Commercial Exemption Review	
	TOTAL COST:	

NOTES:

TOTAL COST: 97.76

Confidentiality Notice: The documents accompanying this transmission is legally privileged and intended for the use of the recipient named. If received in error, please notify the City of Austin immediately via telephone to arrange for the return of the documents. You are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on this information is strictly prohibited.

8/14/2012
okay to approve.
S Pelayo
AFD

Google Planimeter

Measure areas using Google Maps!

Drag the map with your mouse, or double-click to center.

Click on the map to place points.

Once you have placed at least three points, the enclosed area will be computed.

Delete Last Point
Clear All Points

Laser-measured
Galaxy Nexus fro
Submit Your Web

Notes:

- The page remembers your most recent position/zoom/map-type for the next time you visit.
- If you haven't visited before, it tries to figure out your location based on your internet address.
- The area computation is done using spherical geometry, so it's correct for large regions.
- The lines between points are drawn as great circles, to go along with the spherical area math.
- Lines that cross the International Dateline **do** work, with a small gap in the line. (Google Maps applications tend to have problems with the Dateline.)
- Areas that span more than half the globe may display strangely.
- This used to be called the Google Areometer, because I couldn't remember the name of the doohickey used to measure areas on a map. But the Lazyweb reminded me, so I changed it. Links

Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

Determination of a Site Development Exemption Request

Date: 8/14/2012 **Number of pages including cover:** 1

From: Sallie Correa @ (512) 974-9747 or Andria Burt @ (512) 974-2774

To: Candy Moreno **Telephone: 507-7822**

FAX: **E-Mail:**

Exemption #: DA-2012-1185

Project Name: Hancock Golf Course Irrigation Renovation

Address: 811 E. 41st Street

Review Staff Contact/Telephone:

Review Results		
Your request has been Denied. See NOTES for additional information and/or conditions. Your paperwork is in the RETURN BIN area of the Development Assistance Center on the 1st floor of One Texas Center.		
Fees Due		**Cost**
	Site Plan Correction Review	
	Landscape Inspection:	
	Shared Parking Review	
	Phasing Review:	
	Change of Use Review	
	Commercial Exemption Review	
	TOTAL COST:	

NOTES:

Provide owner's authorization letter.
Chris Johnson 974-2769

FYI – No constriction within critical root zones of protected trees permitted.
Kevin Autry 974-2726

Indicate distance from bldg. to street or fire lane.
Indicate construction type.
Ralph Castillo 974-0192

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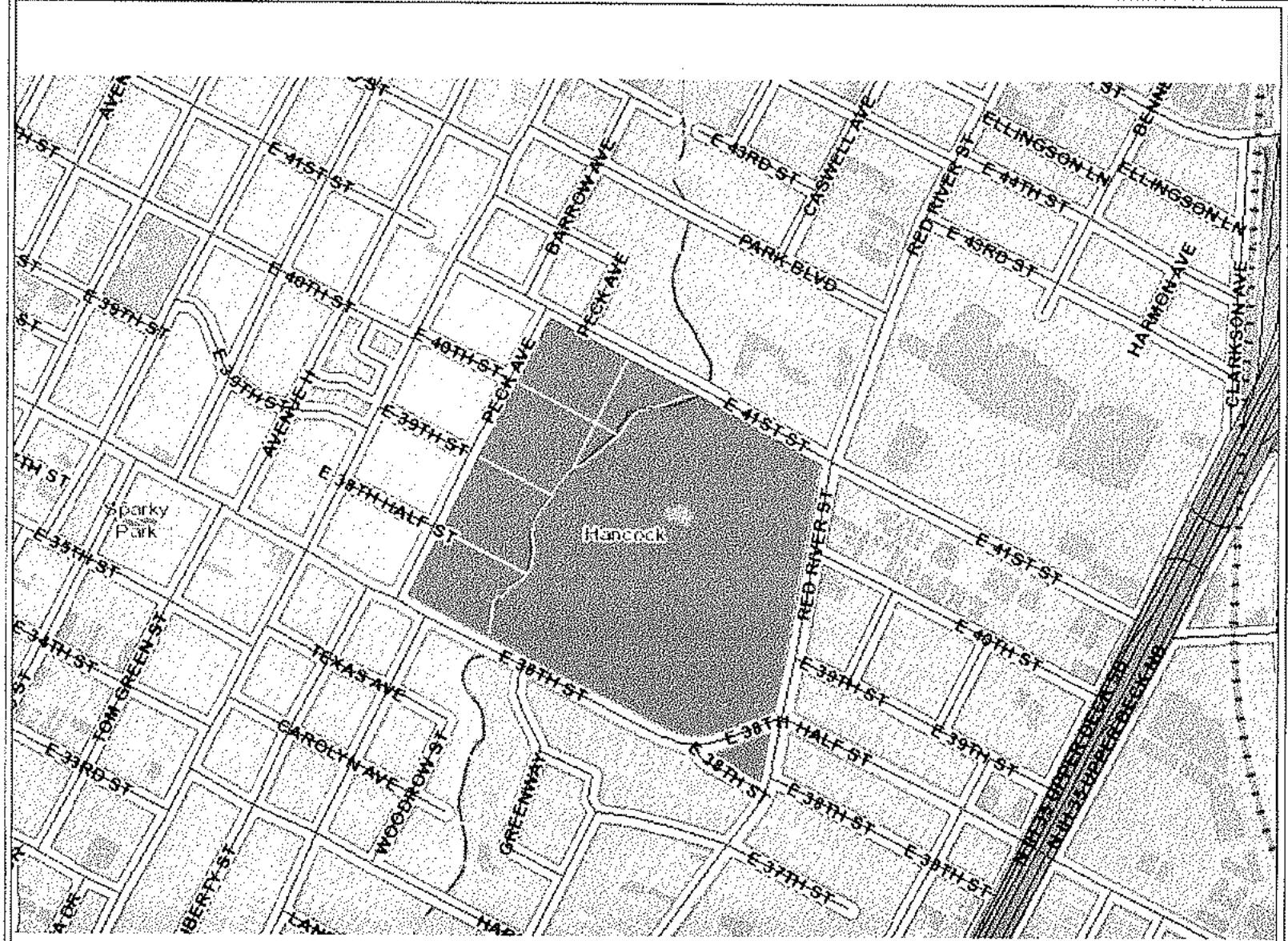
HANDCOCK GOLF COURSE - 811 E 41ST STREET



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Street Center Line

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

HANDCOCK GOLF COURSE - 811 E 41ST STREET

Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Street Center Line

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Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 12:40 pm, Jan 10, 2020

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD - HANCOCK RECREATION CENTER, 811 E 41st Street, Austin, TX 78751
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27679**

Total Due **$550.00**

PO #: WO#201810584
Issue Date: 12/26/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/20/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Roof inspection complete.	$550.00

Subtotal	$550.00
Tax	$0.00
Total	**$550.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay






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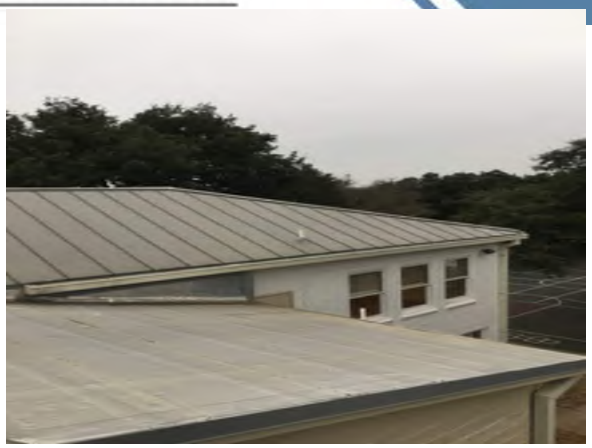

"The Roofing Company by which All Others are Measured."
Thank you for your business!

PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

Condition Assessment
for

THE HANCOCK RECREATION CENTER

at
The Hancock Golf Course

September 2012
prepared for The City of Austin's Parks and Recreation Department
by COTERA+REED ARCHITECTS

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Prepared for

The City of Austin
Parks and Recreation Department

By

COTERA+REED ARCHITECTS

Carolyn Kelley Landscape Architect

Chan & Partners Engineering

City of Austin Parks and Recreation

Datum Grojer Engineers

Dynamic Reprographics

Harutunian Engineering

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Executive Summary

The nine-hole Hancock Golf Course at Red River and East 41st St. was established prior to the 1900's and golf has been played at this location longer than anywhere else in Texas. In 1900, a small shack was built for $100 to serve as the clubhouse. The building was damaged by fire and in June of 1901 the members of the golf club celebrated the dedication of the first real clubhouse, a two-room, wood-framed building which today can be found as a remodeled residence at 512 E. 39th Street. In 1908 a new, much larger, two-story, red clubhouse was built at the current location of the Hancock Recreation Center and Golf Shop.

In 1914, after fire damaged the building, it was reconstructed and enlarged to accommodate the growing membership which, this time, included approximately 300 members. The clubhouse was destroyed by fire, again on March 14, 1934, and reconstructed the same year.

In 1963 fire struck again and damaged a portion of the by-then city-owned clubhouse. At this point the building was repaired with a major alteration. There were some additional improvements made to the building and site in 1974, and the last alteration to the building was made in 1984 and represents how we find the 11,185 square foot, two-story building today.

This report contains the condition assessment of the Hancock Recreation Center at the Hancock Golf Course located at 811 East 41st Street. The condition assessment of the Center was preformed to evaluate the present condition, recommend repairs, develop a recommendation for spatial reconfigurations that could improve the function and life safely elements of the center, and to prioritize those options. An estimation of cost for each item has been provided.

The building sits on a steep slope, has two levels and is predominately wood frame construction. Used for Education and Assembly, this type of construction has the strictest limits on height and area. Two possible classifications for the wood frame building are Type III and Type V, with Type-III allowing greater height and area but requiring fire ratings at all bear walls. Type VB describes relatively small buildings which may be constructed of wood and does not require any fire ratings.

Per 504.2 in the 2009 IBC, Type VB construction does not allow a two story building with assembly uses, but if sprinkled, two levels are allowed. Providing a fire sprinkler system for the building would be considerably less expensive than fire proofing the existing wood frame walls, and so it is recommended that an automatic fire suppression system be installed and that the building be classified a Type V construction. Additionally, the building has a profile use which suggests that it should be sprinkled, including use by the elderly, daycare programs, craft programs, population dense events like weddings, and an operational structure that is difficult to strictly control. Therefore the recommendations that are made to upgrade the buildings interior are made based on a Type V construction and the building being sprinkled.

From October 2011 to May 2012 the building and site were visited and analyzed by our Landscape Architect, Civil Engineer, MEP Engineer and Structural Engineer, in addition to our Architectural review. Each discipline observed the existing conditions and gave them a rating based on the conditions listed below.

(Condition 1) Excellent Overall Condition – These components of the building and site are found to be excellent condition with no visible defects or wears and are in no need of repair.

(Condition 2) Fair/Moderate Condition – These components of the building and site are in better condition than most, but could still be improved to facilitate building longevity and/or improve building/site functionality, appearance, or use. The upgrades at this level are considered to be needed only as time and budget allow.

(Condition 3) Poor Overall Condition – These components of the building and site do not allow proper function of the facility and/or cause unsightly conditions. Repair of all these conditions would provide a higher quality building both in functionality and in appearance.

(Condition 4) Does not meet code/does not function properly. These components of the building and site do not meet current building, city, and state codes. These conditions are also hazardous to the facility and its users. Prompt repair is needed for all components within this category.

A large portion of the site and building received a 3 or 4 rating. Based on all the condition assessments, recommendations were made in smaller categories that would allow the remedial work to be phased over time. The total for all the recommended work was estimated at $1,604,912.00. (the detailed pricing can be found in the Appendix). A number of the recommendations need to be phased together and the priority list below outlines which items, in our professional opinion, should be grouped together. Items are listed from the highest priority rating to least. Readers should refer to the recommendation section for details regarding each recommendation below. As explained in Recommendation #2, the building is not grounded electrically. This is a very unsafe condition. The opportunity to ground the building is best accomplished while adding the elevator. Therefore, installing the elevator along with grounding the building, while reconfiguring the mechanical yard and upgrading the building electrically are listed as Priority #1.

PRIORITY LIST:

Priority 1: Overall Condition Rating 4 (Elevator + Building Grounding + Mechanical yard reconfiguration + Electrical Upgrade)

*Recommendation #2: Install Elevator and Vestibule (Condition 4)	$109,514.00
*Recommendation #4: Create New Kitchen (Condition 4)	$58,326.00
*Recommendation S5: Regrade Northwest Area to Drain (Condition 4)	$2,700.00
*Recommendation #3: Create New Exit Stair - North (Condition 4)	$19,428.00
Total:	$189,968.00

Priority 2: Overall Condition Rating 4

*Recommendation #10A: Install Automatic Fire Suppression System (Condition 4)	$111,500.00
*Recommendation S10: Site Water Supply Service (Condition 4)	$254,250.00
Total:	$365,750.00

Priority 3: Overall Condition Rating 4

*Recommendation S4: Develop New Accessible route between High and Lot Lots (Condition 4)	$46,225.00
*Recommendation S2: Reconstruct High Lot (Condition 4)	$15,350.00
Total:	$61,575.00

Priority 4: Overall Condition Rating 4

*Recommendation S1: Reconstruct Primary Drive to Parking Total:	$35,526.00

Priority 5: Overall Condition Rating 4

*Recommendation #5: Create New Exit Stair - South Total:	$18,291.00

Priority 6: Overall Condition Rating 4

*Recommendation S3: Reconstruct Low Lot Total:	$118,225.00

Priority 7: Overall Condition Rating 3.71

*Recommendation #7: Enlarge Toilets on Basement Level Total:	$90,470.00

Priority 8: Overall Condition Rating 3.58

*Recommendation S7: Reconstruct Accessible Path and Stairs (Condition 3.5)	$21,250.00
*Recommendation S6: Develop New Exterior Accessible Route on South Side of Building (3.25)	$94,875.00
*Recommendation #6: Raise Floor at Sun Porch (Condition 4)	$48,607.00
Total:	$164,732.00

Priority 9: Overall Condition Rating 3.4

*Recommendation #1: Redevelop Public Toilets and Reception at Ground Level Total:	$80,583.00

Priority 10: Overall Condition Rating 3

*Recommendation #9: Make Pro Shop more functional Total:	$54,177.00

Priority 11: Overall Condition Rating 2

*Recommendation S8: Regrade Northeast Entry	Total:	$10,800.00

Priority 12: Overall Condition Rating 2

*Recommendation S9: Front Entry Stair	Total:	$50.00

Priority 13: Overall Condition Rating 2

*Recommendation #8: Make west side of basement level more functional	Total:	$55,400.00

Remaining Recommendations:

*Recommendation #10C: Upgrade all Doors (Condition 4)	$14,010.00
*Recommendation #10B: Upgrade all Windows (Condition 3)	$48,150.00
*Recommendation #10J: New Awning at Pro Shop (Condition 3)	$900.00
*Recommendation #10L: Repair Wood Joist Under Stair (Condition 3)	$175.00
*Recommendation #10N: Miscellaneous Plumbing Renovations (Condition 3)	$6,725.00
*Recommendation #10O: Miscellaneous Mechanical Renovations (Condition 3)	$77,825.00
*Recommendation #10P: Miscellaneous Electrical Renovations (Condition 3)	$89,795.00
*Recommendation #10D: Patch and Repaint Entire Interior (Condition 2)	$13,380.00
*Recommendation #10E: Upgrade all flooring materials (Condition 2)	$30,105.00
*Recommendation #10F: Repaint Entire Exterior and Clean Stone (Condition 2)	$27,875.00
*Recommendation #10G: Replace Wood Trim and Molding at Eaves (Condition 2)	$5,575.00
*Recommendation #10H: Repair Gutters (Condition 2)	$4,250.00
*Recommendation #10I: Correct Flashing around Chimney (Condition 2)	$2,875.00
*Recommendation #10K: Repair Wood Beams in Sun Porch (Condition 2)	$1,150.00
*Recommendation #10M: Replace Floor in Ballroom (Condition 2)	$26,575.00

Total: $349,365.00

TOTAL OF ALL RECOMMENDATIONS $1,604,912.00

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Architectural Conditions Assessment (refer to Structural Assessment in Appendix A)

A1. The majority of the doors on the interior are not the correct width and do not have ADA compliant hardware. Most do not allow for the correct push and pull clearances that are necessary to comply with the current TAS codes. (Condition 4)

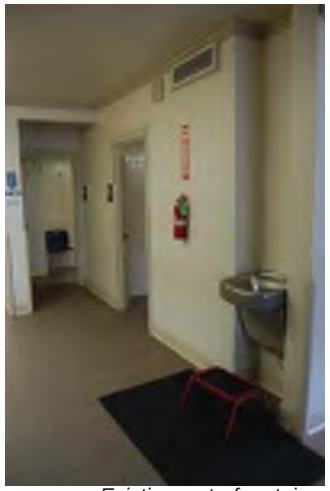
A2. The facility does not have TAS compliant drinking fountains. These need to be upgraded. (Condition 4)

A3. The lobby on the entrance level could be configured different to be a better use of space. (Condition 2)

Existing Ballroom

A4. The restrooms on the entrance level do not have TAS compliant fixtures; the stalls do not meet current TAS clearances and therefore need to be upgraded. (Condition 4)

A5. The wood floor of the ballroom is warn down and has reached its limits on being able to be refinished and therefore needs to be replaced. (Condition 2)



Existing waterfountains.

A6. All flooring materials are a little worn through out the building and should therefore be upgraded. (Condition 2)

A7. The sun porch floor is 6” below the ballroom floor and the ramp that leads one down from the game room to the sun porch does not meet current TAS codes. Therefore the floor to the sun porch should be raised and the ramp to the space should be eliminated. (Condition 4)

Sunporch Ramp

Existing interior entrance into Kitchen

A8. The threshold between the game room and multipurpose room 1 drops about 1.5 inches and should therefore be repaired. (Condition 3)

A9. The single use restroom on the entrance level does not meet current TAS codes and should either be brought up to current codes or removed and the fixtures should be replaced else where. (Condition 4)

A10. There is a 1.5 inch drop off from the hallway into the existing kitchen. This kitchen cabinets and appliances do not meet current TAS codes. This addition should be removed and either rebuilt in place, constructed elsewhere or simply removed. The original construction was not good and the current condition of the exterior and lower area framing is poor. The addition has either settled or was constructed 1.5 inches below the adjacent finished floor. This would need to be corrected on the interior – new floor – if the addition is kept. Taking into account the replacement of the cabinetry and finished and appliances [striping the interior]

Exterior view of existing Kitchen

Existing south stair

if may be cost effecting to completely remove the garage kitchen addition and rebuild or replace elsewhere. (Condition 4)

A11. The north steel stair needs an additional handrail against the building and its current dimensions do not meet current codes. Therefore this stair should be upgraded. (Condition 4)

A12. The south steel stair needs an additional handrail against the building and its current dimensions do not meet current codes. Therefore this stair should be upgraded. (Condition 4)

A13. The golf pro shop entry canopy should be removed and replaced with something more appropriate. (Condition 3)

A14. The office in the golf pro shop has a large AHU unit within it and therefore the office can not be used effectively. The space with the AHU unit in it should be just a mechanical room and the office should be relocated in the golf pro shop to better serve the facility. (Condition 2)

Existing north stair

Golf Pro shop office

A15. The restrooms on the basement level do not have TAS compliant fixtures; the stalls do not meet current TAS clearances and therefore need to be upgraded. (Condition 4)

A16. The stairs on the south side of the interior of the basement level do not allow for a TAS compliant exit, therefore these stairs should be removed and replaced with a ramp. (Condition 4)

A17. On the basement level the special arrangement of the mechanical room, storage 3, and the teen room could be improved in order to have a better use of the space. Therefore this area should be redesigned to better suite the functionality of the facility. (Condition 2)

A18. The wood and stone of the exterior appear to be in relatively good shape. The wood needs refinishing and the stone needs cleaning, and there is a large gap between the wood and the stone at the east side of the chimney that should be filled and closed. (Condition 2)

South interior lower level exit

A19. The metal roof appears to be in good condition. There are a few flashing details around the chimney that should be replaced in order to allow for a water tight condition. (Condition 2)

A20. The wood at the underside of the eaves should be replaced, as it is rotting in places. (Condition 2)

A21. All windows should be replaced. They are single pane and doesn't allow for very energy efficient conditions. The frames have been patched and repaired so many times that the maintenance cost on repairing the windows is not beneficial. (Condition 3)

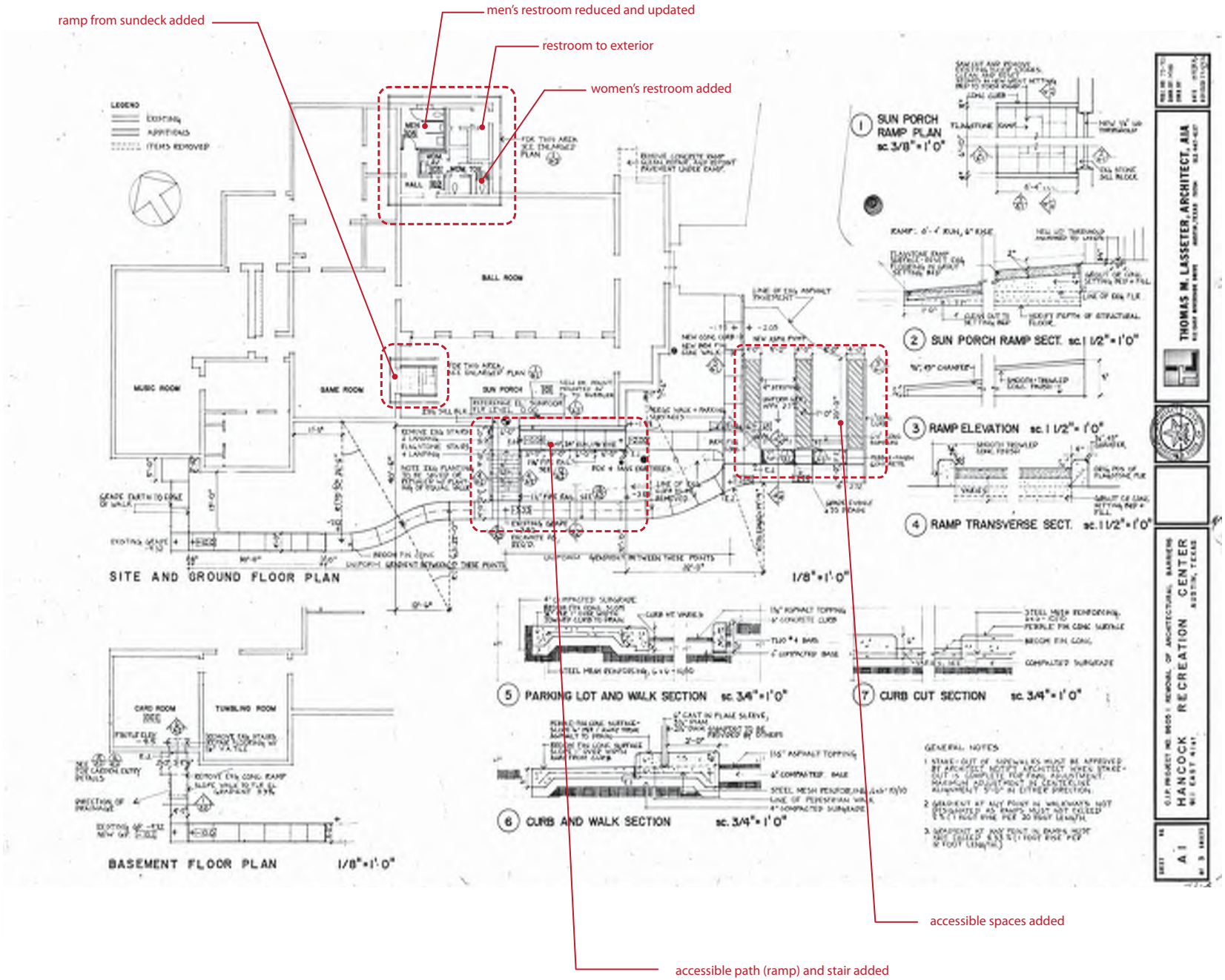
A22. The exit condition near the garage on the basement level is a poorly conceived condition, exiting into a recessed pit with a drain and stairs out. Ideally this area would be lowered and the exit developed with no drain and not steps up. (Condition 4)

Golf Pro Shop Entrance

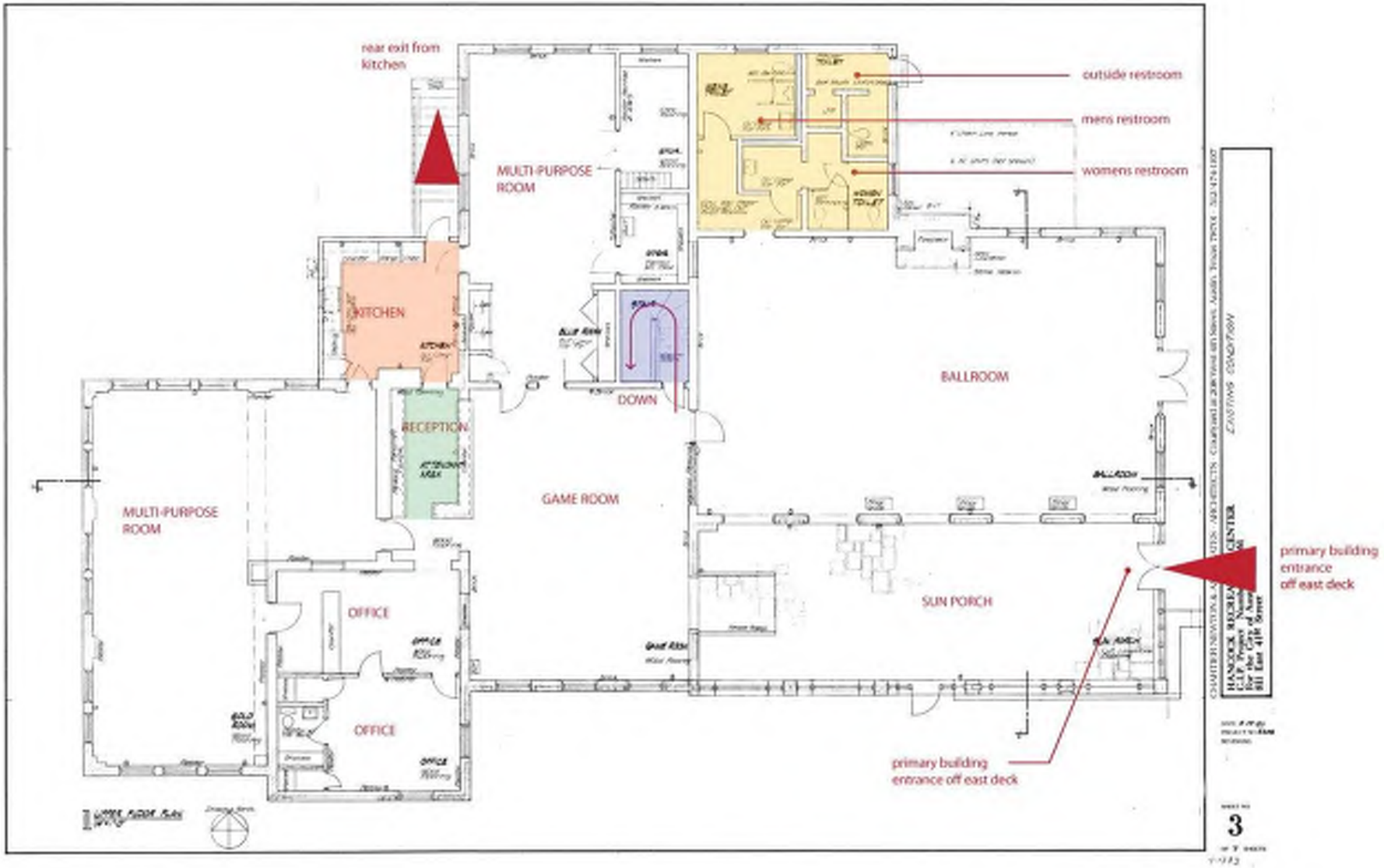
A23. The primary exit on the south side of the basement level has an exit path that is in a depression with a drain and steps up. The path needs to be corrected so it slopes away from the building with no steps or drain. (Condition 4)

Existing north lower level exit

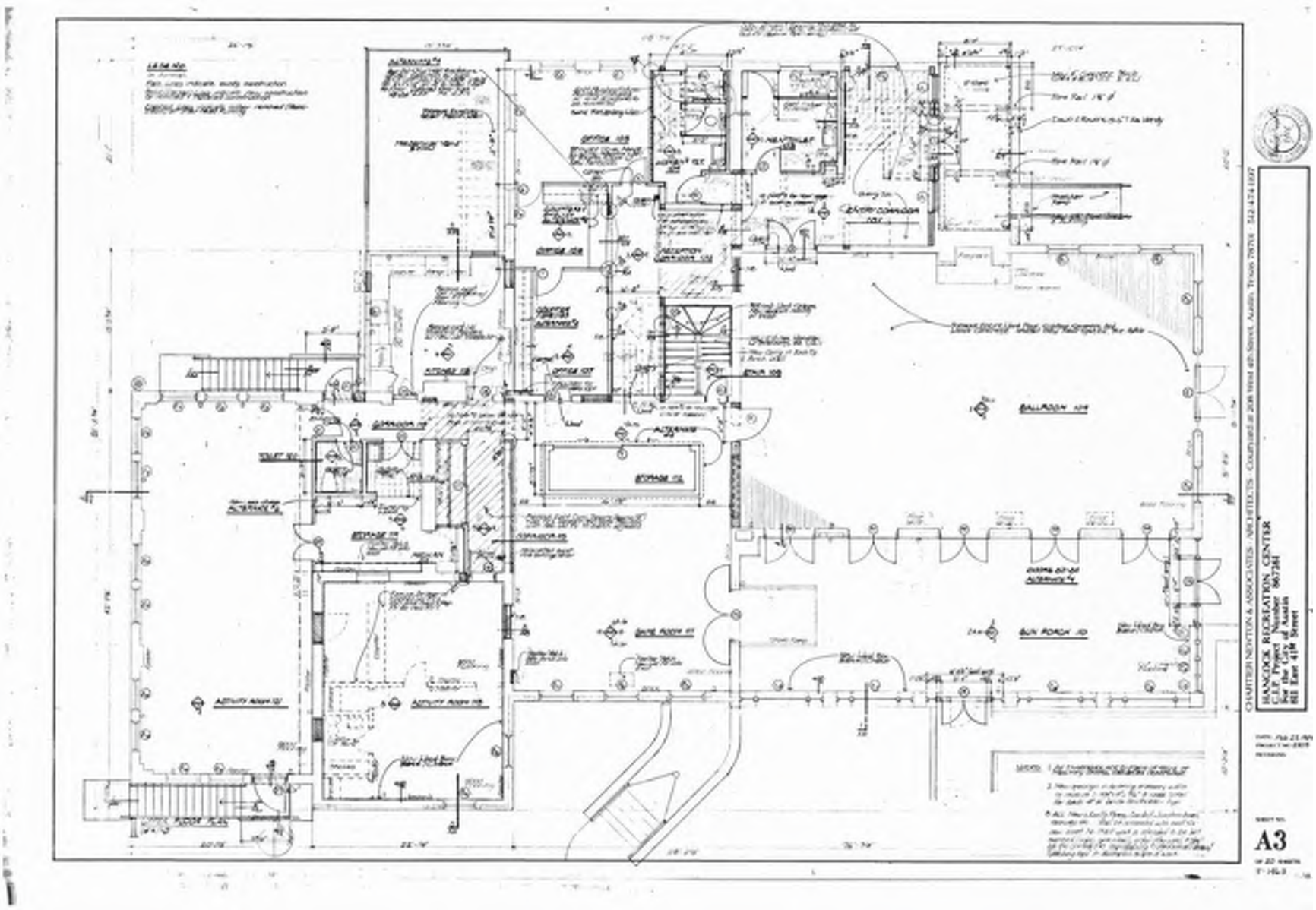
Existing south lower level exterior exit



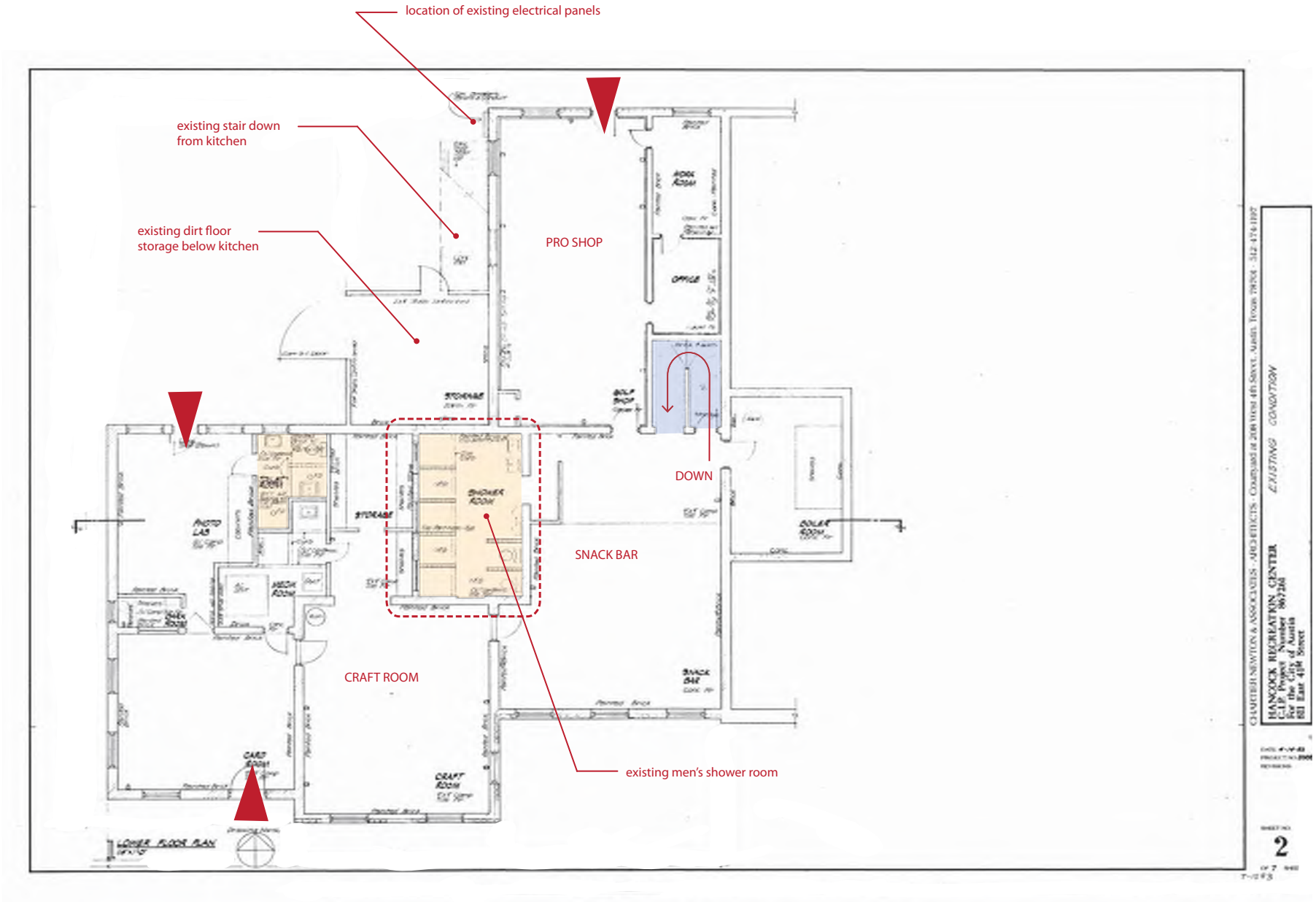
BUILDING AND SITE IMPROVEMENTS MADE IN 1976



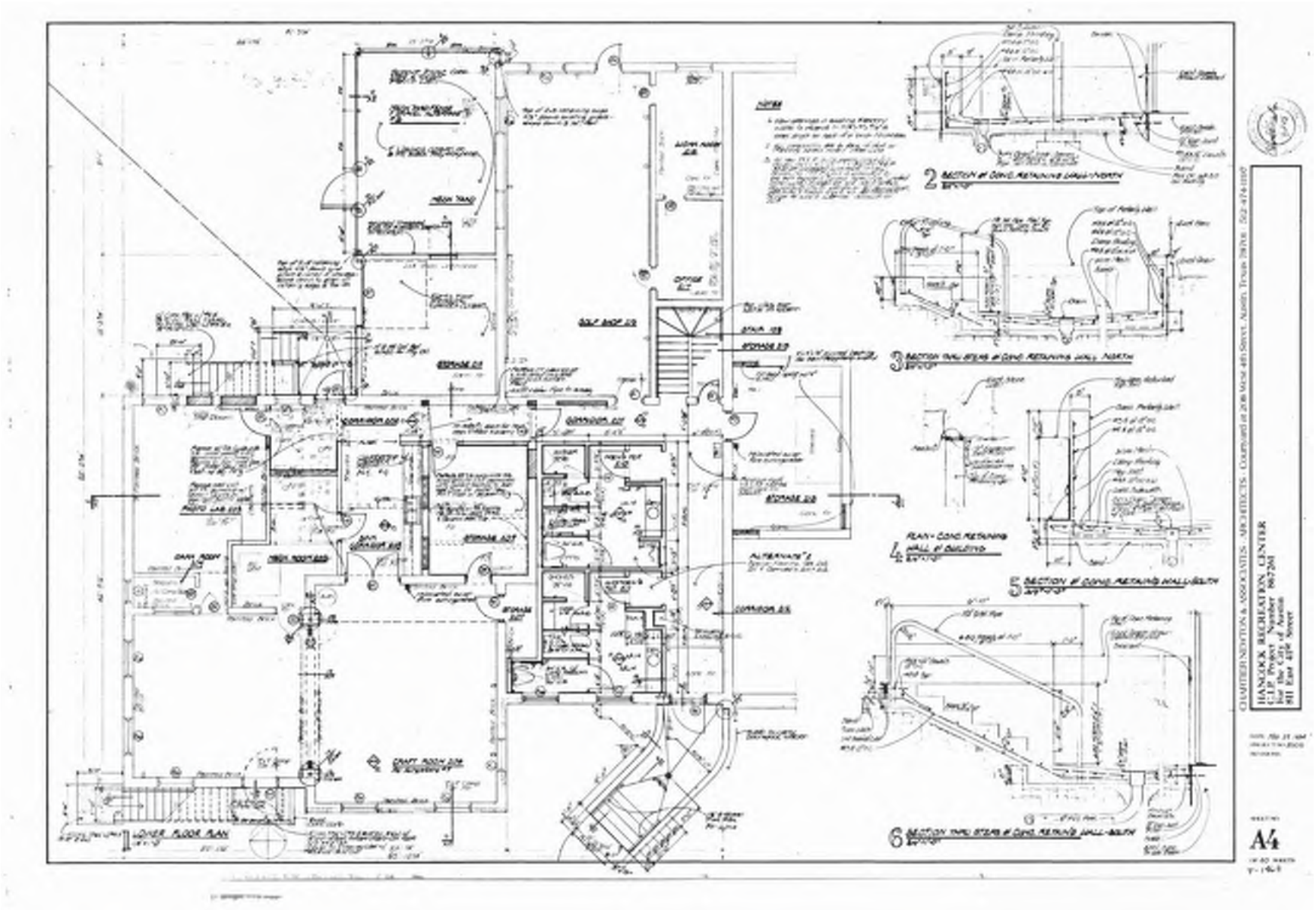
1984 EXISTING CONDITIONS - GROUND LEVEL



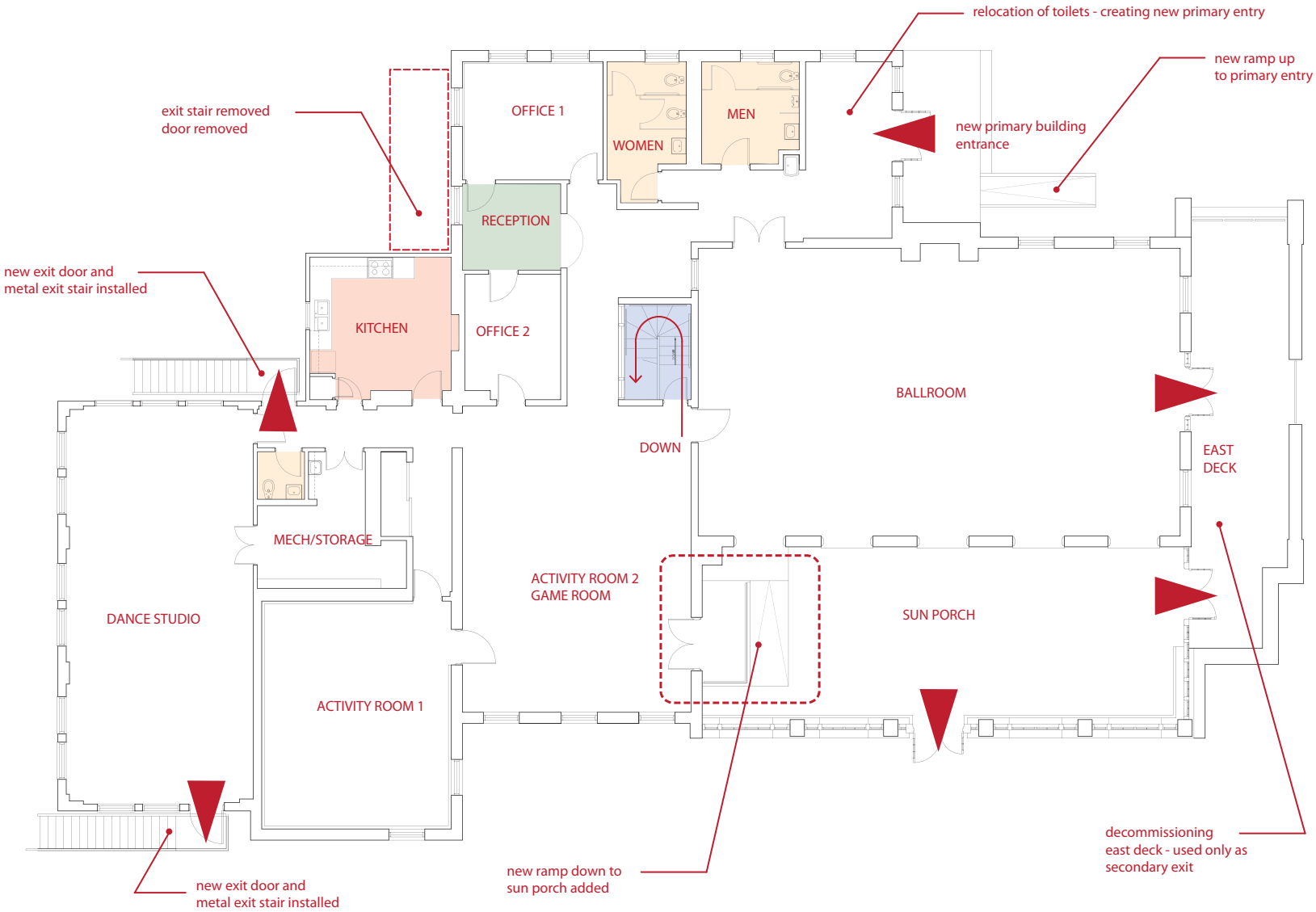
1984 SUGGESTED BUILDING IMPROVEMENTS - GROUND LEVEL



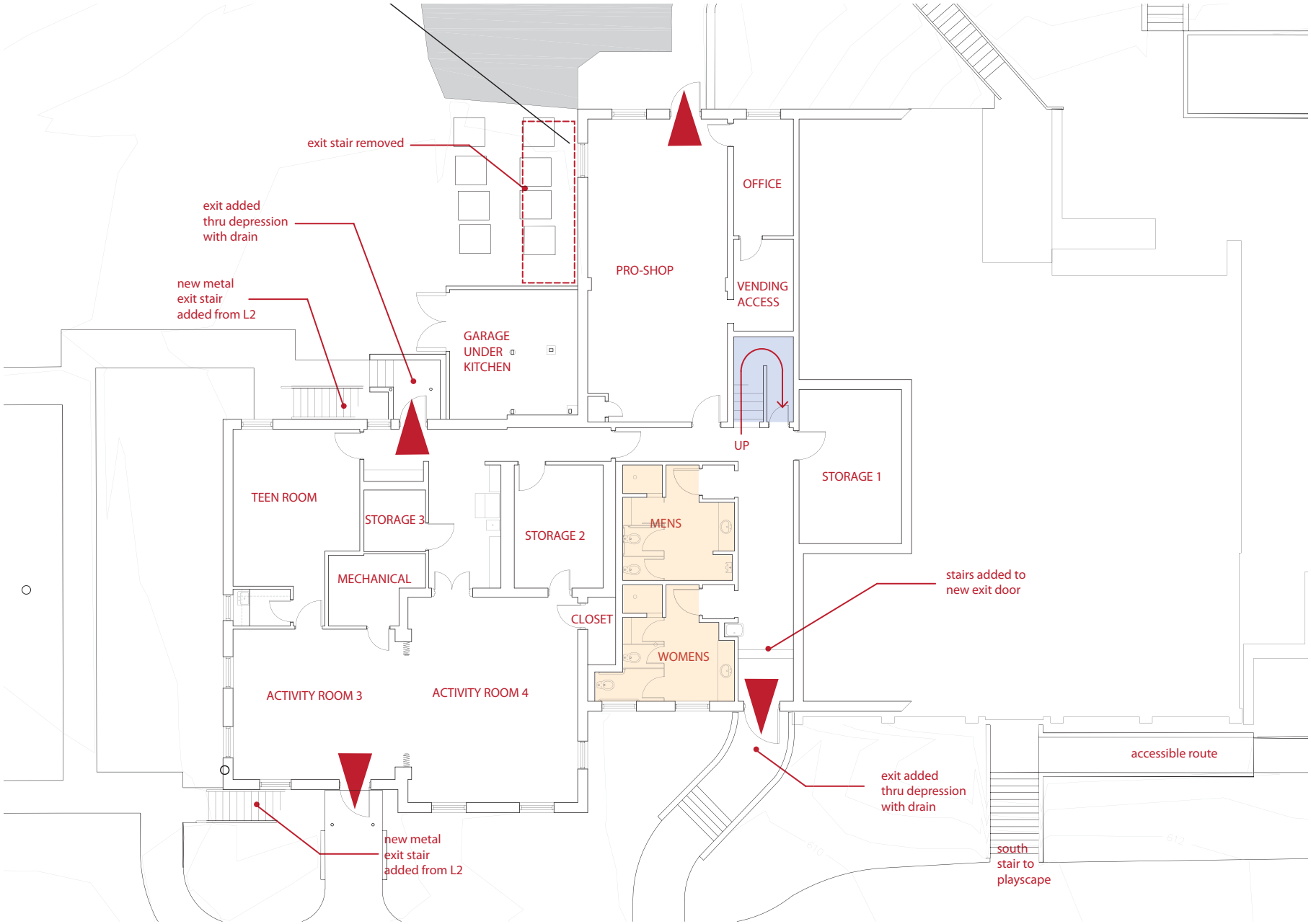
1984 EXISTING CONDITIONS - BASEMENT LEVEL



1984 SUGGESTED BUILDING IMPROVEMENTS - BASEMENT LEVEL



2011 EXISTING CONDITIONS - GROUND LEVEL



2011 EXISTING CONDITIONS - GROUND LEVEL

Plumbing:

P1. Some plumbing fixtures, such as the lower level restroom lavatories shown in Figure 2-1 below are unsightly and due for replacement. The existing water closets, urinals, and lavatories do not comply with the current Austin Green Building Program (AGBP) Version 2010-2 water reduction basic requirements. Please refer to Table 2-1 below for the water consumption compliance status of the major plumbing fixtures in gallons per flush (gpf) and gallons per minute (gpm). (Condition 4)

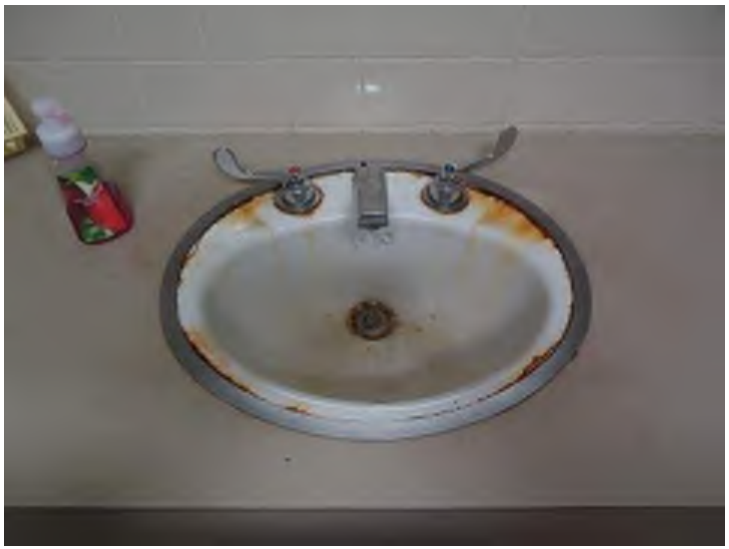


Figure 2-1

Table 2.1 Major Plumbing Fixtures Water Consumption

Type	AGBP Max. Flow	Installed Unit Flow (GPM)	Water Consumption Compliance
Water Closets	1.28 gpf	1.6 gpf	Non-Compliant
Urinals	0.5 gpf	1.0 gpf **	Non-Compliant
Public Lavatories	0.5 gpm	2.5 gpm	Non-Compliant
Kitchen Sinks	2.2 gpm	N/A*	Unknown
Showerheads	2.5 gpm	2.5 gpm	Compliant

* Information not noted shown on record documents or fixture data.

** Data obtained from record drawing, based on low consumption option of scheduled model.

P2. Domestic Indoor Water Distribution Piping: According to the record documents, the majority of the water distribution system was installed as part of the 1984 record document renovations. We do not have access to the 1984 project specification manual. Therefore, the specific material requirements of the piping system are not known. Much of the piping is concealed within walls and above hard ceilings. Thus, with exception to some piping in mechanical rooms and in the attic space, visual observation of the piping and associated insulation was limited. The domestic water piping that is visible is hard copper. We would therefore expect given the time of the building renovations, all of the indoor domestic water piping within the facility is most probably hard copper.

The exact location where the cold water piping enters the building and its associated building water service isolation valve are not clearly designated in the available record documents. The building service isolation valve may exist, but we were unable to obtain a visual confirmation of its existence. The record documents show limited fixture isolation valves, and few plumbing piping access panels were observed during site observations. Thus with exception to the basic isolation stops at lavatories and sinks, the piping system may have limited means to isolate plumbing branch piping and major individual fixtures such as water closets, urinals, and showers. Although the piping is functional and could be in excellent condition, the relative age of the piping and lack of confirmation of isolation valves grants the indoor domestic water piping system an overall rating of fair/moderate condition. (Condition 2)

Figure 2-3

P3. Domestic Hot Water System: The hot water heating system consists of two electric powered hot water heaters. One unit serves the upper level and the other serves the lower level. The building has neither thermal mixing valves at individual fixtures nor a central thermal mixing valve assembly serving a circulating tempered water loop. Thus, the current installation is not compliant with the current plumbing code with regard to the provision of tempered water at showers and lavatories.

The relatively small unit serving the upper level restrooms has scheduled volume capacity of approximately 6 gallons, heating capacity of 1.65 kW and is located in the attic space. Please refer to Figure 2-3. The unit piping connections are in poor conditions due to galvanic corrosion at the piping joints resulting from the connection of incompatible metals without proper use of dielectric fittings. This unit seems relatively aged and may have a calcified build-up tank and elements that would reduce its efficiency. Furthermore, the conditions of the piping connections warrant overall replacement.

Figure 2-4

The larger hot water heater serving the lower level has a scheduled volume capacity of approximately 40 gallons, a heating capacity of 5.5 kW, and is located in the lower level Mechanical room. Please refer to Figure 2-4. The access to this unit is rather limited as it is blocked by an adjacent air handling unit, AHU-7 and a wood partition.

The condition of the existing water heaters and the lack of code required tempered water to the showers and lavatories grant the building domestic hot water system a rating of does not meet code/does not function properly. (Condition 4)

P4. Drain, Waste and Vent Piping: As with the domestic water piping system, according to the record documents, the majority of the drain, waste, and vent (DWV) piping for the Hancock Recreation Center was renovated as part of the 1984 record documents. We do not have access to the 1984 project specifications manual. Therefore, the specific material requirements of the piping system are not know. There are a few areas where the DWV piping is visible and is cast iron. We would therefore expect that the majority of the building DWV piping is cast iron. However, further investigation would be required to confirm.

The building is served by a four-inch main waste line. There are four plumbing vents through the roof. However, there is also an additional vent that is not through the roof. Please refer to

Figure 2-5

Figure 2-5. This vent apparently existed prior to the 1984 renovations and was shown to remain per the record drawings. The vent does not terminate above the roof but rather terminates below the roof soffit and is within inches of an operable window. Thus, this vent termination point is not compliant with the plumbing code. This vent piping should be corrected. Although a portion of the DWV piping is not code compliant, the majority appears to be compliant based on the record documents and what can be attainted from visual observation. Due to the general age of the piping and issues noted herein, the DWV piping is granted a pour overall condition. (Condition 3)

Mechanical:

M1. Indoor Air Handling Units: The indoor units are DX coil air handling units (AHUs) with electric heat. Please refer to the table below for unit tags and general properties.

Table 3.1 Existing Indoor Air Handling Units (AHUs)

Tag	Manuf.	Manuf. Date	Model No.	Location	Orientation
AHU-1	Trane	N/A*	N/A*	Attic Conditioned Plenum	Horizontal
AHU-2	Trane	April-09	TWE120A300EL	Attic Conditioned Plenum	Horizontal
AHU-3	Trane	Jan-09	2TEC3F42C1000AA	Attic Unconditioned Space	Horizontal
AHU-4	Trane	Apr-08	TWE090A100EL	Upper Level Storage Rm	Vertical
AHU-5	Trane	Jan-09	2TEC3F36B1000AA	Lower Level Work Rm	Vertical
AHU-6	Trane	Jan-09	2TEC3F24B1000AA	Lower Level Storage Rm	Vertical
AHU-7	Rheem	May-06	UHLA-HM6024JA	Lower Level Mech Rm	Vertical

* Manufacturer nameplate of AHU-1 is obstructed and therefore data could not be gathered.

Figure 3-1

The AHUs are positioned throughout the building, including horizontal installations located in the attic and vertical installations located in the first and second level in various closets and rooms. Access to the units for mechanical repair of internal components is marginal. Approximately half of the units have limited access. Refer to Figure 3-1 which illustrates the tight working space around AHU-4 for example. Although the units are relatively new and functional, their current installation and poor access grants them a poor overall condition. (Condition 3)

M2. Air Distribution Ductwork: The majority of the ductwork is galvanized steel sheet metal, predominantly rectangular with exception of some round rigid ductwork and some round flexible ductwork. The age of all the ductwork is not fully known. However, the dates of the record drawings imply the majority of the existing ductwork was renovated as part of the 1984 renovations. Some of the ductwork however could be part of the renovations in 1976.

Figure 3-2

Ductwork immediately adjacent to the air handling units were probably installed as part of the 2000 through 2009 HVAC renovations for which there are no record drawings. The majority of the insulation in these ducts is interiorly lined and thus fosters mold and other elements that diminish indoor air quality. There are also some unacceptable and unsightly installations, such as the duct penetration through an exterior window at the lower level corridor, adjacent to the exterior stair case as shown in Figure 3-2. In general, in addition to the unsightly cases, the internal lining of the ductwork presents a hazard and therefore the ductwork receives a does not meet code/does not function properly rating. (Condition 4)

M3. Outdoor Condensing Units: All of the condensing units are located in a fenced-in yard situated on the northwest side of the building. Please refer to the table below for condensing unit tags and properties.

Table 3.2 Existing Outdoor Condensing Units (CUs)

Tag	Manuf.	Manuf. Date	Model No.	Refrigerant	Unit Type	Nominal Cooling (Tons)
CU-1A	Trane	Nov-08	TWA090A300FB	HCFC-22	Heat Pump	7.5
CU-1B	Trane	Feb-00	TTA090A300CC	HCFC-22	Cooling Only	7.5
CU-2A	Trane	Mar-09	TWA120A300FB	HCFC-22	Heat Pump	10
CU-3	Trane	Feb-09	2TWA3042A3000AA	HCFC-22	Heat Pump	3.5
CU-4	Trane	Dec-06	TWA090A300FB	HCFC-22	Heat Pump	7.5
CU-5	Trane	Sep-08	2TWB3036A1000AA	HCFC-22	Heat Pump	3
CU-6	Trane	Nov-08	2TWB3024A1000AA	HCFC-22	Heat Pump	2
CU-7*	Ruud	May-06	UPNE-060CAZ	HCFC-22	Heat Pump	5
TOTAL BUILDING COOLING						46

* This condensing unit has been incorrectly physically tagged as “CU-2B” (label on actual unit). It serves “AHU-7” and thus should be tagged “CU-7”.

Although the majority of the units were manufactured recently, the exterior refrigeration piping insulation is in poor condition because the insulation was not jacketed with aluminum or other jacketing. Therefore, the insulation has been weathered and is disintegrating, leaving some of the piping exposed and not insulated. The majority of the condensing units are installed too close to one another and adjacent structures in a manner that does not comply with the mechanical and electrical codes and manufactured recommendations for efficient operation. Please refer to Figure 3-5 and Figure 3-6 for sample illustrations of the unit clearances and refrigerant piping, respectively.

All eight of the existing split systems use HCFC-22(R-22), a refrigerant that is being phased out per the Montreal Protocol due to its ozone depleting and

Figure 3-3

green house gas characteristics. Furthermore, starting in 2015, the production of the HCFC-22 will be severely limited, and in 2020 its production and importing will become illegal. The units are 2 to 12 years into their typical 15 year average life span. At this point, it may not be economical to replace the units. Their installation however should be improved to allow for greater clearances. Furthermore, if renovations were to be conducted several years from the date of this report, there replacement with units using more energy efficient designs and more environmentally friendly refrigerants would become more favorable.

Although the units are relatively new and functional, their current installation, lack of clearance to comply with codes, and poor refrigeration piping installation grants them a does not meet code/does not function properly. (Condition 4)

M4. Outside Air Ventilation: The building ventilation system consists of exhaust air systems and fresh outside make-up and ventilation air systems.
The men's and women's restrooms on the upper level are served by one common ducted in-line exhaust fan EF-2 located in the unconditioned attic space. The lower level men's and women's restrooms are served by one common ducted in-line exhaust fan EF-1 located in a Storage Room. A single exhaust fan serves the unitary restroom on the upper level. There is also a residential grade exhaust hood atop the range in the kitchen.

Figure 3-4

Based on the 1984 record documents and field observations, we were only able to discern four AHUs that were intended to receive outside fresh air ventilation to serve the building. There are AHUs 1, 2, 6, and 7. The remaining AHUs 3, 4, and 5 do serve occupied spaces, however they do not receive outside air ventilation. For the units that were intended to have fresh air ventilation, again namely AHUs 1, 2, 6, and 7, their ventilation is not functional. Each of these cases is described below.

AHUs 1 and 2, both of which are located in the attic conditioned return air plenum space, were intended to receive their fresh air via non-fan-powered ducts. There are two round ducts that were intended to provide fresh air from a roof mounted air intake device to the attic air handling unit conditioned plenum. Please refer to Figure 3-5. These could only do so if the proper balancing dampers were designed, installed, and balanced to provide the fresh air. However, because there is a lack of balancing dampers on the attic return plenum air grilles, the existing installation could not have been balanced to induce the entry of fresh air. Therefore, there may be little ventilation entering the space.

Figure 3-5 (a)

Figure 3-5 (b)

The outside air ductwork for the lower level AHUs 6 and 7 includes a fresh air intake louver located below the exterior stair case situated in the northwest corner of the building. The plans show the outside ductwork spans from this louver and serves the return air ductwork of AHUs 6 and 7. The routing of this ductwork could not be confirmed because the majority of the ductwork is concealed above the gypsum ceiling in the corridor. However, the louver has been apparently sealed to not allow fresh air. Thus, there is currently no fresh air entering these two air handling units.

Because three of the seven units do not have outside fresh air ventilation, two units have their ventilation blocked, and the remaining two have a ventilation system that could not be physically balanced to induce the entry of fresh air into a building, the building fresh air flow rate does not comply with the building mechanical codes. As a result, the outside air ventilation assessment for the building receives a rating of does not meet code/does not function properly. (Condition 4)

M5. Control System: We were not provided with record documents of the existing HVAC control system serving the Hancock Recreation Center. However, it appears from site observations, the existing split system HVAC units have at least one if not all of the following sensors: 1) return air inlet static pressure transmitter, 2) discharge air static pressure transmitter, 3) discharge air temperature, and 4) discharge air duct-mounted smoke detector. It is possible that all seven AHUs have all of the mentioned sensors. Please refer to Figure 3-7 for a typical installation of these sensors. However, our ability to obtain visual confirmation was limited to access and the location of the sensors on the ductwork.

Figure 3-7

We were not provided with real-time historical trend data of these sensors to confirm the sensors are functional, wired properly, and programmed correctly to register proper control and monitoring. We observed some sensors were not wired. However, it is not clear, again, due to lack of shop drawings and access, if these were extraneous sensors that should not have been installed. However, barring such observations, at this point we would anticipate the sensors and the DDC system programming are functional.

As noted in the prior section, the building is lacking proper fresh air ventilation. A building of this type and occupancy program would have relatively substantial outside air ventilation needs. Although the HVAC systems have sensors for individual systems controls, the overall building lacks sensors with regard to fresh air ventilation, including, but not limited to, building pressure for relief damper controls, outside air damper controls, and occupancy sensors in the form of CO2 sensors to implement a modern, efficient outside air variable air volume ventilation system.

Although ventilation is required by code, the codes allow various methods of control to achieve the ventilation requirements. Thus, the lack of the mentioned, though recommended, controls is not necessarily mandatory and could be accomplished through more antiquated and less efficient mechanical methods. Nonetheless, although the installed sensors appear to be in excellent overall condition, without having further direct commissioning knowledge of the control system and the observed lack of control components with regard to ventilation, we grant the building HVAC control system a rating of fair/moderate condition. (Condition 2)

Electrical:

E1. Austin Energy Service Equipment: The building electrical system is served from three Austin Energy transformers interconnected to provide three-phase power to the building. The transformers are mounted atop a wooden utility pole located near the northwest corner of the building. Please refer to Figure 4-1. Aerial service drop conductors interconnect the transformer secondary taps with Austin Energy metering equipment mounted to the building's exterior wall in the existing Mechanical yard.

Figure 4-1

The building has two individually metered electrical services served from the Austin Energy aerial service drop conductors. Please refer to Figure 4-2. The service drop conductors are tapped at the point of attachment to the building to facilitate the two electrical services. One meter monitors the primary building electrical system power usage while the second meter monitors only the power usage of the lights and receptacles located within the Garage below the existing kitchen.

Markings on the pole-mounted Austin Energy transformers indicate that they are a single 100 KVA transformer and two 50KVA transformers interconnected to provide the three-phase, 120/208 volt power required by the facility's electrical system. The Austin Energy transformer serves a 600 amp main circuit breaker type disconnect switch. Please refer to E2 below. In accordance with the National Electrical Code requirements the load connected to the main circuit break should not exceed 80% of the circuit break rating, or 480 amps. 480 amps at 208 volts, three-phase equates to 173 KVA of electrical power. Thus, it would be expected that the Austin Energy service transformer configuration is such that it provides the facility with 150 KVA service capacities with continuous overload capability of 15%. This would be congruent with the facility's electrical distribution equipment ratings. Coordination efforts with Austin Energy were unable to confirm the actual configuration and capacity of the pole-mounted service transformers.

Figure 4-2

In general, the Austin Energy transformer capacity appears to be of a capacity comparable with the rating of the facility's existing electrical distribution system. However, there have been electrical loads added to the system and no documentation is available to indicate whether the electrical service capacity was re-evaluated when the loads were added. In addition, the facility is currently being billed for two metering points, one of which only monitors a portion of the electrical load with the Garage under the existing kitchen.

Figure 4-3

Therefore, the Austin Energy Service Equipment receives a fair/moderate condition rating. (Condition 2)

E2. Facility Power Distribution System: The National Electrical Code (NEC) and the City of Austin ordinance amending the NEC require that an electrical service main disconnecting means be installed at a readily accessible location. The NEC defines a readily accessible location as one that is "Capable of being reached quickly for operation, renewal, or inspections without requiring those to who ready access is requisite to climb over or remove obstacles or to resort to portable ladders, and so forth." This requirement facilitates the ability to quickly de-energize a building's electrical system by entities such as the fire department or other emergency services in the event of critical situations.

The electrical service to the Garage does not contain a main disconnecting means. The service conductors route from the Austin Energy meter directly to the bus of panelboard located inside the Garage that has main lugs only with no main circuit breaker.

Figure 4-4

The electrical service to the primary building electrical system does contain a main disconnecting means. The main disconnecting means consists of a circuit breaker inside an outdoor rated enclosure located in the Mechanical yard. The main disconnect for the primary building electrical system is rated 600 amperes at 120/208 volts three-phase. Accessibility to the main disconnecting means is, however, limited due in part to operational practices of the building personnel and also due to the proximity of building HVAC equipment in relationship to the main disconnecting means location.

A gated fence surrounds the Mechanical Yard and it was observed that equipment available to patrons enjoying use of the facility's golf course is routinely placed in such a manner that renders the gate to the Mechanical Yard inaccessible without first moving the equipment. Please refer to Figure 4-3. In addition, building HVAC system condensing units installed in the Mechanical Yard are located within the minimum clear distance required by the NEC for working space in front of the electrical equipment having a nominal voltage to ground rating of 0-150 volts. Please refer to Figure 4-4 and Table 4-1 below.

Table 4.1 2011 National Electrical Code Table 110.26(A)(1) Working Spaces

Nominal Voltage to Ground	Minimum Clear Distance		
	Condition 1	Condition 2	Condition 3
0-150	914 mm (3 ft)	914 mm (3 ft)	914 mm (3 ft)
151-600	914 mm (3 ft)	1.07 m (3 ft 6 in.)	1.22 m (4 ft)

Note: Where the conditions are as follows:
Condition 1 – Exposed live parts on one side of the working space and no live or grounded parts on the other side of the working space, or exposed live

parts on both sides of the working space that are effectively guarded by insulating materials.
Condition 2 – Exposed live parts on one side of the working space and grounded parts on the other side of the working space. Concrete, brick, or tile walls shall be considered as grounded.
Condition 3 – Exposed live parts on both sides of the working space.

The capacity of the existing primary building power distribution system was derived by the rating of the main disconnecting means and the capacity of the conductors connected to the main disconnecting means. The circuit breaker serving as the main disconnecting means has a rating of 600 amps. This rating is commensurate with the size of the service entrance conductors and the feeder conductors connected to the main disconnecting means. The NEC indicates that the ampacity of the service entrance conductors before the application of any adjustment or correction factors shall not be less than the sum of the non-continuous loads plus 125% of the continuous loads. A continuous load is defined as a load where the maximum current is expected to continue for three hours or more. Thus, assuming the existing conductors are rated in accordance with the NEC requirements, the maximum expected load that could be applied to the conductors is 80% of their 600 amp capacity or 480 amps.

There are no available record drawings for the facility that indicate the diversified design load requirements utilized in sizing the existing electrical distribution system nor are there record documents indicating when, if ever, the electrical distribution system capacity may have been upgraded. The 1984 record drawing documents do indicate, however, that electrical loads were added to the existing power distribution system.

HEI performed a load analysis of the primary electrical loads at the facility. HEI's load analysis did not account for the facility's lighting and general receptacle loads but only considered the major equipment loads which were identified as HVAC equipment, domestic hot water equipment, and kitchen appliances. Where available, equipment load data was obtained from nameplate data observed in the field. When equipment nameplate data was not available, assumptions were deduced based on known overcurrent protective device ratings, partial data obtained through field research and/or review of record drawings, and available vendor documents. The results of HEI's load analysis are indicated in Table 4-2 below.

Table 4.2 Existing Connected Loads

Electrical Load	Load @ 208 Volts 3-Phase	
	Amps	KVA
HVAC Equipment		
AHU-1	55.6	20
CU-1A	34.5	12.4
CU-1B	36.7	13.2
AHU-2	69.5	25
CU2	48.1	17.3
AHU-3	58.9	21.2
CU-3	13	4.7
AHU-4	49.4	17.8
CU-4	34.5	12.4
AHU-5	53	19.1
CU-5	19	6.9
AHU-6	35	12.6
CU-6	12	2.5
AHU-7	57.5	20.7
CU-7	23	5.5
Domestic Hot Water Heaters	23	8.3
Kitchen Appliances	58.6	21.1
Total Connected Load	681.3	240.7

Assuming no diversity in load operation, the load analysis data indicates that the existing power distribution system is inadequately sized for the connected load, thus, it suggests that a certain amount of load diversity is currently in place. The domestic hot water heaters and kitchen appliances are intermittent or non-continuous loads operating at maximum current for brief periods of time. The HVAC equipment loads used in the load analysis are reflective of the units' maximum potential current usage which would occur in cooler months when the heat strips are in service. As described in HVAC section of this report, the HVAC equipment consists of heat pump style units, thus, condensing units operate in conjunction with the operation of the air handling units in both heating and cooling nodes. From this information, it can be deduced that all of the HVAC equipment cannot operate at the same time or the power distribution system's allowable capacity will be exceeded.

Figure 4-5

Figure 4-7

Figure 4-6

The building's power distribution system in an unconventional series of feeder taps within two wire gutters. (An overview of the electrical distribution system is depicted on the one-line diagram on Exhibit 4-1 in the Appendix.) One wire gutter is located inside the Mechanical Yard while the second wire gutter is located inside the Garage. Two sets of 500 kcmil feeder conductors are routed in parallel from the electrical service's main disconnecting means into the Mechanical Yard wire gutter. Within the wire gutter, branch circuit wiring is spliced into the main feeder conductors and routed to fused disconnect switches, enclosed circuit breaker type disconnect switches, and panelboards that, in turn serve the building's electrical loads. A total of sixteen feeder taps occur within the Mechanical Yard wire cutter. Please refer to Figure 4-5 and Figure 4-6.

Figure 4-8

One feeder tap in the Mechanical Yard wire gutter serves a 350 ampere enclosed circuit breaker type disconnect switch that, in turn, serves the wire gutter located in the Garage. From the disconnect switch one set of 500 kcmil conductors are routed to the Garage wire gutter where nine additional feeder taps occur to distribute power to building electrical loads. Please refer to Figure 4-7 and Figure 4-8.

The NEC provides for feeder tap installations with certain conditions regarding distance, wire size, and overcurrent protective devices. The majority of the twenty-five feeder taps in the distribution system comply with the NEC requirements. Nevertheless, a distribution system of this nature is

not a recommended practice. The reliability of a system is lessened when unnecessary conductor splices are introduced into the distribution and branch circuit wiring as wire splices (or taps) increase the number of potential points of failure in the system.

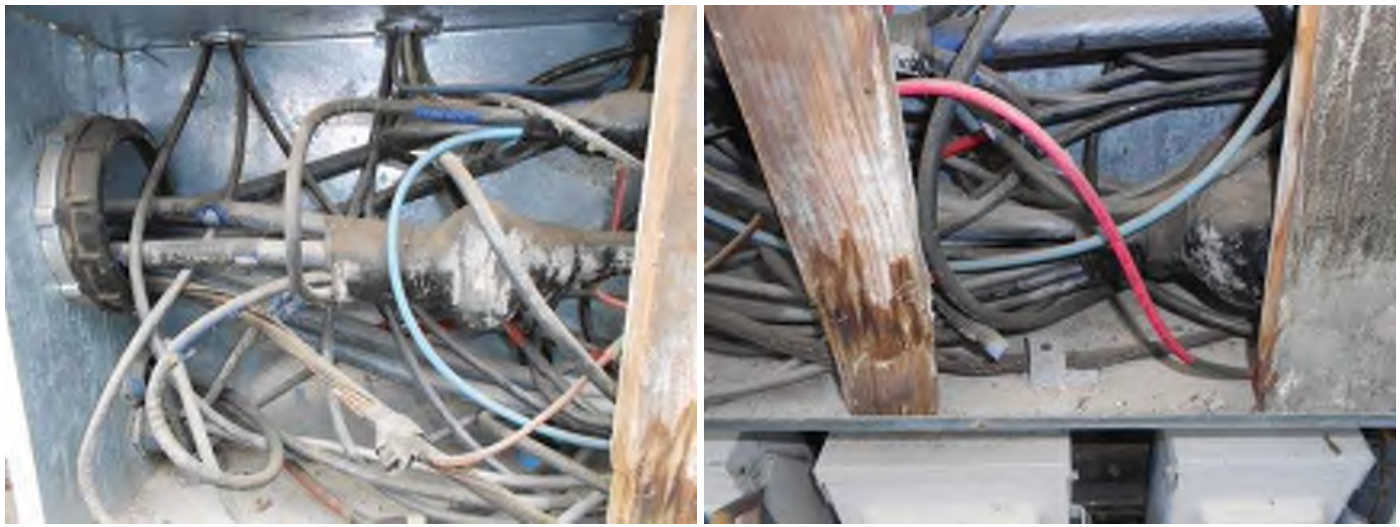


Figure 4-9

The power distribution system's grounding network consists of a single #2.0 AWG bare copper conductor interconnecting the ground terminal within a systems main disconnecting means with a copper water pipe in the Garage that is serving as the sole grounding electrode for the facility's power distribution system. The bare conductor serving as the main grounding electrode conductor is tapped between the point of attachment to the copper water pipe in the Garage and the point where it bonds with the system neutral conductor in the main disconnecting means enclosure to provide equipment grounding of the Mechanical yard wire gutter and the panelboard located in the Golf Shop. Please refer to Figure 4-9. The NEC requirements state that the electrode grounding conductor shall be used solely to connect the grounded (or neutral) conductor of the service or derived system to the grounding electrode. All grounding conductors to equipment, raceways, and enclosures shall be connected to the equipment grounding terminal located in the main disconnecting means enclosure.

The NEC states that metal water pipe used as a grounding electrode shall be in direct contact with the earth for at least 10'-0" and shall be electrically continuous or made such by bonding around insulating joints or insulating pipes. The copper water pipe can be observed routing through the ceiling space of the Garage and penetrating the south wall into the ceiling space above the building's lower level corridor. The other end of the copper water pipe penetrates the ceiling of the Garage to the kitchen above. We were not able to observe where any portion of the copper water pipe is routed underground or if the water pipe is continuous metal throughout its route. In addition, editions of the NEC published since the installation of the existing grounding system now require that a metal underground water pipe used as the grounding electrode shall be supplemented by an additional electrode of a different type (i.e. metal building frame in direct contact with the earth, concrete encased electrode, ground ring, ground rod, ground plate, etc.).

In general, the power distribution system is not in compliance with NEC requirements for availability and accessibility of main service disconnecting means, for grounding electrode and electrode grounding conductor requirements, and for working clearances in front of the electrical equipment. Additionally, load analysis indicates that without load diversity within the HVAC system, the power distribution system capacity is insufficient to meet the demands of the connected electrical loads, thus, any load renovations and/or additions will likely result in increasing the capacity of the power distribution system. Finally, the power distribution system is an unconventional system of feeder taps that decreases the reliability factor of the system. As a result, the facility's power distribution system receives a does not meet code/does not function properly condition rating. (Condition 4)

E3. Disconnect Switches and Panelboards: Due to the nature of the power distribution system described above, there are a large number of disconnect switches installed at the Hancock Recreation Center. Most are of the fusible type with fewer being enclosed circuit breaker type and even fewer being non-fusible type. In addition to the disconnect switches show on the one-line diagram on Exhibit 4-1 (in the Appendix), additional disconnect switches are located local to the equipment to provide readily available maintenance lock-out capabilities and to meet NEC requirements.

Disconnect switches located at feeder taps are required by the NEC to contain overcurrent protective devices (fuses or circuit breakers). This requirement is not applicable to the local disconnect switches installed at the equipment, however, the large majority of the local disconnect switches installed are of the fusible type. While this is an acceptable installation, it also can lead to additional maintenance to replace blown fuses.

Figure 4-10

Based on the limited record drawings available to HEI and on field observations the large majority, if not all, of the disconnect switches were installed prior to or during the 1984 facility renovations. They are twenty-eight years old or more and may be nearing the end of their expected life cycle. As the disconnect switches age, contact points can become corroded putting the disconnect switch at higher risk for arcing, fault, or other conditions. This is especially true for those units installed outdoors where exposure to natural elements can cause condensation or dirt build-up.

It is not known if routine maintenance such as cleaning and exercising moveable parts that could possibly extend the life of equipment is being performed by PARD maintenance personnel. Debris and evidence of pest infestation were observed in more than one disconnect switch that was opened during field investigation. Please refer to Figure 4-10. Additionally, other disconnect switches were observed to have unclosed conduit openings which can allow for the above described issues or present a personnel safety issue should an object inadvertently pass through the opening into the exposed live parts within the enclosure. The NEC states that unused openings, other than those intended for the operation of equipment or for mounting purposes, shall be closed to afford protection substantially equivalent to the wall of the equipment.

Figure 4-11

There are a total of eight panelboards through out the facility. The newest panelboards were installed during the 1984 renovations. Thus, like the disconnect switches, the panelboards are twenty-eight years old or more. There is some discrepancy regarding the expected life cycle of a panelboard, standards generally recognize that the life expectancy is somewhere between 25 and 50 years. As the panelboards age, contact points can become corroded putting the panelboard at higher risk for arcing, fault, or other conditions.

Three of the existing panelboards are manufactured by a defunct equipment manufacturer. These three panelboards are located in the Garage and in the Kitchen. Aftermarket circuit breakers for these panelboards may still be available through so called breaker brokers but, typically they are much more expensive than circuit breakers of other manufacturer and may not be UL listed. It should be noted that there are problems unique to the design of this panelboard regarding the method in which circuit breakers contact the panelboard bus that can result in improper connections which can lead to overheating and potential damage to the circuit breaker

and/or panelboard.

Additional factors that could contribute to problems with or shortened life cycle expectancies for the facility's panelboards include unclosed conduit openings and circuit breaker openings in the panelboard enclosures and deadfronts, respectively, that allow abnormal quantities of dust and or debris to enter the enclosure or could present a personnel safety issue should an object inadvertently pass through the opening into the exposed live parts within the enclosure. Please refer to Figure 4-11 and Figure 4-12.

Accessibility to the facility's panelboards and working space in front of the panelboards as required by the NEC is limited in some areas due to operational practices of the building personnel. Storage of items relative to the operation and maintenance of the facility was

Figure 4-12

Figure 4-13

observed to be inhibiting the NEC requirements for working space in front of electrical equipment. Please refer to Figure 4-13 and to Table 4-1 in the heading above.

In general the disconnect switches and panelboards are of an age where they could be approaching the end of their expected life cycles and may be more susceptible to problems arising from normal wear on internal components. Additionally, some disconnect switches and panelboards have unclosed openings allowing intrusion from outside elements that could result in excessive wear or present safety hazards to personnel. Three of the panelboards are not serviceable by an equipment manufacturer and may have inherent design issues that could lead to potentially damaging occurrences. As a result, the disconnect switches and panelboards receive a poor overall condition rating. (Condition 3)

E4. Lighting and Wiring Devices: Lighting compliance for minimum illuminance levels and energy levels for both the interior and exterior of the facility were not evaluated as part of this report. Such evaluations require specialty equipment to measure existing illumination levels. Interior and exterior lighting fixtures were visually observed for condition assessment and operational status.

Figure 4-14

In general, the interior lighting fixtures for the facility were observed to be in operating condition. There are no available record drawings to indicate if any of the fixtures have been installed since the 1984 renovation project, so it is assumed that the majority of the lighting fixtures are twenty-eight years of age or more. The interior lighting fixtures primarily consist of fluorescent type luminaries. Despite their age, replacement ballasts and lamps should still be available for maintenance and repair of the existing lighting fixtures. Some fixtures, however, were observed to have detached or damaged lenses and others were observed with exposed lamps having no lamp guards as recommended for fixtures having exposed lamps in assembly type occupancies. Please refer to Figure 4-14.

The exterior lighting fixtures at the west entrance to the facility have been maintained and appear to be in good operating condition. However, exterior fixtures located at the lower level north and south entrances were observed to be in poor condition or missing components and completely inoperable. Please refer to Figure 4-15.

Figure 4-15

Lighting and receptacle wiring devices within the facility, while functional, are installed at elevations above the floor that do not comply with ADA and TDLR Texas Accessibility Standards (TAS) requirements, with the exception of receptacles installed in the Kitchen and in Restroom areas which appear to be within the reach requirement standards set forth by the aforementioned regulating entities.

The National Electrical Code (NEC) requires that ground fault interrupter (GFI) type receptacles be installed for protection of personnel in all outdoor areas, bathrooms, kitchens, where located within six feet of the outside edge of a sink, and in garages, service bays, and similar areas where electrical diagnostic equipment, hand tools, or portable lighting are to be used. Additionally, the NEC requires a GFI receptacle to be installed within twenty-five feet of HVAC equipment installed outdoors and in attics. The facility's restrooms comply with the NEC requirements; however, receptacles installed in areas of the Kitchen, outdoors at the main entrance to the facility, in the lower level corridor near the mop sink, and in the Garage are not GFI type receptacles. Furthermore, there is no receptacle installed at the Maintenance Yard to service the outdoor condensing units installed in that area.

In summary, the lighting system is functional but as with other components of the facility's electrical system it is aged. While parts are readily available for many of the fixtures, some consideration should be given to replacing the fixtures with newer more energy efficient luminaries. Additionally, there are maintenance issues in some areas with lighting fixtures that are in disrepair. The wiring devices do not meet the standards set forth by regulating authorities for accessibility to handicapped persons and in several areas, receptacles do not comply with NEC requirements established for protection of personnel. As a result, the lighting and wiring devices receives a does not meet code/does not function properly condition rating. (Condition 4)

Figure 4-16

E5. Electrical Raceways and Wiring: The existing raceway system is a compilation of concealed and exposed surface mounted raceways. The raceway types include rigid metal conduit, electrical metallic tubing, flexible metal conduit, liquidtight flexible metal conduit, and steel and non-metallic surface raceways (Wiremold). Due to the nature of their installation methods, raceways concealed in walls and above ceiling spaces were not observed. Generally, the existing exposed raceway systems are in fair/moderate overall condition for their age. Exposed raceways installed outdoors are displaying varying degrees of corrosion. In a few instances, both indoors and outdoors, exposed raceways have separated at fittings leaving insulated wiring exposed to the elements or to contact by personnel. Please refer to Figure 4-16.

Existing pull boxes and junction boxes were not evaluated with regard to their size but were observed for condition and compliance with other portions of regulating codes and standards. In several instances conditions were observed that are not in compliance with the NEC. Boxes were observed to have unclosed conduit openings that can allow abnormal quantities of dust and or debris to enter the enclosure or could present a personnel safety issue should an object inadvertently pass through the opening and contact exposed wiring within the box. Boxes were also observed with missing covers which can present the same problems previously mentioned. Finally some boxes were found to be rendered inaccessible by the building structure. Please refer to Figure 4-17. The NEC states that boxes shall be installed so that the wiring contained in them is accessible without removing any part of the building.

Figure 4-17

The facility electrical system wiring consists of individual insulated conductors installed inside raceway systems. Insulation types vary in concert with the ages of the conductors. Where accessible in boxes and equipment, wiring insulation appeared to be intact. All conductor material observed appeared to be copper with no aluminum wiring readily visible.

Figure 4-18

In general, conductor sizes appeared to be comparable to the load served and the size of the overcurrent protective device protecting the wire with one exception. The wiring connected to the line and load terminals in the existing disconnect switch on the south wall of the Golf Storage/Maintenance Shed are no. 6 AWG conductors capable of supporting up to 60 amps but, the fuses inside the disconnect switch are rated for 100 amps.

Two other conditions were observed regarding the facility wiring that are non-compliant with NEC requirements. In the Kitchen, the branch circuit wiring serving the oven consists of two sets of no. 6 AWG routed in parallel. The NEC prohibits the installation of parallel conductors that are less than 1/0 AWG in size. Finally, the no. 6 AWG equipment grounding conductor serving the panelboard in the Golf Pro Shop has red insulation. Please refer to Figure 4-18. The NEC states that equipment grounding conductors sized no. 6 AWG and smaller shall have a

continuous outer finish that is either green or green with one or more yellow stripes.

In general, the electrical raceways and wiring are in fair condition for their age but do exhibit some signs of deterioration where exposed to the elements. Some conditions exist in the raceway system where maintenance should be considered to absolve potential contact with live wiring by personnel. Additionally, certain NEC requirements have not been met in both the raceway and wiring installations. As a result, the electrical raceways and wiring receive a fair/moderate condition rating. (Condition 2)

Landscape/Civil Conditions Assessment

LC1. Primary Entry Drive: The entry drive into the site does not meet current standards for fire truck accessibility. In addition, the road encroaches into the half Critical Root Zone of multiple heritage trees; in some cases within one foot of the tree trunk. The exit drive weaves through multiple heritage trees and the trees show damage from being hit by vehicles. (Condition 4)

Heritage trees at entrance drive

LC2. High Parking Lot: The high parking lot does not meet current standards for fire truck accessibility or parking space and aisle design. In addition, the road encroaches into the half Critical Root Zone of multiple heritage trees: in some cases within one foot of the tree trunk. (Condition 4)

Northwest depressed entrance

LC3. Low Parking Lot: The low parking lot does not meet current standards for fire truck accessibility or parking space and aisle design. In addition, the road encroaches into the half Critical Root Zone of heritage trees: in some cases within one foot of the tree trunk. (Condition 4)

LC4. Accessible Routes: There is currently no accessible route from the public right of way to the Recreation Center. There is an accessible route from the high parking lot to the front door of the center. There are no accessible parking spaces in the low lot. There is no accessible route from the high lot, with accessible spaces, to the low lot and lower building level. There is no TAS compliant accessible path from the current accessible parking spaces to the building entrance. (Condition 4)

LC5. Drainage at Northwest Door: The door at the northwest corner is depressed below surrounding grade and subject to flooding, which enters the building. (Condition 4)

South entrance

LC6. Play Area Accessibility and Drainage: The basement door on the south side of the building is depressed below the surrounding grade and subject to flooding, which enters the building. The surrounding landscape is largely bare of vegetation, and subject to erosion. There is an unsightly stump from a dead tree. Walks encroach into the half Critical Root Zone of heritage trees. Building drainage discharges at grade from the building downspouts and is eroding the ground around the outlet. (Condition 3)

Main entrance

LC7. East Porch: The porch is an undeveloped asset to the center. It is currently blocked by a pipe gate and rail, which does not match the historic character of the structure. It is screened by overgrown foundation planting. The

South entrance stair

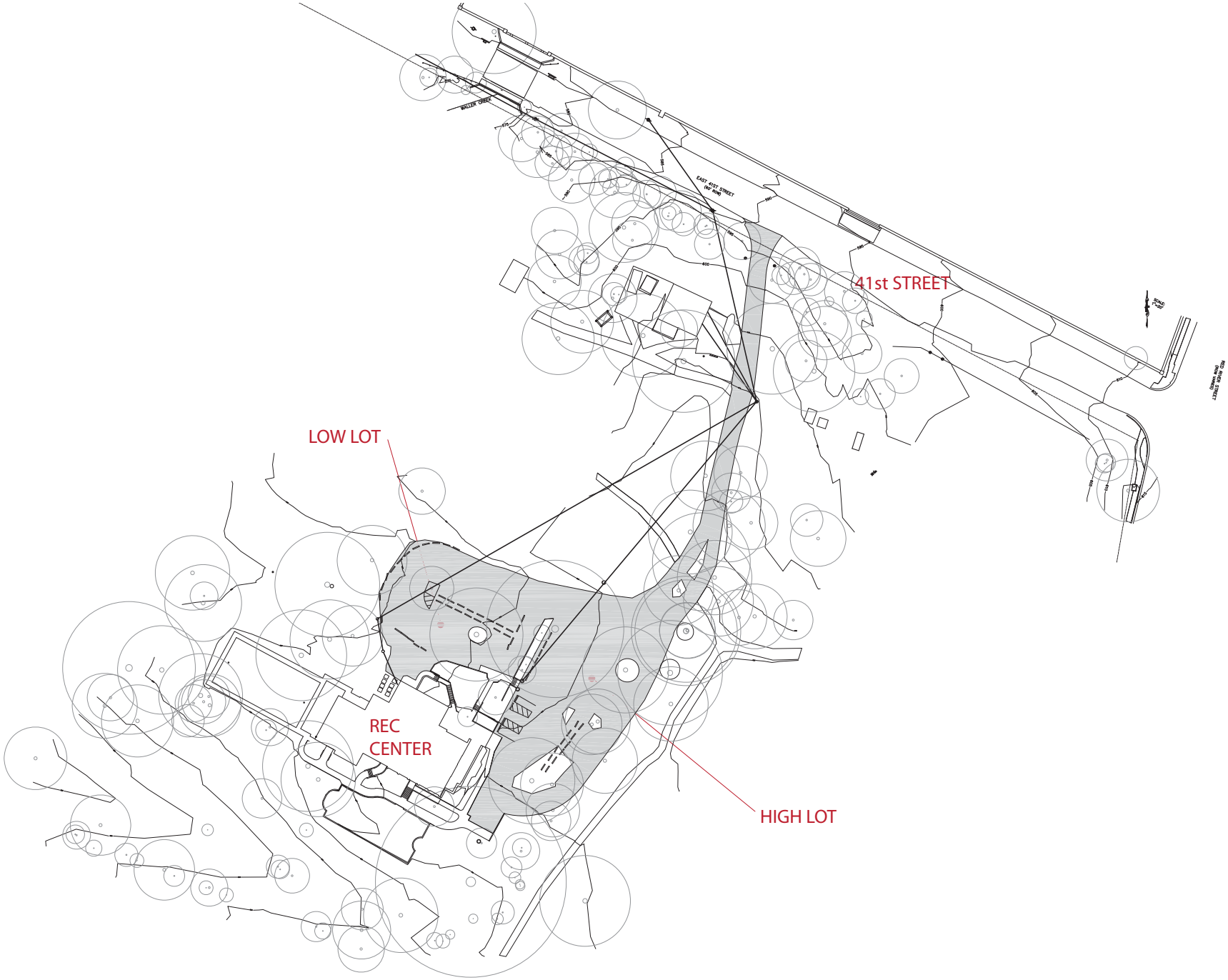
two pairs of french doors that exit the building onto the porch match the different floor levels of the entrance. (Condition 3)

LC8. Main Entrance: The existing entrance in the building has an awkwardly placed ramp that detracts from the historic character of the building. (Condition 2)

LC9. South Entrance by Playscape: The south entrance has a functional but unattractive stair down to the playscape and ramp over to the parking lot. The surrounding ground is largely bare and eroded. (Condition 2)

LC10. Site Water Supply: The site appears to have a single water feed from an existing 6" water line that is connected to a 12" water line in Red River. The service line has a 4" meter (per Austin Water Utility {AWU} Taps office) which serves a single fire hydrant onsite and is unclear if it also serves the building domestic and/or site irrigation. The existing onsite fire hydrant is within 250 feet of the farthest point on the building which is within the AFDs 400 foot maximum allowable distance. Assuming the building is a Type IIB construction the required fire flow for the current building is 2,250gpm. This is greater than the capacity of the single fire hydrant (1,250gpm). Also the fire flow velocity of the 6" line exceeds City of Austin regulations (14 fps, with a maximum of 10 fps allowed). The existing domestic water service line into the building may not be providing adequate supply given the medium to low pressure of 60 psi in the area. Domestic water supply and irrigation appear to be on a single meter.

The City of Austin has a reclaimed water line, non-potable water supply within Red River. The AWU service maps show two reclaimed water service stubs to the property but is also unclear if they are in service to provide irrigation water supply to the site. (Condition 4)



SURVEY OF EXISTING SITE 2011

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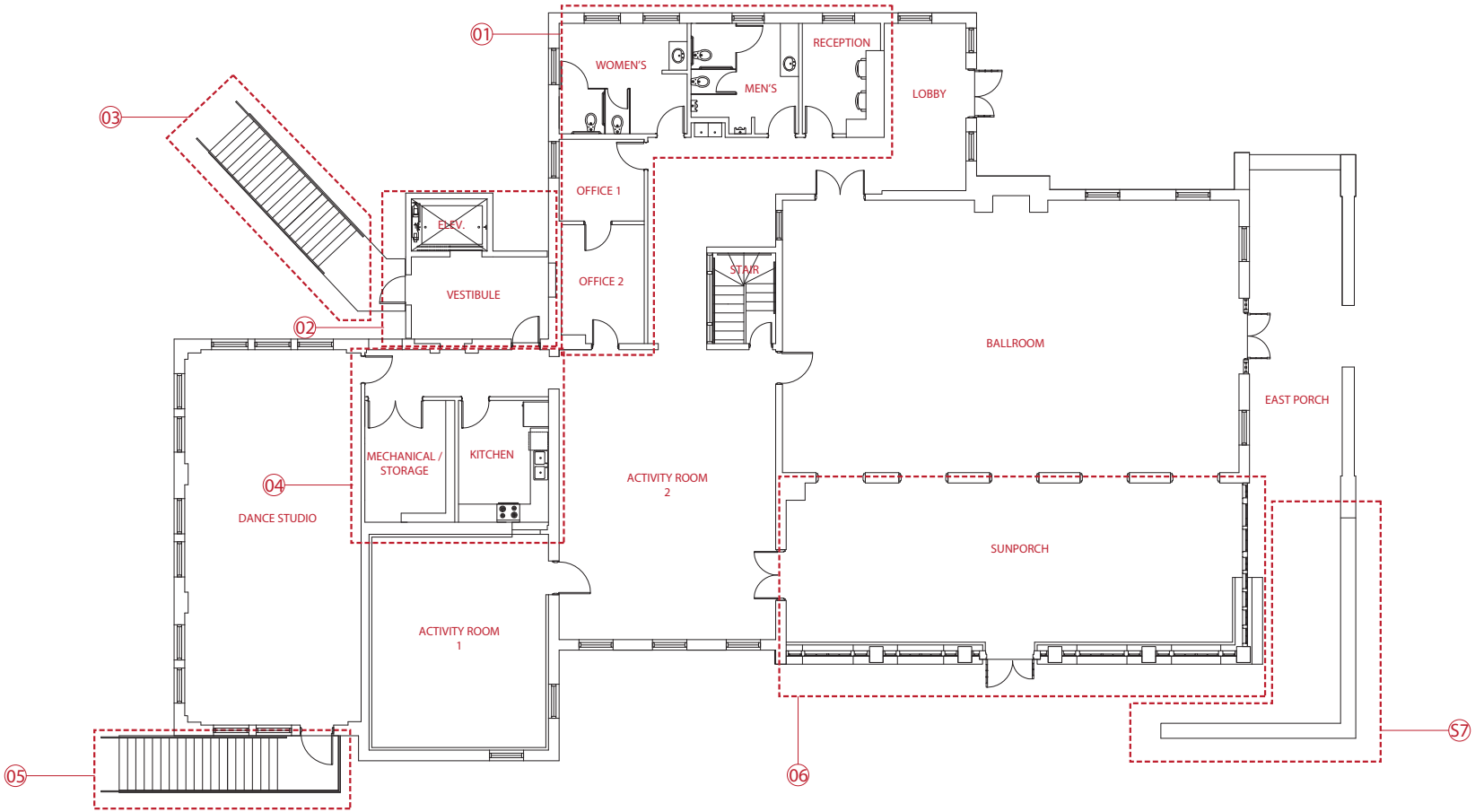
Recommendations
Building



RECOMMENDED BUILDING RENOVATIONS 2012 - GROUND LEVEL

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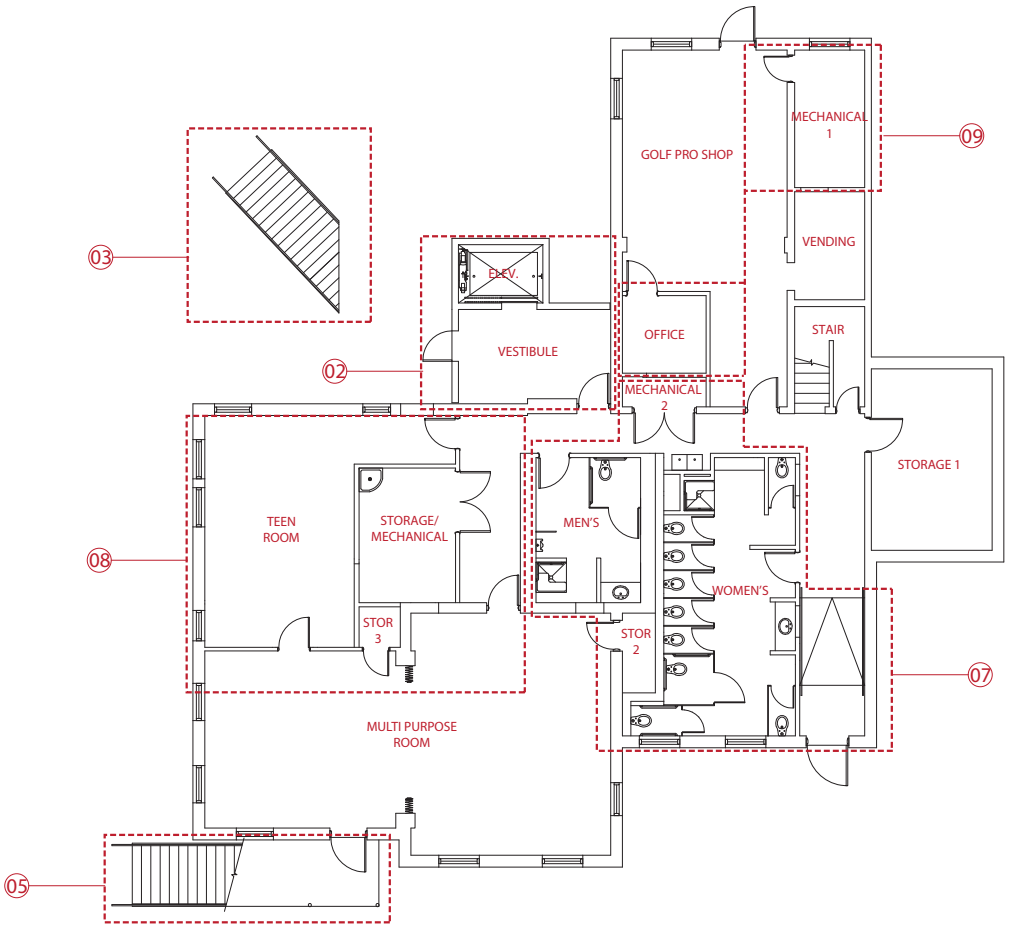
Recommendations
Building



RECOMMENDED BUILDING RENOVATIONS 2012 - BASEMENT LEVEL

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1 Redevelop Public Toilets and Reception at Ground Level $80,583.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 3.4 = (A2 (4) + A3 (2) + A4 (4) + P1 (4) + P2 (2) + P3 (4) + P4 (3) + M1 (3) + M2 (4) + M4 (4) / 10)

The toilets near the primary entry on the ground level, installed in the 1984 renovation, have accessibility deficiencies due to subsequent changes in TAS standards. Changes to the position of the turning radius and to the requirements for stall size will require more area in each toilet room. Expanding these areas will require taking some space from the existing office. In this case, it is proposed to relocate the reception closer to the entry and move the office into the position the reception had. This will result in a net loss of space for the office, but joining the new office with the other existing office may result in some efficiencies.

Demo: Remove Existing Men's and Women's restroom. Demo east wall of Existing Office 1. Demo east and north wall of existing reception area. Demo east wall of office 2.

Wall Finish: New Gypsum board with molding to match existing.

Bathroom wall and floor finish: New ceramic tile

Water Fountain: New ADA Accessible Fixture

New: Doors and Hardware for each space

Reception Desk: Hardwood to be finished to match existing

Office Flooring: Replace with new wood flooring

Plumbing: Drill or core holes in Ground Level as needed for new plumbing. All plumbing DWV piping and water supply piping for the new fixtures will be replaced with new. To comply with the tempered water requirements for the new lavatories, a central mixing valve and tempered water loop shall be installed. The thermal mixing valve may be located in one of the mechanical rooms on the basement level. The loop should be sized to accommodate the forthcoming renovations including the basement level restrooms and showers. The new fixtures shall be compliant with the Austin Green Building water consumption requirements.

Mechanical: The revision to the ground level restrooms will require the rerouting of supply air ductwork and air devices. Also, the revised restrooms would obtain new dedicated ducted inline exhaust fans located in the attic, with associated exhaust air devices in the spaces and a common air discharge device on the roof.

Electrical: The renovation of the ground level toilet rooms will displace an existing panelboard located in the existing office space that is proposed to become the women's restroom. It is proposed that a new 120/208-volt three-phase panelboard in a Type 1 surface mount enclosure be installed in an existing/proposed office space or mechanical/storage room that will not be impacted by future renovation phases. It is proposed to install electrical raceways and wiring, as required, to re-feed the existing branch circuits previously fed from the displaced panelbaord as well as to feed new branch circuits installed for the proposed renovations. Electrical raceways are proposed to be concealed wherever possible.

2 Install Elevator and Vestibule $109,514.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)

Total Condition Rating: 4 = (A10 (4) + M2 (4) + M4 (4) + M3 (4) + E1 (4) + E2 (4) / 6)

The building currently has no elevator and no accessible route between the upper and lower levels either inside or outside. The only way to move between levels interior to the building is down the existing interior stair, which is no longer code compliant due to the width and configuration of the treads. Section 206.2.3 of the IEBC requires at least one accessible route between all levels of a multistory building.

The most reasonable way to add an elevator to the facility will be to add it outside the existing footprint, allowing the new footing and elevator pit to be constructed independently of the existing building and foundation. It is possible to install a new elevator inside the building but a large area of the basement level will be disrupted to cut away the existing concrete floor and install a new elevator pit. Additionally, the elevator will require an overrun above the hoist way that could extend up through the existing roof, depending on the location. If the new elevator were installed outside the building footprint the pit and the overrun would not impact the existing building.

Tucking the new elevator into the inside corner on the northwest side – assuming the kitchen will be removed – allows access through the existing door to the kitchen, off the hallway.

Demo: The existing Kitchen and Garage is a wood-framed addition to the original structure and is to be completely demolished. The roof is a metal roof, presumably supported by wood 2x rafters which span to the original building on the east side and to a wood framed wall on the west side. The elevated floor is wood plank decking over wood 2x floor joists which span to wood beams and columns. The exterior walls are covered with wood siding. The wood columns are 4x4 posts bearing on 12” diameter concrete piers which finish 6” above existing grade. The piers should be demolished to a depth of 2 feet below existing grade. The existing sink and associated plumbing should be demolished and capped from the remaining plumbing system.

Elevator: Current layout assumes a KONE Machine-Room Less Traction elevator, 2,500 LBS or similar. Construct a new elevator pit, a minimum of 4’-0” deep with 8” thick concrete slab and walls. Provide a concrete sump pit 24”x 24” x 12” deep. Provide support for guide rails in masonry walls required overhead clearance and steel equipment hoisting beam.

Exterior walls: Painted brick exterior, CMU interior cavity walls to match existing.

Roof: Flat seam metal roof to match existing, sloped to match existing. The framing will consist of wood roof rafters respectively spanning to load-bearing CMU walls. The roof will receive plywood decking.

New: Doors and hardware into and out of vestibule

Floors: Finish: Hardwood to match existing. Construction: Floor joists at 24” and 16’ o.c. respectively spanning to load-bearing CMU walls. The elevated floor will receive plywood decking.

Foundation: Will likely consist of a 5” slab-on-grade, stiffened with a grid of trench-formed 14”x24” concrete beams, spaced approximately 12”o.c. During design a geotechnical engineer should take one soil boring in this area with a brief report/recommendation for a new foundation to limit PVR to ¾”.

Mechanical: As part of the HVAC portion of this work, cooling of the upper and lower level of these rooms would be provided by adjacent ductwork. The installation of the elevator and vestibule would be a reasonable phase in the renovation effort to modify the condensing unit yard to accommodate the required clearances of the condensing units. Furthermore, the yard layout should take into account the proposed increase in cooling capacity and/or addition of energy recovery units to accommodate the building ventilation requirements.

The provision of proper fresh air ventilation into the building requires special attention. A preliminary review of the proposed occupancy counts required ventilation rates for the proposed renovated programming of the facility indicates a need for approximately 15 Refrigerant Tons of additional cooling than currently available by the existing HVAC units to accommodate the proposed occupant thermal and ventilations loads.

These additional 15 Refrigerant Tons of cooling could be accomplished via the combination of the following options:

A. Addition of cooling split systems
B. The replacement of some of the existing systems with larger capacity systems
And/or C. The incorporation of energy recovery units.

The installation of energy recovery units is preferred from a sustainability perspective; however, their need for maintenance and the limited space within the existing structure and/or grounds to accommodate their access could limit their feasibility. Further review is warranted for these different options during the design phase.

Accompanying the ventilation system improvements are the HVAC control system improvements, including building pressure for relief damper controls, outside air damper controls, occupancy sensors in the form of CO2 sensors, and energy recovery unit controls. The building equipment controller units and associated local and top-end programs would be upgraded to include the revised building ventilation system sequences.

Electrical: The installation of the proposed elevator and vestibule will consume the existing Golf Storage/Maintenance Shed and the existing Kitchen space. This will displace a significant portion of the existing power distribution system as feeders to six of the seven air handling units and four of the eight existing panelboards are served from the portion of the existing distribution system located in the existing Golf Storage/Maintenance Shed. In addition, a panelboard located in the existing Kitchen will be displaced.

As a result of the proposed renovation of such significant portion of the power distribution system and because a source would need to be installed to re-feed the air handling units and new panelboards, consideration should be given to upgrading the entire power distribution system during this phase of the proposed renovations. The unconventional feeder tap distribution system should be replaced with an electrical switchboard capable of housing circuit breakers to serve the existing and proposed equipment loads and panelboards that will placed in service when all proposed renovation phases are complete.

(The proposed architectural renovations include the addition of an elevator and mechanical review of occupancy counts and required ventilation rates for the proposed renovated facility indicates a need for approximately 15 Refrigerant Tons of additional cooling above that which is currently available by the existing HVAC units. For the purpose of this study, a 14 KVA electrical load at 208 volts three-phase is assumed for the elevator. The additional 15 tons of cooling is calculated to equate to approximately 62 KVA of electrical power. Thus, as a minimum the proposed renovations to the facility will demand an additional 76 KVA (or 211 amperes) of electrical power above that which is currently available in the existing power distribution system and electrical utility service. The load analysis of the existing primary electrical loads at the facility indicated that the power distribution system may already be of insufficient capacity if all the HVAC equipment were required to operate simultaneously. Thus, consideration should be given to this condition as well as to the proposed electrical load needs when designing the upgrades to the power distribution system and Austin Energy service equipment. The preliminary capacity calculated for the power distribution system lends itself more favorably to a pad mounted utility transformer. It is proposed to feed the pad mounted transformer via an underground electrical duct bank from the existing Austin Energy utility pole. This would be favorable to maintaining the existing pole-mounted transformer for temporary service to the facility while renovations are in progress. When the pad mounted transformer and proposed electrical distribution equipment are place in service, Austin Energy could then disconnect and remove the existing transformer and overhead service drop. Congruent with power distribution upgrades, consideration should be given to consolidation of the two existing Austin Energy metering points into a single metering point for the entire facility.)

Analyzing the proposed Architectural renovations, two alternatives appear possible for the location of the proposed electrical switchboard.

Alternative one proposes an outdoor switchboard in a Type 3R enclosure. The most likely outdoor space appears to be in the area of the Mechanical Yard or adjacent to the wall west of the proposed Vestibule or along the west exterior wall of the facility. In each scenario, consideration must be given to clearances and working spaces required by the National Electrical Code (NEC) and to available routes for conduits to exit the switchboard and enter the building.

Alternative two proposes to install a Type 1 indoor switchboard in the basement level mechanical/storage room east of the interior stair landing. Installing the switchboard indoors results in fewer conduits routing on the exterior wall of the building and presents a more favorable environment for the switchboard which could lead to a longer life-cycle for the equipment. However, due to the requirements of the NEC, installing the switchboard indoors will require an electrical service main disconnecting means to be installed at an outdoor location readily accessible to emergency services and electrical utility personnel.

In addition to the power distribution equipment, new panelboards are proposed in this phase to serve both the existing loads previously served from the existing panelboards that will be removed as a result of the proposed architectural renovations. The number of proposed panelboards will be determined based on the number of existing branch circuits to be reserved and the additional branch circuits proposed by the renovations to the facility. Panelboards are all proposed to be three-phase 120/208 volts in Type 1 surface mount enclosure. Panelboards are proposed to be installed inside existing/proposed mechanical/storage rooms that will not be impacted by future renovations. Panelboards installed in areas where HVAC equipment is installed should consider code working space and clearance requirements for both the panelboard and HVAC equipment.

It is proposed to install electrical raceways and wiring, as required, to re-feed the existing branch circuits previously fed from the displaced panelboards as well as to feed new branch circuits previously fed from the displaced panelboards as well as to feed new branch circuits installed for the proposed renovations. Electrical raceways are proposed to be concealed wherever possible.

Regrade Site: In order to accommodate the finish floor levels the site at this area will need to be regraded so that water continues to drain toward the creek.

3 Create New Exit Stair – North $19,428.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)

Total Condition Rating: 4 = (A11 (4) / 1)

The north exit stair, added in the 1984 renovation, has dimensional deficiencies and does not meet current codes for life safety and accessibility. This project will need to conform to several other potential projects including the kitchen and the elevator.

Demo: Demolish existing stair along with its related foundation.

Material: Steel Stair, painted, concrete foundation

Treads: Concrete

Handrail and Guardrails: Steel, painted

4 Create New Kitchen $58,326.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)

Total Condition Rating: 4 = (A9 (4) + P3 (4) + M2 (4) + M4 (4) / 4)

The existing kitchen is configured in a way that does not meet accessibility standards. It also needs a comprehensive renovation based on the current condition, including new millwork, fixtures and appliances. The kitchen has been installed in an early wood frame addition to the original building, which is not constructed to current standards. There are structural deficiencies with the framing and foundation (refer to structural survey report in appendix). The wood siding and windows need to be replaced. The small storage area at grade under the kitchen has a dirt floor. There are electrical and plumbing deficiencies in the infrastructure. The roof over the kitchen has caused waterproofing problems for the adjacent roof planes because of geometry was not accounted for in the original building.

Rather than try to deconstruction the kitchen and storage area and rebuild in the current condition, we are suggesting relocating the kitchen inward to an existing space. This reconfigures the existing storage mechanical room in a way that makes the space more efficient.

Demo: Remove existing single use restroom and any associated plumbing fixtures and piping; existing mechanical/storage space.

Doors: Replace with 3 foot wood doors to match existing (Kitchen door and Multipurpose Room 2) new Mechanical/Storage room gets new (2) 3 foot doors.

Hardware: Upgrade hardware on all doors

New Appliances and Plumbing Fixtures in Kitchen

Countertops: Granite

Cabinets: Stained Wood

Walls: Painted Gyp Bd.

Flooring: Kitchen New wood floor, Mechanical storage VCT

Plumbing: This includes the installation of the proposed kitchen sink and associated DWV and water piping. Although the kitchen sink is not a public lavatory, given the occupants in the facility and the general use of the kitchen as a break-room, it is recommended to connect the sink hot water to the tempered water loop that would have been installed in the redevelop of the public toilets on the ground level.

Mechanical: The installation of the new kitchen will impact AHU-4 and its associated ductwork. The unit shall be relocated and its ductwork re-routed as required to accommodate the new kitchen layout and associated cabinetry. New air devices will be provided for these renovated areas.

5 Create New Exit Stair – South $18,291.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 4 = (A12 (4) / 1)

Like the existing metal stair on the north side, the south stair does not meet current codes due to dimensional deficiencies. Reconstructing a new stair would follow the existing pathway, but with the current dimensional requirements.

Demo: Demolish existing stair along with its related foundation.

Material: Steel Stair, painted, concrete foundation

Treads: Concrete

Handrail and Guardrails: Steel, painted

6 Raise Floor of Sun Porch $48,607.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 4 = (A7 (4) / 1)

The sun room was the original point of entry for the facility and was in all likelihood an exterior space. Because of that, the floor there (a very nice smooth limestone in ashlar pattern) sits six inches below the finish floor of the building. That places it at a level of the East Deck and those two parts of the plan were originally continuous.

The Sun Porch has been enclosed for a long time now and both the 1976 and 1984 renovations altered the step between the Sun Porch and the Game Room, first with a straight short ramp and then with a longer ramp and platform. The Sun Room is no longer the primary entry into the building, but does function as a path between the upper level interior and the play area on the south – via a flight on concrete steps. It also acts as an accessory space to the Ball Room and there are five large openings in the wall between the two.

Having a step between the openings of the Ball Room and the Sun Porch and between the Game Room and the sun Porch limits the use of the three spaces and creates some awkwardness in the general accessibility of the faculty. Raising the level of the Sun Porch to the level of the Ballroom would create a single floor area and result in much more functional faculty.

Raising the Sun Porch will allow the removal of the existing ramp to the Game Room – installed in 1984 renovation – and so gaining back a certain amount of useful area in the space.

Raising the level of the porch will mean that both the door on the east end and the door on the south will no longer work and will need reconstruction. The most practical way to address this will be to remove the east door (the original entry door) and replace it with windows to match the existing, and then install a new pair of doors on the south side that align with the new floor height.

Demo: Existing limestone flooring. Existing interior west ramp and west door. Existing south door and existing east door.

Install new wood floor: Level the Sun Porch with a concrete topping slab for installation of new wood sleepers and flooring to match the finished floor elevation of the Ballroom. Provide a water-proofing membrane between the existing pavers and the topping slab.

7 Enlarge Toilets on Basement Level $90,470.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)

Total Condition Rating: 3.71 = (A2 (4) + A15 (4) + A16 (4) + P1 (4) + P2 (2) + P3 (4) + P4 (4) / 7)

The 1984 renovation removed a men's only shower room in the basement – associated with the Pro Shop – reassigned the shower's location to storage and added men's and women's toilet/shower rooms in the area that had been a Snack Bar. Current fixture requirements, impacted greatly by the use of the Ballroom as an assembly area, are even larger than those of 1984 and require a much larger number of fixtures for women than men.

The proposal here takes the storage area back and converts it to a men's toilet/shower use, and converts the existing men's and women's rooms into a single larger toilet/shower room for women.

Many of the fixtures, due to changes in the dimensional standards associated with accessibility, will need to be placed in new positions, causing some significant reworking of the piping in both areas. Because this is on the basement level, most of the floor there will need to be removed for access to the drain lines and so this alteration will be significant.

This also causes the mechanical units in the existing storage 2 space to need to be removed and therefore a new mechanical closet has been located to the north of the new restrooms.

While working in this area it also makes sense to make the existing stairs on the east side of the existing restrooms into a ramp in order to allow an accessible exit from that hallway.

Demo: Existing Men's and Women's Restroom. Existing door within hallway between pro-shop and restrooms.

Wall Finish: New Gypsum board with molding to match existing.

Bathroom wall and floor finish: New ceramic tile

Water Fountain: New ADA Accessible Fixture

New: Doors and Hardware for each space

New: Mechanical room to north of new restrooms

Infill door from existing storage 2 to multipurpose room

Install new concrete ramp

New Hallway and Mechanical Room 2 floor finish: VCT

Trenching: Trenching through slab-on-grade will be required for the new plumbing for the relocated restrooms.

Plumbing: A large number of additional fixtures are added to the basement level to accommodate the plumbing code occupancy type for the facility. The new fixtures would be compliant with the Austin Green Building Water Consumption requirements.

A preliminary calculation of the proposed additional fixture counts indicates the revised total drainage fixture units (DFUs) for the facility would be

approximately 71. The existing four-inch waste piping would still be sufficient to accommodate the proposed DFUs.

A similar preliminary review was conducted for the water supply. The new fixtures will require a total building water fixture supply fixture units (WFSUs) of approximately 243 WFSUs. This count is greater than the existing due to the proposed increased number of fixtures, especially flush valves. A review of the building site civil water supply is required to ensure this flow rate is possible at 60 psig within five feet outside the building entry. The piping within the building will require complete evaluation and the main cold water trunk pipe would most likely be larger than the current 2-inch line to accommodate the increased flow, especially if there is limited site civil service to accommodate the flow and pressure. The hot water piping of the new lavatories and showers would be connected to the tempered water loop installed as part of the redeveloped restrooms on the ground level.

Mechanical: The renovation of the basement level men's restroom will displace AHU-6. The new location would be in the new mechanical room north of the renovated restrooms – across the corridor. New ductwork and air devices will be provided to accommodate the revised restrooms and surrounding renovated rooms. A new exhaust fan will be provided for each restroom. An exhaust duct chase could be coordinated up through the upper level to discharge through the roof.

8 Make west side of basement level more functional $55,400.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)

Total Condition Rating: 2 = (A17 (2) / 1)

The west side of the lower level is currently in need of a more functional arrangement. By rearranging a few entrances into room and removing non-functional rooms, the Teen Room gains more space and a more functional arrangement and the lower level storage and mechanical equipment can be located all together.

Demo: Double door into multipurpose room. Demo Existing storage and mechanical rooms. Demo door into teen room. Demo shelves outside existing storage. Demo non-functional closet on the west side of the teen room.

New: Doors and Hardware for each space

Rearrange: New entrance into Teen Room from hallway

Wall Finish: New Gypsum board with molding to match existing.

Infill brick wall where new 3 foot door leads into Multipurpose Room.

Plumbing: Install new mop sink in mechanical room.

Add: Two new windows into Teen Room (4'-0" x 5'-6") to match existing windows in Multipurpose Room. Custom Anderson window or similar, with true divided lites. Low E4 glazing.

New Floor Finishes: Teen Room: Carpet, Storage/Mechanical: VCT, Storage 3: VCT, Hallway: VCT

9 Make Pro Shop more functional $54,177.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)

Total Condition Rating: 3 = (A14 (2) + P3 (4) + P2 (2) + M1 (3) + M2 (4) / 5)

The existing kitchen is configured in a way that does not meet accessibility standards. It also needs a comprehensive renovation based on the current condition, including new millwork, fixtures and appliances. The kitchen has been installed in an early wood frame addition to the original building, which is not constructed to current standards. There are structural deficiencies with the framing and foundation (refer to structural survey report in appendix). The wood siding and windows need to be replaced. The small storage area at grade under the kitchen has a dirt floor. There are electrical and plumbing deficiencies in the infrastructure. The roof over the kitchen has caused waterproofing problems for the adjacent roof planes because of geometry was not accounted for in the original building.

Rather than try to deconstruction the kitchen and storage area and rebuild in the current condition, we are suggesting relocating the kitchen inward to an existing space. This reconfigures the existing storage mechanical room in a way that makes the space more efficient.

Demo: Remove existing single use restroom and any associated plumbing fixtures and piping; existing mechanical/storage space.

Doors: Replace with 3 foot wood doors to match existing (Kitchen door and Multipurpose Room 2) new Mechanical/Storage room gets new (2) 3 foot doors.

Hardware: Upgrade hardware on all doors

New Appliances and Plumbing Fixtures in Kitchen

Countertops: Granite

Cabinets: Stained Wood

Walls: Painted Gyp Bd.

Flooring: Kitchen New wood floor, Mechanical storage VCT

Plumbing: This includes the installation of the proposed kitchen sink and associated DWV and water piping. Although the kitchen sink is not a public lavatory, given the occupants in the facility and the general use of the kitchen as a break-room, it is recommended to connect the sink hot water to the tempered water loop that would have been installed in the redevelop of the public toilets on the ground level.

Mechanical: The installation of the new kitchen will impact AHU-4 and its associated ductwork. The unit shall be relocated and its ductwork re-routed as required to accommodate the new kitchen layout and associated cabinetry. New air devices will be provided for these renovated areas.

10 Miscellaneous Architectural Renovations (refer to Pricing Worksheet for complete breakdown in Appendix A)

A. Install Automatic Fire Suppression System $111,500.00
(S10 Rating Condition 4)

Refer to Site Water Supply Service description for more information.

B. Upgrade all windows $48,150.00
(A21 Rating Condition 3)

All the existing windows are wood frame and single pane. The windows throughout the east stone portion of the facility were replaced in the 1984 renovation. Most of these exhibit rotting at the sills and/or jamb conditions. Most other windows are painted shut and show signs of long term deterioration and multiple episodes of repair. All windows shall be replaced with custom Anderson window or similar, with true divided lites and Low E4 glazing.

Window counts:

(3) 3'-8" x 2'-2" Fixed Windows
(3) 4'-0" x 5'-6 Fixed Windows
(23) 4'-0" x 5'-6" Casement Windows
(9) 3'-9" x 5'-8" Fixed Arched Windows
(2) 2'-8" x 5'-0' Fixed Windows
(2) 1'-0" x 7'-0" Fixed Windows
(2) 1'-6" x 7'-0" Fixed Windows
(2) 2'-5" x 7'-0" Fixed Windows
(5) 1'-7" x 7'-0" Fixed Windows
(4) 8'-10' x 7'-0" Fixed Windows
(2) 0'-8" x 7'-0" Fixed Windows
(1) 2'-9" x 5'-6" Casement Window
(2) 3'-0" x 3'-0" Fixed Windows

C. Upgrade All Doors $14,010.00
(A1 Rating Condition 4)

Outside of the doors that are located in the renovations listed above, there are still a number of doors that do not meet the correct widths and do not have ADA compliant hardware; therefore they also need to be replaced. The doors are listed as followed:

Exterior:

(4) 3'-0" x 7'-0" Steel Doors, Painted + hardware
(2) 2'-8" x 7'-0" Custom Anderson frame or similar, with true divided lites and low E4 glazing + hardware

Interior:

(2) 3'-0" x 8'-0" Arched Wood Doors + hardware

(4) 2’-8” x 8’-0” Arched Wood Doors + hardware
(2) 2’-6” x 6’-8” Wood Doors + hardware
(1) 3’-0” x 8’-0” Wood Door + hardware

D. Patch and Repaint Entire Interior $13,380.00
(Rating Condition 2)

E, Upgrade all flooring materials $30,105.00
(A6 Rating Condition 2)

F. Repaint Entire Exterior and Clean Stone $27,875.00
(A18 Rating Condition 2)

G. Replace Wood Trim and Molding at Eaves $5,575.00
(A20 Rating Condition 2)

H. Repair Gutters $4,250.00
(Rating Condition 2)

Several of the gutters need to be replaced. One on the south side gathers a very large amount of water from a large valley between the primary building and the west wing, and this gutter should be reconstructed to fit the work it is trying to do. Water is currently launching out of the gutter in heavy rains and creating stains and water penetration problems with the building face.

I. Correct Flashing around chimney $2,875.00
(A19 Rating Condition 2)

The flashing around the chimney needs to be repaired as it currently allows water to seep into the building. Since the fire place is no longer in use, a pre-fined aluminum metal cap should be made to cap off the top of the chimney.

J. New Awning at Pro Shop $900.00
(A13 Rating Condition 3)

The current cover of the pro shop is made of wood and is rotting. A new aluminum awing that better fits with the building exterior should be put into place.

K. Repair Wood Beams in Sun Porch $1,150.00
(Rating Condition 2)

Fill all wood splits with “Liquid Nails” and cover exterior surface of crack with wood filler stained to match existing. The dapped ends laps of the wood beams over the columns have joints that are opening up. Add a cover plate with lag screws to both beams to cover the splice.

L. Repair Wood Joist under Stair $175.00
(Rating Condition 3)

Repair by scabbing on a new 2 x 8 floor joist.

M. Replace Floor of Ballroom $26,575.00
(A5 Rating Condition 2)

Anecdotal information from the building users suggests that the wood floor of the ballroom needs is beyond its serviceable life and should be replaced. The 1984 renovation replaced this floor along with a subfloor and sleeps. Therefore it is assumed that only the hardwood flooring would need to be replaced.

N. Miscellaneous Plumbing Renovations $6,725.00
(Rating Condition 3)

* Provide an allowance for provisions of floor drains and hub drains for the various renovated areas to accommodate the condensate of relocated air handling units.

* Provide an allowance to correct non-compliant sewer vent terminations

O. Miscellaneous Mechanical Renovations $77,825.00
(Rating Condition 3)

* Provide an allowance for other HVAC renovation items associated with the building renovations such as the general renovation of the HVAC controls systems, locations of new thermostats, HVAC sensors (inlet static pressure, discharge static pressure, discharge temperature, duct-mounted smoke detector) for each AHU, overall building control system, installation of energy recovery devices if deemed feasible, and the replacement of miscellaneous ductwork that may not have been impacted by any of the prior renovations.

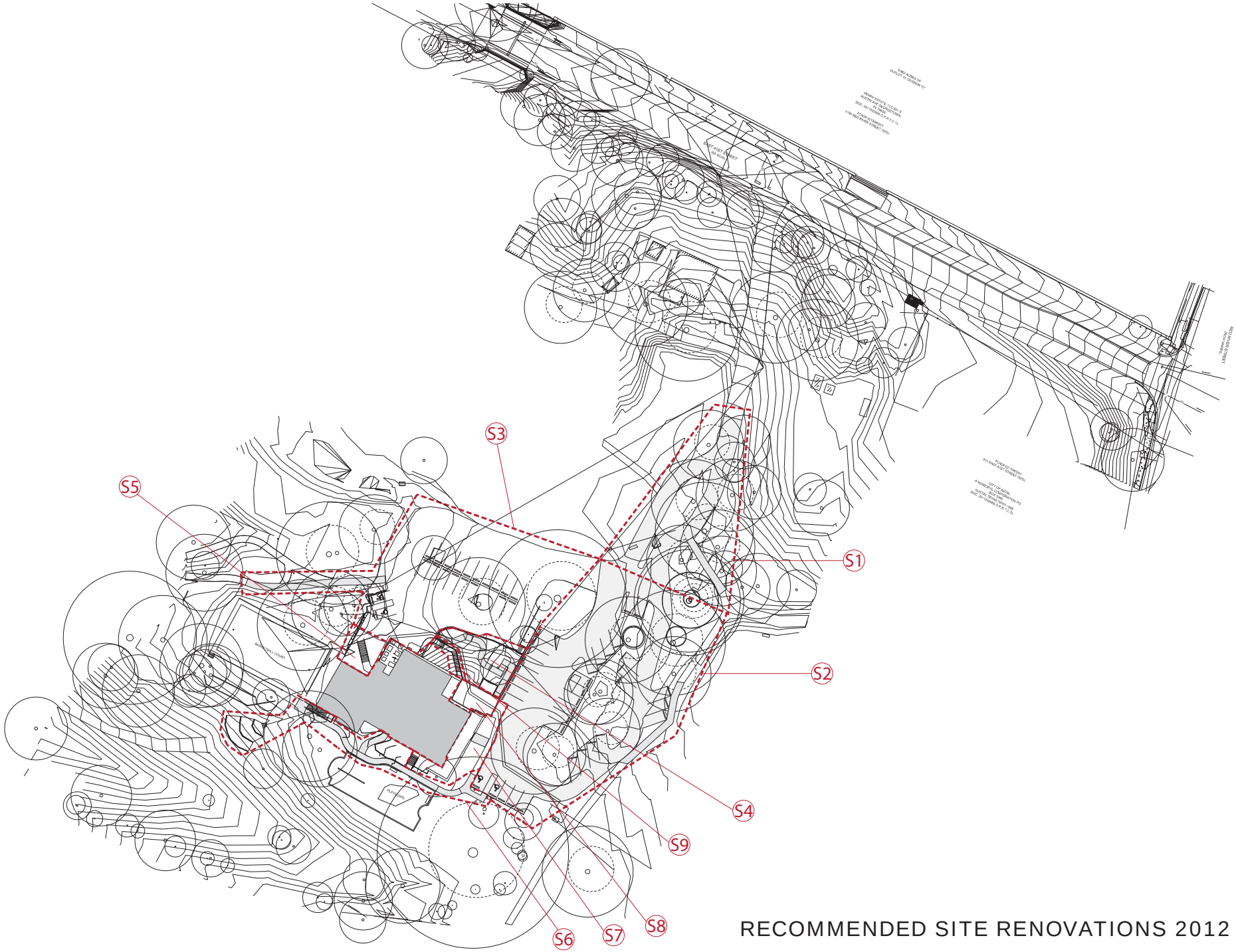
P. Miscellaneous Electrical Renovations $89,795.00
(Rating Condition 3)

* One existing panelboard is located in a room that is not impacted by the proposed renovations. The panelboard is located in the existing basement level mechanical/storage room east of the interior stair landing. It is proposed to replace this panelboard with a new 120/208 volt three-phase panelboard in a Type 1 surface mount enclosure. For this panelboard it is proposed to install electrical raceways and wiring as required, to re-feed the existing branch circuits previously fed from the displaced panelboards as well as to feed new branch circuits installed for the proposed renovations. Electrical raceways are proposed to be concealed wherever possible.

* Provide an allowance for areas where architectural renovations are proposed but do not contain electrical equipment, but do contain wiring devices and light fixtures. It is proposed that each of the renovated areas electrical raceways and wiring will be installed, as required, to re-feed remaining existing branch circuits and to feed new branch circuits installed for the proposed renovations. Electrical raceways are proposed to be concealed wherever possible. In addition, it is proposed that for each renovation phase, wiring devices located within the impacted areas will be replaced and upgraded to comply with ADA and TDLR Texas Accessibility Standards (TAS) requirements and NEC requirements.

* Provide allowance for all lighting fixtures to be upgraded.

RECOMMENDED BUILDING RENOVATIONS 2012 - TOTAL $995,661.00



RECOMMENDED SITE RENOVATIONS 2012

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S1 Reconstruct Primary Drive to Parking $35,526 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 4 = (LC1 (4) / 1)

It does not appear to be possible to reach the center without encroaching on the ½ Critical Root Zones of Heritage Trees. The existing entry drive has asphalt to the trunk of some trees. The proposed conceptual alignment is able to keep the asphalt farther from the trunks of trees.

Considerations:

A. Existing asphalt where removed is done with light equipment that does not disturb the ground to a depth of more than 2".
B. New asphalt is installed over existing compacted base and ground surface, as much as is possible.
C. Include steel edge for new asphalt, equivalent to Permolak Asphalt Edge.
D. Deep root feed, water and prune existing trees, by professional arborist, prior to and during construction.

S2 Reconstruct High Lot $15,350.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 4 = (LC2 (4) / 1)

In addition to the considerations for the reconstruction to the primary drive, add the following:

A. All parking spaces have wheelstops anchored to ground.
B. Place limestone blocks (12" wide x 24" long x 12" deep) approximately every twenty feet where there are not wheelstops, in central area, to control parking under trees.
C. Install hardwood mulch to depth of 4" over central parking lot island, except within 12" of tree trunk.

S3 Reconstruct Low Lot $118,225.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 4 (LC3 (4) / 1)

A. Price reconstruction of existing lot in approximately the same configuration, with minimum 10' distance from trees on all sides.
B. Replace railroad tie retaining walls with concrete retaining walls: average height 18". This occurs along west edge of existing high parking lot, as well as along south edge of existing low parking lot.
C. Realign cart paths as shown, with 6' wide concrete cart path to connect to existing.
D. Install an additional two accessible parking spaces in lower lot.
E. Install approximately 150 SF rain garden north of new accessible parking spaces.

S4 Develop New Accessible route between High and Lot Lots $46,225.00 (refer to Pricing Worksheet for complete breakdown in Appendix A) Total Condition Rating: 4 = (LC4 (4) / 1)

There is approximately 8'-6" of difference of elevation from the entrance patio of the project to the lower lot. There are two existing stairs but no accessible connection. One stair goes north to connect to the lower parking lot, and the other goes west to connect to the pro shop area. Both are shown to be preserved, with part of the north aiming stair incorporated into the new ramp. The ramp shown is concrete 5' wide, approximately 100' in length with four

5'x5' landings. There are handrails on both sides. There is one pine tree to be removed, and the area can be largely regraded. Stabilize the west edge of the high parking lot as the ramp is dropping below the high lot surface, within 5' of the edge of the high lot for a part of the first ramp run. Cheek walls 12'-24" may be required along parts of the ramp length adjacent to the existing stair. Resod disturbed area and provide with spray irrigation from non-potable water line.

S5 Regrade Northwest Area to Drain $2,700.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 4 = (A22 (4) + LC5 (4) / 2)

Regrade the area from the Northwest door such that the door is not in a well. The area will drain to the north toward the lower parking lot.

S6 Develop New Exterior Accessible Route on South Side of Building $94,875.00 (refer to Pricing Worksheet for complete breakdown in Appendix A) Total Condition Rating: 3.25 = (A23 (4) + LC4 (4) + LC6 (3) + LC9 (2) / 4)

Install new concrete ramps, beginning at opening into play area, at west edge of stairs down to play area. Ramp and walk sections are as follows:

A. Ramp Section 1: Beginning at northeast corner of playscape, follow north playscape curb, stabilizing the base below the curb as necessary as the ramp drops along that edge, to landing at the bottom of the existing stairs from the Recreation Center.

B. Ramp section 2: Follow the north playscape curb from landing at the bottom of stairs to landing where ramp meets walk from basement door. Guardrails may be required on top of playscape curb for this portion. If ramp elevations falls below footing of playscape curb, stabilize playscape curb base.

C. Walk to basement door: Walk section draining south from the door should be possible. Retaining walls will be required west of the walk for exposed bare slope between basement door and stairs to recreation center. Improve soil; remove tree stump; and plant 100 SF native shrubs and perennials. Extend non-potable irrigation line to provide drip irrigation to area. Add sod below retaining wall and irrigate with spray irrigation.

D. Ramp section 3: Grade may allow this section to be below 5%, so a walk rather than a ramp, and not requiring handrails. Section begins at west side of landing from basement walk and continues to landing at existing west basement door, under stairs. From that landing, a concrete walk continues to the bottom of the new exterior stairs at less than 5%.

Drainage considerations for this area as follows:

A. All building downspouts on south and west sides of building are captured in an underground drainage system and piped to an existing erosion channel southwest of the corner of the building.

B. That erosion channel is terraced with 3 terraces of limestone block (12" x 24" x 12") across the erosion channel, forming shallow rain gardens and repairing the eroded channel. There is no underdrainage for the rain garden, and the planting area is about 300 SF.

S7 Reconstruct Accessible Path and Stairs $21,250.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 3.5 = (LC4 (4) + LC7 (3) / 2)

Remove center railing (approximately 6') along parking on porch. Raise porch grade approximately 6" to allow an accessible entrance into the recreation center, including into the raised sun porch on the east side. Construct 6' wide ramp from existing sidewalk to porch, with handrails on both sides. Extend porch around SE corner of building to connect to south door and stairway to play area. Reuse existing wall stone and capstones for new walls. Note that this will require raising the south sun porch door. Remove existing ramp from parking area to south of sun porch door. Add two new risers to the south stair to play area. Leave existing large mountain laurel tree in place.

A. Remove overgrown planting along east porch. Transplant large mountain laurel on east side elsewhere on site. Replant with lower native plant material, with irrigation from non-potable system to establish.

B. Remove metal pipe gate at north side of east porch. Replace with limestone wall to match existing. This eliminates stairs and access into east

porch from the north, replacing it with the east entrance.

S8 Regrade Northeast Entry $10,800.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 2 = (LC8 (2) / 1)

Currently there is a small HC ramp leading up to the porch at the existing primary entry in the northeast corner of the building. This was added in 1984 when the primary building entrance was moved from the Sun Porch to its current position. The existing conditions comply with existing codes and TAS requirements, but raising the patio directly in front of this entrance will result in a much more appropriate and accessible primary entrance, much more appropriate for a facility which offers programs to seniors.

Remove existing 12' ramp, handrails, and steps from entry patio. Install limestone pavers to match existing, at slope of <5% from existing top riser to edge of parking lot.

S9 Front Entry Stairs $50.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Condition Rating: 2

The steps down to the lower level Pro Shop are pulling away from the porch slab leaving a 1" gap. Recommend filling the gap with a joint sealant to prevent future foundation problems. Also recommend separating the handrail on the steps from the Entry Canopy to avoid distress in the steel canopy.

S10 Site Water Supply Service $264,250.00 (refer to Pricing Worksheet for complete breakdown in Appendix A)
Total Condition Rating: 4 = (LC10 (4) / 1)

The site appears to have a single water feed from an existing 6" water line that is connected to a 12" water line in Red River. The service line has a 4" meter (per Austin Water Utility (AWU) Taps office) which serves a single fire hydrant onsite and is unclear if it also serves the building domestic and/or site irrigation. The existing onsite fire hydrant is within 250 feet of the farthest point on the building which is within AFDs 400 foot maximum allowable distance. The AWU service maps show two reclaimed water service stubs to the property but is also unclear if they are in service to provide irrigation water supply to the site.

The following water service improvements are recommended:

A. Replace the existing 6" water service line with an 8" service line from the water main to the parking area. A 6" service line has a fire flow velocity of approximately 14 feet per second (fps), but the city regulations require a maximum fire flow velocity of 10 fps (UCM 2.9.2.3a). An 8" service line will have a velocity of approximately 8 fps and will provide the necessary capacity of at least 1250 gpm at the existing fire hydrant.

B. Provide separate meters for the domestic water service (2" meter) and for irrigation supply (3" meter), replace existing 4"meter (per AWU Taps Office) and reuse the vault. No metering is necessary for the fire hydrant and fire line to the building.

C. Supply onsite fire hydrant from the new 8" service line.

D. Replace the existing domestic service line to the building with a new 2" domestic service line to provide adequate supply against the relatively low pressure of 60 psi in the area.

E. Install a 3" fire flow line to the building for the proposed automatic sprinkler system. When a building is equipped with a sprinkler system the requirement for a second onsite fire hydrant is not required.

RECOMMENDED SITE RENOVATIONS 2012 - TOTAL $609,251.00

TOTAL FOR ALL RENOVATION RECOMMENDATIONS - $1,604,912.00

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Appendix

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Hancock Recreation Center

811 East 41st Street
Austin, Texas 78701

Structural Survey Report

Prepared By:

Datum Gojer Engineers, L.L.C.
Texas Board of Professional Engineers
Certificate of Registration No. F-3195
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March 30, 2012

Table of Contents

Executive Summary

Galen Schroeder, P.E. and Paul Warfield, P.E. of Datum Gojer Engineers performed "walk-through" visual surveys of the existing facility at this site on March 9 and March 20, 2012, and an elevation survey on March 27, 2012. During these visits the condition of the existing building was observed for structural deficiencies without removing any architectural finishes, performing in-situ testing or taking spatial survey measurements. The first two of these visits were made during a rain and shortly afterwards.

We understand the original building was built in the early 1900's and several additions were made over the years. The original structural drawings for this building are not available. Renovation drawings dated August 11, 1972, February 13, 1976, April 28, 1976, April 14, 1983, February 29, 1984 were made available. These are all Architectural drawings and no structural drawings were included, therefore, no structural drawings were reviewed. This report details the findings of the site visits.

During the original walk-through, with the assistance of Mr. Ray Guerrero, each room and the exterior of the building were observed. Some minor, but no major structural deficiencies were noted. These deficiencies and general corrective action are noted in this report. All figures referenced below are found in **APPENDIX A: Photographs.** Floor elevation measurements can be found in **APPENDIX B: Floor Elevation Surveys.**

Description and Observation of Building

Roofs

The existing roofs are typically pitched with standing seam metal roofing over wood framing. Access to view the roof structure was limited to the exposed areas and the attic access points in the second floor office and Dance Studio.

On the east end of the building, the metal roofing is supported by wood decking (tongue-and-groove was observed in the attic) over 2x8 pitched wood roof joists at 24" on center bearing on load bearing masonry walls. The west end, thought to be newer construction, has metal roofing on plywood decking supported by stick-framed wood trusses, bearing on load bearing masonry walls.

The exposed roof structure over the Main Ballroom and Activity Room 2 is 2 x pitched rafters at 16" on center bearing on stone walls on the north and south sides. The roof decking is concealed by ceiling panels.

The roof over the Sun Porch is 2½" wide wood beams at 24" on center bearing on stone walls on the north and south walls. The roof decking is concealed by ceiling panels. Wood beams on the

south wall span to stone columns to carry the 2½" wide purlins. Some of these beams have significant horizontal splits. **See Figure 1 and Figure 2.** The wood beam connections over the stone columns are dapped end laps. Some of the dapped end laps have joints that are opening up. **See Figure 3.** There is a crack in the stone wall at the southwest corner of this room, near the roof. **See Figure 4.**

Upper Floor

Most of the floors at this level are either exposed wood, hard tile, stone tile or vinyl tile over a slab-on-grade. A basement wall runs north-south between the Ballroom and the Activity Rooms. All floors to the east of this wall appear to be on grade. The area to the west of this wall is a two-story building with a lower level slab-on-grade and upper level of wood flooring on wood joist framing.

One 2 x 8 wood joist under the top part of the stairs had some damage that can easily be repaired by scabbing on a new floor joist. **See Figure 5.**

There is an area of floor in the Sun Porch which has subsided, cracking the floor tiles. **See Figure 6.** This is not a structural concern as the slab is thought to be built on-grade.

There is a visible slope down in the corridor between the Kitchen and the Storage Room. See the elevation survey shown in **APPENDIX B: Floor Elevation Surveys.** The upper floor survey data we collected show Activity Room 2 to be mostly level and all rooms west of there to be between 1 ½" and 2 1/8" lower. There seems to be a low spot between the kitchen and Activity Room 3 where elevations are about 1" lower than surrounding. See discussion below.

Lower Floor

The lower level on the west half of the building is probably a slab-on-grade. Some of the ceilings are gypsum board or wood which were not accessible. Several of the Activity rooms had dropped acoustical ceiling tile so the wood floor framing above could be observed.

A Garage or Cart Barn with all wood framing exists below the kitchen. The walls were made of ship-lap wood siding which had water on the inside face from a recent rainfall. **See Figure 7.** Some of these siding members are heavily damaged and some were recently replaced with new wood. The wood flooring below the kitchen was also wet in small areas that could be observed. **See Figure 8.** Most of the ceiling was hard gypsum board which would need to be removed to observe the entire wood floor for structural integrity. A center wood post had a large notch and was sitting on a small concrete pier which no visible attachment for stability. **See Figure 9 and Figure 10.** It's possible a cart could knock this support post out of placement. Another wood post supporting the west perimeter wall at the door was not structurally connected down to the foundation and was also a concern. **See Figure 11.**

The Golf Pro Shop on the west side of the basement wall had a closet that appears to be an original dumb waiter with access to the Upper level.

A storage room on the east side of the lower level had a basement concrete wall on 3 sides and a concrete ceiling above. The walls and ceiling appeared to be dry. The floor of the small storage room under the stairs was wet from a recent rain.

The Teen Room had a vertical crack in the brick in the northeast corner. **See Figure 12.**

There are slopes in the wood and vinyl tile floors at locations appearing to be where the building was extended or modified in the past. See the elevation survey shown in **APPENDIX B: Floor Elevation Surveys.** The location of the hump between Activity Rooms 3 and 4, at the folding partition, corresponds to a support wall that was removed. The slope in the corridor adjacent to the Storage 2 room matches up at the same locations on both the Upper and Lower levels. However, this slope is up, where the corresponding slope at the Upper Level is down. The lower floor survey data we collected show the slab-on-grade is relatively level with a slight elevation difference (approximately 2") between the slab presumed to be placed in the original construction and that placed in the addition, which is higher. Since the low spot observed at the upper floor is not reflected in the slab-on-grade, we do not believe it to be a slab settlement problem. Without removing finishes, it is difficult to determine if the low spot in the upper floor is due to excessive deflection of the floor joists, or due to tolerances in construction of the building addition.

Exterior Walls

The exterior walls are typically load bearing brick or stone or a combination of brick and stone. Sometimes the brick is exposed on both the interior and exterior sides of the walls. The brick and stone walls appear to be in relatively good condition for the age of the building. No major cracks or spalls were observed on the perimeter of the building.

Some of the wood framing along the eaves had water damage and need to be repaired. One spot in particular was at the southeast corner of the building where utility wiring entered the building. **See Figure 13.**

As noted previously, the exterior walls of the cart barn have wood siding with water damage in several locations.

Building Perimeter

At the front entry, the curved sidewalk down to the lower level Pro Shop is pulling away from the porch slab leaving a 1" gap. **See Figure 14.**

At the southwest corner of the building near the stairs to the upper level, the drainage under the sidewalk is clogged resulting in ponding water. **See Figure 15.**

At the Outdoor Patio, water is ponding near the middle of the patio.

At the main stone entry walk where the exterior porch steps up to the Patio, there is a low spot that ponds water during a rain due to poor drainage. **See Figure 16.**

Site Observations and Remediations

The following discussion lists deficiencies noted during our site visits and their recommended remediation. Design for future use of the building may require revisions to this remediation plan.

	Deficiency	Remediation
1.	Some of the wood beams on the south side of the Sun Porch have significant horizontal splits.	Fill all wood splits with "Liquid Nails" and cover exterior surface of crack with wood filler stained to match existing
2.	The dapped end laps of these wood beams over the columns have joints that are opening up.	Recommend adding a cover plate with lag screws to both beams to cover the splice.
3.	There is a crack in the stone wall at the southwest corner of the Sun Porch room.	Repoint crack with mortar.
4.	One 2 x 8 wood joist under the top part of the stairs has some damage.	Repair by scabbing on a new 2 x 8 floor joist.
5.	The Teen Room has a vertical crack in the brick in the northeast corner.	Repoint crack with mortar.
6.	The lower level walls of the cart barn have wood siding with water damage in several locations.	Remove and replace all damaged wood.
7.	The wood framing below the kitchen is wet after a recent rain and is questionable structural condition.	Recommend removing all ceiling for final inspection.
8.	Several wood posts below the kitchen do not look stable.	Recommend replacing these wood posts, securely fastened to foundation support below.
9.	Floor elevation measurements show a low spot in the Upper Floor between the Kitchen and Activity Room 1.	Further investigation required to determine the cause of the low spot, including removal of some ceiling finishes below this floor to gain access. It is possible the low spot was an intentional recess at these mechanical/restroom/janitor spaces.
10.	At the southeast corner of the building, there is some wood damage at the eave due to water infiltration.	Remove and replace all damaged wood.

11.	At the stone entry walk where the exterior porch steps up there is a low spot that ponds water during a rain. This is due to poor drainage.	Correct all drainage to prevent future foundation problems.
12.	At the front entry, the curved sidewalk/steps down to the lower level Pro Shop is pulling away from the porch slab leaving a 1" gap.	Recommend filling the gap with a joint sealant to prevent future foundation problems. Also recommend separating the handrail on the steps from the Entry Canopy.
13.	At the north side of the building, near the stairs to the upper level, the drainage under the sidewalk is clogged resulting in ponding water.	Correct all drainage to prevent future foundation problems.
14.	At the new wheelchair ramp in the Sun Porch room, there is a floor depression that has cracked several floor tiles.	Further investigation is required to determine the cause of the depression.

Limitations and Further Investigation

This report is a summary of results from two "walk-through" visual surveys. At the time of this writing structural drawings were not available for review. Review of the drawings for code compliance check, removal of architectural finishes, material testing and roofing examination are outside the scope of this document. This report is not a construction document. Further analysis and design are required for recommended repairs noted herein and for structural modifications as necessitated by design for the buildings' future use.

Further investigation may be required in specific areas to adequately design these buildings for future use.

APPENDIX A: Photographs

Figure 1. Sun Porch beams

Figure 2. Sun Porch beams

Figure 3. Sun Porch Beam/Column connection

Figure 4. Masonry crack at Sun Porch southwest corner

Figure 5. Beam damage under stair

Figure 6. Sun Porch Floor damage

Figure 7. Cart Barn North Wall

Figure 8. Kitchen flooring

Figure 9. Cart Barn Center Post

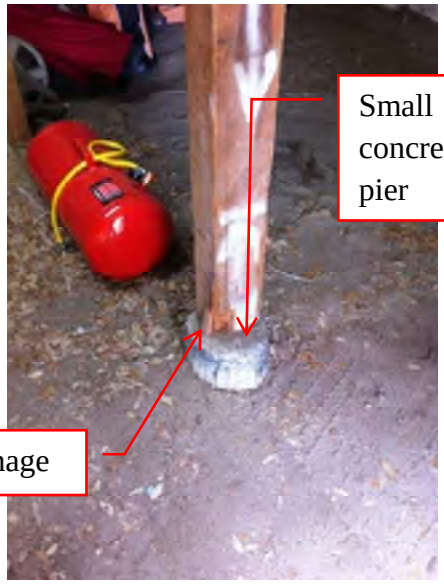

Figure 10. Cart Barn Center Post

Figure 11. Cart Barn Post at Door

Figure 12. Masonry crack at ceiling in Teen Room

Figure 13. Eave damage at the southeast building corner

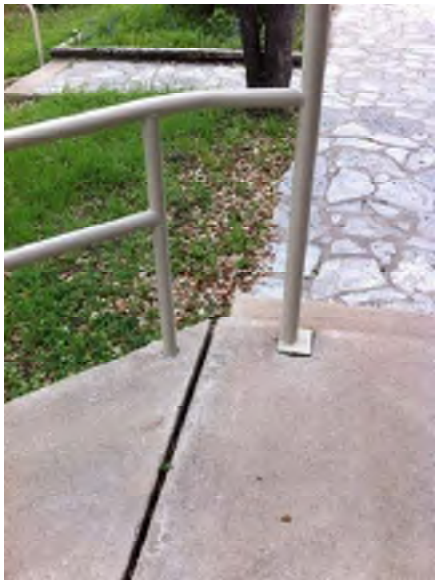

Figure 14. Sidewalk pulling away from Front Entry slab

Figure 15. Poor drainage at west end of building

Figure 16. Poor drainage at northeast corner of the building

APPENDIX B: Floor Elevation Surveys

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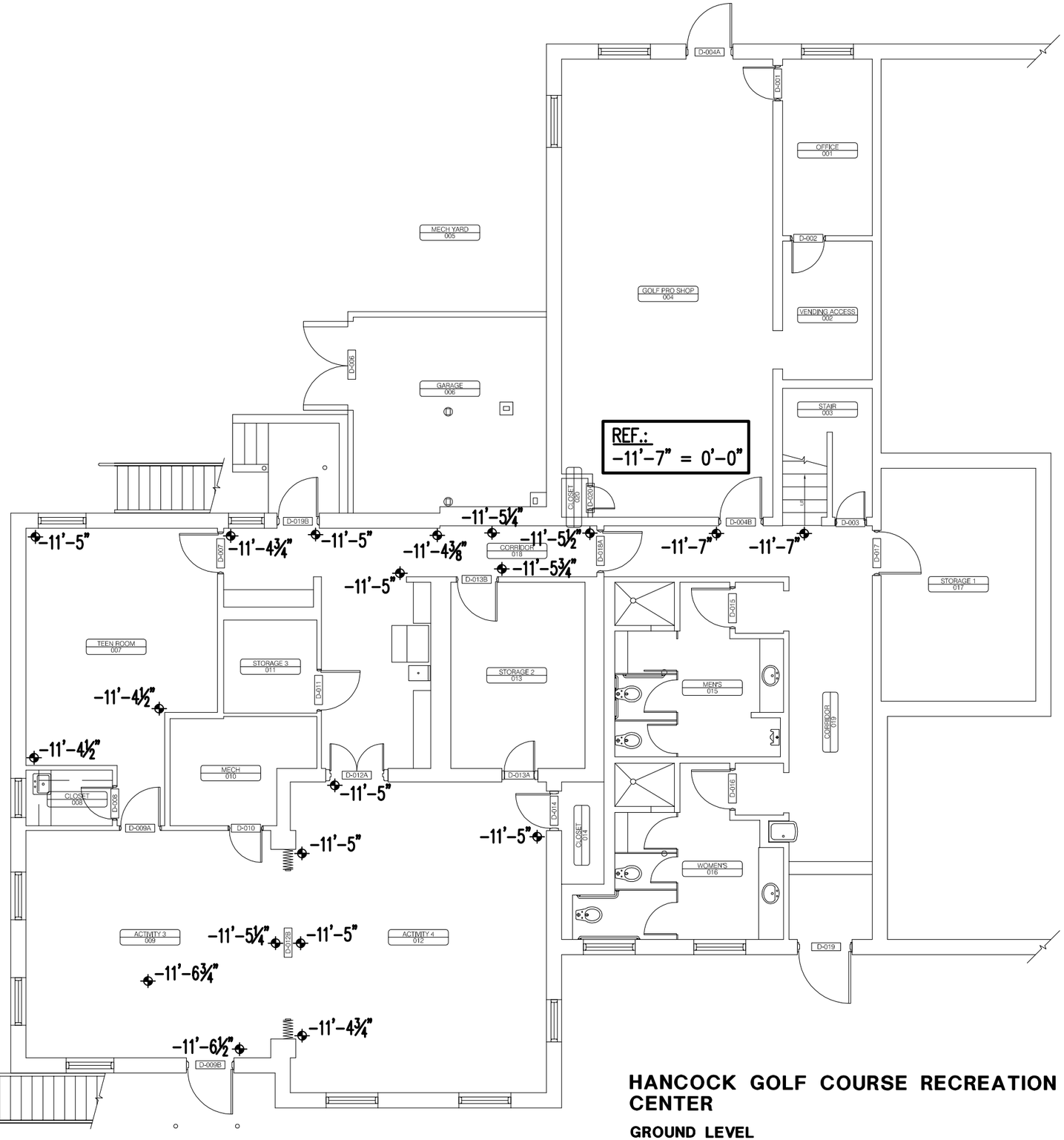
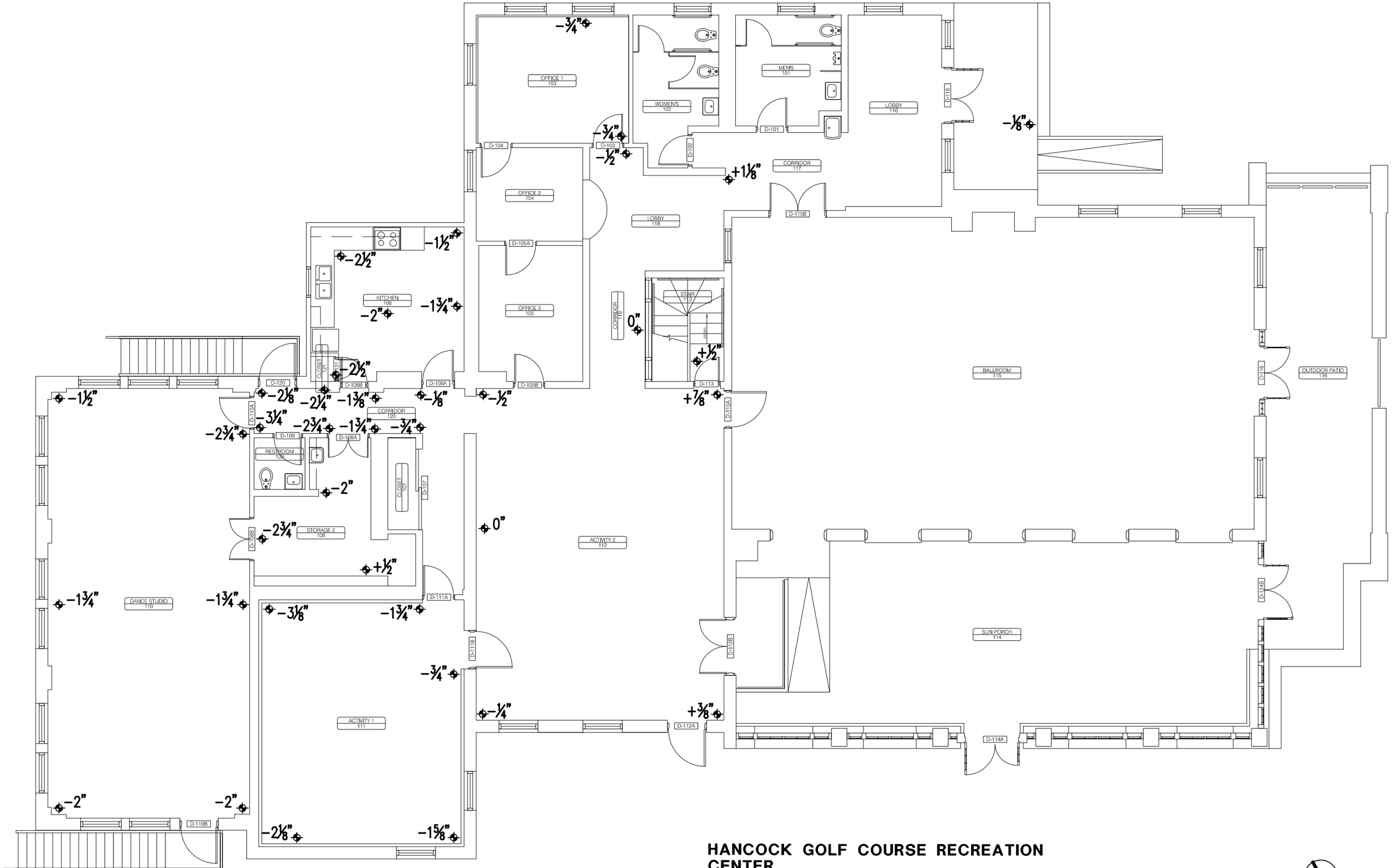


HANCOCK GOLF COURSE RECREATION CENTER

GROUND LEVEL

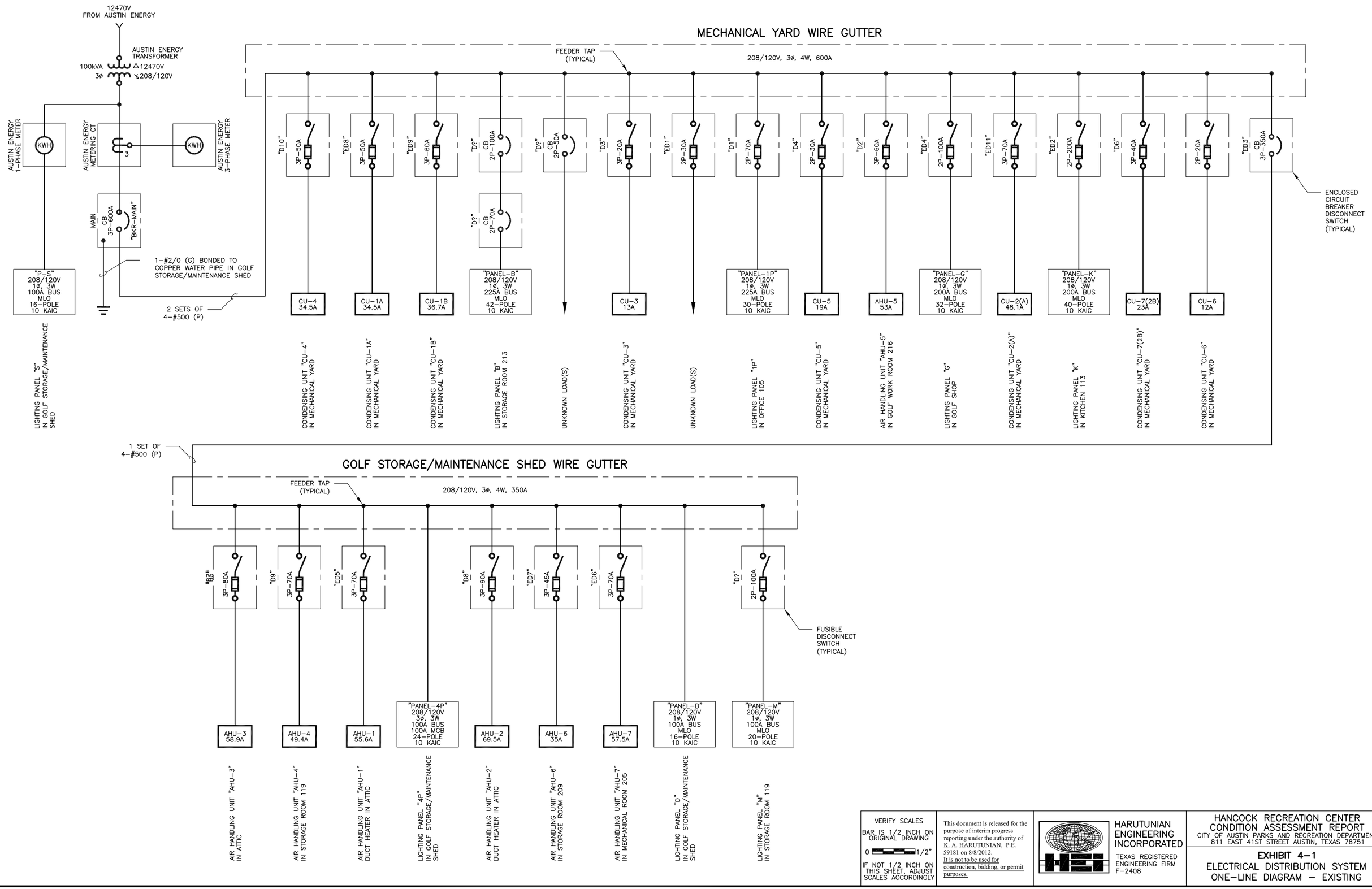
NO SCALE



HANCOCK GOLF COURSE RECREATION CENTER

ENTRY LEVEL

NO SCALE



VERIFY SCALES

BAR IS 1/2 INCH ON ORIGINAL DRAWING

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IF NOT 1/2 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

This document is released for the purpose of interim progress reporting under the authority of K. A. HARUTUNIAN, P.E. 59181 on 8/8/2012. It is not to be used for construction, bidding, or permit purposes.

HARUTUNIAN ENGINEERING INCORPORATED

TEXAS REGISTERED ENGINEERING FIRM F-2408

HANCOCK RECREATION CENTER
CONDITION ASSESSMENT REPORT
CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT
811 EAST 41ST STREET AUSTIN, TEXAS 78751

EXHIBIT 4-1
ELECTRICAL DISTRIBUTION SYSTEM
ONE-LINE DIAGRAM - EXISTING

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ASD CONSULTANTS,INC.

HANCOCK GOLF COURSE RECREATION CENTER					
BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
Item # 1 Redevelop Public Toilets & Reception Area-Ground Floor					
Demolition					
Partitions	LF	80	$12.00	$960.00	
Ceiling	SF	400	$1.50	$600.00	
Doors/Frames	EA	4	$35.00	$140.00	
Toilet Part.	EA	3	$35.00	$105.00	
Plbg. Fixt.	EA	7	$75.00	$525.00	
Flooring	SF	400	$1.75	$700.00	
Mech./Elec.	LS	1	$650.00	$650.00	**$3,680.00**
New Construction					
Partitions	LF	66	$35.00	$2,310.00	
Ceiling	SF	400	$2.75	$1,100.00	
Doors/Frames/Hdwr.	EA	6	$650.00	$3,900.00	
Toilet Part.	EA	4	$200.00	$800.00	
Toilet Acc.	LS	1	$500.00	$500.00	
Walls T/F/P	SF	1188	$1.00	$1,188.00	
Walls Ceramic	SF	795	$7.00	$5,565.00	
Floors Ceramic	SF	220	$9.00	$1,980.00	
Floors Wood	SF	222	$12.00	$2,664.00	
Recep. Desk	LF	10	$550.00	$5,500.00	**$25,507.00**
Plbg.					
Core Floor & Pour Back	LS	1	$400.00	$400.00	
Piping Loop	SF	400	$5.00	$2,000.00	
Fixtures	EA	8	$1,500.00	$12,000.00	**$14,400.00**
Mech.					
Supply/ Return	SF	400	$3.75	$1,500.00	
Devices	EA	5	$200.00	$1,000.00	
Ductwork	SF	400	$4.25	$1,700.00	
Controls/Test & Balance	SF	400	$3.50	$1,400.00	**$5,600.00**
Elec.					
New 120/208 Panel Bd.	EA	1	$7,500.00	$7,500.00	
Raceways/Wiring	SF	400	$4.50	$1,800.00	
Circuits	SF	400	$3.00	$1,200.00	
Lighting	SF	400	$5.75	$2,300.00	**$12,800.00**
Sub-Total:					**$61,987.00**
Gen. Conditions @ 17.5 %:					**$10,848.00**
Overhead & Profit @ 12.5%:					**$7,748.00**
Item Total:					**$80,583.00**

BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
Item # 2 New Elevator & Vestibule					
Demo existing kitchen & garage	SF	364	$20.00	$7,280.00	
Elevator 2500 Lb. hydraulic	EA	1	$4,250.00	$4,250.00	
Elev. Pit	SF	60	$35.00	$2,100.00	
Slab	SF	208	$20.00	$4,160.00	
CMU	SF	1280	$5.50	$7,040.00	
Face Brick, painted	SF	1280	$2.75	$3,520.00	
Roof Structure	SF	208	$15.00	$3,120.00	
Metal Roof	SF	208	$30.00	$6,240.00	
Interior D/F/H, Painted	EA	2	$750.00	$1,500.00	
Exterior D/F/H, Painted	EA	2	$1,150.00	$2,300.00	
Floors Wood	SF	256	$12.00	$3,072.00	
Paint walls	SF	960	$1.00	$960.00	**$45,542.00**
Mech.					
15 tons, Air Devices, Controls, T& B	TN	15	$1,250.00	$18,750.00	**$18,750.00**
Elec.					
14 KVA, 3 Ph. 208 V service	LS	1	$12,500.00	$12,500.00	
Relo Switch board	LS	1	$3,500.00	$3,500.00	
Circuits, Lighting	SF	256	$12.50	$3,200.00	**$19,200.00**
Regrade to drain area	LS	1	$750.00	$750.00	**$750.00**
Sub-Total:					**$84,242.00**
Gen. Conditions @ 17.5 %:					**$14,742.00**
Overhead & Profit @ 12.5%:					**$10,530.00**
Item Total:					**$109,514.00**
Item # 3 New Exterior Stair North					
Demo. Exist. Stair & Foundation	LS	1	$2,500.00	$2,500.00	
Foundation	SF	40	$15.00	$600.00	
New Steel Stair, conc. Treads, painted	SF	115	$85.00	$9,775.00	
Hand rails, painted	LF	46	$45.00	$2,070.00	**$14,945.00**
Sub-Total:					**$14,945.00**
Gen. Conditions @ 17.5 %:					**$2,615.00**
Overhead & Profit @ 12.5%:					**$1,868.00**
Item Total:					**$19,428.00**
Item # 4 Create New Kitchen					
Demolition					
Plbg Fixt	EA	3	$85.00	$255.00	
Piping	LS	1	$350.00	$350.00	
Partitions	LF	48	$12.00	$576.00	
D/F/H (2 pair, 1 single)	EA	5	$35.00	$175.00	
Ceiling	SF	520	$1.50	$780.00	
Flooring	SF	520	$1.75	$910.00	
MEP Demo.	LS	1	$2,500.00	$2,500.00	**$5,546.00**

BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
Item # 4 Create New Kitchen, Cont'd.					
New Construction					
Partitions	LF	50	$35.00	$1,750.00	
T/F/P	SF	900	$1.00	$900.00	
Interior D/F/H, Painted Single	EA	2	$750.00	$1,500.00	
Interior D/F/H, Painted Pair	PR	1	$1,250.00	$1,250.00	
Base Cabinets w/ Granite Counters	LF	22	$225.00	$4,950.00	
Shelving	LF	26	$125.00	$3,250.00	
Floors Wood	SF	280	$12.00	$3,360.00	
Floors VCT	SF	240	$2.75	$660.00	
Ceiling	SF	520	$2.75	$1,430.00	**$19,050.00**
Plbg.					
New Sink	EA	1	$1,650.00	$1,650.00	
Assoc. DWV	LS	1	$1,750.00	$1,750.00	
Tempered water loop	LS	1	$1,150.00	$1,150.00	**$4,550.00**
Mech.					
Relocate unit & Ductwork	LS	1	$5,000.00	$3,500.00	
Supplies/Returns	SF	520	$7.50	$3,900.00	
Controls/Test & Balance	SF	520	$3.50	$1,820.00	**$9,220.00**
Elec.					
Circuits, Lighting	SF	520	$12.50	$6,500.00	**$6,500.00**
Sub-Total:					**$44,866.00**
Gen. Conditions @ 17.5 %:					**$7,852.00**
Overhead & Profit @ 12.5%:					**$5,608.00**
Item Total:					**$58,326.00**
Item # 5 New Exterior Stair South					
Demo. Exist. Stair & Foundation	LS	1	$2,500.00	$2,500.00	
Foundation	SF	40	$15.00	$600.00	
New Steel Stair, conc. Treads, painted	SF	110	$85.00	$9,350.00	
Hand rails, painted	LF	36	$45.00	$1,620.00	**$14,070.00**
Sub-Total:					**$14,070.00**
Gen. Conditions @ 17.5 %:					**$2,462.00**
Overhead & Profit @ 12.5%:					**$1,759.00**
Item Total:					**$18,291.00**
Item # 6 Raise Floor of Sun Porch					
Demolition					
Limestone flooring including ramp	SF	900	$11.00	$9,900.00	
South & West D/F	PR	3	$225.00	$675.00	**$10,575.00**
New Construction					
Concrete topping	SF	900	$3.25	$2,925.00	
Sleepers	SF	900	$1.35	$1,215.00	
WP Membrane	SF	900	$2.25	$2,025.00	
Wood Flooring	SF	900	$12.00	$10,800.00	
New South D/F	PR	1	$2,750.00	$2,750.00	

New West D/F	PR	1	$2,750.00	$2,750.00	
New East Windows	EA	3	$1,450.00	$4,350.00	**$26,815.00**
BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
Item # 6 Raise Floor of Sun Porch, Cont'd.					
Sub-Total:					**$37,390.00**
Gen. Conditions @ 17.5 %:					**$6,543.00**
Overhead & Profit @ 12.5%:					**$4,674.00**
Item Total:					**$48,607.00**
Item # 7 Enlarge Toilets in Basement					
Demolition					
Partitions	LF	74	$12.00	$888.00	
Ceiling	SF	500	$1.50	$750.00	
Doors/Frames	EA	4	$35.00	$140.00	
Toilet Part.	EA	4	$35.00	$140.00	
Plbg. Fixt.	EA	8	$75.00	$600.00	
Flooring	SF	500	$1.75	$875.00	
Mech./Elec.	LS	1	$650.00	$650.00	**$4,043.00**
New Construction					
Partitions	LF	48	$35.00	$1,680.00	
Ceiling	SF	500	$2.75	$1,375.00	
Doors/Frames/Hdwr. (3 sgl., I pr)	EA	5	$650.00	$3,250.00	
Toilet Part.	EA	10	$200.00	$2,000.00	
Toilet Acc.	LS	1	$900.00	$900.00	
Walls T/F/P	SF	1944	$1.00	$1,944.00	
Walls Ceramic	SF	1600	$7.00	$11,200.00	
Floors Ceramic	SF	500	$9.00	$4,500.00	**$26,849.00**
Plbg.					
Core Floor & Pour Back	LS	1	$700.00	$700.00	
Piping Loop	SF	500	$5.00	$2,500.00	
Fixtures	EA	15	$1,500.00	$22,500.00	**$25,700.00**
Mech.					
Supply/ Return	SF	500	$3.75	$1,875.00	
Devices	EA	7	$200.00	$1,400.00	
Ductwork	SF	400	$4.25	$1,700.00	
Controls/Test & Balance	SF	400	$3.50	$1,400.00	**$6,375.00**
Elec.					
Raceways/Wiring	SF	500	$4.50	$2,250.00	
Circuits	SF	500	$3.00	$1,500.00	
Lighting	SF	500	$5.75	$2,875.00	**$6,625.00**
Sub-Total:					**$69,592.00**
Gen. Conditions @ 17.5 %:					**$12,179.00**
Overhead & Profit @ 12.5%:					**$8,699.00**
Item Total:					**$90,470.00**

BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
Item # 8 Make West Side of Basement Level Functional					
Demolition					
Partitions	LF	100	$12.00	$1,200.00	
Ceiling	SF	740	$1.50	$1,110.00	
Doors/Frames (6 sgl. 1 pr)	EA	7	$35.00	$245.00	
Flooring	SF	740	$1.75	$1,295.00	
MEP Demo.	LS	1	$1,750.00	$1,750.00	**$5,600.00**
New Construction					
Partitions	LF	68	$35.00	$2,380.00	
Ceiling	SF	740	$2.75	$2,035.00	
Doors/Frames/Hdwr. (6 sgl., I pr)	EA	7	$650.00	$4,550.00	
Walls T/F/P	SF	2250	$1.00	$2,250.00	
Floors Carpet	SY	27	$30.00	$810.00	
Floors VCT	SF	500	$2.75	$1,375.00	
Infill brick wall	LS	1	$500.00	$500.00	
Cut Op & Install 4056 Window	EA	2	$725.00	$1,450.00	**$15,350.00**
Plbg.					
Core Floor & Pour Back	LS	1	$250.00	$250.00	
Piping Loop	LS	1	$650.00	$650.00	
Fixtures (Mop Sink)	EA	1	$1,450.00	$1,450.00	**$2,350.00**
Mech.					
Supply/ Return	SF	740	$3.75	$2,775.00	
Devices	EA	5	$200.00	$1,000.00	
Ductwork	SF	740	$4.25	$3,145.00	
Controls/Test & Balance	SF	740	$3.50	$2,590.00	**$9,510.00**
Elec.					
Raceways/Wiring	SF	740	$4.50	$3,330.00	
Circuits	SF	740	$3.00	$2,220.00	
Lighting	SF	740	$5.75	$4,255.00	**$9,805.00**
Sub-Total:					**$42,615.00**
Gen. Conditions @ 17.5 %:					**$7,458.00**
Overhead & Profit @ 12.5%:					**$5,327.00**
Item Total:					**$55,400.00**
Item # 9 Make Pro Shop more Functional					
Demolition					
Partitions	LF	5	$12.00	$60.00	
Ceiling	SF	780	$1.50	$1,170.00	
Doors/Frames	EA	4	$35.00	$140.00	
Flooring	SF	780	$1.75	$1,365.00	
MEP Demo.	LS	1	$1,200.00	$1,200.00	**$3,935.00**
New Construction					
Partitions	LF	20	$35.00	$700.00	

Ceiling	SF	780	$2.75	$2,145.00	
Doors/Frames/Hdwr.	EA	4	$650.00	$2,600.00	
Walls T/F/P	SF	1880	$1.00	$1,880.00	
Floors Carpet	SY	87	$30.00	$2,610.00	**$9,935.00**
BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
Item # 9 Make Pro Shop more Functional, Cont'd.					
Elec.					
New 120/208 Panel Bd.	EA	1	$7,500.00	$7,500.00	
Raceways/Wiring	SF	780	$4.50	$3,510.00	
Circuits	SF	780	$3.00	$2,340.00	
Lighting	SF	780	$5.75	$4,485.00	**$17,835.00**
Mech.					
Supply/ Return	SF	780	$3.75	$2,925.00	
Devices	EA	5	$200.00	$1,000.00	
Ductwork	SF	780	$4.25	$3,315.00	
Controls/Test & Balance	SF	780	$3.50	$2,730.00	**$9,970.00**
Sub-Total:					**$41,675.00**
Gen. Conditions @ 17.5 %:					**$7,293.00**
Overhead & Profit @ 12.5%:					**$5,209.00**
Item Total:					**$54,177.00**
COMBINED TOTAL A OF ITEMS # 1 through # 9:					**$534,796.00**
Item # 10 Misc. Architectural Renovations (Per ALLOWANCES, these items have GC & OH&P included)					
1. Install Automatic Fire Supression System					
Fire Detection System	SF	11150	$3.50	$39,025.00	
Fire Supression System	SF	11150	$6.50	$72,475.00	**$111,500.00**
2. Upgrade All Windows					
Fixed Windows 3822	EA	3	$700.00	$2,100.00	
Fixed Windows 4056	EA	3	$800.00	$2,400.00	
Casement Windows 4056	EA	23	$950.00	$21,850.00	
Fixed Arch Windows 3958	EA	9	$825.00	$7,425.00	
Fixed Windows 2850	EA	2	$600.00	$1,200.00	
Fixed Windows 1070	EA	2	$550.00	$1,100.00	
Fixed Windows 1670	EA	2	$575.00	$1,150.00	
Fixed Windows 2570	EA	2	$675.00	$1,350.00	
Fixed Windows 1770	EA	5	$575.00	$2,875.00	
Fixed Windows 81070	EA	4	$1,150.00	$4,600.00	
Fixed Windows 0870	EA	2	$325.00	$650.00	
Casement Windows 2956	EA	1	$900.00	$900.00	
Fixed Windows 3030	EA	2	$275.00	$550.00	**$48,150.00**
3. Upgrade All Doors (includes D/F/H Finish)					
Ext. 3070 HM DFH	EA	4	$975.00	$3,900.00	
Ext. 2870 Custom Div. lite DFH	EA	2	$1,275.00	$2,550.00	

Int. 3080 Arched	EA	2	$1,095.00	$2,190.00	
Int. 2880 Arched	EA	4	$1,055.00	$4,220.00	
Int. 2668 WD	EA	2	$375.00	$750.00	
Int. 3080 WD	EA	1	$400.00	$400.00	**$14,010.00**
BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
4. Patch & Repaint entire Interior					
To include all walls, D/F not included in the above renovation work.	SF	11150	$1.20	$13,380.00	**$13,380.00**
5. Upgrade All Floors					
To include all wood or tile flooring not included in the above renovation work.	SF	11150	$2.70	$30,105.00	**$30,105.00**
6. Clean Stone & Repaint Ext.					
Clean Stone	SF	11150	$1.50	$16,725.00	
Repaint all non-stone surfaces	SF	11150	$1.00	$11,150.00	**$27,875.00**
7. Replace Wood Trim & Molding @ Eaves					
Repainting of trim & molding in # 6	SF	11150	$0.50	$5,575.00	**$5,575.00**
8. Repair/Replace Gutters					
Repair or replace gutters as needed	LS	1	$4,250.00	$4,250.00	**$4,250.00**
9. Correct Flashing Around Chimney					
Replace flashing, cap chimney	LS	1	$2,875.00	$2,875.00	**$2,875.00**
10. New Awning @ Pro Shop					
Match size & style of existing	EA	1	$900.00	$900.00	**$900.00**
11. Repair Wood Beams in Sun Porch					
Fill splits, wood filler, cover plates	LS	1	$1,150.00	$1,150.00	**$1,150.00**
12. Repair Wood Joist under Stair					
Scab on new 2x8 floor joist	EA	1	$175.00	$175.00	**$175.00**
13. Replace Foor of Ballroom					
Remove existing wood flooring	SF	1500	$2.25	$3,375.00	
Repair any sleepers/subfloor as nec.	LS	1	$700.00	$700.00	
New wood floor	SF	1500	$15.00	$22,500.00	**$26,575.00**
14. Misc. Plumbing Renovations					
Provision for Floor/Hub drains for condensate lines	LS	1	$3,750.00	$3,750.00	
Provision for non-compliant sewer vent teminations	LS	1	$2,975.00	$2,975.00	**$6,725.00**
15. Misc. Mechanical Renovations					
Renovate the control systems to include new thermostats	LS	1	$11,575.00	$11,575.00	
HVAC sensors for each AHU (inlet static pressure, dischage static pressure, discharge temperature, duct-mounted smoke detectors)	LS	1	$27,500.00	$27,500.00	

Overall bldg. control system (to include installation of energy recovery devices, replacement of misc. ductwork)	LS	1	$38,750.00	$38,750.00	**$77,825.00**
16. Misc. Electrical Renovations					
Replace Panelboard w/ new 120/208 V, 3-PH. PB in Type 1 surf. Mt. enclosure.	LS	1	$9,800.00	$9,800.00	
BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
16. Misc. Electrical Renovations, Cont'd.					
New raceways & wiring as req., re-feed the exist. Branch circuits, feed new branch circuits.	LS	1	$29,000.00	$29,000.00	
Elec. raceways & wiring to be installed as necessary, re-feed remaining existing branch circuits, feed new branch circuits installed in the renovated areas	LS	1	$42,000.00	$42,000.00	
Allow for upgrading ALL light fixtures.	LS	1	$37,995.00	$37,995.00	**$89,795.00**
COMBINED TOTAL B OF ITEM # 10, PARTS 1 THRU 16:					**$460,865.00**
SITE UPGRADES RECOMMENDED (Per ALLOWANCES, these items have GC & OH&P included)					
S1. Reconstruct Primary Drive					
A. Remove existing asphalt to 2"	SY	662	$15.00	$9,930.00	
B. Recompact exist. Base course	SY	662	$8.00	$5,296.00	
B. New HMAC paving 2"	SY	662	$25.00	$16,550.00	
C. New Steel edging	LF	600	$3.75	$2,250.00	
D. Root feed, prune & water trees	LS	1	$1,500.00	$1,500.00	**$35,526.00**
S2. Reconstuct High Lot					
A. Wheel stops,anchored	EA	35	$60.00	$2,100.00	
B. Limestone blocks, 12"x24"x12"	EA	60	$125.00	$7,500.00	
C. Hardwood mulch to 4" deep	SY	400	$12.00	$4,800.00	
D. Handicap striping, signage	EA	2	$475.00	$950.00	**$15,350.00**
S3, Reconstruct Low Lot					
A. Remove existing asphalt to 2"	SY	2000	$15.00	$30,000.00	
A. Recompact exist. Base course	SY	2000	$8.00	$16,000.00	
A. New HMAC paving 2"	SY	2000	$25.00	$50,000.00	
A. New Steel edging	LF	640	$3.75	$2,400.00	
A. Restripe	LF	475	$2.00	$950.00	
A. Wheel stops,anchored	EA	20	$60.00	$1,200.00	
B. Replace RR tie wall w/ conc. 36"	LF	105	$55.00	$5,775.00	
C. Realign cart path 6' wide w/ conc.	SF	720	$10.00	$7,200.00	
D. Handicap striping, signage	EA	2	$475.00	$950.00	
E. Rain Garden	SF	150	$25.00	$3,750.00	**$118,225.00**
S4. Develop new accessible route between High & Low lots					

Demo exist. Conc steps	LS	1	$6,500.00	$6,500.00	
Cut & haul off for new sidewalk, compact	SF	675	$5.00	$3,375.00	
New sidewalk 6' wide	SF	675	$10.00	$6,750.00	
New Handrail	LF	270	$60.00	$16,200.00	
Remove tree	EA	1	$650.00	$650.00	
Regrade & Sod	SY	375	$22.00	$8,250.00	
Temp Irrigation	LS	1	$4,500.00	$4,500.00	**$46,225.00**
BUDGET PRICING WORKSHEET			August 27, 2012		
ITEM DESCRIPTION:	**UNIT:**	**QTY:**	**UNIT PRICE:**	**EXTENDED:**	**CATEGORY TOTALS:**
S5. Regrade Northwest Area to Drain					
Regrade area	SY	135	$20.00	$2,700.00	**$2,700.00**
S6. Develop new exterior accessable route on South side of Bldg.					
Demo existing	SF	825	$7.00	$5,775.00	
Cut & haul off for new sidewalk, compact	SF	1210	$5.00	$6,050.00	
New sidewalk 6' wide	SF	1210	$10.00	$12,100.00	
New Handrail	LF	440	$60.00	$26,400.00	
Retaining walls	LF	40	$55.00	$2,200.00	
New Storm drain 6" HDPE	LF	250	$90.00	$22,500.00	
Rain Garden	SF	300	$25.00	$7,500.00	
Erosion channel, Limestone blocks, 12"x24"x12"	LF	80	$70.00	$5,600.00	
New Sod	SY	50	$15.00	$750.00	
Extend non-potable irrigation line	LF	120	$50.00	$6,000.00	**$94,875.00**
S7. Reconstruct Accessible Path & Stairs					
Demo wall (salvage matl)	LF	20	$50.00	$1,000.00	
Raise grade 6"	SF	450	$10.00	$4,500.00	
New ramp	SF	72	$15.00	$1,080.00	
Handrail	LF	12	$60.00	$720.00	
Demo South ramp	SF	240	$15.00	$3,600.00	
Remove vegetation	LS	1	$250.00	$250.00	
Transplant tree	EA	1	$125.00	$125.00	
New sidewalk 6' wide	SF	750	$10.00	$7,500.00	
Retaining walls	LF	45	$55.00	$2,475.00	**$21,250.00**
S8. Regrade Northeast Entry					
Remove ramp & rails	LF	12	$25.00	$300.00	
New limestone pavers	SF	700	$15.00	$10,500.00	**$10,800.00**
S9. Front Entry Stairs					
Fill w/ joint sealer	LS	1	$50.00	$50.00	**$50.00**
S10. Site Water Supply Service					
A. Replace 6" WL w/ 8" WL (to include all excavation, bedding, backfill, pipe & fittings)	LF	400	$325.00	$130,000.00	
B. Separate 2" WM & 3" Irr. M	EA	2	$7,500.00	$15,000.00	
C. New Hydrant w/ gate valve & CL-250 DIP	EA	1	$6,750.00	$6,750.00	

D. New 2" Dom. WL (to include all excavation, bedding, backfill, pipe & fittings)	LF	300	$150.00	$45,000.00	
D. New 3" Fire Flow WL (to include all excavation, bedding, backfill, pipe & fittings)	LF	300	$225.00	$67,500.00	**$264,250.00**
COMBINED TOTAL C OF ITEMS S1 thru S10:					**$609,251.00**
COMBINED TOTAL FOR A, B, & C					**$1,604,912.00**

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prepared for The City of Austin's Parks and Recreation Department
by COTERA+REED ARCHITECTS

Thank you

For more information:

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Property Condition Assessment Director
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Facility Condition Assessment

Lorraine "Grandma" Camacho Activity Center

35 Robert Martinez Jr. Street
Austin, Texas 78702

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-20
Site Visit Date: September 29, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Lorraine "Grandma" Camacho Activity Center
35 Robert Martinez Jr. Street
Austin, Texas 78702
SF-0001419126-20

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 29, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD		X		Repair	$1,500	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X			Refurbish	$3,000	
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Replace	$16,000	$14,500
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS		X	X	Replace	$14,500	$46,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		None		$7,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace	$1,000	$59,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X	X		Repair	$5,000	
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X	X		Upgrade	$11,250	
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None	$900	
Totals					$53,150	$129,000

Summary	Today's Dollars	$/SF
Immediate Repairs	$53,150	$7.09

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$129,000.00	$17.20	$1.72

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$143,108.85	$19.08	$1.91

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Regrade Ponded Area**	Ponding water was observed at the south side of the building. Southwest area of the site should be regraded to encourage proper drainage.	Man Days	$500	2	$1,000	
2	**Clean Exterior Drinking Fountain Drain**	The drain at the drinking fountain appears to be clogged. Remove drain grate and clean drain to ensure that good flow prevails.	Man Days	$500	1	$500	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$1,500	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
3	**Restripe Pavement and Concrete Curbing Replacement**	Based on its observed condition, the parking lot requires modest repairs. There are several areas of damaged concrete curbing that require replacement and restriping of the parking spaces is recommend at this time.	Man Days	$500	4	$2,000	
4	**Repair Concrete Wheel Stop**	A damaged concrete wheel stop was observed at the parking lot and should be repaired.	Man Days	$500	1	$500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Trim and Maintain Landscaping**	Overall, lawns and plantings have the appearance and earmarks of being professionally maintained. Landscaped areas were considered to be in good condition. However, we observed some weed overgrowth near the building and an overhanging tree limb blocks the accessible parking signage. Perform modest tree trimming and site maintenance to address these issues.	Man Days	$500	1	$500	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$3,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
6	**Repaint Metal Fascia and Soffits**	Flaking paint and rust were noted at the metal roof fascia and soffits, and exterior metal doors. Areas are to be scraped and primed before repainting.	SF	$5	3000	$15,000	
7	**Seal Window Frames**	Some of the operable windows were noted with shrunken seals. Reseal the operable windows.	Man Days	$500	2	$1,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$16,000	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
8	**Replace VCT Flooring**	Select areas of the VCT were observed to be damaged. Generally, the VCT has reached its EUL and should be replaced at this time.	SF	$3	2500	$7,500	
9	**Replace Damaged Acoustic Ceiling Tiles (ACT)**	Several of the acoustic ceiling tiles were noted to be damaged and/or stained by condensate leaks or previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing.	Man Days	$500	2	$1,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Repair Drywall Damage**	Select areas of the drywall were noted to be damaged and should be repaired.	Man Days	$500	2	$1,000	
11	**Replace or Re-stain Damaged Windowsills**	The wood windowsill at the Bike Shop is damaged and should be replaced. Other wood windowsills were noted with water-stained surfaces and require re-staining. Evaluate all window seals and replace or refurbish at this time.	Allow	$5,000	1	$5,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$14,500	
HEATING, COOLING, AND VENTILATION							
12	**Replace Damaged Refrigerant Piping Insulation**	Several sections of the refrigerant piping insulation was found to be damaged and/or missing - limiting its effectiveness. Replace damaged/ missing refrigerant piping insulation.	Man Days	$500	2	$1,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$1,000	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							
13	**Repair Photovoltaic System**	The photovoltaic system is reportedly has not been functioning. The solar panels are original to construction and over 20 years old. The PV system should be upgraded and repaired as needed.	Allow	$5,000	1	$5,000	
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$5,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
14	**Replace/Upgrade Fire Alarm Control Panel**	The FACP is now obsolete and should be upgraded.	SF	$1.5	7500	$11,250	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$11,250	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
15	**Provide Under-Sink Pipe Protection**	Under-sink pipes at the restrooms are exposed. Per ADA Standards, water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact.	EA	$150	6	$900	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$900	
		Total:				**$53,150**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Storm Water Drainage Maintenance	1	0	1	1	EA	$500.00	$500	500%		$500		$500		$500		$500		$500	$2,500
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Repaint Exterior Finishes	10	2	8	2,800	SF	$2.50	$7,000	100%								$7,000			$7,000
Annual Roof Maintenance Program	1	0	1	7,500	SF	$0.10	$750	1000%	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$7,500
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Replace Cabinets Throughout Facility	0	0	0	1	Allow	$25,000.00	$25,000	100%		$25,000									$25,000
Replace Commercial Kitchen Finishes and Equipment	20	17	3	700	SF	$30.00	$21,000	100%			$21,000								$21,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Central Domestic Water Heater	25	22	3	1	EA	$7,000.00	$7,000	100%			$7,000								$7,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Energy Recovery Unit	30	23	7	20	TON	$2,200.00	$44,000	100%							$44,000				$44,000
Repair Geothermal System	0	0	0	1	Allow	$15,000.00	$15,000	100%	$15,000										$15,000
Total (Uninflated)									$15,750.00	$26,250.00	$28,750.00	$1,250.00	$750.00	$1,250.00	$44,750.00	$8,250.00	$750.00	$1,250.00	$129,000.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$15,750.00	$27,037.50	$30,500.88	$1,365.91	$844.13	$1,449.09	$53,433.84	$10,146.46	$950.08	$1,630.97	$143,108.85

Evaluation Period:	10
# of SF:	7,500
Reserve per SF per year (Uninflated)	$1.72
Reserve per SF per year (Inflated)	$1.91

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Lorraine "Grandma" Camacho Activity Center, the Subject, is a 7,500-SFG, single-story freestanding building on a 29.73-acre parcel in Austin, Texas. The building was constructed in approximately 1999 and is approximately 23 years old. Specifically, the site is located at the east side of the intersection of Jesse E. Segovia Street and Robert T. Martinez Jr. Street, approximately one mile east of Interstate 35, and less than a quarter mile north of the Colorado River. The property is bounded by residential properties to the north and baseball fields and a park on the south.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in an urban location with dedicated vehicle parking. The surface parking lot is located diagonally across the street from the building to the northwest. Vehicular access to the parking lot is provided along Jesse E. Segovia Street with limited perpendicular public street parking spaces along Robert T. Martinez Jr. Street at the west side of the building.

1.1 FACILITY CONDITION

The Subject is considered to be in fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its age, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include site grading and drainage, and exterior and interior finishes. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures into a later-life stage, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
HVAC Replacement	2020	$224,767.85. Scope included replacement of eight water source heat pumps, and addition of building automation system.

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

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$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.02

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 4, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 4, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 4, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A Certificate of Occupancy was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests and no open code violations were reported. Copies of the responses are included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations of areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however, moisture intrusion and conditions conductive to microbial growth were noted. Specifically, these conditions were observed at the communications room ceiling. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced once the source of the water infiltration is addressed.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

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ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Ryan Eaker, Site Supervisor	City of Austin		(512) 978-2420
PIR Team	City of Austin	Law Department	(512) 974-2197

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information,

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taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-20
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Lorraine "Grandma" Camacho Activity Center
Street Address	35 Robert Martinez Jr. Street
City, State and Zip	Austin, Texas 78702
Number of Parcels	One
Total Acreage	29.73
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	7,500 SF
Building Age	The Property was constructed in 1999 and is 23 years old.
Parking Provisions	There are a total of 26 parking spaces, of which there is one standard ADA space and one van-accessible space.
Primary Use	Municipal Recreation/ Public
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	23 years
Escorted by	Ryan Eaker, Site Supervisor, and Alyssa Tharrett, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 29, 2022
Weather	Sunny, 91F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be less than 5'. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to municipal curb and gutters or a catch basin that drains into the municipal storm water system. Roof drainage is via sheet flow to the roof edges where the water is then absorbed into the ground. There are no retaining walls present at the Subject.

The potential flood risk is moderate-to-low. The site is located in Flood Hazard Zone X (shaded) per FEMA Flood Insurance Rate Map Panel No. 48453C0605K dated January 22, 2020.

Zone X (shaded): Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of one-percent-annual-chance flooding where average depths are less than one foot, areas of one-percent-annual-chance flooding where the contributing drainage area is less than one square mile, and areas protected from the one-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)

Observations & Comments

The site, drainage systems and gentle slope are in overall fair condition. Ponding water was observed at one area at the south side of the building, west of the restroom building, and at the drinking fountain along the bike trail. The ponding at both areas was reported to be a frequent occurrence. The southwest area of the site should be regraded and the drain pipes cleared to encourage proper drainage. Storm water management appears to be in good condition. We recommend a bi-annual jetting of the storm lines as part of maintenance to ensure positive flow.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

A parking lot with grid concrete pavers and cast concrete paving is provided across the street from the building to the northwest. There are a total of 26 parking spaces, of which one is designated accessible and one is van-accessible. Concrete curbing consists of a combination of raised and flat curbs. Concrete wheel stops are provided at select parking spaces.

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The building entrance plaza is provided with cast concrete and decorative concrete pavers. Concrete sidewalks and a crosswalk connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the north and west sides of the site. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, flowering plants, wood mulch, and grass lawn. A vegetable and herb garden is provided at the north side of the building. The landscape is provided with automatic irrigation systems.

A pylon sign is provided on the north side of the site at the Robert T Martinez Jr. Street frontage.

Chain-link and painted metal picket fencing are provided at the site perimeter of the boat dock located southeast of the Subject.

A restroom building that is not in use is located to the south of the recreation center building. The building is not part of the Subject, therefore is excluded from the scope of this report.

Observations & Comments

The concrete pavers and paving were found to be in overall good condition and should provide many more additional years of service before significant replacements are required. Some ongoing maintenance will be required on a periodic basis. Parking lot markings were noted to be faded and should be restriped, and we noted an area of damaged curbing that requires replacement. The sidewalks are in overall good condition with no immediate repairs noted. On-going routine maintenance is anticipated.

Overall, lawns and plantings have the appearance and earmarks of being professionally maintained. Landscaped areas were considered to be in good condition. However, we observed some weed overgrowth near the building and an overhanging tree limb blocks the accessible parking signage. Costs have been included for modest tree trimming and site maintenance.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. No further action is anticipated.

The perimeter fencing and signage are in good condition. Routine maintenance is anticipated throughout the term.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The substructure is a shallow, reinforced concrete foundation system that consists of foundation piers and strip footings below load-bearing walls. The superstructure consists of structural steel beams supporting an open web joist roof framing system with metal deck.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The exterior wall assembly consists of a combination of random stone masonry and EIFS panels. Windows are punched openings around the building and are a mix of single and double pane fixed systems. The front entrance is provided with an aluminum storefront system, and an entry vestibule with similar pair of aluminum and glass doors. Secondary exterior doors consist of painted hollow metal doors set in painted metal frames.

The building has four roof areas consisting of a pitched and sloped standing metal seam system that is original to construction. Drainage is provided by sheet flow over the north and south roof line edges. Metal fascia is provided at the perimeters of the roof areas. Access to the roof is via portable ladder. There is no permanent roof access provided.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Upper	2,310	Metal (standing seam)	23 years

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
2	Middle	1,200	Metal (standing seam)	23 years
3	Lower North	2,200	Metal (standing seam)	23 years
4	Lower South	4,190	Metal (standing seam)	23 years

Observations & Comments

Exterior sidewalls were generally found to be in good to fair condition. Paint at the metal fascia and soffits of the roof line, and the exterior metal doors was noted to be flaking or rusted and should be repainted. Repainting of the EIFS walls should be anticipated during the term. Sealants and mortar joints at the exterior sidewalls were generally found to be in good to fair but serviceable condition. Budgeting for spot type repairs in conjunction with the exterior painting program is recommended.

Windows at the south side of the building were noted with shrunken seals. The seals should be replace to prevent moisture infiltration at this time.

On-site personnel reported that there are currently no known active roof leaks, and warranties were requested but not provided. The drainage appears to be in generally good condition. Empire Roofing has been retained by PARD to perform annual inspections on the roof. Continued annual inspections are recommended.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a double height lobby at the north side. The offices are provided along the west side of the lobby. A corridor that terminates with an exit door is located centrally along the east/ west axis with restrooms on the north side and classrooms and activity room along the south side. The kitchen and mechanical room occupy the east side of the building.

Interior finishes generally consist of painted gypsum board walls, lay-in acoustical tile and painted gypsum board ceilings, and vinyl composite tile (VCT), and sealed concrete floors. Finishes at the kitchen consist of ceramic tile walls, painted gypsum board ceilings, and quarry tile floors. Lighting is provided with suspended pendant and ceiling-mounted linear fixtures.

There is one set of men’s and women’s toilet rooms. The toilet rooms are equipped with floor-mounted toilets, wall-mounted urinals, solid surface countertops with undermount sinks, headrail-braced toilet partitions, and showers with ceramic tile surrounds. Interior finishes consist of ceramic tile walls, painted gypsum board ceilings, and ceramic tile floors. Lighting is provided by recessed fixtures.

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Observations & Comments

Interior finishes are generally in fair and dated condition, consistent with the building's age. There are several water-stained ceiling tiles at the Communication Room, reportedly from past roof leakage. Select areas of damaged drywall, windowsills, and VCT were noted at the classrooms. Immediate repairs and replacements are recommended. Additionally, based on EUL, replacement of the upper and lower cabinets is anticipated during the evaluation term. The kitchen was in fair condition and all appliances were reported to be in working order. Based on age, we recommend refurbishment of finishes and equipment early in the term. See Reserve Tables for an allocated budget.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the north side of the building, near the connection to the city water main. The dedicated 2" city water service line enters the mechanical room and serves the domestic water for the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping is arranged to exit the building on the north side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps are provided. A grease trap is located at the northeast corner of the building exterior. Natural gas serves the energy recovery unit, the domestic water heater, and kitchen equipment. A gas regulator and meter are located outside on the north side of the building. Natural gas piping was observed to be black steel.

Domestic hot water for restrooms and kitchen is provided by individual tank-type natural gas hot water heaters of 119-gallon capacity manufactured by PVI. The equipment is original to the building and 22 years old.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. Domestic water and sanitary sewer systems are in good to fair condition overall. No immediate action is required. The gas-fired domestic water heater should be replaced in the next three years as it reaches its EUL.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by a split system utilizing an Semco electric duct heater and American Standard condenser. The electric duct heater acts as an energy recovery unit (ERU) and is original to construction. The condenser is located at the south side of the building and is protected with steel guard rails. The condenser was manufactured in 2015, has a cooling capacity of 20 tons, and utilizes R22 refrigerant.

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Outside air is brought into the building via the ERU. There are dedicated roof-mounted exhaust fans serving the common area restrooms. The equipment is controlled by wall mounted thermostats. The building additionally utilizes an Automated Logic building automation system which provides control, monitoring, and troubleshooting for the mechanical and lighting equipment. The system includes control sequences, monitoring points, electronic sensors, alarms, and can be controlled on-site and remotely.

Per the construction drawings provided, there are geothermal wells at the south side of the building, and the building is equipped with water source heat pumps (WSHP) primarily along the south side.

Observations & Comments

Overall, the mechanical systems appeared to be in good-to-fair operating condition and well maintained. Using the tonnage of the units (20 tons) we calculated that one ton of air conditioning is provided for every 375SF of building space. This appears slightly lower than the rule of thumb of about 1 ton for every 300 SF of useable space for office use. Consideration for adding cooling is an Owner decision. No cooling inadequacies were reported during our site visit.

The ERU is expected to reach its EUL during the evaluation term. A budgetary cost for replacement has been added to the reserve term. The condenser is anticipated to last beyond the term based on their age, but routine maintenance and repairs are warranted to extend the life of the unit. The piping insulation was noted to be brittle and/or missing in some areas and should be replaced at this time.

Although eight WSHPs were recently replaced, the geothermal system reportedly has not been functioning for some time. It is recommended to engage a licensed professional to identify the source of malfunction and repair the system.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pad-mounted utility-owned transformer located southwest of the building at the exterior. Power enters the building underground to a single cabinet switch breaker. The breaker has capacity rated of 600 amps at 120/208 volt, 3-phase, 4-wire service. Additional distribution panels are located in the kitchen, and the center of the building which serves the site lighting, the fire alarm control panel, and power outlets. Distribution wiring consists of copper conductors.

Emergency power is not provided at the Subject.

Observation & Comments

The electrical systems provide 23.05 watts per square foot for the building. This is based upon the overall capacity of 600-amps, 208-volts, 3-phase, 7,500 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical

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device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

Electrical gear appeared to be in good condition and well maintained. With appropriate routine maintenance, it should provide many additional years of service before replacements are required beyond the term.

The photovoltaic system is reportedly has not been functioning. The solar panels are original to construction and over 20 years old. The PV system should be upgraded and repaired as needed.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The Subject is provided with a partial fire sprinkler system. The kitchen grease hood is equipped with an Ansul type fire suppression system that is maintained and inspected on a regular basis.

Supplemental fire protection is provided in the form of manual fire extinguishers. The extinguishers are in recessed cabinets or wall-mounted and are available in the common corridor, mechanical room, and kitchen.

Fire alarm and detection system devices consist of smoke detectors, hard-wired exit signs with battery back-up, illuminated exit lights, and audible and visible alarms. The life safety systems are tied to a central fire alarm control panel (FACP) that is manufactured by Notifier Fire Systems (Model AFP-100) and connected to an outside monitoring agency by telephone. The fire alarm panel is located behind the reception desk. The system dates from construction and is 23 years old.

Emergency egress is provided by the main entrance doors and exterior doors at the south and east elevations. All doors discharge directly to the exterior at grade.

Observation & Comments

Fire alarm and fire suppression tests are performed annually. The most recent annual inspection tags are dated February 28, 2022, by Johnson Controls Fire Protection LP, and marked as acceptable.

The fire alarm control panel was installed in 1999 and is now obsolete. It is recommended to upgrade the fire alarm system and devices. We have included this item in immediate costs.

Fire extinguishers are certified annually by Pye-Barker Fire and Safety. Service tags are current and are dated July 2022. No further action is required.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did observe some barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		
2	Have any ADA improvements been made to this property?		✔		
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			One of the signs is covered by tree growth.
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?	✔			
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✔			
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?		✔		

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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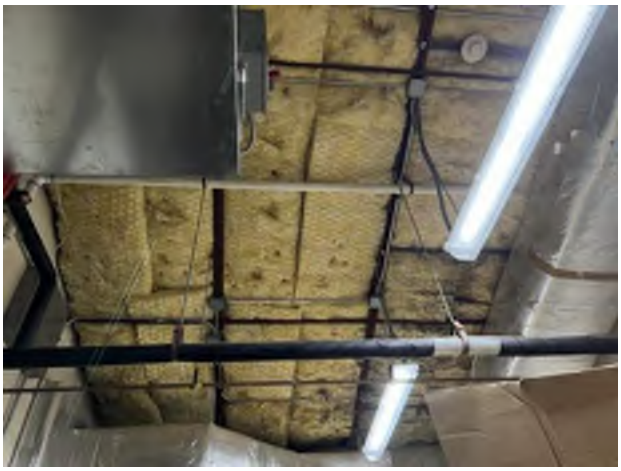
Photographs

1. Entry plaza.

2. Vegetable garden.

3. Fencing at the boat dock.

4. Boat dock.



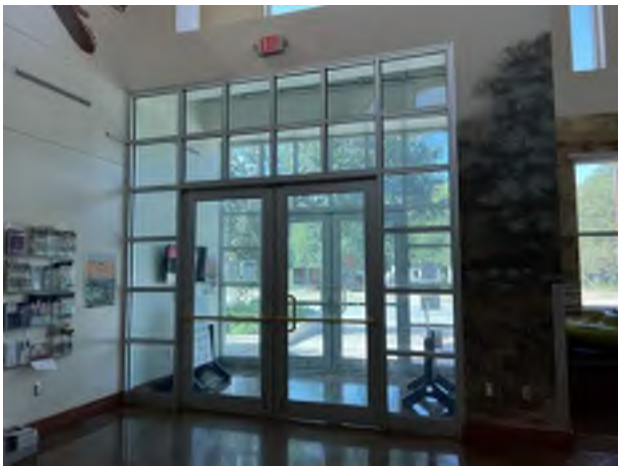
5. Insulation-filled OWJ roof framing.

6. North elevation.

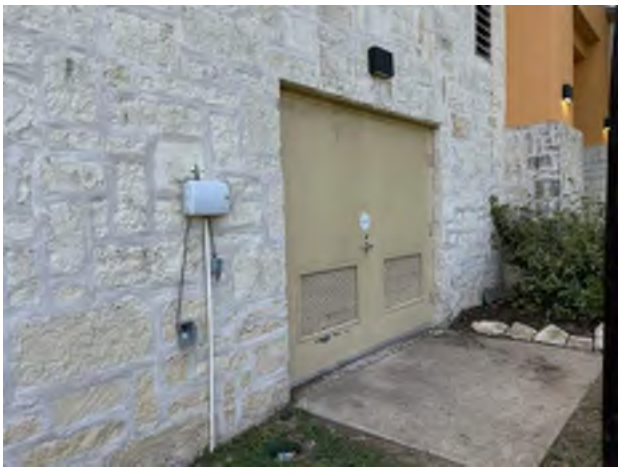
7. East elevation.

8. Partial south elevation.

9. Storefront entry door.



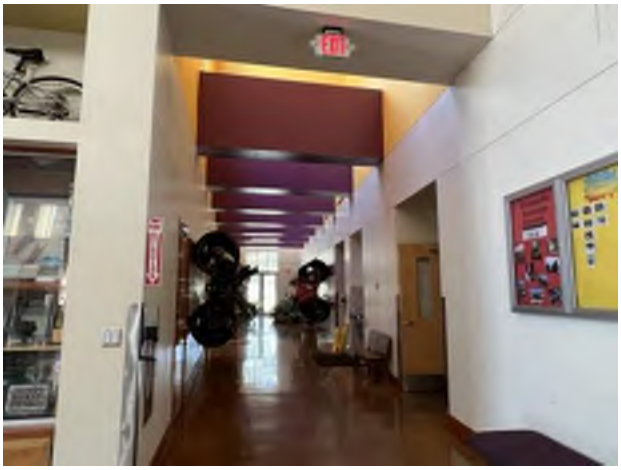
10. Storefront entry vestibule.



11. Painted exterior metal door.

12. Standing metal seam roof.

13. Main lobby.

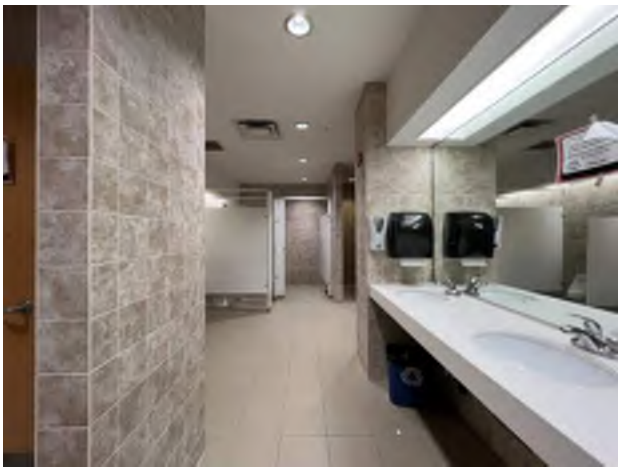


14. Corridor finishes.

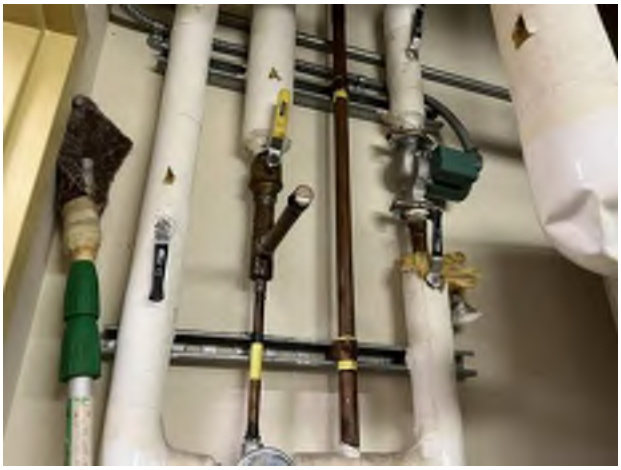
15. Representative classroom finishes.

16. Classroom sink and cabinets.

17. Kitchen finishes.



18. Restroom finishes.



19. Domestic water supply.

20. Water heater.

21. Gas meter.

22. Energy recovery unit.

23. Condenser unit.

24. Transformer.

25. Solar panels at the roof.

26. Electrical distribution panel.

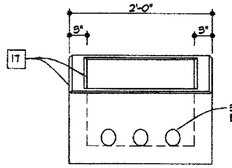
27. Recessed fire extinguisher.

28. Ansul fire suppression system.

29. Illuminated exit sign and fire alarm pull.

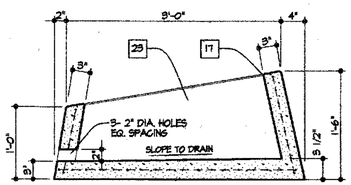
30. Accessible toilet stall.

Supplementary Documentation



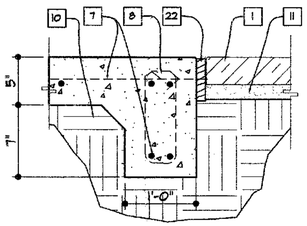
10 SPLASH BOX ELEVATION

SCALE: 1" = 1'-0"



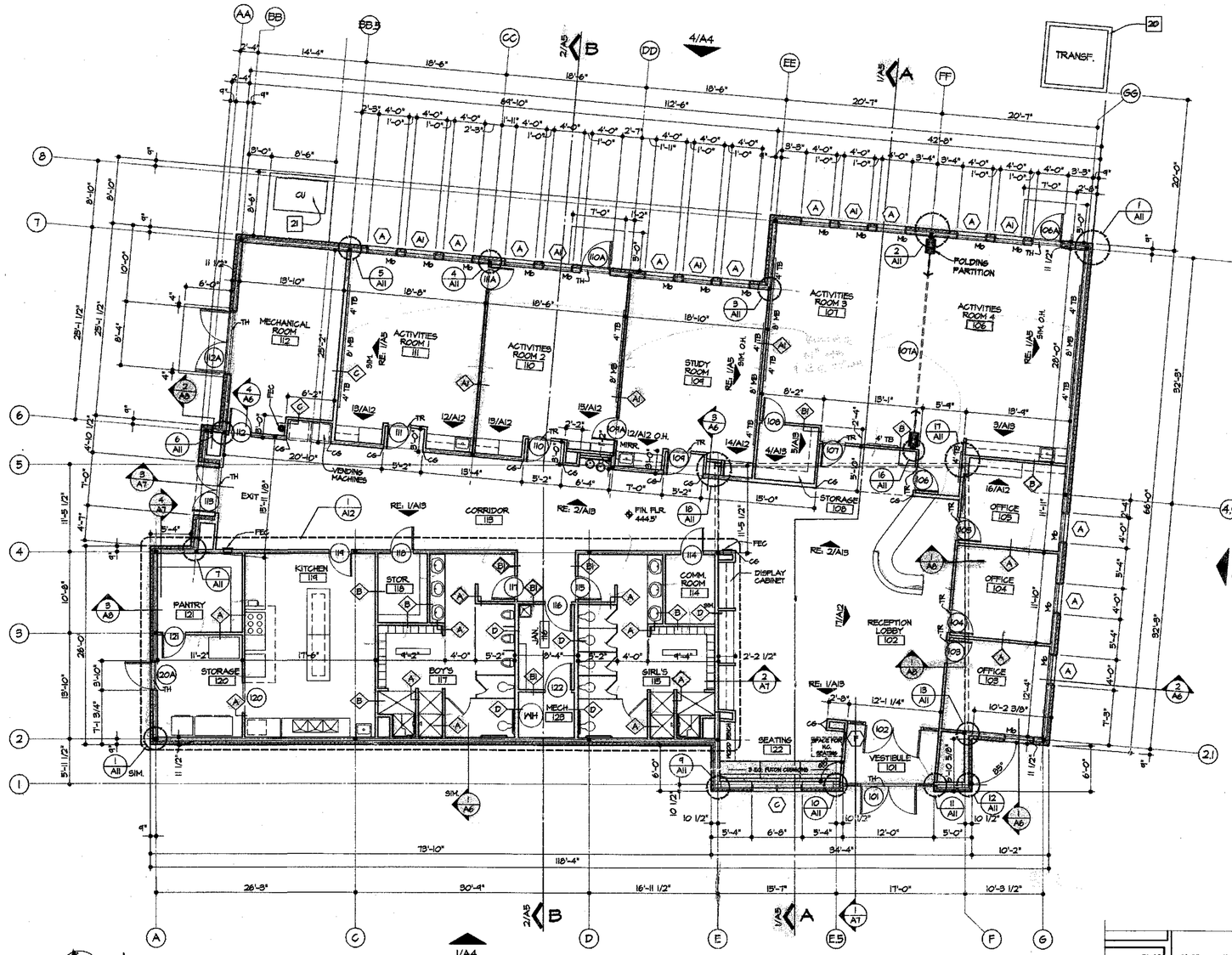
9 SPLASH BOX

SCALE: 1" = 1'-0"



8 EXP. JT. DETAIL

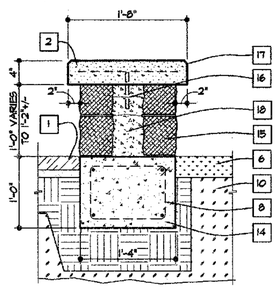
SCALE: 1 1/2" = 1'-0"



NORTH

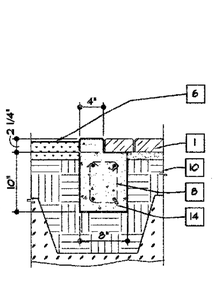
1 FLOOR PLAN

SCALE: 1/8" = 1'-0"



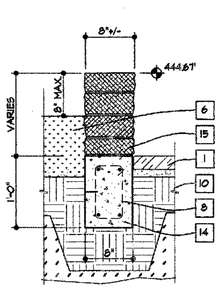
7 BENCH DETAIL

SCALE: 1" = 1'-0"



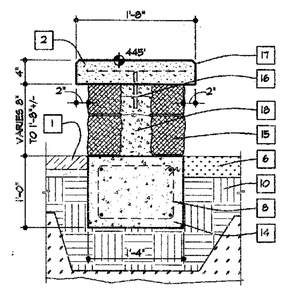
6 EDGE DETAIL

SCALE: 1" = 1'-0"



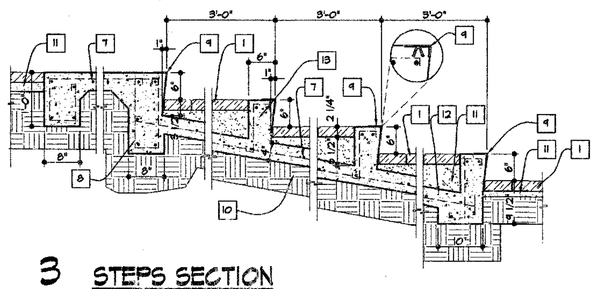
5 RETAINING WALL

SCALE: 1" = 1'-0"



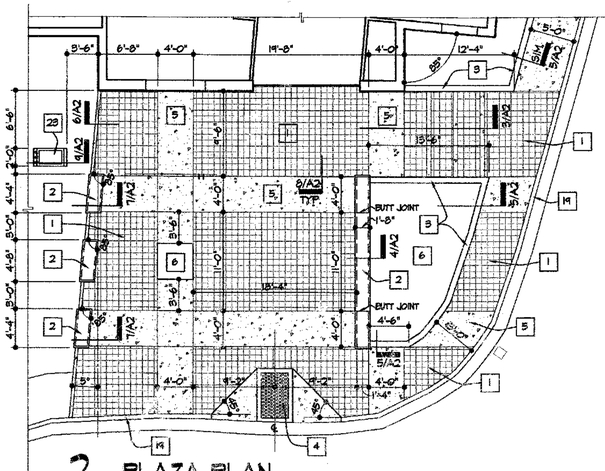
4 BENCH DETAIL

SCALE: 1" = 1'-0"



3 STEPS SECTION

SCALE: 3/4" = 1'-0"



2 PLAZA PLAN

SCALE: 1/8" = 1'-0"

5. On Drawing Sheet A2, Key Note No. 1, revise to read: "manufactured Unit Concrete Pavers at Plaza to be 8" x 8" x 1 3/8" BL Holland Color Terra Cotta as manufactured by PaveStone Co., Austin, Texas, telephone number: (512) 346-7245, or an approved equal".

KEY NOTES

1	MASONRY PAVERS 8x8 AS SPECIFIED
2	PRECAST CONC. BENCH SLAB - LIMESTONE COLOR AS SELECTED BY ARCHITECT REINFORCED CONCRETE W/ 6x6 10/10 MMM.
3	LIMESTONE RETAINING WALL.
4	ADA ACCESSIBLE RAMP RE: CIVIL DWGS.
5	CONC. WALK SECTIONS AS DIMENSIONED.
6	PLANTER AREA AS DIMENSIONED RE: LANDSCAPE DWGS.
7	# 4 REBARS @ 12" O.C. EACH WAY.
8	# 3 STIRRUPS @ 24" O.C. HORIZ.
9	ABRASIVE NOSING - TYPE A-3E BY MEBAC OR EQUAL.
10	8" OF COMPACTED SUB-BASE
11	COMPACTED SAND FILL BASE FOR PAVERS
12	REINF. CONC. SLAB AS LISTED
13	REINF. CONC. RISER AND STEP.
14	CONC. FOOTING AS DIMENSIONED- REINF W/ # 5 REBARS
15	LIMESTONE ROUGHLY SQ. UNCOURSED BLOCK 8" WIDE
16	# 4 x 6" DOWELS @ 24" o.c.
17	1/2" CHAMFERED EDGES
18	VOID FILLED W/ CONC.
19	EXISTING CONC. CURB & GUTTER
20	NEW TRANSFORMER & CONC. PAD - CONC. PAD IS TO BE 8" WIDER THAN SIZE OF TRANSFORMER BOX
21	NEW CONDENSER UNITS RE: TO MECH. FOR LOCATION
22	1x 4 REDWOOD EXP. JT. ANCHORED W/ REBAR
28	PRECAST CONC. SPLASH BOX - LIMESTONE COLOR - RE: 4/A2 REINF. W/ 6x 6x 10/10 MMM. LOCATE BY FLOODING GUTTER & RELEASING WATER TO SPOT SPLASH BOX.

6. On Drawing Sheet A2, add Key Note No. 24 to read: "Contractor shall purchase and install where directed by architect an emergency access entry "Knox Box", model number 3200 RTS, recessed mounted, as manufactured by the Knox Company and supplied by Access Controls of Austin, telephone number (512) 264-0360, or and approved equal".

7. On Drawing Sheet A2, at General Notes, add note no. 4 to read: "Refer to Addendum No. 1 Drawing AD-1 of Plaza Plan for clarification of wall heights at tree area".

GENERAL NOTES:

1. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD & COLUMN CENTER LINE.
2. RE: TO 2/A2 FOR PLAZA PLAN PAVER LAYOUT
3. ALL ACTIVITY ROOMS & STUDY ROOMS ARE TO HAVE BATTERY OPERATED CLOCKS - BY OWNER RE: 1/A5 TYP.

2.24.00

CONSULTANTS
CIVIL, STRUCTURAL, & MEP ENGINEER: JOSE I. GUERRA, INC.
LANDSCAPE ARCHITECT: A. K. YOUNG & ASSOCIATES

CONSULTING ARCHITECT
MORALES & ASSOCIATES, ARCHITECTS, INC.
7136 NORTHCROSS DRIVE SUITE 208, AUSTIN, TEXAS 78757
PHONE: (512) 451-0555 FAX: (512) 451-0556

residential
multifamily
institutional
commercial

PROJECT RECORD DOCUMENTS

PROJECT NAME
EAST AUSTIN YOUTH ACTIVITIES BUILDING
2215 RIVERVIEW STREET
AUSTIN, TEXAS
CITY OF AUSTIN C.I.P. I.D. NO. 755

SHEET NO.
A2
OF: 19
DATE: 08/02/99

1DWLRQDO)ORRG+D]DUG'DWD)OWWH

FEMA

)HHW

%DVHPDS 86 1DWLRQDO 2FHDQLF DQG $WPRVSKHULF $GPLQLVWUDWLRQ

Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Tuesday, October 4, 2022 12:46 PM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C154388-092322

External

--- Please respond above this line ---

Re: Public Information Request of September 23, 2022, Reference # C154388-092322

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on September 23, 2022, to request copies of records pertaining to the following:

> **"Subject: 35 Robert T Martinez Jr St, Austin, TX 78702**
>
> **Please provide the following information for this property:**
> **-Records of Open Building, Fire, or Zoning Code Violations**
> **-Copy of Certificate of Occupancy, if available**
> **-Zoning Designation**
> **-Copy of Last inspection report**
> **-Any known issues/problems with referenced building"**

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154388-092322

DSD has responsive info; SP link is listed below.

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12636727&t_selected_propertyrsn=1161548

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Recommended browsers for this website are Google Chrome and Internet Explorer.

Home
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Issued Construction Permits
Apply for Permits/Cases
Apply for Right Of Way Permits / Special Events
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My Permits/Cases
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My Bills
My Licenses
My Inspections
My Escrow Account
My Reports
My Profile
My Notifications
External Reviewers Search
Web Help
Login/Register
Online Survey
DevelopmentATX.com Home

Return to the first view

FOLDER DETAILS

Permit/Case:	2021-020747 SP
Reference File Name:	SP-2021-0048D
Description:	The City of Austin is submitting a permit request for boat dock renovations at Fiesta Gardens.

Sub Type:	Site Plan Administrative
Work Type:	Boat Docks/Shoreline Modification
Project Name:	Camacho Boat Dock Permitting (2231.291)
Status:	Approved and Released
Application Date:	Feb 8, 2021
Issued:	Jan 31, 2022
Expiration Date:	Jan 31, 2025
Related Folder:	Yes

FOLDER INFO

Description	Value
Application Date	2021-02-25
Are you requesting a 1704/245 Determination?	No
Case Manager	Clarissa E. Davis
Deed Volume\Document Number	ABS 24 DELVALLE S ACR 29.73
Description of Proposed Development	Boat Dock
Electric Utility Provider	COA
Existing Land Use	Boat Dock
Existing Zoning	P-NP Public-Neighborhood Plan Combining district
Flood Plain	Yes
Gross Site Area (Acres)	
Gross Site Area (Square Footage)	
Has Smart Housing Been Approved?	No
Land Development Jurisdiction II	
Master Report Due Date	2022-02-04
Neighborhood Plan Name	
Proposed Land Use	Boat Dock
Recorded Subdivision Name	
Related Cases	N/A
School District	AUSTIN ISD
Smart Growth Zone	DDZ
Variance Code Section	

Description	Value
Variance Description(s)	
Waiver/Variance Required?	No
Wastewater Utility Provider	COA
Water Utility Provider	COA
Watershed Classification II	
Withdraw & Resubmit	No
Property w/in 100 feet of 100 yr floodplain?	Yes
City of Austin Council District project is located in (1-10)	3
ATD Engineering Review?	No
ATD Engineering Reviewer	Sangeeta Jain
AW Facility Engineering Review?	No
AW Facility Engineering Reviewer	Roger Brown
AW Pipeline Engineering Review?	No
AW Pipeline Engineering Reviewer	AWU-Pipeline Engineering
Aquifer Recharge Zone?	No
Land Development Jurisdiction	Full-Purpose
Watershed Classification I	Urban Watersheds
Watershed I	Town Lake
Land Use Existing Zoning 2	
Land Use Existing sq ft 2	
Land Use Proposed Zoning1	n/a
Neighborhood Plan Area ?	No

PROPERTY DETAILS

Number	Pre	Street	StreetType	Dir	Unit Type	Unit Number	City	State	Zip	Legal Desc
35		ROBERT T MARTINEZ JR	ST				AUSTIN	TX	78702	Address

PEOPLE DETAILS

People Type	Name / Address	Phone

People Type	Name / Address	Phone
Applicant	(Hunter Hanson) 8911 N Capital of Texas Highway Austin TX 78759	(512) 338-2725
Interested Party	(Mary Ann Hubbard) 2014 JESSE E SEGOVIA ST AUSTIN TX 78702 5504	(512) 663-1967

FOLDER FEES

Fee Description	Fee Amount	Balance
Completeness Check Fee	$406.00	$0.00
WPD-Site Plan Completeness Check	$34.00	$0.00
Technology Surcharge-DSD	$17.60	$0.00
Basic Notification	$291.00	$0.00
Boat Dock Dev Review	$6,213.00	$0.00
WPD- Boat Dock w/Bulkhead- Wetland Biologist Review	$2,537.00	$0.00
PARD-Site Plan/Subdivision Review Fee	$717.00	$0.00
Technology Surcharge-DSD	$361.64	$0.00
Environmental Inspection (deposit)	$4,347.00	$0.00
Technology Surcharge-DSD	$173.88	$0.00

PROCESSES AND NOTES

Process Description	Status	Start Date	Scheduled End Date	End Date	Assigned Staff	# of Attempts
CC Drainage/WQ Review	Complete	Feb 26, 2021	Mar 10, 2021	Feb 26, 2021	Drainage Engineering Review	1
CC Site/Sub Plan Review	Complete	Feb 25, 2021	Mar 10, 2021	Feb 25, 2021	Site Plan Review	1
CC Environmental Review	Complete	Feb 25, 2021	Mar 10, 2021	Feb 25, 2021	Environmental Review	1
CC ERM Review	Complete	Feb 26, 2021	Mar 10, 2021	Feb 26, 2021	ERM Review	1
CC Flood Plain Review	Incomplete	Mar 10, 2021	Mar 10, 2021	Mar 10, 2021	Joydeep Goswami	1
CC Transportation Planning Review	Complete	Mar 10, 2021	Mar 10, 2021	Mar 10, 2021	Ivan Naranjo (512-974-7649)	1

Process Description	Status	Start Date	Scheduled End Date	End Date	Assigned Staff	# of Attempts
CC Utility Coordination Review	Complete	Mar 19, 2021	Mar 10, 2021	Mar 19, 2021	Utility Coordination Review	1
CC Traffic Control Review	No Review Required	Feb 26, 2021	Mar 10, 2021	Feb 26, 2021	Traffic Control Review	1
CC City Arborist Review	Complete	Mar 5, 2021	Mar 10, 2021	Mar 5, 2021	Suzannah DesRoches	1
CC AW Review	No Review Required	Feb 25, 2021	Mar 10, 2021	Feb 25, 2021	AWU-Utility Development Service (512-972-0000)	1
CC RSMP Review	No Review Required	Feb 26, 2021	Mar 10, 2021	Feb 26, 2021	Emily Booth	1
CC Flood Plain Review	Incomplete	Apr 12, 2021	Apr 12, 2021	Apr 12, 2021	Joydeep Goswami	1
CC Flood Plain Review	Complete	Jun 15, 2021	Jun 15, 2021	Jun 15, 2021	Joydeep Goswami	1
Case Manager Review	Rejected	Aug 12, 2021	Jul 29, 2021	Aug 12, 2021	Clarissa E. Davis (512-974-1423)	1
Electric Review	Approved	Jul 15, 2021	Jul 27, 2021	Jul 15, 2021	Cody Shook (727-735-4054)	1
Drainage Engineering Review	No Review Required	Jul 1, 2021	Jul 27, 2021	Jul 1, 2021	Danielle Guevara (512-974-3011)	1
Environmental Review	Rejected	Aug 11, 2021	Jul 27, 2021	Aug 11, 2021	Pamela Abee-Taulli (512-974-1879)	1
Fire For Site Plan Review	No Review Required	Jul 26, 2021	Jul 27, 2021	Jul 26, 2021	Constantino Mendoza ((512) 974-2574)	1
Flood Plain Review	Rejected	Jul 28, 2021	Jul 27, 2021	Jul 28, 2021	Joydeep Goswami	1
Industrial Waste Review	Approved	Jul 27, 2021	Jul 27, 2021	Jul 27, 2021	Dalila Loiacomo (512-972-1050)	1
Planner 1 Review	Rejected	Aug 12, 2021	Jul 28, 2021	Aug 12, 2021	Cindy Edmond (512-974-3437)	1
Site Plan Review	Informal Update Req'd	Jul 27, 2021	Jul 27, 2021	Jul 27, 2021	Clarissa E. Davis (512-974-1423)	1
Site Plan Plumbing	No Review Required	Jul 27, 2021	Jul 27, 2021	Jul 27, 2021	Juan Beltran (512-972-2095)	1
R.O.W. Review	No Review Required	Jul 23, 2021	Jul 27, 2021	Jul 23, 2021	Isaiah Lewallen (512-974-1479)	1

Process Description	Status	Start Date	Scheduled End Date	End Date	Assigned Staff	# of Attempts
Traffic Control Review	No Review Required	Jun 30, 2021	Jul 27, 2021	Jun 30, 2021	Traffic Control Review	1
Transportation Planning	Approved	Jul 27, 2021	Jul 27, 2021	Jul 27, 2021	Martin Laws	1
Water Quality Review	No Review Required	Jul 1, 2021	Jul 27, 2021	Jul 1, 2021	Danielle Guevara (512-974-3011)	1
Wetlands Biologist Review	Rejected	Jul 30, 2021	Jul 27, 2021	Jul 30, 2021	Eric Brown (512-978-1539)	1
City Arborist Review	No Review Required	Jul 28, 2021	Jul 27, 2021	Jul 28, 2021	Suzannah DesRoches	1
Case Manager Review	Informal Update Req'd	Dec 17, 2021	Nov 17, 2021	Dec 17, 2021	Clarissa E. Davis (512-974-1423)	1
Environmental Review	Informal Update Req'd	Dec 16, 2021	Nov 15, 2021	Dec 16, 2021	Mel Fuechec (512-974-3036)	1
Flood Plain Review	Approved	Nov 15, 2021	Nov 15, 2021	Nov 15, 2021	Joydeep Goswami	1
Planner 1 Review	Informal Update Req'd	Dec 17, 2021	Nov 16, 2021	Dec 17, 2021	Cindy Edmond (512-974-3437)	1
Site Plan Review	Informal Update Req'd	Nov 16, 2021	Nov 15, 2021	Nov 16, 2021	Clarissa E. Davis (512-974-1423)	1
Wetlands Biologist Review	Informal Update Req'd	Nov 12, 2021	Nov 15, 2021	Nov 12, 2021	Eric Brown (512-978-1539)	1
Case Manager Review	Informal Update Req'd	Jan 13, 2022	Jan 12, 2022	Jan 13, 2022	Clarissa E. Davis (512-974-1423)	1
Environmental Review	Informal Update Req'd	Jan 10, 2022	Jan 10, 2022	Jan 10, 2022	Mel Fuechec (512-974-3036)	1
Planner 1 Review	Informal Update Req'd	Jan 13, 2022	Jan 11, 2022	Jan 13, 2022	Cindy Edmond (512-974-3437)	1
Site Plan Review	Informal Update Req'd	Jan 10, 2022	Jan 10, 2022	Jan 10, 2022	Clarissa E. Davis (512-974-1423)	1
Wetlands Biologist Review	Approved	Jan 7, 2022	Jan 10, 2022	Jan 7, 2022	Eric Brown (512-978-1539)	1
Case Manager Review	Approved	Jan 25, 2022	Feb 8, 2022	Jan 31, 2022	Clarissa E. Davis (512-974-1423)	2
Environmental Review	Approved	Jan 31, 2022	Feb 4, 2022	Jan 31, 2022	Mel Fuechec (512-974-3036)	1

Process Description	Status	Start Date	Scheduled End Date	End Date	Assigned Staff	# of Attempts
Planner 1 Review	Closed		Feb 7, 2022	Jan 25, 2022	Cindy Edmond (512-974-3437)	0
Site Plan Review	Approved	Jan 25, 2022	Feb 4, 2022	Jan 25, 2022	Clarissa E. Davis (512-974-1423)	1
Addressing Review	Approved	Feb 26, 2021	Mar 11, 2021	Mar 10, 2021	Michael Murphy ((512) 974-2741)	1
Mapping Review	Approved	Feb 26, 2021	Mar 11, 2021	Mar 8, 2021	RoxAnne Parker (512-974-6440)	1
CC ATD Review	Closed	Mar 10, 2021	Mar 10, 2021	Mar 10, 2021	ATD-Reviewers (512-972-0000)	1
Early Notification	Closed	Jul 13, 2021	Jul 14, 2021	Jul 13, 2021	Debra Sustaita (512-974-2193)	1
Initial Intake	Accepted	Feb 8, 2021		Feb 25, 2021	ABC LUR Intake	2
Submittal Intake	Closed	Jun 30, 2021	Jun 17, 2021	Jun 30, 2021	Intake Group	1
Initial Distribution	Closed	Jun 30, 2021	Jul 1, 2021	Jun 30, 2021	Intake Group	1
Adjust Review Due Dates	Closed		Nov 12, 2021	Jan 31, 2022	Intake Group	0
Completeness Check Update	Closed	Apr 5, 2021	Mar 26, 2021	Apr 5, 2021	Intake Group	1
Completeness Check Update	Closed	Jun 9, 2021	Apr 19, 2021	Jun 9, 2021	Intake Group	1
Awaiting Update	Closed	Nov 2, 2021	Mar 11, 2022	Nov 2, 2021	Intake Group	1
Update Distribution	Closed	Nov 2, 2021	Nov 2, 2021	Nov 2, 2021	Christine Martinez	1
Awaiting Update	Closed	Dec 28, 2021	Apr 11, 2022	Dec 28, 2021	Intake Group	1
Update Distribution	Closed	Dec 28, 2021	Dec 28, 2021	Dec 28, 2021	Christine Martinez	1
Awaiting Update	Closed	Jan 25, 2022	Apr 12, 2022	Jan 25, 2022	Intake Group	1
Update Distribution	Closed	Jan 25, 2022	Jan 25, 2022	Jan 25, 2022	Clarissa E. Davis (512-974-1423)	1

Process Description	Status	Start Date	Scheduled End Date	End Date	Assigned Staff	# of Attempts
Completeness Check Distribution	Incomplete	Feb 25, 2021	Mar 11, 2021	Mar 19, 2021	ABC LUR Intake	2
Completeness Check Distribution	Incomplete	Apr 12, 2021	Apr 12, 2021	Apr 12, 2021	ABC LUR Intake	1
Completeness Check Distribution	Complete Without Site Visit	Jun 17, 2021	Jun 16, 2021	Jun 17, 2021	ABC LUR Intake	1
Case Diary	Closed			Jan 31, 2022		0
Case Administration	Closed		Dec 28, 2021	Jan 31, 2022	Case Manager Review	0
Fiscal Surety	Closed			Jan 31, 2022		0

FOLDER ATTACHMENT

Description	Detail	Download
Approved Plans		Download
Permit		Download
SP-2021-0048D_0~001.tif		Download
SP-2021-0048D_0~002.tif		Download
SP-2021-0048D_0~003.tif		Download
SP-2021-0048D_0~004.tif		Download
SP-2021-0048D_0~005.tif		Download
SP-2021-0048D_0~006.tif		Download
U0 MCR		Download
U1 MCR		Download
U2 MCR		Download

Back to Search Results

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 1:03 pm, Jan 10, 2020

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Camacho Recreation Center, 35 Robert Martinez Jr Street, Austin, TX 78702
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A26999**

Total Due **$550.00**

PO #:	DO#201810561
Issue Date:	12/08/2019
Payment Due:	Net 30 Days
Requested By:	Property Manager
Completion Date:	11/26/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete.	$550.00

Subtotal	$550.00
Tax	$0.00
Total	**$550.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

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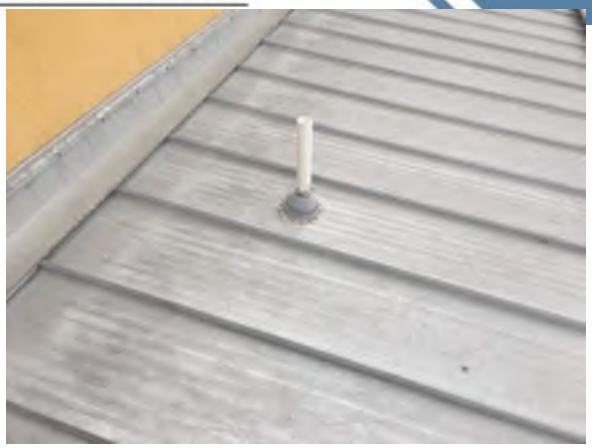




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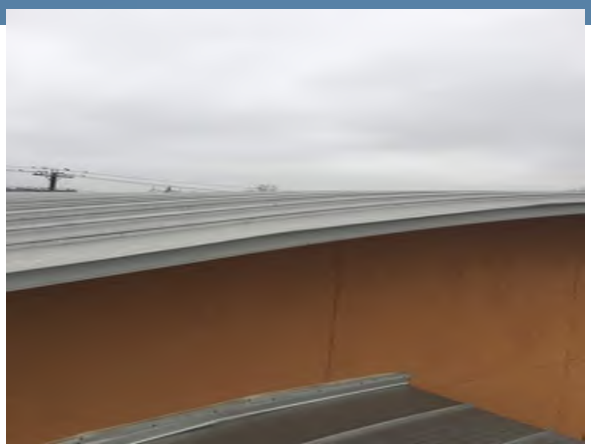


PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

DATE: 12-09-2019

ROOF INSPECTION –

Client: City of Austin
Property Contact: Ruben Salinas
Facility: 35 Robert Martinez Jr. St. W/O #19351

ROOF DATA
Size: Approximately 9,850SF
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: Metal
Surface: Metal
Perimeter: Slope to edge
Expansion Joint: N/A
Roof Age: +/-20 Years
Drainage: Slopes to edge

INSPECTION OBSERVATIONS/RATINGS:
Roof: Good
Surface: Good
Drainage: Fair
Expansion Joints: X
Mechanical Fixtures/Flashing: 3 pipe boots need resealed.
Other:

RATINGS/RECOMMEDATIONS
Overall Rating: Good
Recommendations:

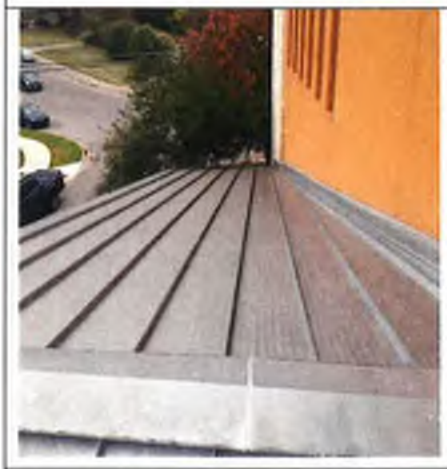
- Please reference repair proposal.

Life Remaining: +/-10 Years if properly maintained.

END OF REPORT
Inspection Conducted and Report Submitted By:
Don Wade

16311 Central Commerce | Pflugerville, TX 78660 | Tel 512-989-7663 | Fax 512-989-7666 | www.empireroofing.com


C 11/26
WO # 19351
35 Robert Martinez Jr. St.
Legend
Google Earth
© 2018 Google
90 ft
N

	
35 Robert Martinez Jr. St. Roof is in Good Condition.	Overview.
	
Overview.	Overview.
	
Overvie.w	3 pipe boots need resealed. Next 2 pictures.

Don Wade
Don@EmpireRoofing.com

	
	
Overview.	Overview.
	
Overview.	Overview.

Don Wade
Don@EmpireRoofing.com

EMPIRE ROOFING

December 09, 2019

Ruben Salinas
Parks & Recreation Department
Ruben.Salinas@austintexas.gov

RE: 35 Robert Martinez Jr. St. W/O #19351

1. Clean and reseal (3) pipe boots.

PROPOSED PRICE	$650.00
TAX	NO TAX
TOTAL PROPOSED PRICE	$650.00

Thank you for the opportunity to submit this proposal.

City of Austin

Authorized Signature

Date

Empire Roofing Companies Inc.

Authorized Signature

Date

Pre-Survey Questionnaire

CBRE

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Lorraine "Grandma" Camacho Activity Center	**Project No.:**	
Address:	35 Robert Martinez Jr. St.	**Project Manager:**	
City, State Zip Code	Austin, TX 78702	**Property No.:**	
Year Built and Age:	1999	**Tax I.D. # (Sec, Lot, Block):**	ABS 24 DELVALLE S ACR 29.73
Building Type:		**Size of Parcel (Acres):**	29.7300
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Ryan Eaker	**Date:**	
Tel:	(512) 978-2420	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	24			12	36
Handicap	2			2	4
Totals	26			14+	

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☑ No ☐ U/K ☐

If yes, please list the problem areas. Rear, between outdoor restroom + trail

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☒

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☒

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☒

If "Partial", list below what areas are not covered? Kitchen hood

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

   a. Roof leakage? Yes ☒ No ☐
   b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☒
   c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☒

   d. Structural problems such as excessive floor framing deflection,

sidewall or foundation cracks? Yes ☐ No ☒

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☒

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☒

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☒

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☒ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☒

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☒

k. Inadequate electrical capacity or distribution? Yes ☐ No ☒

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☒
If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☒

n. Aluminum branch or distribution wiring? Yes ☐ No ☒ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☒

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☒

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☒
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☒

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☒

s. On-site septic system? Yes ☐ No ☒ U/K ☐
If "Yes," any problems (explain below)? Yes ☐ No ☐
What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☒ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☒
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☒ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☒ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☒
If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☒ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☒ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☒
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?
plumbing/toilet seals - flushing ; irrigation ; phone lines

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☒

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☒

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☒

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☒

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☒

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☒

21. Have any ADA related improvements been made to the property? Yes ☒ No ☐

If "Yes", please identify the improvements. We have an accessible waterfront & dock

Have there been any ADA or disability complaints of any kind lodged against the property? no

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☒

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☒

If "Yes", explain.

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location.

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Montopolis Recreation and Community Center

1200 Montopolis Drive
Austin, Texas 78741

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-21
Site Visit Date: September 29, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Montopolis Recreation and Community Center
1200 Montopolis Drive
Austin, Texas 78741
SF-0001419126-21

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 29, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			None		
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Repair	$9,000	$18,120
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			Repair		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X			Repair	$4,000	$12,190
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X			Repair	$15,800	
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X			Investigate	$6,000	
5.5 HEATING, COOLING, AND VENTILATION	X	X		None		
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			Survey	$7,000	
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None	$550	
5.8 VERTICAL TRANSPORTATION		X		Repair	$5,000	
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None		
Totals					$47,350	$30,310

Summary	Today's Dollars	$/SF
Immediate Repairs	$47,350	$1.43

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$30,310.00	$0.91	$0.09
Replacement Reserves, w/10, 3.0% escalation	$34,895.85	$1.05	$0.11

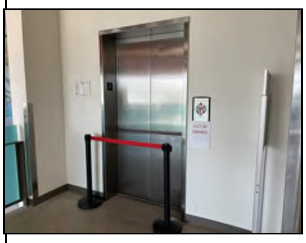
FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
1	**Repair Cracks at Concrete Sidewalk**	The sidewalk at the west of the gymnasium is exhibiting various cracks. These cracks can be patched with a non-shrinking grout.	Man Days	$500	1	$500	
2	**Replace the Sidewalk - South Walkway**	The walkway along the south side of the Gymnasium is settling causing a negative slope towards the building. Water infiltration during heavy rains was reported at this area. The walkway should be removed and replaced to promote positive drainage away from the building and to repair any settled areas that are causing tripping hazards.	Allow	$7,500	1	$7,500	
3	**Rehabilitate Planting Area**	Unhealthy plants were observed along the west elevation near the entry plaza. Remove the dying plants and replace with similar new plantings.	Man Days	$500	2	$1,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$9,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
4	**Repair Concrete Panel Cracks**	Select area of concrete exterior was noted with minor cracks at the east façade. Repair the cracks with sealant or equal and repaint.	Man Days	$500	3	$1,500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Paint Gas Piping and Stair Handrails**	Select areas of the gas piping and stair handrails were noted with flaking paint surfaces. Scrape, prime, and repaint the gas piping and handrails.	Man Days	$500	4	$2,000	
6	**Trim Vegetation at Windows**	The climbing vines at the west entry plaza are encroaching onto the windows at the gymnasium wall. Vegetation should be trimmed away from the windows.	Man Days	$500	1	$500	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$4,000	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
7	**Replace Worn Common Area Carpeting**	The carpet at the north breakroom was observed to be stained. Replace the stained carpet.	Man Days	$300	1	$300	
8	**Repair Interior Storefront Doors**	The storefront doors to the fitness room were reported to be malfunctioning and should be repaired or replaced.	Allow	$3,000	1	$3,000	
9	**Repair Concrete Floor Crack**	A linear crack was observed at the doorway leading to the elevated running track and should be repaired.	Man Days	$500	1	$500	
10	**Replace Exercise Equipment**	Two of the treadmills at the fitness room are reportedly out of order and should be replaced.	LS	$12,000	1	$12,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$15,800	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
11	**Investigate the Leak at the Women's Shower Room**	There is an ongoing leak at the women's shower room reportedly caused by prolonged water usage. A licensed professional should be engaged to investigate the issue and provide a solution to address the observed issue at this time.	Allow	$6,000	1	$6,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$6,000	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							
12	**Infrared Survey, Commercial Scale**	The issues with RTU-1 and the elevator may be related to underlying electrical issues. It is recommended an infrared survey be conducted to detect any problematic conditions.	EA	$7,000	1	$7,000	
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$7,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
13	**Pressure Test and Re-Tag Fire Extinguishers**	The fire extinguisher at the north electrical room was observed without an inspection tag. The fire extinguisher should be tested and tagged.	EA	$50	1	$50	
14	**Fire Alarm Control Panel Compliancy Repair**	The recent inspection tag, dated March 10, 2022, was noted with a yellow label due to the voice panel not being supervised by the alarm panel. Repair the FACP for compliancy.	Allow	$500	1	$500	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$550	
VERTICAL TRANSPORTATION							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
15	**Investigate Elevator Issues**	On-site staff reported the elevator frequently malfunctions even after being serviced and has been kept out of service for safety reasons. We were not provided with a copy of the elevator maintenance agreement, but assume one is in place. It is recommended the Owner contact the elevator maintenance company to investigate the issue and pinpoint the cause. Repair the elevator after the infrared survey has been completed if the problem persists.	Allow	$5,000	1	$5,000	
		Subtotal VERTICAL TRANSPORTATION				$5,000	
		Total:				**$47,350**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Asphalt Pavement Maintenance	5	2	3	30,200	SF	$0.30	$9,060	200%			$9,060					$9,060			$18,120
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Paint Gas Piping and Stair Handrails	7	7	0	4	Man Days	$500.00	$2,000	100%								$2,000			$2,000
Annual Roof Maintenance Program	1	0	1	20,380	SF	$0.05	$1,019	1000%	$1,019	$1,019	$1,019	$1,019	$1,019	$1,019	$1,019	$1,019	$1,019	$1,019	$10,190
Total (Uninflated)									$1,019.00	$1,019.00	$10,079.00	$1,019.00	$1,019.00	$1,019.00	$1,019.00	$12,079.00	$1,019.00	$1,019.00	$30,310.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$1,019.00	$1,049.57	$10,692.81	$1,113.49	$1,146.89	$1,181.30	$1,216.74	$14,855.65	$1,290.84	$1,329.56	$34,895.85

Evaluation Period:	10
# of SF:	33,141
Reserve per SF per year (Uninflated)	$0.09
Reserve per SF per year (Inflated)	$0.11

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1.0 EXECUTIVE SUMMARY

Montopolis Recreation and Community Center, the Subject, is a 33,141-SFG, two-story freestanding building on a 6.43-acre parcel in Austin, Texas. The building was constructed in approximately 2020 and is approximately two years old. Specifically, the site is located at the south corner of the intersection of Larch Terrace and Montopolis Drive, less than one mile west of U.S. Route 183. The Subject is located within Montopolis Park. The property is bounded by residential properties on all sides.

The Subject is park of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided via one curb cut at Larch Terrace that leads into the surface parking lot at the west side of the building. The parking lot serves the recreation center and the park.

1.1 FACILITY CONDITION

The Subject is considered to be in good condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its relatively recent construction, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include possible electrical issues, plumbing leaks, landscaping, and exterior finishes. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures into a midlife stage between 10 and 20 years in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

No capital expenditure information was provided.

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

The following items are planned work items that are currently being considered by Ownership. Some of these costs have been included in the cost tables of this Report, if considered to be a current or short-term capital need at this property. If deemed to be an upgrade or discretionary cost, they have not been included in the cost tables of CBRE's Report.

PLANNED CAPITAL EXPENDITURES		
Planned Capital Expenditures	**Date to Begin**	**Approximate Costs/Comments**
Playground and Pool Replacement	2024	Information not provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

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The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be at the high end of the good range at 0.003

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 19, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 19, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 19, 2022. According to the response received, there are no current violations outstanding on record, however, a Fire Department Inspection Report dated January 9, 2022, states the fire protection system/ life safety system does not meet fire department approval. Refer to the Exhibits for documentation.
Certificate of Occupancy	A Certificate of Occupancy was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests, and no open code violations were reported.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any

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alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Mark Vasquez, Site Supervisor	City of Austin	PARD	(512) 978-2300
PIR Team	City of Austin	Law Department	(512) 974-2197

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-21
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Montopolis Recreation and Community Center
Street Address	1200 Montopolis Drive
City, State and Zip	Austin, Texas 78741
Number of Parcels	1
Total Acreage	6.43
Number of Buildings	1 building
Number of Stories	Two Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	33,141 SF
Building Age	The Property was constructed in 2020 and is two years old.
Parking Provisions	There are a total of 80 parking spaces, of which there are two standard ADA spaces and two van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	Two years
Escorted by	Mark Vasquez, Site Supervisor, and Robert Morrison, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 29, 2022
Weather	Sunny, 76F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be less than 5'. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins that drain into the on-site rain garden along the north side of the site. The rain garden acts as a storm water retention basin and used to improve water quality. Stormwater from the Montopolis Drive is also partially directed to the rain garden. Roof drains discharge at the base of the building and into catch basins that are piped underground to the retention basin.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0605K dated January 22, 2022.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition with no immediate action required. Storm water management appears to be in good condition. No further action is required at this time.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the west side of the building. There are a total of 80 parking spaces, of which two are designated accessible and two are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at the parking spaces. Cast concrete paving is provided at the dumpster pad.

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Concrete sidewalks connect the parking areas to the main entrance of the building. There are also municipal sidewalks on the north and east sides of the site. Concrete sidewalks are generally 6' wide with regular contraction joints and a broom finish. The building entry plazas are paved with scored cast concrete.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, flowering plants, grass lawns, decomposed granite, and wood mulch ground cover. The rain garden at the north side of the site is provided with native plants and grasses. Landscaping is provided with a SmartLine Weathermatic irrigation system with automatic controls and timers located within the north electrical room.

A monument sign is provided at the north side of the building that is integrated into the exterior stair. It is constructed of a precast tilt-up concrete panel, with supplemental lighting and surface-mounted letters.

Observations & Comments

Paving and flatwork is two years old and found to be in overall good condition and should provide many additional years of service. To extend the life of the surface, the asphalt pavement requires routine maintenance and repairs throughout the term. Budgetary costs have been included in the reserve term.

The sidewalks are in overall good condition, with exception to the walkway along the south side of the building where settlement is occurring. Water infiltration during heavy rains was reported at this area. The walkway should be removed and replaced to create positive drainage away from the building and to repair any settled areas that are causing tripping hazards. Costs are included in immediate needs.

Several unhealthy plants were observed at the west side of the building near the entry plaza. The unhealthy plants should be removed and replaced with similar new plants. The irrigation system was reported to be maintained by the landscaping crew and in good working order. Other than routine maintenance, no further action is anticipated.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The foundation relies on a deep reinforced concrete system. The superstructure walls and columns are supported on reinforced concrete pier caps. Reinforced concrete pier subsequently support the pier caps and grade beams interconnect them. The ground floor is a concrete slab over 8" deep carton form boxes.

The structural framing system consists of a steel superstructure with interior tube steel columns, and wide flange steel beams that span between the columns and perimeter walls. Elevated floors are concrete poured over corrugated metal decking; roof decks are corrugated metal decking supported on OWJ's.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of precast tilt-up concrete panels and prefinished metal panels. Fenestration consists of aluminum storefront wall systems. A metal louver sunshade screen is provided at the southeast corner of the building. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted hollow metal. A loading area with double-leaf service doors is provided at the north side of the building. Exterior painted metal stairs are provided at the emergency exits.

The building has three main roof areas, an upper, middle, and lower section. The canopy above the west building entrance is additionally provided with a small area of roofing. The roof appears to be a built-up modified bitumen roof system and is reported to be about two years old. Drainage is provided by sheet

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flow to internal roof drains and overflow drains that discharge at the base of the building to a catch basin which then discharges into the rain garden. Sealant and metal flashing are located at the perimeter of the roof and parapet walls.

Appurtenances consist of RTUs, mechanical equipment screens, the roof hatch, and gas supply piping. Access to the roof is provided by a roof hatch located at the breakroom.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Upper	7,500	Membrane (built-up BUR)	Two years
2	Middle	2,550	Membrane (built-up BUR)	Two years
3	Lower	10,200	Membrane (built-up BUR)	Two years
4	West Entry	130	Membrane (built-up BUR)	Two years

Observations & Comments

Exterior sidewalls were generally found to be in good condition with one isolated area with minor cracks at the east façade which should be repaired. The gas piping and stair handrails at the north elevation were noted with flaking paint. The piping and handrails should be primed, and repainted throughout the term. Climbing vines at the north wall of the gymnasium was noted to be encroaching onto the windows. Vegetation should be trimmed away from the windows and maintained as part of routine maintenance.

A roof warranty was not provided, however, because of the building's relatively new construction, the roof should remain under warranty during the evaluation term. CBRE anticipates the Roof System will last past the evaluation period with routine maintenance.

The drainage and roof appurtenances appear to be in generally good condition, though we recommend continued annual roof inspections to ensure continued operation and maintenance of these systems.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a double height atrium which runs through the east/west axis, with entrances and lobbies on both sides. The main reception desk is located centrally within the atrium which provides access to the recreation center on the south side of the building, and the offices and clinic for Austin Public Health on the north side. Austin Public Health is additionally provided with a dedicated entrance and lobby at the west side the building. An elevator and grand stair located at the east lobby provide access to the upper floor. Areas for Austin Public Health include an intake reception desk, nurse’s office, storage rooms, conference rooms, food pantry, and offices on the ground floor, and private offices and open-space office areas at the upper floor. The recreation center is provided with a double-height gymnasium with an elevated running track, multiple multipurpose activity rooms, a teen room, a commercial kitchen, and a computer room at the ground floor, and a fitness room and

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a multipurpose exercise room at the upper floor. Ground floor restrooms include one set of unisex single-user toilet rooms at the north side, and one set of multi-user restrooms and one family restroom at the south side. Upper floor restrooms include one set of multi-user restrooms at the north side and one set of multi-user restrooms with showers and one single user restroom with shower at the South side. Utility and electrical rooms are located at the north and south sides of the building.

Interior finishes generally consist painted gypsum board and exposed concrete walls; lay-in acoustical tile, and painted exposed structure ceiling; commercial-grade carpet, resilient flooring, and sealed concrete floors. Acoustic baffles are provided at select areas. Lighting is provided with recessed and ceiling-mounted light fixtures.

The toilet rooms are equipped with floor-mounted toilets, wall-mounted sinks, and wall-mounted toilet partitions. Interior finishes consist of ceramic tile walls, painted gypsum board ceilings, and sealed concrete floors. Lighting is provided by recessed linear fixtures.

Observations & Comments

Interior finishes are in overall good condition, with the following few exceptions which should be addressed in the immediate term. Stained carpet was observed at the north breakroom and should be replaced. The storefront doors at the fitness room is reportedly malfunctioning and should be repaired or replaced. An isolated linear crack at the doorway leading to the elevated running track was observed and should be grouted. Two treadmills at the fitness center are currently not operating and cannot be repaired due to lack of parts, therefore should be replaced. Based on EUL, replacement of the lobby, common corridors, kitchen and restroom FF&E is generally not anticipated during the evaluation term.

On-site staff reported water leaks at the Multipurpose Activity Room (Room 110) ceiling coming from the exposed plumbing pipe below the women's shower on the upper floor. No finishes appeared to be damaged by the water leak. Refer to Section 5.4 Supply, Waste Piping, and Domestic Hot Water for more information.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit at the southeast corner of the site, near the connection to the city water main. The dedicated 2" city water service line enters the fire riser room at the south side of the building. A backflow preventer was not observed at the domestic water service line. A water circulating pump manufactured by Bell & Gossett is located at the water heaters. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building on the east side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps are provided, however an underground grease trap serving the commercial kitchen

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is located at the south side of the building. Natural gas serves RTUs and kitchen equipment. A gas regulator and meter are located outside on the north elevation of the building. Natural gas piping was observed to be black steel. The various piping systems are all original to the building and two years old.

Domestic hot water for restrooms, showers, and kitchen is provided by two gas-fired instantaneous tank-less hot water heaters manufactured by Rinnai. All of the equipment is original to the building and two years old.

Observations & Comments

There has been an ongoing leak at the women's shower room reportedly caused by prolonged water usage. The area has been recaulked and a threshold was installed by facility maintenance staff but the issue is reported to persist. The shower pan possibly may have been installed in a way that the water is not directed towards the shower drain and/or the drainpipe in which the excess water is flowing down is inadequately sealed or misaligned. A licensed professional should be engaged to investigate the issue and provide a solution to address the observed issue at this time. Otherwise, domestic water and sanitary sewer systems are in overall good condition.

5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by four RTUs with zoned, wall mounted thermostats manufactured by Daikin and are about four years old. The Automated Logic building automation system provides control, monitoring, and troubleshooting for the mechanical and lighting equipment. The system includes control sequences, monitoring points, electronic sensors, alarms, and can be controlled on-site and remotely. The network and electrical rooms are heated and cooled by ductless split systems.

The RTUs are self-contained, direct expansion air-conditioning and gas-fired heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a gas-fired heating system for the forced warm air heat. The RTUs range from 6 to 40-tons cooling capacity. The units have sheet metal ductwork for air delivery.

Ventilation is provided by natural infiltration, through the RTUs and by roof mounted exhaust fans at the toilet rooms.

Observations & Comments

On-site staff reported that two of the condensers in RTU-3 were recently replaced after it had stopped working, and that the unit has been functioning well after the repair. RTU-1 also reportedly had a recent sudden malfunction but has not had issues once the unit was turned back on. Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units

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(102 tons) we calculated that one ton of air conditioning is provided for every 325 SF of building space. This appears inadequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

The HVAC systems are relatively new. Replacements are not anticipated during the reserve term. Individual early replacements can be completed as part of routine maintenance.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to a utility-owned transformer located north of the building. Power enters the building underground via one service to a cabinet with one main service switch. The switchboard is located in the north electrical room and has a rated capacity of 1000 amps at 480/277 volt, 3-phase, 4-wire service. Power is master metered at the transformer and submetered at the distribution panels in the north electrical room. The main switchboard is General Electric, dating from construction. Power is distributed to electrical panels located in the north and south electrical rooms. The building is additionally provided with solar power inverters located at the upper roof.

No emergency power is provided at the Subject.

Observation & Comments

The electrical systems provide 20.07 watts per square foot for the building. This is based upon the overall capacity of 1,000-amps, 480-volts, 3-phase, 33,141 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity generally appears to be acceptable, with no issues observed or reported.

Electrical gear all appeared to be in good condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term.

The malfunction of RTU-1, as well as the elevator, may be due to underlying electrical issues. It is recommended an infrared survey be conducted to detect any problematic conditions.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is fully protected with a wet pipe sprinkler system. The building does not use a dry pipe sprinkler system. A dedicated 8” stepped down to 6” fire service enters the riser room and feeds the system utilizing street pressure with a mixture of Victaulic and black iron pipe. Fire department connections are provided at the building exterior. The piping has mechanical couplings with grooved

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pipe for the larger pipe sizes, and threaded couplings for the smaller sizes. The fire water service line is equipped with a backflow preventer located southeast of the building. The riser piping has a tamper switch, flow control valve, and flow switch.

Supplemental fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are located in recessed wall mounted cabinets and are generally available throughout the corridors, the gym, and in electrical rooms. The kitchen range hood is provided with Ansul-type fire suppression system.

Fire alarm and detection system devices consist of smoke detectors and heat detectors, duct smoke detectors, hard-wired exit signs with battery back-up, illuminated exit lights, and audible and visible alarms. The fire sprinkler and life safety systems are tied to a central fire alarm control panel (FACP) that is manufactured by Edwards (iO Series) and connected to an outside monitoring agency by telephone. The fire alarm panel is located in the fire riser room. The system dates from construction and is two years old.

Emergency egress is provided by two exterior stairs (north and south) from the second floor that discharge at grade. Egress at the ground floor is via the main entrance doors, exterior doors, and exit corridors that discharge to the exterior at grade.

Observation & Comments

Fire alarm tests are performed annually. The recent inspection tag, dated March 10, 2022, was noted with a yellow label due to the voice panel not being supervised by the alarm panel. Although this is not considered to be an emergency impairment of the system, it is considered to be non-compliant per current NFPA standards and should be remedied for compliancy.

The fire alarm control panel is original to construction and two years old. CBRE anticipates the fire protection and life safety system will last past the evaluation period with routine maintenance.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and are dated February 2022. The fire extinguisher in the north electrical room was observed without an inspection tag. The fire extinguisher should be tested and tagged.

5.8 VERTICAL TRANSPORTATION

There is one machine-room-less traction elevator installed in the Subject and which serves the ground and upper floors. The Thyssen-krupp elevator was installed in 2020. Cab finishes consist of stainless-steel front opening door, plastic laminate panel walls with stainless steel reveals, stainless steel ceiling, and resilient flooring.

The table below summarizes the elevators observed.

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Elevator Cab Schedule					
Car No.	**Type**	**Drive**	**Stops**	**Capacity (lbs.)**	**Speed (fpm)**
Elev-1	Passenger	Traction	2	2500	150

Observation & Comments

On-site staff reported the elevator frequently malfunctions even after being serviced and has been kept out of service for safety reasons. We were not provided with a copy of the elevator maintenance agreement, but assume one is in place. It is recommended the Owner contact the elevator maintenance company to investigate the issue and pinpoint the cause. Repair the elevator after the infrared survey has been completed if the problem persists.

Elevator cab finishes were considered to be in good condition. The most recent annual inspections were completed in July 2022.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the project was permitted on or after March 15, 2012, and is therefore required to comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did not observe any barriers of significance. No further action is required at this time.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		
2	Have any ADA improvements been made to this property?		✔		
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?	✔			
2	Is the “UP” button above the “DOWN” button?	✔			
3	Are there visual and audible signals inside cars indicating floor change?	✔			
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?	✔			
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?	✔			
6	Do elevator cabs have visual and audible indicators of car arrival?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✔			
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	✔			
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?		✔		
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Catch basin at the landscaping.

2. Catch basin.

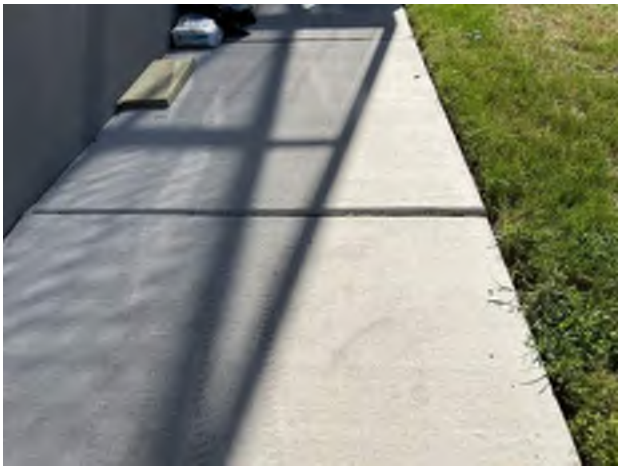
3. Rain garden at the north side of the site.

4. Asphalt parking lot.

5. Concrete-paved sidewalk.

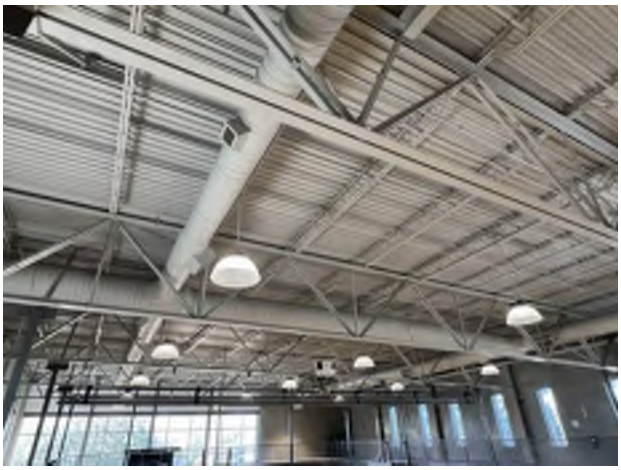
6. Main entry plaza.

7. East entry plaza.



8. Settled concrete at the south walkway.

9. Irrigation controls.



10. Metal roof structure.

11. Northeast elevation.

12. Partial north elevation.

13. Partial east elevation.

14. Partial west elevation.

15. Partial west elevation.

16. South elevation.

17. Exterior painted metal stairs.

18. South exterior metal stairs.

19. Main entrance doors.

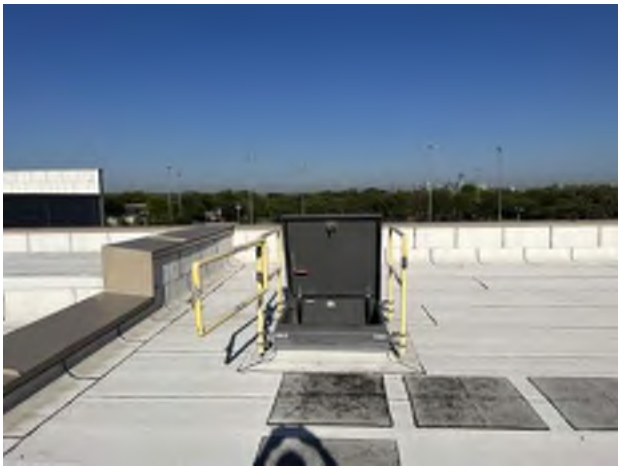
20. Windows and roofing at the west entry.

21. Upper roof overview.

22. Middle roof overview.

23. Lower roof overview.

24. Roof and overflow drains.



25. Roof hatch at the middle roof.

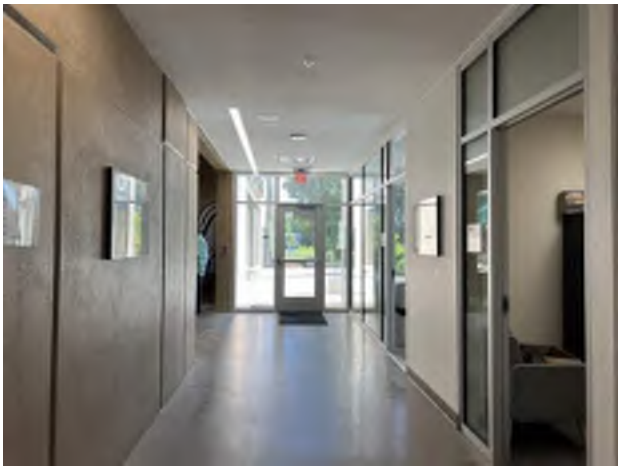
26. Balcony at the elevated track.

27. Chipped paint at north stairs.

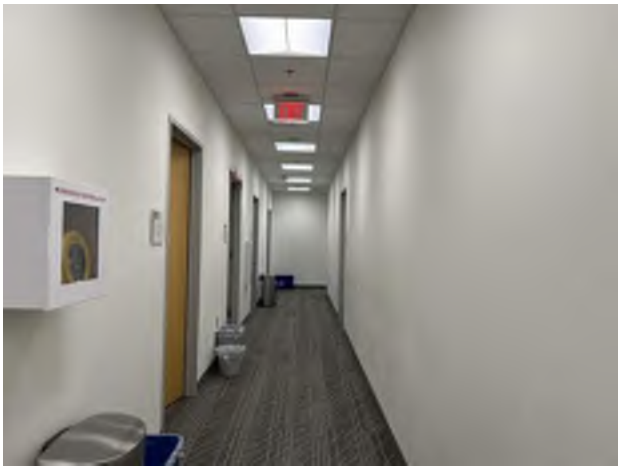
28. Main lobby interior finishes.

29. East lobby interior finishes.

30. Lobby waiting room finishes.



31. Corridor interior finishes.



32. Corridor interior finishes.

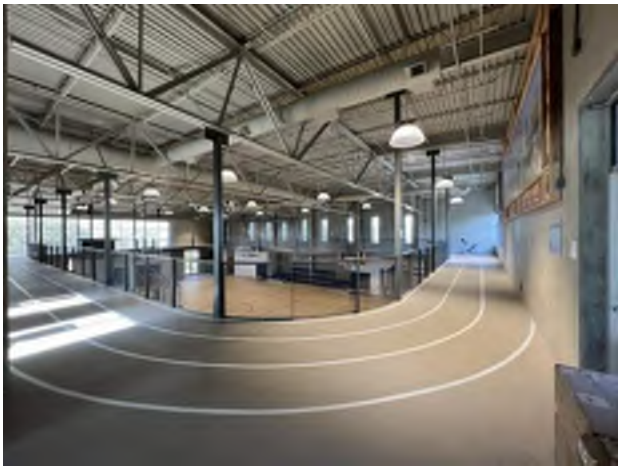
33. Upper floor corridor finishes.

34. Office interior finishes.

35. Classroom interior finishes.

36. Multipurpose Room finishes.

37. Gymnasium interior finishes.



38. Elevated running track.

39. Fitness room interior finishes.

40. Food pantry interior finishes.

41. Leaking pipe at the ground floor ceiling.

42. Kitchen interior finishes.

43. Breakroom interior finishes.

44. Restroom interior finishes.

45. Women's shower interior finishes.

46. Water supply.

47. Instantaneous water heaters.

48. Gas meter.

49. Recaulked joint at the shower room floor.

50. RTU-1 at the middle roof.

51. Replaced condenser at RTU-2.

52. Mini split system condenser units.

53. Electrical room fan unit.

54. Pad-mounted transformer.

55. North electrical room.

56. South electrical room.

57. Solar panels at the upper roof.

58. PV electrical meter.

59. Fire riser.

60. Fire alarm control panel.

61. Recessed fire extinguisher cabinet.

62. Kitchen hood with fire suppression.

63. Elevator lobby finishes.

64. Elevator cab finishes.

65. Accessible parking spaces.

66. Accessible toilet stall.

Pre-Survey Questionnaire

CBRE

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Montopolis Recreation and Community Center	**Project No.:**	
Address:	1200 Montopolis Dr.	**Project Manager:**	
City, State Zip Code	Ausitn, TX 78741	**Property No.:**	
Year Built and Age:	2020	**Tax I.D. # (Sec, Lot, Block):**	LOT 1&2 MONTOPOLIS PARK
Building Type:		**Size of Parcel (Acres):**	6.4300
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Mark Vasquez	**Date:**	
Tel:	512-978-2300	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	80				
Handicap	4				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☑ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☑ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☑

If "Yes", how long is the warranty period and when did it start? 2020
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☑ Partial ☐

If "Partial", list below what areas are not covered? _____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

Showers run too long - leaks thru ceiling @ pipe @ womens lockers

a. Roof leakage? Yes ☐ No ☑
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☑
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☑
d. Structural problems such as excessive floor framing deflection,

HVAC Breakdown - condenser replaced - parts making. Recommended Bldg climate control - rain ponding at doors when heavy rain.

sidewall or foundation cracks? Yes ☐ No ☑

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☑

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☑

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☑

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☑

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☑

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☑

k. Inadequate electrical capacity or distribution? Yes ☐ No ☑

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☑
If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☑ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☑ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☑ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☑ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☑
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☑

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☑

s. On-site septic system? Yes ☐ No ☑ U/K ☐
If "Yes," any problems (explain below)? Yes ☐ No ☐
What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☑ U/K ☐

u. Chinese drywall? Yes ☐ No ☑ U/K ☐
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☑ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☑ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☑
If "Yes", please explain: _____

11. Does the building(s) contain galvanized iron or brass water supply piping? - PVC Yes ☐ No ☑ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☑ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☑
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☑

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☑

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? retention + water quality @ east side Yes ☑ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☑

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☑

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☑

21. Have any ADA related improvements been made to the property? Yes ☐ No ☑

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property? NO

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☑

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☑

If "Yes", explain._____

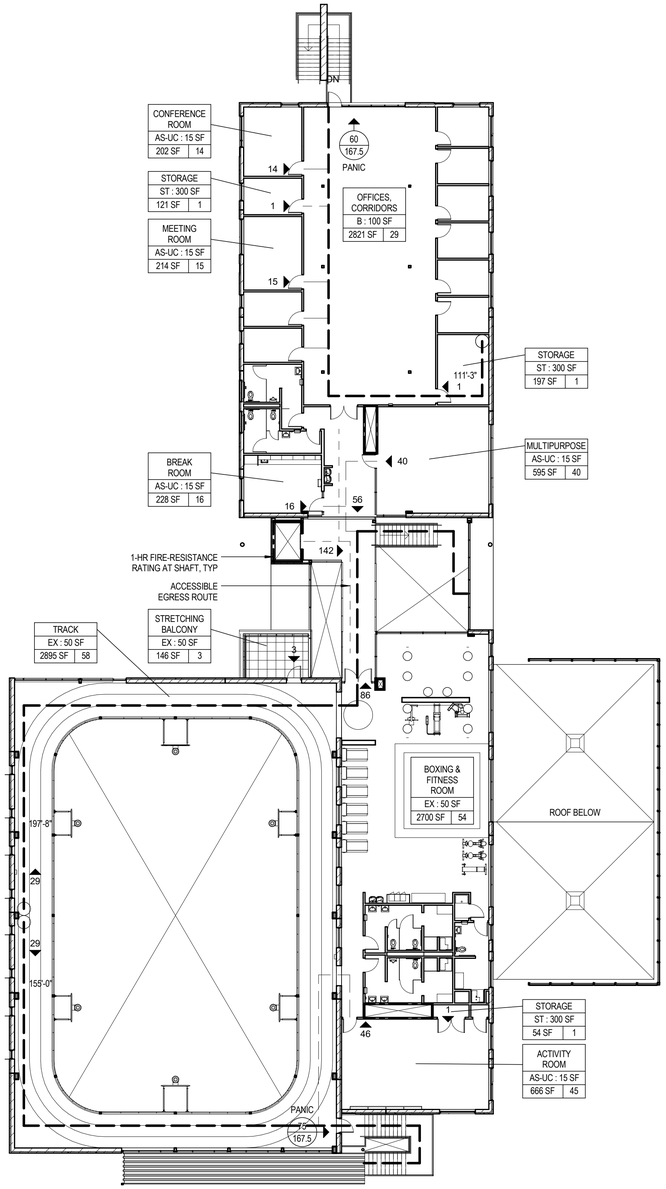
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

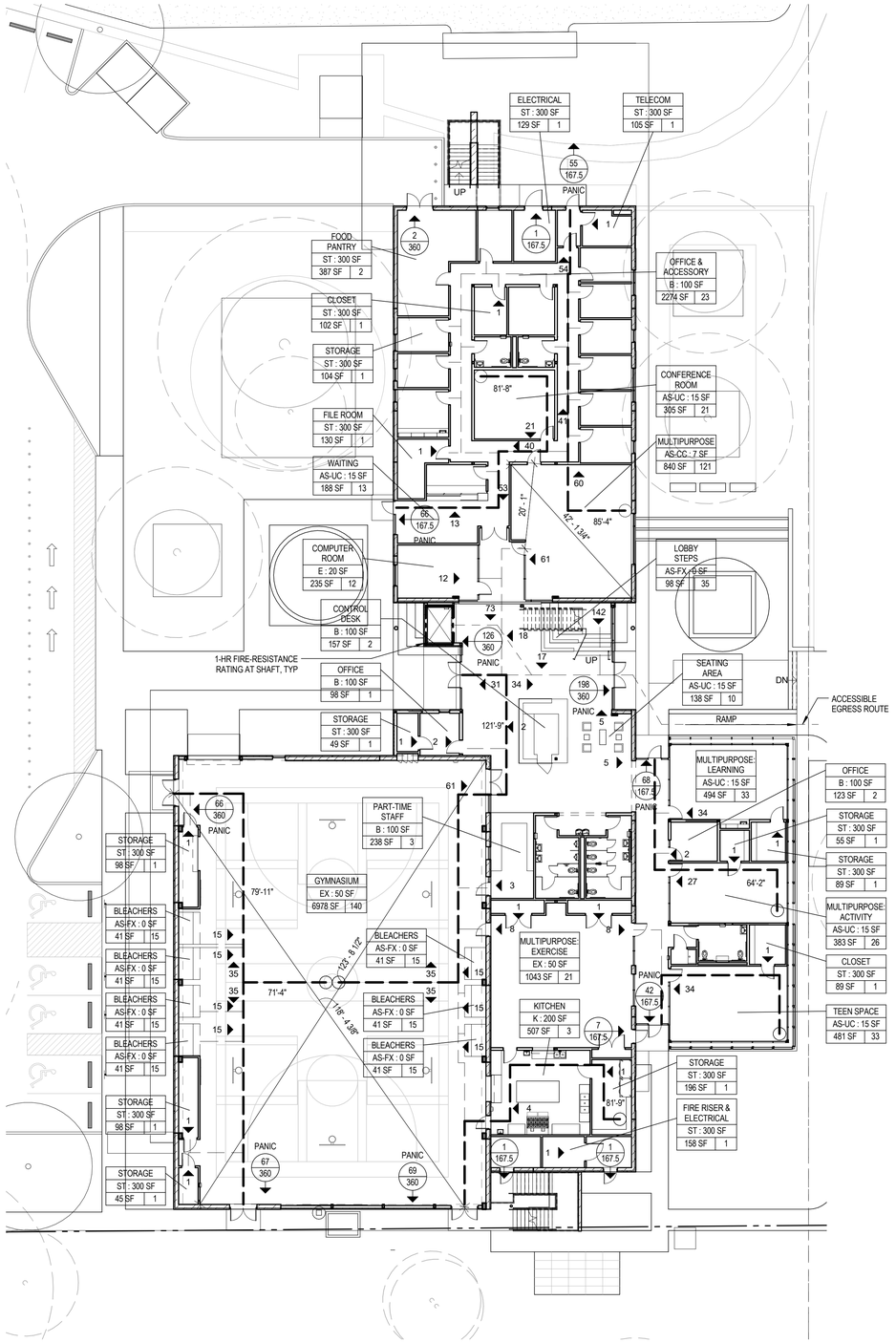
a. Domestic Hot Water Heaters ☑
b. Rooftop Air Conditioning Units ☑
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation



FIRE SAFETY AND EVACUATION PLAN - LEVEL 2 2

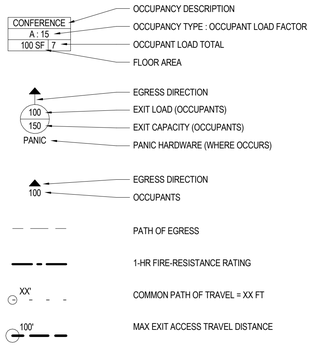
SCALE: 1/16" = 1'-0" | A022



FIRE SAFETY AND EVACUATION PLAN - LEVEL 1 1

SCALE: 1/16" = 1'-0" | A022

CODE LEGEND



ABBREVIATION LEGEND

ST	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
AS-FX	ASSEMBLY WITH FIXED SEATS
AS-CC	ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED (CHAIRS ONLY-NOT FIXED)
AS-UC	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)
B	BUSINESS AREAS
E	EDUCATIONAL, CLASSROOM AREA
EX	EXERCISE ROOMS
K	KITCHENS, COMMERCIAL

EXIT SCHEDULE

EXIT NUMBER	NOMINAL WIDTH	NET WIDTH	EXIT CAPACITY (OCCUPANTS)	EXIT LOAD (OCCUPANTS)
100A	6' - 0"	6' - 0"	360	122
100B	6' - 0"	6' - 0"	360	198
110B	3' - 0"	2' - 9 1/2"	167.5	7
112	3' - 0"	2' - 9 1/2"	167.5	1
113	3' - 0"	2' - 9 1/2"	167.5	1
120	3' - 0"	3' - 0"	180	66
123	3' - 0"	2' - 9 1/2"	167.5	55
128	6' - 0"	6' - 0"	360	2
130	4' - 0"	3' - 9 1/2"	227.5	1
143A	6' - 0"	6' - 0"	360	66
143B	6' - 0"	6' - 0"	360	67
143C	6' - 0"	6' - 0"	360	69
144A	3' - 0"	3' - 0"	180	68
144B	3' - 0"	3' - 0"	180	42
215	3' - 0"	2' - 9 1/2"	167.5	60
226A	3' - 0"	2' - 9 1/2"	167.5	75
NUMBER OF EXITS: 16				900

FIRE EXTINGUISHER SCHEDULE

FIRE EXTINGUISHER TYPE	FIRE EXTINGUISHER SIZE	LOCATION (ROOM NO.)	MOUNTING
CLASS A	2.5 GALLON	CORRIDOR (122)	SEMI-RECESSED CABINET
CLASS A	2.5 GALLON	CORRIDOR (144)	SEMI-RECESSED CABINET
CLASS A	2.5 GALLON	GYMNASIUM (143)	WALL BRACKET
CLASS A	2.5 GALLON	GYMNASIUM (143)	SEMI-RECESSED CABINET
CLASS K	2.5 GALLON	KITCHEN (111)	SEMI-RECESSED CABINET
CLASS A	2.5 GALLON	MODULAR OFFICES (215)	SEMI-RECESSED CABINET
CLASS A	2.5 GALLON	TRACK (226)	WALL BRACKET
CLASS A	2.5 GALLON	TRACK (226)	WALL BRACKET

McKINNEY YORK architects
1301 E. 7th Street
Austin, TX 78702
ph: 512 476 0201
fx: 512 476 0216
www.mckinneyyork.com

CONTACT:
BRIAN CARLSON

REGISTERED ARCHITECT CHARLES A. YORK 17821 STATE OF TEXAS
07/31/2017

STRUCTURAL ENGINEER
JQ+TSEN, LLC
1608 WEST 6TH STREET, SUITE 200
PH: 512-474-4001
CONTACT: STEPHANIE TSEN

CIVIL ENGINEER
URBAN DESIGN GROUP
3660 STONERIDGE ROAD, SUITE E101
PH: 512-347-0040
CONTACT: LAURA TOUPS

LANDSCAPE ARCHITECT
GARCIA DESIGN, INC.
P.O. BOX 81356
AUSTIN, TX 78708
PH: 512-892-0353
CONTACT: ROBERTO GARCIA

MEP AND FA/FS ENGINEER
JOSE I. GUERRA, INC.
2401 SOUTH IH-35, SUITE 210
PH: 512-445-2090
CONTACT: SHAWN ALLEN

CLIENT
CITY OF AUSTIN PUBLIC WORKS DEPARTMENT
505 BARTON SPRINGS ROAD, SUITE 800
AUSTIN, TX 78704
PH: 512-974-7065
CONTACT: DAVID SMYTHE-MACAULAY

MONTOPOLIS RECREATION AND COMMUNITY CENTER COA #7555.006

1220 MONTOPOLIS DRIVE
AUSTIN, TEXAS 78741

PLEASE RECYCLE

#	REVISION	DATE

CONSTRUCTION DOCUMENTS

PROJECT NO. 15-20
DATE 07/31/2017

FIRE SAFETY & EVACUATION PLANS, EXIT SCHEDULE, FIRE EXTING. SCHEDULE

A022

7/7/2017 5:51:48 PM

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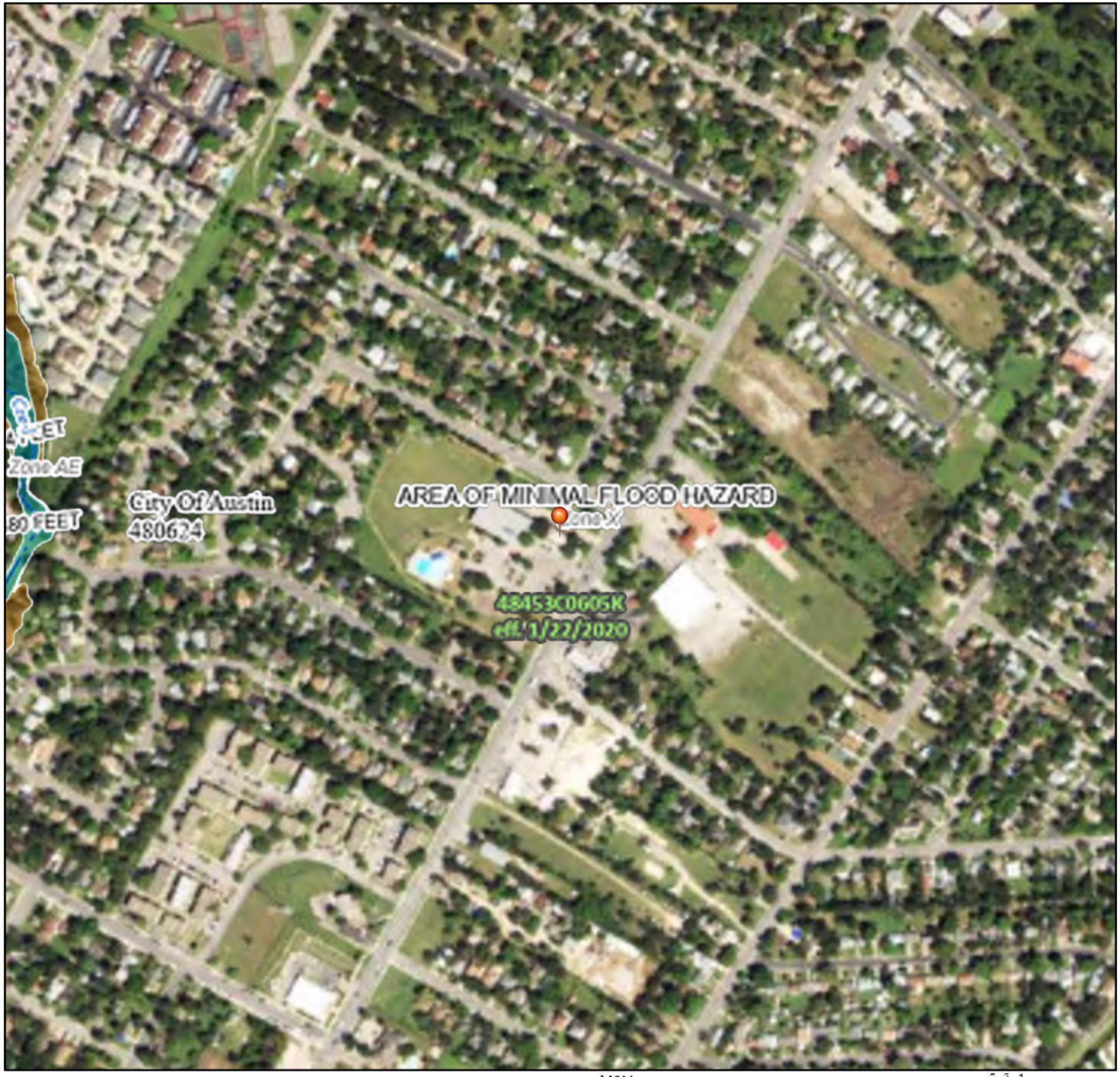
FEMA



)HHW

%DVHPDS 86 1DWLRQDO 2FHDQLF DQG $WPRVSKHULF $GPLQLVWUDWLRQ

Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 19, 2022 10:25 AM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C156585-101422

External

--- Please respond above this line ---

Re: Public Information Request of October 14, 2022, Reference # C156585-101422

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on October 14, 2022, to request copies of records pertaining to the following:

> **"Subject: 1200 Montopolis Drive, Austin, TX 78741**
>
> **Please provide the following information for this property:**
> **-Records of Open Building, Fire, or Zoning Code Violations**
> **-Copy of Certificate of Occupancy, if available**
> **-Zoning Designation**
> **-Copy of Last inspection report**
> **-Any known issues/problems with referenced building"**

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - One Department - C156585-101422

No open violations. Property history attached.

Please note that copies of notices of violation are publicly available on our website and can be downloaded by going to this link:

http://austintexas.gov/department/citizen-connect

clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

Attached zoning guide

P-NP

(P) Public (NP) Neighborhood Plan Combining District)

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Public Health
1200 Montopolis Dr. B
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 01/30/2009
Type: Maintenance Inspection
Inspector: Todd Price, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Combustible materials stored in boiler room, mechanical room, or electrical room. STORAGE AROUND GAS WATER HEATER	Unsatisfactory
Fire Lanes not maintained NEED TO REPAINT FIRELANES	Unsatisfactory
See comments: reference only, no hazard listed FIRE LANES AND PANIC HARDWARE IN CITY BID PROCESS	Unsatisfactory

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Public Health
1200 Montopolis Dr. B
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 01/28/2009
Type: Maintenance Inspection
Inspector: Daniel Knight, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Combustible materials stored in boiler room, mechanical room, or electrical room. STORAGE AROUND GAS WATER HEATER	Unsatisfactory
Fire protection system does not meet initial fire department approval ONE SMOKE NOT TIED INTO ALARM SYSTEM	Corrected
Fire Lanes not maintained NEED TO REPAINT FIRELANES	Unsatisfactory

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Public Health
1200 Montopolis Dr. B
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 12/29/2008
Type: Maintenance Inspection
Inspector: Daniel Knight, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Combustible materials stored in boiler room, mechanical room, or electrical room. STORAGE AROUND GAS WATER HEATER	Unsatisfactory
Extinguisher not mounted in a conspicuous location or within height standards (4" from floor & < 4' above floor MOUNT FIRE EXTINGUISHER	Corrected
Fire protection system does not meet initial fire department approval ONE SMOKE NOT TIED INTO ALARM SYSTEM	Unsatisfactory
Fire Lanes not maintained NEED TO REPAINT FIRELANES	Unsatisfactory

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Public Health
1200 Montopolis Dr. B
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 08/01/2008
Type: Maintenance Inspection
Inspector: Daniel Knight, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Combustible materials stored in boiler room, mechanical room, or electrical room. STORAGE AROUND GAS WATER HEATER	Unsatisfactory
Extinguisher not mounted in a conspicuous location or within height standards (4" from floor & < 4' above floor MOUNT FIRE EXTINGUISHER	Unsatisfactory
Exit signs not installed or not illuminated. EXIT LIGHT REQUIRED	Corrected
Fire protection system does not meet initial fire department approval ONE SMOKE NOT TIED INTO ALARM SYSTEM	Unsatisfactory
Fire Lanes not maintained NEED TO REPAINT FIRELANES	Unsatisfactory

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Public Health
1200 Montopolis Dr. B
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 06/20/2008
Type: Maintenance Inspection
Inspector: Craig Warner, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Combustible materials stored in boiler room, mechanical room, or electrical room. STORAGE AROUND GAS WATER HEATER	Unsatisfactory
Extinguisher not mounted in a conspicuous location or within height standards (4" from floor & < 4' above floor MOUNT FIRE EXTINGUISHER	Unsatisfactory
Exit signs not installed or not illuminated. EXIT LIGHT REQUIRED	Unsatisfactory
Fire protection system does not meet initial fire department approval ONE SMOKE NOT TIED INTO ALARM SYSTEM	Unsatisfactory
Fire Lanes not maintained NEED TO REPAINT FIRELANES	Unsatisfactory

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Community Center
1200 Montopolis Dr.
Austin, Tx.
Contact: Mike Smith
Contact Phone: (512)567-2308
Contact Email: msmith@flintco.com
Scheduler Comments: Temp to Occupy

Inspection Details

Date: 07/02/2020
Type: Fire Final for Certificates of Occupancy
Inspector: Timmy Bailey, Fire Prevention
Permit #: 18156072
Row ID: 0
Transaction ID: 7160945

Item(s)	Status
Fire protection system does not meet initial fire department approval	Unsatisfactory

07/02/2020

TCO Occupancy - Approved

All the items from the list below have been corrected

A Fire Final is pending a successful Plumbing Final

6/16/2020 - Fire Final not approved

Infractions:

1. FDC needs a sign.
2. FDC requires locking knox caps
3. No keys available to be placed into the knox box
4. Numerous (too many to count) upright heads had paint on them or were taped.
The sprinkler contractor will need to replace these heads. The sprinkler heads can't be cleaned. GC will need to have all replaced heads available for inspection by the fire marshal at the next inspection.
5. Front exit sign facing Montopolis was not working on battery backup.
6. Two restroom's on the 2nd level by the running track will need to have emergency lighting on battery backup installed.

Note to next inspector. All uprights will need to be checked for painted heads.

All other fire final inspection items are approved.

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Community Center
1200 Montopolis Dr.
Austin, Tx.
Contact: Mike Smith
Contact Phone: (512)567-2308
Contact Email: msmith@flintco.com
Scheduler Comments: Temp to Occupy ...

Inspection Details

Date: 06/16/2020
Type: Fire Final for Certificates of Occupancy
Inspector: Tron Green, Fire Prevention
Permit #: 18156072
Row ID: 0
Transaction ID: 0

Item(s)	Status
Fire protection system does not meet initial fire department approval	Unsatisfactory

6/16/2020 - Fire Final not approved

Infractions:

1. FDC needs a sign.
2. FDC requires locking knox caps
3. No keys available to be placed into the knox box
4. Numerous (too many to count) upright heads had paint on them or were taped.
The sprinkler contractor will need to replace these heads. The sprinkler heads can't be cleaned. GC will need to have all replaced heads available for inspection by the fire marshal at the next inspection.
5. Front exit sign facing Montopolis was not working on battery backup.
6. Two restroom's on the 2nd level by the running track will need to have emergency lighting on battery backup installed.

Note to next inspector. All uprights will need to be checked for painted heads.

All other fire final inspection items are approved.

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Montopolis Recreation Center
1200 Montopolis Dr.
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 01/03/2022
Type: Maintenance Inspection
Inspector: Homero Garcia, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Fire protection system/ life safety system does not meet fire department approval	Unsatisfactory

1/3/22
Inspected gym area in use for cold weather shelter.
No current tags were found on alarm panel or sprinkler riser.
Informed buiding rep of the need to have this issue immidiately addressed.
No other hazards noted.

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Montopolis Recreation Center, 1200 Montopolis Drive, Austin, TX 78741
Main Roof Area
Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# A27170

Total Due $270.00

PO #:	WO#201810592
Issue Date:	12/13/2019
Payment Due:	Net 30 Days
Requested By:	Property Manager
Completion Date:	11/27/2019

APPROVED
By Ruben Salinas at 6:48 am, Feb 05, 2020

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Could not inspect due to old building being torn down and building new one.	$270.00
Subtotal	$270.00
Tax	$0.00
Total	**$270.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay






Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Northwest Recreation Center

2913 Northland Drive
Austin, Texas 78757

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-12
Site Visit Date: September 27, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Northwest Recreation Center
2913 Northland Drive
Austin, Texas 78757
SF-0001419126-12

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 27, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

©2023 CBRE

PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD		X		Investigate	$6,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X	X	Replace	$108,500	$147,500
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X	X		Repair		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$13,000	$209,080
5.3 INTERIORS: LOBBY, OFFICES, CLASSROOMS,CORRIDORS, SUPPORT SPACES, GYMNASIUM, AND TOILET ROOMS	X	X		Repair	$5,000	$95,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Replace	$9,000	$14,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace	$2,500	$66,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		$25,545
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None	$300	
Totals					$144,300	$557,125

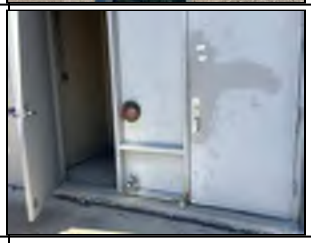
Summary	Today's Dollars	$/SF
Immediate Repairs	$144,300	$144,300.00

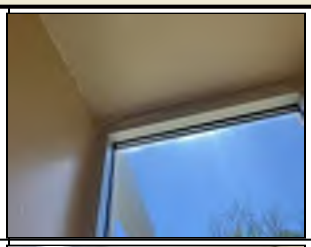
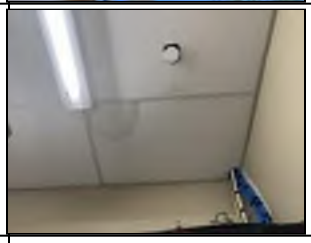
	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$557,125.00	$557,125.00	$55,712.50
Replacement Reserves, w/10, 3.0% escalation	$622,533.05	$622,533.05	$62,253.31

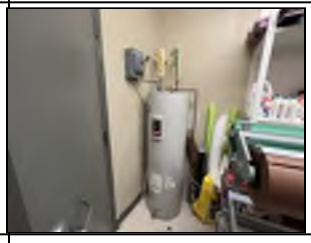
FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Investigate Ground Settling**	Ground settling appears to be occurring at the east side of the building. It was reported the area had been previously assessed and was concluded that the backfill was not properly compacted at the time of the 2011 building renovation. It is recommended a licensed professional be engaged to further investigate the issue and complete repairs as needed. Costs resulting from the exploratory investigation are not included.	EA	$5,000	1	$5,000	
2	**Repair Stone Retaining Wall**	The stacked stone retaining wall structure at the west parking lot landscaping is damaged and should be repaired.	Man Days	$500	2	$1,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$6,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
3	**Mill and Overlay Asphalt Pavement**	Asphalt paving at parking lot is worn with alligator cracking and raveling at throughout and has not been serviced for some time. The asphalt pavement should be milled and resurfaced with a new application of asphalt.	SF	$3	32500	$97,500	
4	**Repair Damaged & Spalled Sections of Concrete Curbing and Walks**	The concrete curb along landscaped areas at the parking lot and drive is damaged. Damaged curbs should be removed and replaced and repainted as needed. Concrete walkways along the building perimeter have isolated cracks along the west side. Previously ground down sections of concrete have large gaps between pad sections. Gaps should be filled as this could be potential tripping hazards.	Allow	$8,000	1	$8,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Repair Expansion Joints**	Expansion joints between the building perimeter and concrete walkways are adhesively failing due to ground settling. Expansion joints should be cleaned, routed, and resealed.	LF	$6	500	$3,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$108,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
6	**Repair Exterior Finishes**	The exterior soffit at the southwest corner was noted to be cracked. The concrete exterior walls at the southwest corner was noted with isolated cracks at the interior. Damaged soffit wall areas should be repaired as needed.	Man Days	$500	5	$2,500	
7	**Wet Seal Windows and Caulk Window Frames**	Water leaks were reported at the windows along the east side of the building. Windows should be wet sealed and frames caulked to prevent further moisture intrusion.	LF	$10	500	$5,000	
8	**Paint Exterior Metal Doors**	Budgeting for repainting of the metal doors is recommended at this time and during the term as part of the exterior repainting operations.	Man Days	$500	2	$1,000	
9	**Add Flashing to Rain Gutters**	The decorative rain gutters at the east and west sides of the building are not provided with flashing against the exterior walls and it appears water travels along the bottom of the gutter towards the windows. It is recommended flashing be added to prevent moisture infiltration and the holes in the gutter drilled larger, as well as additional holes drilled prior to where the sidewalk begins.	Man Days	$500	3	$1,500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Investigate Roof Leaks**	On-site staff reported current roof leaks. Recommendation to engage a licensed professional to investigate the issue and complete repairs as needed.	Allow	$3,000	1	$3,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$13,000	
INTERIORS: LOBBY, OFFICES, CLASSROOMS,CORRIDORS, SUPPORT SPACES, GYMNASIUM, AND TOILET ROOMS							
11	**Ceiling Joint Repairs**	Ceiling joints at the northwest corner were noted with previous repairs and cracked caulking. Joints should be cleaned and recaulked.	Man Days	$500	4	$2,000	
12	**Replace Damaged Acoustic Ceiling Tiles (ACT)**	Several of the acoustic ceiling tiles were noted to be damaged and/or stained by condensate leaks or previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing.	Man Days	$500	1	$500	
13	**Concrete Slab Crack Repairs, Skim Coat and Stain to Match Existing**	There were minor linear cracks at concrete floors throughout the interiors and some areas appeared to be worn through to the aggregate. Cracks should be filled with non-shrinking epoxy. Worn areas of concrete flooring should be skim coated and re-stained to match existing.	Man Days	$500	5	$2,500	
		Subtotal INTERIORS: LOBBY, OFFICES, CLASSROOMS,CORRIDORS, SUPPORT SPACES, GYMNASIUM, AND TOILET ROOMS				$5,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
14	**Investigate Cause of Dark-Colored Water**	On-site staff reported that dark-colored water is being discharged from the newer water heater and takes some time for the water to clear up despite having previously been flushed out multiple times. It is recommended to a qualified company be engaged to investigate the issue and perform repairs as necessary.	Allow	$3,000	1	$3,000	
15	**Replace Individual Domestic Water Heater**	The individual 30-gallon domestic water heater located in storage room (Room 125) should be replaced at this time as it has realized its EUL.	EA	$6,000	1	$6,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$9,000	
HEATING, COOLING, AND VENTILATION							
16	**Inspect Shower Exhaust Fans**	Mildew was observed at the men's shower room ceiling. Our recommendation is to have the exhaust fans inspected and repaired as needed.	Allow	$2,500	1	$2,500	
		Subtotal HEATING, COOLING, AND VENTILATION				$2,500	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
17	**Add Accessible Standard Parking Space**	Per 147 parking spaces, five accessible parking spaces are required. Currently, four accessible parking spaces are provided, including one van-accessible. Provide one additional accessible parking space.	EA	$300	1	$300	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$300	
		Total:				**$144,300**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	20	0	65,000	SF	$3.00	$195,000	50%	$97,500										$97,500
Asphalt Parking Lot Repairs and Maintenance	2	0	2	1	Allow	$10,000.00	$10,000	500%		$10,000		$10,000		$10,000		$10,000		$10,000	$50,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Paint Exterior Metal Doors	7	7	0	2	Man Days	$500.00	$1,000	100%							$1,000				$1,000
Annual Roof Maintenance Program	1	0	1	11,560	EA	$0.10	$1,156	1000%	$1,156	$1,156	$1,156	$1,156	$1,156	$1,156	$1,156	$1,156	$1,156	$1,156	$11,560
Re-Roofing, BUR, Tear-Off & Replace	30	26	4	11,560	SF	$17.00	$196,520	100%				$196,520							$196,520
5.3 INTERIORS: LOBBY, OFFICES, CLASSROOMS,CORRIDORS, SUPPORT SPACES, GYMNASIUM, AND TOILET ROOMS																			
Painting & Finishing Concrete and Gypsum Board Walls	8	1	7	1	Allow	$20,000.00	$20,000	100%							$20,000				$20,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Common Locker Room and Toilet Room Fixtures/ Finishes	20	15	5	5	Allow	$10,000.00	$50,000	100%					$50,000						$50,000
Refinish Kitchen Fixtures/ Finishes	20	12	8	1	Allow	$20,000.00	$20,000	100%								$20,000			$20,000
Replace Resilient (Sheet Vinyl) Flooring at Fitness Room	15	14	1	1	Allow	$5,000.00	$5,000	100%	$5,000										$5,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Individual Domestic Water Heater	15	6	9	2	EA	$7,000.00	$14,000	100%									$7,000	$7,000	$14,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Two 15-Ton Rooftop Units	20	12	8	30	TON	$2,200.00	$66,000	100%								$66,000			$66,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	15	10	5	20,436	SF	$1.25	$25,545	100%					$25,545						$25,545

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Total (Uninflated)									$103,656.00	$11,156.00	$1,156.00	$207,676.00	$76,701.00	$11,156.00	$22,156.00	$97,156.00	$8,156.00	$18,156.00	$557,125.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$103,656.00	$11,490.68	$1,226.40	$226,933.17	$86,327.65	$12,932.86	$26,455.42	$119,489.63	$10,331.78	$23,689.46	$622,533.05

Evaluation Period:	10
# of SF:	1
Reserve per SF per year (Uninflated)	$55,712.50
Reserve per SF per year (Inflated)	$62,253.31

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1.0 EXECUTIVE SUMMARY

Northwest Recreation Center, the Subject, is a 20,436-SFG, single-story building with crawlspace situated on a 6.8-acre parcel, in Austin, Texas. The building was constructed in approximately 1979 and is approximately 43 years old with a 7,500SF expansion and renovation completed in 2011. Specifically, the site is located on the south side of Northland Drive at the intersection Marilyn Drove, approximately one quarter mile east of MoPac Expressway. The property is bounded by residential properties on the north and east, a Presbyterian Church campus to the west and open grass/parkland to the south.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided via two curb cut drives south of Northland Drive that lead to the parking lot areas. The parking area consists of two lots to the north and west of the recreation center building.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its relatively recent construction, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include exterior finishes, water heaters, select ventilation systems and roof drainage. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building continues to mature, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Retaining Wall Rehabilitation	2021	$79,540
Privacy Fence Installation	2021	Information not provided.
20-ton HVAC Unit and Exhaust Fan Installation	2021	$28,901

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

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$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.02.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 19, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 19, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 19, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A copy of the Certificate of Occupancy for the addition, dated June 3, 2011, was received and is included in the Exhibits. A Certificate of Occupancy for the original building was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	LO - Limited Office

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests and no open code violations were reported.

MOISTURE AND MICROBIAL GROWTH ISSUES

CBRE noted minor area(s) of microbial growth in the men's shower room. The minor microbial growth appeared to be the result of poor ventilation and can be abated via routine maintenance. Additionally, moisture intrusion and conditions conductive to microbial growth were noted in other areas, specifically these conditions were observed at the northeast area of the building. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

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ACM SURVEY AND ABATEMENT

Based on the date of the latest renovation and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the date of the latest renovation, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Scott Allen, Site Supervisor	City of Austin	PARD	(512) 974-6972
PIR Team	City of Austin	Law Department	(512) 974-2197

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information,

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taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-12
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Northwest Recreation Center
Street Address	2913 Northland Drive
City, State and Zip	Austin, Texas 78757
Number of Parcels	One
Total Acreage	6.8
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	Crawl space
Reported Building Size	20,436 SF
Building Age	The Property was constructed in 1979 and is 43 years old, with an expansion completed in 2011.
Parking Provisions	There are a total of 147 parking spaces, of which there are three standard ADA spaces and one van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	43 years
Escorted by	Scott Allen, Site Supervisor, and Robert Morrison, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 27, 2022
Weather	Sunny, 88F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. There is a small slope away from the building on the south. Overall difference in elevation appears to be less than 5'. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

There are low stacked stone retaining walls at the south and west sides of the building, and at the west parking lot landscaping. Tilt-up concrete panel retaining walls, approximately 6' tall, are provided at the south side of the building.

Storm water drains via sheet flow to a drain inlet at the northeast corner of the parking which discharges into a retention basin, or to continuous to decorative stone gutters at the building perimeters which discharge to the landscaping at the south side of the site. Roof drains discharge via sheet flow to the decorative stone gutters as well. There is a storm water detention basin at the north perimeter of the site.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0435K dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

Ground settling appears to be occurring at the east side of the building. It was reported the area had been previously assessed and was concluded that the backfill was not properly compacted at the time of the 2011 building renovation. It is recommended a licensed professional be engaged to further investigate the issue and complete repairs as needed. Costs resulting from the exploratory investigation are not included.

The stacked stone retaining wall structure at the west parking lot landscaping is damaged and should be repaired. Storm water management appears to be in good condition. The potential flood risk is relatively low, with Zone X the least prone to flood.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

There are two asphalt parking lots located on the west section of the site and a larger parking lot located north of the site. Vehicular access to the site is via private drive from Northland Drive. There are total of 147 parking stalls, of which three are designated accessible and one is van accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also sidewalks around the building perimeter of the building. Concrete walks are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass lawns and parking lot islands with areas of grass and trees.

A pylon sign is provided at the main entrance. It is constructed of painted steel posts and a painted metal sign. Chain-link fencing is provided at select areas along the north and west site perimeters.

Observations & Comments

The westernmost asphalt paving at the parking area is worn with alligator cracking and raveling throughout the surface. It appears the lot has not been repaired for some time. The asphalt pavement should be milled and resurfaced with a new application of asphalt. We also recommend an on-going budget for repairs based on the size of the lot.

The concrete curb along landscaped areas at the parking lot and drive is damaged. Damaged curbs should be removed and replaced and repainted as needed.

Concrete walkways along the building perimeter have isolated cracks along the west side. Previously ground down sections of concrete have large gaps between pad sections. Gaps should be filled with cementitious grout as these are potential tripping hazards. Costs are included in immediate needs. Expansion joints between the building perimeter and concrete walkways are adhesively failing due to ground settling. Expansion joints should be cleaned, routed, and resealed.

The perimeter fencing and signage are in good condition. Routine maintenance is anticipated throughout the term. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The substructure of the building is a shallow, reinforced concrete foundation system that consists of foundation piers and strip footings below load-bearing walls. The structural framing system consists of a steel and concrete superstructure with interior steel columns, and wide flange steel beams that span between the columns and perimeter walls. Roof construction is open webbed joists supporting a metal deck. Lateral resistance is provided by the rigid horizontal diaphragm of the roof deck, and perimeter shear walls.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good to fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of precast concrete panels with a washed pebble texture on the exterior face of the side walls. Windows at the precast sidewalls are provided as punched openings. In addition, clerestory windows are provided in a horizontal ribbon in the gymnasium. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted hollow metal. There is a painted metal decorative gutter system over the windows that run along the length of the northwest and southeast elevations of the lower height section of the building

The building has two main roof areas, an upper and lower section. The upper roof appears to be a built-up roof system with gravel ballast and is reported to be about 26 years old. The lower roof appears to be a built-up roof system without ballast and is reported to be about 11 years old. The main entrance of the building is provided with a metal canopy above. Drainage is provided by internally plumbed roof drains at the upper roof, and via sheet flow at the lower roof to continuous gutters with downspouts that drain to grade. The rain gutter is designed as a water feature with weep holes throughout the

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gutter. The downspouts discharge at grade to a decorative stone gutter at the building's perimeter which then discharge to the landscaping at the south side of the site. Overflow drainage is achieved by scuppers. Sealant and metal flashing are located at the perimeter of the roof.

Appurtenances consist of RTUs, exhaust fans, and solar panels. Access to the roofs is provided by an exterior fixed ladder.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Upper Roof	11,560	Membrane (built-up BUR) with Gravel Ballast	Approximately 26 years
2	Lower Roof	9,500	Membrane (built-up BUR)	11 years

Observations & Comments

The exterior soffit at the southwest corner was noted to be cracked. The concrete exterior walls at the southwest corner were noted to have isolated cracks at the interior. Damaged soffit wall areas should be repaired as needed. Water leaks were reported at the windows along the east side of the building. Windows should be wet sealed and frames caulked to prevent further moisture intrusion. Metal exterior doors were noted with faded paint. Budgeting for repainting of the metal doors is recommended during the term as part of the exterior repainting operations. The decorative rain gutters at the east and west sides of the building are not provided with flashing against the exterior walls and it appears water is travelling along the bottom of the gutter towards the windows. It is recommended flashing be added to prevent moisture infiltration and the holes in the gutter drilled larger, as well as additional holes drilled prior to where the sidewalk begins. Additionally, debris was observed at the rain gutters and should be cleared to promote positive drainage.

The roof was observed to be in generally good condition, however, on-site staff reported there are current roof leaks. It is recommended a licensed professional be engaged to investigate the water infiltration issue and complete repairs as needed. Additionally, based on the observed conditions and its EUL, CBRE recommends the continuation of an annual roof maintenance program in order to extend the service life of the roofing system. Replacement of the upper roof section is recommended during the term.

5.3 INTERIORS: LOBBY, OFFICES, CLASSROOMS,CORRIDORS, SUPPORT SPACES, GYMNASIUM, AND TOILET ROOMS

The building is organized around the central entry lobby which provides access to the offices, classrooms, fitness room, gymnasium, and men's and women's restrooms and locker rooms.

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Interior finishes consist of stained and painted concrete flooring, luxury vinyl planks (LVT), carpet, vinyl sheet and ceramic tile flooring, rubber wall base, painted concrete and gypsum board walls and ceilings, and acoustic ceiling tile (ACT) panels. Lighting is provided by integrated light panels at the ACT ceilings and surface-mounted fluorescent light fixtures.

There are two pairs of separate men's and women's toilet rooms and lockers rooms and two individual staff restrooms. The toilet rooms are equipped with floor-mounted toilets with manual flushometers, wall-mounted flush-valve urinals, and counter-mount ceramic sinks at solid surface countertops, and wall-mounted sinks. Accessories consist of plate glass mirrors and floor-mounted stained wood partitions. Finishes consist of ceramic tile flooring and walls, and painted gypsum board ceilings. Lighting is provided by suspended, and ceiling- and wall-mounted fixtures.

Observations & Comments

Interior finishes are generally in good to fair condition. CBRE anticipates the overall interior finishes will last past the evaluation period with routine maintenance.

Restroom/Locker Room finishes are dated but in good to fair condition. Consideration to provide updates and replacements during the term is an Owner decision. Mildew was observed at the men's shower room ceiling. Refer to Section 5.5 Heating, Cooling, and Ventilation for more information.

Kitchen finishes and FFEs' are in good condition, however refurbishment and or replacements, including new finishes and equipment is anticipated over the term.

Ceiling joints at the northwest corner were noted with previous repairs and cracked caulking. Joints should be cleaned and re-caulked. A select area of acoustic ceiling tiles were noted to be damaged and/ or stained by condensate leaks or previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing.

There were minor linear cracks at concrete floors throughout the interiors and some areas appeared to be worn through to the aggregate. Cracks should be filled with non-shrinking epoxy. Worn areas of concrete flooring should be skim coated and re-stained to match existing. The sheet vinyl at the fitness room is wavy/lumpy and is nearing its EUL and should be replaced early in the term.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit at the north side of the site, near the connection to the city water main. The dedicated 2” city water service line enters the riser room at the electrical room. The domestic water service line is equipped with a backflow preventer. An inspection tag was not observed. The one-story building operates from

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city water pressure, without the use of a booster pump. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building on the north side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps or grease traps were observed. Natural gas is not provided at the Subject.

Domestic hot water for restrooms and kitchen is provided by three individual tank-type electric resistance hot water heaters of 80-, 50-, and 6 to 10- gallon capacities manufactured by State Industries, Bradford White, and Rheem Ruud, respectively. The State Industries water heater is six years old, and the Bradford White water heater is 22 years old. The age of the Rheem Ruud water heater is unknown but appeared to be newer.

Observations & Comments

On-site staff reported that dark-colored water is being discharged from the newer water heater and takes some time for the water to clear up despite having previously been flushed out multiple times. It is recommended to a qualified company be engaged to investigate the issue and perform repairs as necessary. Domestic water and sanitary sewer systems are otherwise in overall good condition. The individual domestic water heater located in storage room (Room 125) should be replaced at this time as it has realized its EUL.

5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by four RTUs with zoned, wall mounted thermostats manufactured by Johnson Controls, Trane, and American Standard and are about 12, eight, and one years old, respectively. The building is equipped with an Automated Logic building automation system which provides control, monitoring, and troubleshooting for the mechanical and lighting equipment. The system includes control sequences, monitoring points, electronic sensors, alarms, and can be controlled on-site and remotely.

The RTUs are self-contained, direct expansion air-conditioning and electric resistance heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a electric resistance heating system for the forced warm air heat. There are two RTUs with 15-ton cooling capacity (Johnson Controls), and two that are 20-ton (Trane and American Standard). The units have sheet metal ductwork for air delivery. Ventilation is provided by natural infiltration, through the RTUs and by roof mounted exhaust fans at the toilet rooms.

Observations & Comments

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Overall, the mechanical systems appeared to be in good operating condition and well maintained. Mildew was observed at the men's shower room ceiling. It is recommended to have the exhaust fans inspected and repaired as needed.

Using the tonnage of the units (70 tons) we calculated that one ton of air conditioning is provided for every 292 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

Based on age, the two 15-ton RTUs are anticipated to require replacement near the end of the term. The two remaining RTUs are anticipated to last through the term with routine maintenance.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to a utility-owned transformer located south of the building. Power enters the building underground via one service to a cabinet with one main service switch. The switchboard is located in the electrical room and has a rated capacity of 800 amps at 480/277 volt, 3-phase, 4-wire service. Power is master metered at the transformer. The main switchboard is Square D, dating from construction of the addition in 2011. Power is distributed to electrical panels located in the electrical room. The building is additionally provided with solar power inverters that are also located in the electrical room.

No emergency power is provided at the Subject.

Observation & Comments

The electrical systems provide 26.04 watts per square foot for the building. This is based upon the overall capacity of 800-amps, 480-volts, 3-phase, 20,436 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

Electrical gear all appeared to be in good condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is fully protected with a wet pipe sprinkler system. The building does not use a dry pipe sprinkler system. A dedicated 8” stepped down to 6” fire service enters the riser room and feeds the system utilizing street pressure with a mixture of Victaulic and black iron pipe. Fire department

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connections are provided at the west elevation. The fire water service line is equipped with a backflow preventer located in an underground vault at the site access point. The riser piping has a tamper switch, flow control valve, and flow switch.

Supplemental fire protection is provided in the form of wall-mounted fire extinguishers. The extinguishers are located in recessed wall-mounted cabinets and are generally available throughout the common corridors.

Fire alarm and detection system devices consist of smoke detectors and heat detectors, voice evacuation, hard-wired exit signs with battery back-up, illuminated exit lights, and audible and visible alarms. A central fire alarm control panel (FACP) that is manufactured by General Electric (Model EST) is located at the reception desk office.

Emergency egress is provided by the main entrance doors and the exterior doors at the east and west sides of the building. All doors discharge directly to the outside at grade..

Observation & Comments

Fire alarm tests are performed annually. The fire sprinklers were installed in 2011. The fire riser has an inspection tag dated April 28, 2022 and marked as acceptable. CBRE anticipates the fire protection and life safety system will require replacement based on age during the term. Routine inspections and maintenance practices are adequate and should continue to extend the life of the system.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and are dated September 2020. No further action is required.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

Based on conducting a limited scope visual survey, we did observe some barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		✔		Per 147 parking spaces, five accessible parking spaces are required. Currently, four accessible parking spaces are provided.
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?	✔			
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			Automatic door opener is provided.
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Limited drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

 ©2023 CBRE

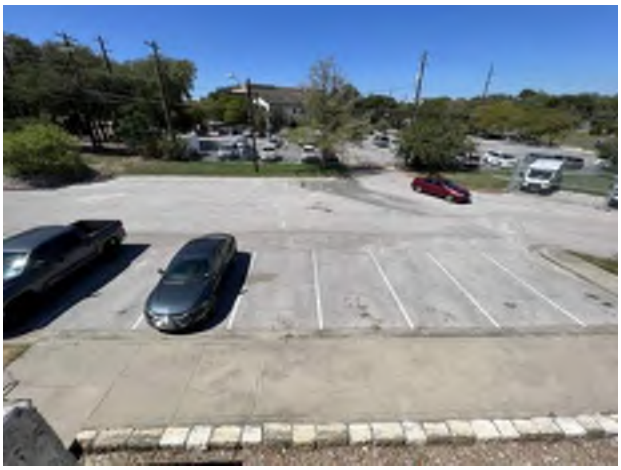
ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

 ©2023 CBRE

Photographs

1. Retention basin

2. Decorative drainage feature



3. Asphalt surface parking lot

4. Entry plaza

5. Cracked concrete walkway

6. Landscaping at north side of building

7. Playground improvements

8. Metal roof structure

9. Partial north elevation

10. East elevation

11. South elevation

12. Partial west elevation

13. Concrete panel exterior wall

14. Exterior storefront door

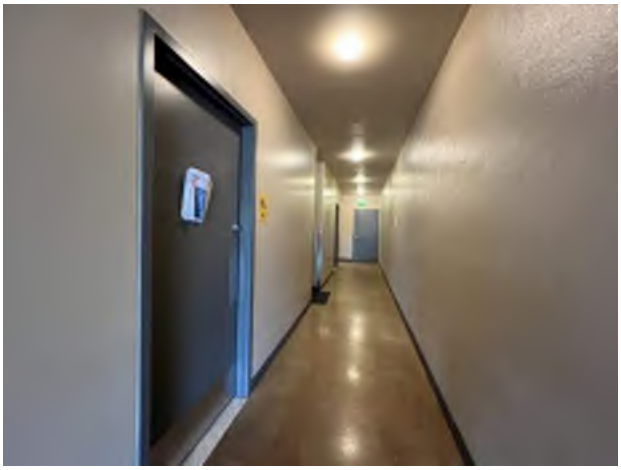
15. Exterior window

16. Upper roof

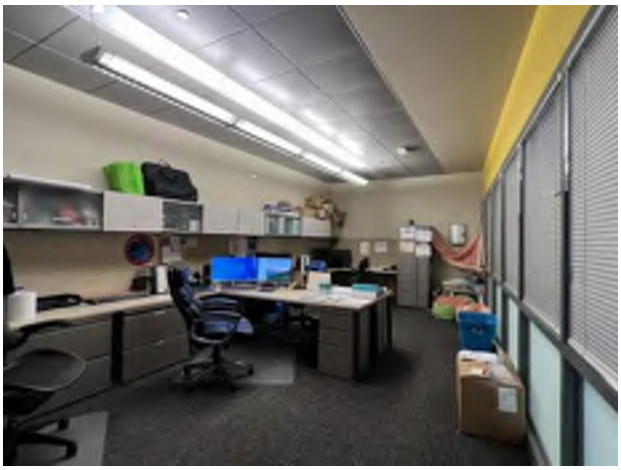
17. Lower roof

18. Metal roof at the Entry

19. Main lobby



20. Corridor



21. Office finishes

22. Multipurpose room finishes

23. Fitness Room finishes

24. Gym

25. Multi-user restroom finishes

26. Kitchen

27. Water meter

28. Rooftop unit

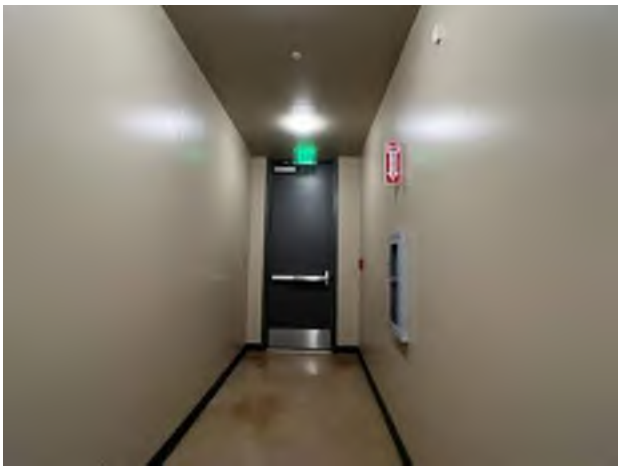
29. Transformer

30. Electrical meters

31. Solar panels at the upper roof

32. Electrical panels

33. Fire riser



34. Exit sign and fire extinguisher

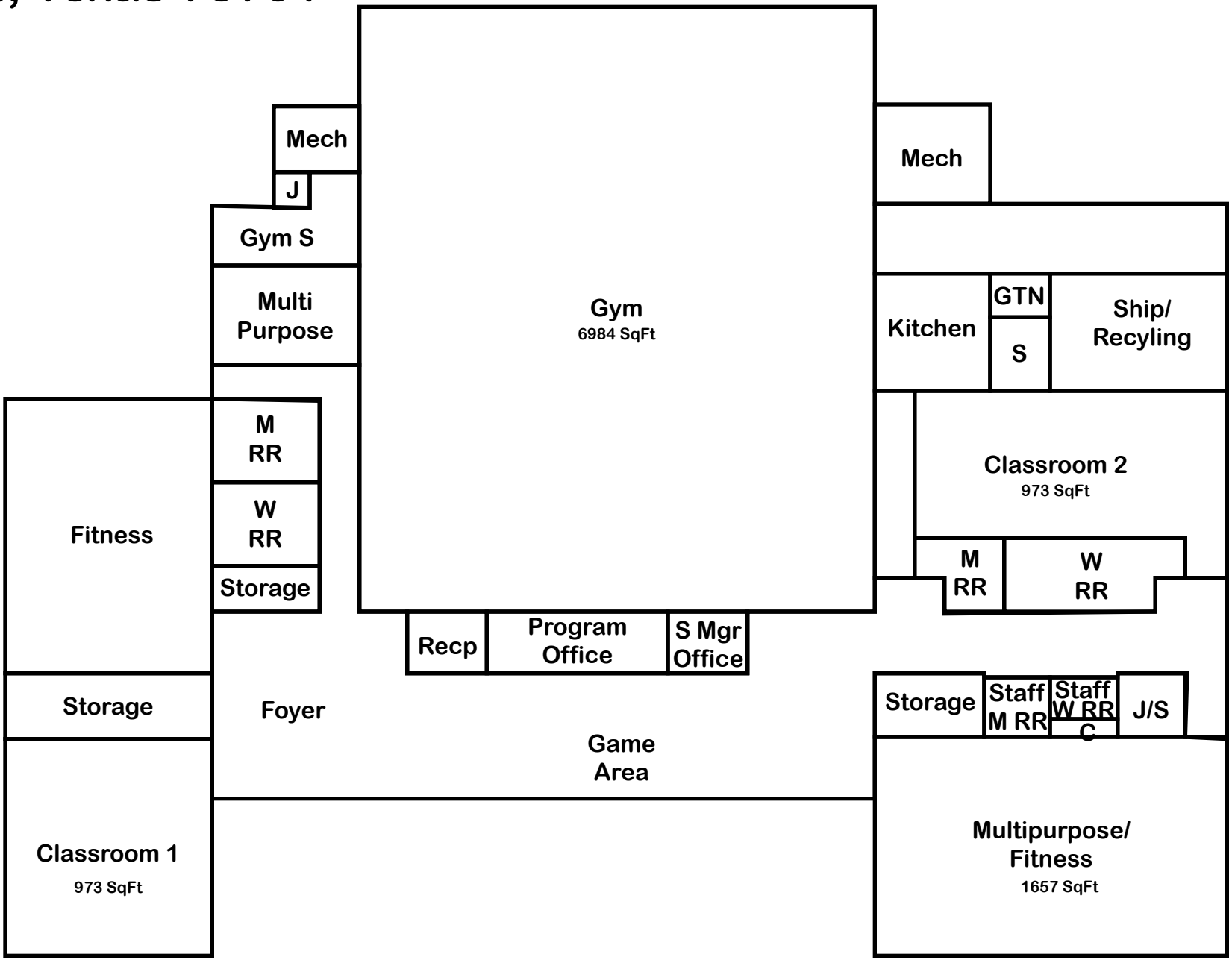
35. Fire alarm panel

36. Automatic door opener at main entrance

Supplementary Documentation

Northwest

2913 Northland Dr.
Austin, Texas 78731



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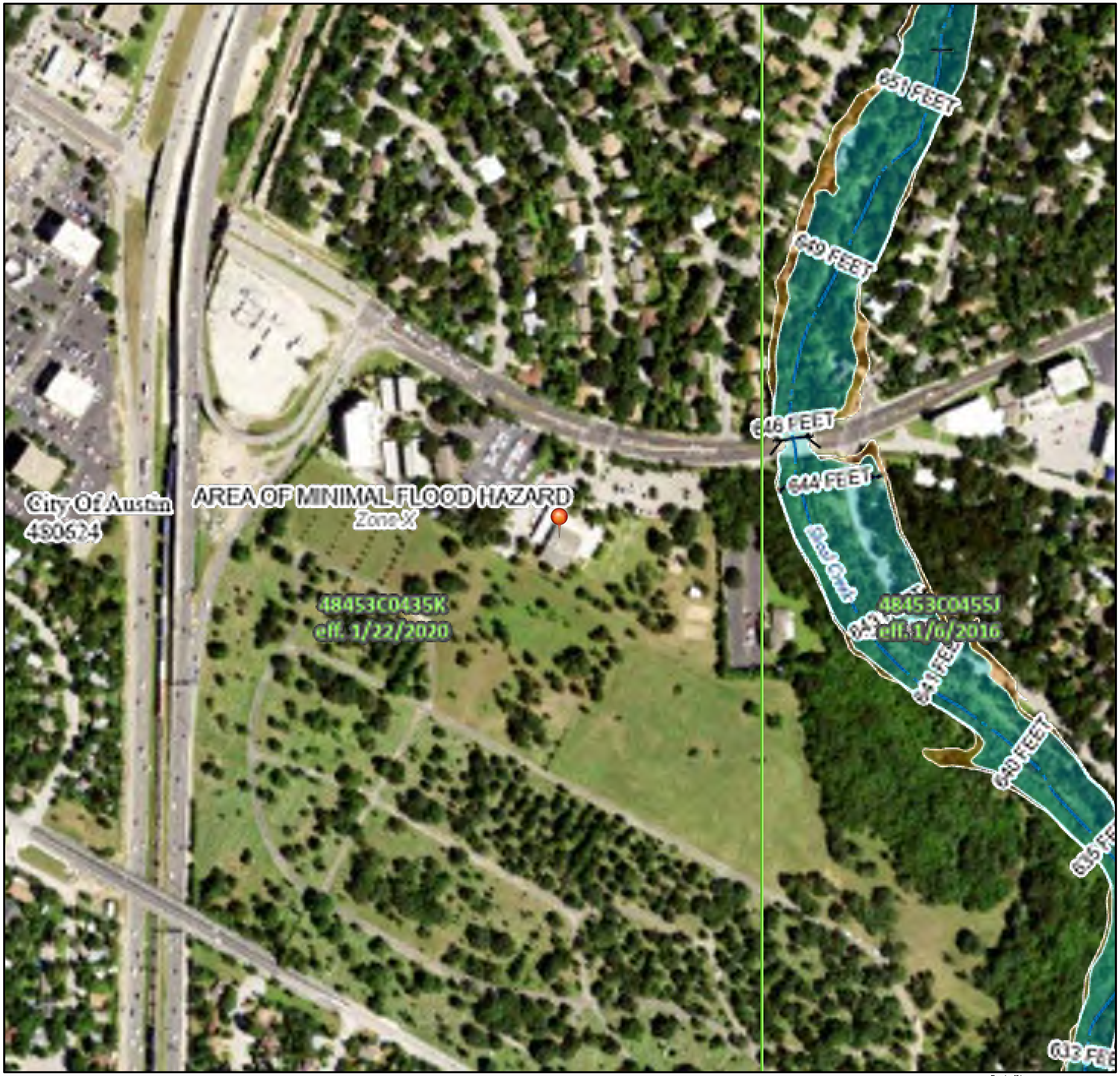

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$UHD ZLWK)ORRG 5LVN GXH WR /HYHH =RQH '

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Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 19, 2022 1:12 PM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C156588-101422

External

--- Please respond above this line ---

Re: Public Information Request of October 14, 2022, Reference # C156588-101422

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on October 14, 2022, to request copies of records pertaining to the following:

> **"Subject: 2913 Northland Drive, Austin, TX 78757**
>
> **Please provide the following information for this property:**
>
> **-Records of Open Building, Fire, or Zoning Code Violations**
> **-Copy of Certificate of Occupancy, if available**
> **-Zoning Designation**
> **-Copy of Last inspection report**
> **-Any known issues/problems with referenced building"**

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - One Department - C156588-101422

Housing Planning Department:

Attached zoning guide GO-CO & LO

GO-CO
(GO) General Office (CO) Conditional Overlay Combining District

LO
(LO) Limited Office

Austin Code Department-

No open violations. Property history attached

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2010-025270 BP

ISSUE DATE : 06/03/2011

BUILDING ADDRESS: 2913 NORTHLAND DR

LEGAL DESCRIPTION: LOT 1 NORTHWEST RECREATION CENTER

PROPOSED OCCUPANCY:

C- 437 Addn, Alter, Convn-NonRes Addition and Remodel - addition to an existing recreation center and interior remodel **Paid for pmt w/ J. V, will send in General Cont to get plans and permit**

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM: Full

CODE YEAR: 2003 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 2B

CONTRACTOR:

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER : Doug Votra

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 1995-011168 BP

ISSUE DATE : 06/01/1995

BUILDING ADDRESS: 2913 Northland Drive A 00000

LEGAL DESCRIPTION: LOT 1 NORTHWEST RECREATION CENTER

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel Restrm For Accessibility Improvements

BUILDING GROUP/DIVISION: B-2

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR:

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

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BUILDING CODE REVIEWER :

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Northwest Recreation Center
2913 Northland Dr.
Austin, Tx.
Contact: Benjamin Rustenhaven
Contact Phone: (512)974-6792
Contact Email: benjamin.rustenhaven@austintexas.gov
Scheduler Comments:

Inspection Details

Date: 01/03/2022
Type: Maintenance Inspection
Inspector: Richard Wiseman, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
No violation found	No Hazard Noted

Fire alarm system is operating normally and has a current annual inspection from 4/02/2021.
Fire sprinkler system has a current annual inspection from 6/23/2021.
Fire extinguishers have current annual inspections from 3/2021.
All exits are clear of obstructions and operate freely.
No fire code violations found.

Fire inspection approved for cold weather shelter activation.

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 12:33 pm, Jan 10, 2020

Bill to:
PARKS & REC
CITY OF AUSTIN
200 S. LAMAR BLVD
AUSTIN, TX 78704

STEVEN.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Northwest Recreation Center, 2913 Northland Drive, Austin, TX 78757
Main Roof Area

Work Requested:
SCOPE OF WORK
RUBEN 512-586-9239 (CALL 30MINS PRIOR)
*ROOF REPAIRS

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27336**

Total Due **$980.00**

PO #:
Issue Date: 12/18/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/09/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Scope of work complete.	$980.00
Subtotal	$980.00
Tax	$0.00
Total	**$980.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

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www.EmpireRoofing.com
@TheEmpireWay

DATE: 10-09-2019

ROOF INSPECTION –

Client: City of Austin
Property Contact: Steve Martel
Facility: 2913 Northland Dr W/O #19373

ROOF DATA

Size: Approximately 24,600SF
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: New Modified Bitumen installed in 2011 at lower area. Gravel Built Up (Upper Roof) with solar panels added in 2012.
Surface: Gravel/Granule
Perimeter: Scuppers, gutters with downspouts. Upper roof with parapet and metal coping.
Expansion Joint: N/A
Roof Age: Approximately +/- 24 Years/Gravel Built up. Modified Bitumen installed in 2011 (9 years)
Drainage: Lower Roof has scuppers also gutter with downspouts. Upper roof has interior drains.

INSPECTION OBSERVATIONS/RATINGS:

Roof: Lower Roof/Good. Upper Roof/Poor
Surface: Lower Roof/Good. Upper Roof/Poor
Drainage: Both Roof areas/Good
Expansion Joints: X
Mechanical Fixtures/Flashing: Needing sealants
Other:

RATINGS/RECOMMEDATIONS

Overall Rating: Lower Roof/Good. Upper Roof/Poor.
Recommendations:

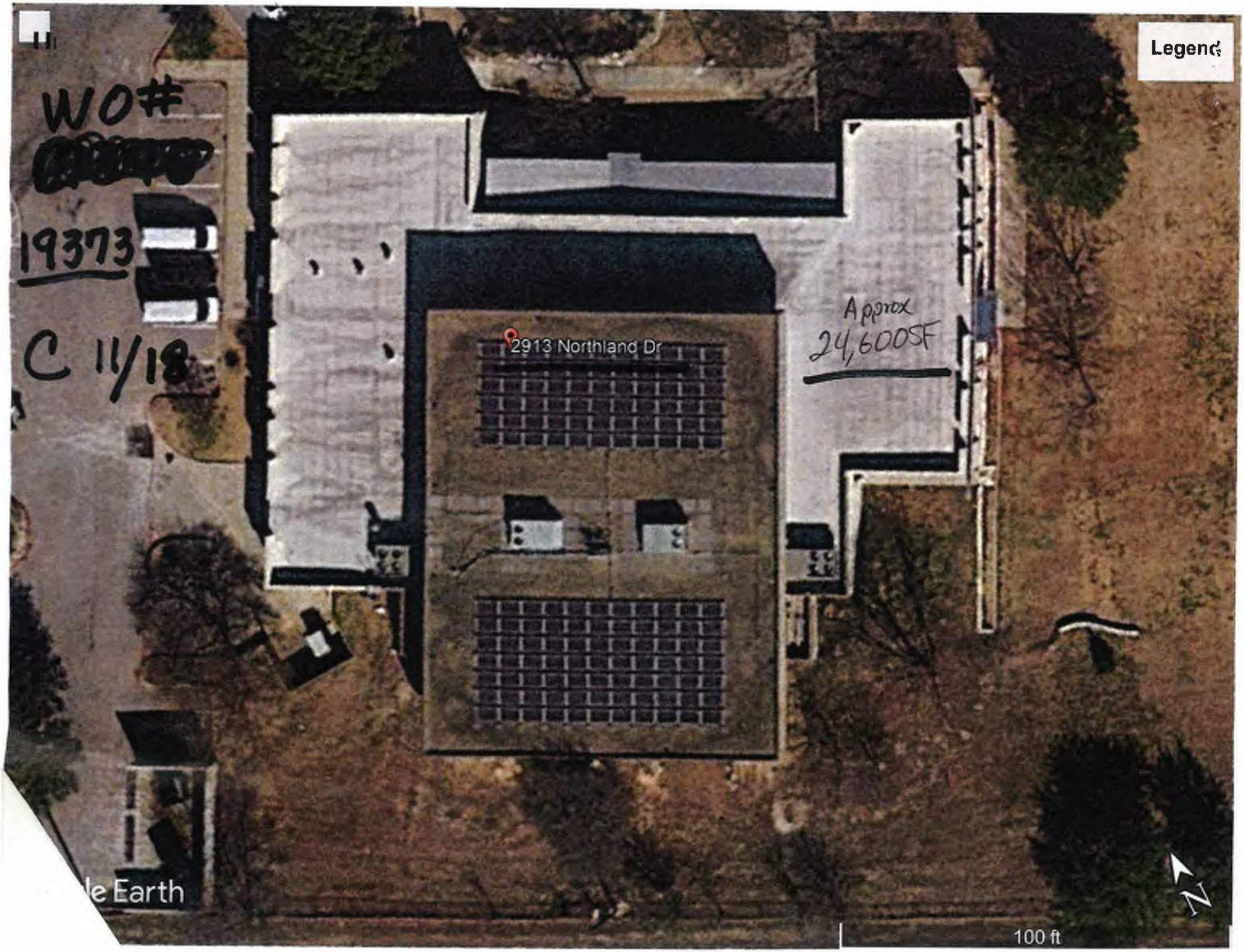
- Please reference repair proposal.

Life Remaining: +/- Lower Roof +/-

END OF REPORT

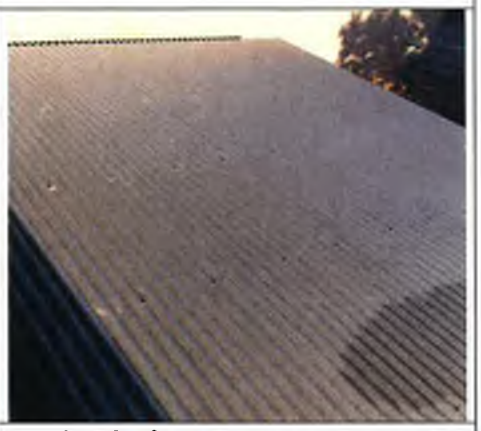
Inspection Conducted and Report Submitted By:
Don Wade

6311 Central Commerce | Pflugerville, TX 78660 | Tel 512-989-7663 | Fax 512-989-7666 | www.empireroof.com


WO#
19373
C 11/18
2913 Northland Dr
Approx
24,600SF
Legend
100 ft
N

	
2913 Nrothland Dr. Modified roof installed in 2011. Good Condition.	Overview.
	
Overviw.	Overview.
	
Overview.	Overview.

Don Wade
Don@EmpireRoofing.com

	
Overview.	Gutter at perimeter.
	
Overview.	Metal roof in front.
	
Metal roof at front.	Old Patch needing properly repaired.

EMPIRE ROOFING

Don Wade
Don@EmpireRoofing.com

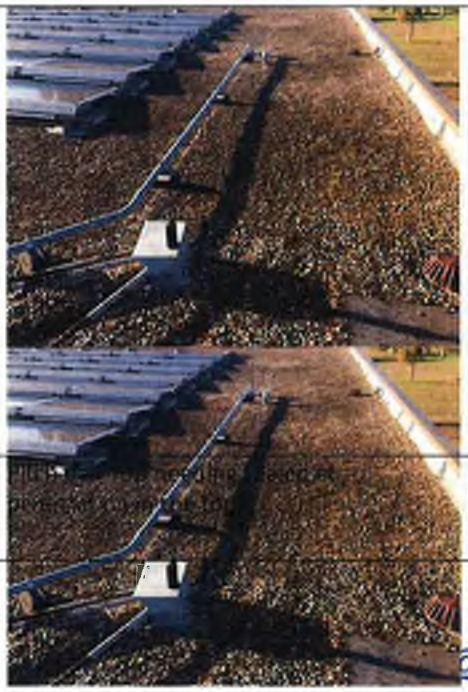
Gravel Built Up roof in Poor condition. Solar Panels installed in 2012.

Overview.

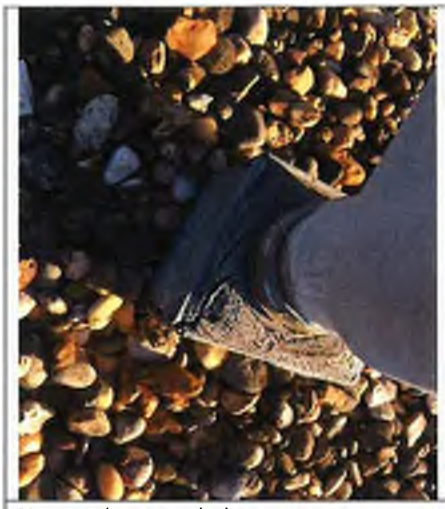
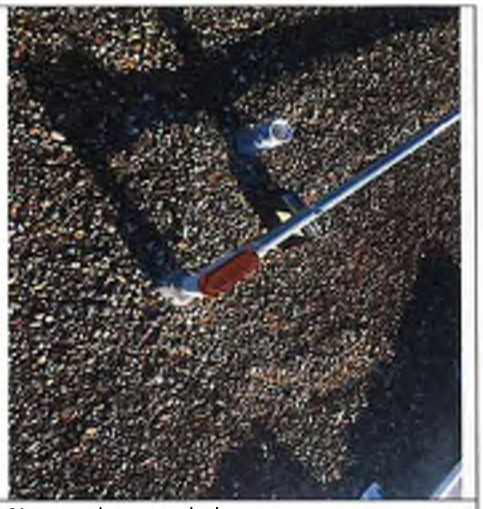
Overview.

Penetrations needing sealed.

Needing sealed.



Don Wade
@EmpireRoofing.com

	
New sealant needed.	New sealant needed.
	
Close up of penetration in top of pitch pan.	Needing sealed.

Don Wade
Don@EmpireRoofing.com

November 18, 2019

Steve Martel Sr.
General Maintenance Supervisor
Facility Services - South
City Of Austin
Parks & Recreation Department
512-974-9529
steven.martel@austintexas.gov

www.austintexas.gov/parks

RE: 2913 Northland Dr. W/O #19373

1. Properly repair area of old repair using modified patch.
2. Clean and reseal (4) pitch pan pipe penetrations.

PROPOSED PRICE	$980.00
TAX	NO TAX
TOTAL PROPOSED PRICE	$980.00

Thank you for the opportunity to submit this proposal.

Empire Roofing Companies Inc.

APPROVED VIA EMAIL BY RUBEN SALINAS

Authorized Signature

Authorized Signature

12.4.19

Date

Date

Pre-Survey Questionnaire

SCOTT. ALLEN.

CBRE

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Northwest Recreation Center	**Project No.:**	
Address:	2913 Northland Dr.	**Project Manager:**	
City, State Zip Code	Austin, TX 78757	**Property No.:**	
Year Built and Age:	1979 & 2011	**Tax I.D. # (Sec, Lot, Block):**	LOT 1 NORTHWEST RECREATION CENTER
Building Type:		**Size of Parcel (Acres):**	6.8004
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Clay Shelton	**Date:**	
Tel:	512-974-6091	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

Parking spots
143 Reg - 4 Load/Unload
4 EV
4 Handicap

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	~~PARD~~ Johnson controls
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	148				
Handicap	4				
Totals	152				

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☒

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☒

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☒

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☒ Partial ☐

If "Partial", list below what areas are not covered? _____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

   a. Roof leakage? root membrane Material came w/ sealed ~~at Seam~~ Yes ☒ No ☐
   b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? windows need to be Resealed Yes ☒ No ☐
   c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? ~~Building around~~ ground around buliding is sinking Do to bad Back fill Yes ☒ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☑ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☑

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☑

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☑

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☑

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☑

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Water Heater East Side Yes ☑ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☑

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐
If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☑

n. Aluminum branch or distribution wiring? Yes ☐ No ☑ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☑

p. Fire retardant treated plywood roof sheathing? Yes ☑ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☑
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☑

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☑

s. On-site septic system? Yes ☐ No ☑ U/K ☐
If "Yes," any problems (explain below)? Yes ☐ No ☑
What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☑ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☑
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☑ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☑ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☑ No ☐
If "Yes", please explain: New Cabinets Kitchen + Class 3

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☑

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☑

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☑
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☑

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☑

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☑

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☑

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☑ No ☐

If "Yes", please explain and identify location and the date of the improvements. PlayGround

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☑

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property? NA

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☑

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☑

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☑

If "Yes", identify location._____

? 26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☑
b. Rooftop Air Conditioning Units ☑
c. Air-cooled DX Condensers/Compressors ☑

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
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Facility Condition Assessment

Oswaldo A.B. Cantu/Pan American Recreation Center

2100 East 3rd Street
Austin, Texas 78702

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-19
Site Visit Date: September 29, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Oswaldo A.B. Cantu/Pan American Recreation Center
2100 East 3rd Street
Austin, Texas 78702
SF-0001419126-19

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 29, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			None		
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Replace	$2,000	$31,140
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			Repair	$7,500	
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X		Replace		$225,450
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS		X		Replace	$6,000	$75,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Replace	$8,000	$800
5.5 HEATING, COOLING, AND VENTILATION	X			None		$3,500
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS		X		Replace	$7,500	
5.8 VERTICAL TRANSPORTATION	X			Refurbish		$96,000
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X			Gymnasium restrooms don't meet ADA requiremn		$40,000
Totals					$31,000	$471,890

Summary	Today's Dollars	$/SF
Immediate Repairs	$31,000	$1.36

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$471,890.00	$20.76	$2.08
Replacement Reserves, w/10, 3.0% escalation	$525,138.74	$23.11	$2.31

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
1	**Replace Concrete Sidewalk Sections**	The sidewalks are in generally good condition, but there are limited locations with tripping hazards; theses were observed at the rear yard and at the front between the tile under the canopy and sidewalk area. Grind edges to be even and replace sealant joints as needed throughout the site.	Allow	$2,000	1	$2,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$2,000	
SUBSTRUCTURE AND SUPERSTRUCTURE							
2	**Seal Concrete Slab On Grade Cracks**	We observed a long crack at the 2004 addition in the arts and craft room. The crack is about 1/4" wide and spanned the width of the space. The crack does not appear to have transmitted to exterior materials or finishes and appears to have existing for some time. The crack should be routed, cleared of all debris and organic matter, and sealed with appropriate epoxy, urethane, silicone, or polysulfide sealant. Finish to match the existing as much as practical.	Allow	$7,500	1	$7,500	
		Subtotal SUBSTRUCTURE AND SUPERSTRUCTURE				$7,500	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
3	**Repair/ Inspect Bathroom associated with the Gym**	The bathrooms associated with the gymnasium are currently closed but should be re-opened to serve the needs of the building. The fixtures should be inspected, and any repairs made as needed to the millwork, fixtures, partitions and finishes. We understand that the lack of accessibility is a concern with management, and we have included separate costs in the ADA section to renovate the restrooms areas as appropriate.	Allow	$6,000	1	$6,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$6,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
4	**Domestic Water Heater, Central**	The 100-gallon water heater serving the gymnasium, is 30 years old and has passed it RUL. Replace the unit at this time.	EA	$8,000	1	$8,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$8,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
5	**Add ansul system at Kitchen Hood**	The kitchen hood may require an ansul system, depending upon the use and types of cooking occurring at the area. We have included costs for this safety feature.	EA	$7,500	1	$7,500	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$7,500	
		Total:				**$31,000**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Concrete Site Maintenance	1	0	1	1	Allow	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
Mill and Overlay Asphalt Pavement	20	10	10	5,380	SF	$3.00	$16,140	100%										$16,140	$16,140
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
BUR-Remove & Replace System	25	23	2	10,950	SF	$16.00	$175,200	100%		$175,200									$175,200
Annual Roof Maintenance Program	1	0	1	1	Allow	$750.00	$750	1000%	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$7,500
Re-Caulk Exterior Façades	12	8	4	1,500	LF	$3.50	$5,250	100%				$5,250							$5,250
Repaint Exterior Finishes	10	2	8	15,000	SF	$2.50	$37,500	100%								$37,500			$37,500
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Replace Commercial Kitchen Finishes and Equipment	20	18	2	1	Allow	$75,000.00	$75,000	100%		$75,000									$75,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Individual Domestic Water Heater	20	18	2	1	EA	$800.00	$800	100%		$800									$800
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Mini-Split at Elevator Room	12	5	7	1	EA	$3,500.00	$3,500	100%							$3,500				$3,500
5.8 VERTICAL TRANSPORTATION																			
Upgrade Elevator Cab Finishes	10	5	5	1	EA	$10,000.00	$10,000	100%					$10,000						$10,000
Replace Hydraulic Pump/Motor	25	15	10	1	EA	$6,000.00	$6,000	100%										$6,000	$6,000
Elevator Modernization	30	20	10	2	Floor	$40,000.00	$80,000	100%										$80,000	$80,000
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY																			
Create Accessible Toilet Stalls at Gymnasium Restrooms	0	0	0	2	EA	$20,000.00	$40,000	100%	$40,000										$40,000

Total (Uninflated)	$40,750.00	$254,750.00	$750.00	$9,000.00	$10,750.00	$3,750.00	$4,250.00	$41,250.00	$750.00	$105,890.00	$471,890.00
Inflation Factor (3.0%)	1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)	$40,750.00	$262,392.50	$795.68	$9,834.54	$12,099.22	$4,347.28	$5,074.72	$50,732.30	$950.08	$138,162.43	$525,138.74

Evaluation Period:	10

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
# of SF:									22,726										
Reserve per SF per year (Uninflated)									$2.08										
Reserve per SF per year (Inflated)									$2.31										

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1.0 EXECUTIVE SUMMARY

Oswaldo A.B. Cantu/Pan American Recreation Center, the Subject, is an approximately 22,726-SFG,two-story freestanding building with brick veneer and stucco on a 4.8377-acre parcel in Austin, Texas. The building was constructed in approximately in 1956 but has had multiple renovations since it was built and is 66 years old. The Subject had significant renovations completed in 2004 (18 years old). Specifically, the site is located along East 3rd Street. The property is bounded by a school on the east side, a municipal park on the west, residential properties on the south, and commercial properties on the north side.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in an urban location area with dedicated vehicle parking, as well 27 off-street city-granted parking parallel stalls. Vehicular access is provided by one curb-cut along East 3rd Street.

1.1 FACILITY CONDITION

The Subject is considered to be in good condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its mature age. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building continues to age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to sealant joints, selected interior finishes, roofing and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Replace Gym Wood Floor	2022	
Replace Interior and Exterior Paint	2022	
Repairs to Stucco	2022	
Replace 8 RTUs	2017	

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

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The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.003.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A Certificate of Occupancy was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	SF-3-NP - Multiple

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

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This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the gymnasium and the materials installed, it is possible that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the gymnasium, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
James Rodriguez	City of Austin		(512) 974-9526

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information,

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taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-19
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Oswaldo A.B. Cantu/Pan American Recreation Center
Street Address	2100 East 3rd Street
City, State and Zip	Austin, Texas 78702
Number of Parcels	1
Total Acreage	4.8377 acres
Number of Buildings	1 building
Number of Stories	Two Stories
Basement / Crawl Space	Slab on Grade
Reported Building Size	22,726 SF
Building Age	The Property was constructed in 1956, with a major renovation and addition in 2004 and is 66 years old.
Parking Provisions	There are a total of 10 parking spaces, of which there is1 standard ADA space and 1 van-accessible space. Street parking is also available.
Primary Use	Public Recreation/ Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	More than 10 years
Escorted by	James Rodriguez, City of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 29, 2022
Weather	Clear 63 F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be over 4' because the building sits on an elevated slab over the sidewalk along East 3rd Street.

Storm water drains via sheet-flow to a system of municipal catch basins along East 3rd Street. Storm water is shed from the roofs towards a system of gutters and downspouts which are piped underground to the municipal storm water system.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K, dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition with no immediate action required. The flood zone is of least concern. No further action is required.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the west side of the building, parking is provided onsite for the community and employees. There are total of 10 parking stalls, of which 1 is designated accessible and 1 is van-accessible. Concrete curbing is typical throughout the parking lot. There are also 27 off-street parking spaces, which were granted by the city of Austin, in the parallel street parking area near the building.

Concrete sidewalks connect the parking areas to the front entrance of the building. The municipal sidewalks is located along East 3rd Street. Sidewalks are concrete and are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by municipal pole-mounted fixtures and supplemental building-mounted fixtures.

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A monument sign is provided at the building main facade which is west of the main entrance. A galvanized steel security fence and gate are located east of the main entrance along East 3rd Street, and a second gate and fence are located on the backyard. These fences and gates provide limited access to the service alley between the school and the recreational facility.

Observations & Comments

For the most part, asphalt-paved areas were found to be in good condition. CBRE did not observe any cracking or deterioration. No immediate action is required at this time. However, mill and overlay asphalt treatment will be required over the term.

The sidewalks are in generally good condition, but there are limited locations with tripping hazards; theses were observed at the rear yard and at the front between the tile under the canopy and sidewalk area. The deteriorated sidewalk areas should be repaired at this time. Otherwise, the site features are in good condition with normal maintenance practices recommended over the term.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is founded with a slab on grade, the foundation is a concrete slab on grade with reinforced concrete strip and spread footings supported by pile caps under the bearing walls and columns respectively. The superstructure consists of structural steel columns and beams supporting an open web joist roof framing system. The second floor is a composite 4" deck.

The 1956 gymnasium is CMU loadbearing structure supporting an OWJ structure with metal roof deck.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

We observed a long crack at the 2004 addition in the arts and craft room. The crack is about 1/4" wide and spanned the width of the space. The crack does not appear to have transmitted to exterior materials or finishes and appears to have existing for some time. We recommend the crack be routed sealed at this time. We also recommend routine monitoring of the crack to ensure the movement is not continuing and the issue is not related to on-going foundation movement.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of brick veneer and stucco over sheathing and metal studs, or over CMU loadbearing walls. The front office entrance has a lobby which consists of a storefront system with insulated glazed units within anodized aluminum frames. Windows are aluminum punched openings and are generally provided with insulated, fixed glazing.

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The building has four main roof areas with three types of roofing. Two of the roofs are low slope built-up roofs (BUR) and have a slight pitch toward an external continuous gutter with downspouts. A polycarbonate roof is located over the main entrance, and a single slope pitch standing metal seam roof is provided at the two-story 2004 addition.

The table below summarizes the roofs sections.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Gymnasium High Roof	7,550	Low-slope; built-up roofing (BUR)	27 Years
2	Gymnasium Low Roof	3,400	Low-slope; built-up roofing (BUR)	27 Years
3	Two Story 2004 Addition	6,600	Metal (standing seam)	18 Years
4	Front Entrance Canopy	50	Polycarbonate roof	18 Years

Observations & Comments

Exterior walls were generally found to be in good condition. Our POC communicated that stucco repairs and new coat of paint were completed recently. The repairs and paint appear to be in good condition. On-going repainting is recommended over the term due to age.

Exterior sealants are in good condition. However, we recommend periodical maintenance to replace all exterior sealants over the term.

The site contact did not report current roof leaks, nor did we observe evidence of active water infiltration. We were provided with a roof report from Empire Roofing dated December 13, 2019. The report indicated some repairs were required at that time and the condition of the roofs were fair (metal roof) or fair to poor (BUR). Repairs were made subsequent to the inspection with about two to three years of life remaining. This was consistent with our observations, and we recommend budgeting to replace the BUR within the two years. The metal roof has faded surfaces, but with continued repair is anticipated to endure through the term. Continued roof inspections are recommended.

The polycarbonate roof over the entrance sidewalk appears to be in good condition. Based on the age and use of the system, no further action is required other than routine maintenance over the term.

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5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around an east-west axis with a central corridor leading to the lobby, second floor stairs, elevator, offices, and gymnasium. The lobby finishes consist of terrazzo, vinyl composition tile flooring (VCT), rubber base, painted gypsum board walls and ceiling and, acoustic ceiling tiles (ACT).

Office finishes consist VCT flooring, rubber base, painted gypsum board walls, wood doors on painted metal frames, and ACT.

Restroom finishes in the 2004 addition consist of ceramic tile flooring and walls, and painted gypsum ceilings. The restrooms are equipped with wall-mounted toilets with manual flush-valves, wall-mounted flush-valve urinals, and wall-mount porcelain lavatories. Accessories consist of plate glass mirrors, and lighting is provided by ceiling-mounted fixtures.

The second-floor finishes in the 2004 addition consist of VCT, rubber base, painted gypsum board walls, ACT. Wood flooring, carpet tile, and sealed concrete are presented in selected spaces.

The gymnasium finishes consist of painted CMU, wood floors, exposed painted OWJs. Sealed concrete, and rubber flooring are presented in selected spaces. The restrooms are equipped with wall-mounted toilets with manual flush-valves, and floor mounted flush-valve urinals, and wall-mount porcelain lavatories. The restroom finishes consist of sealed concrete, ceramic tile floors, painted CMU walls and, exposed painted OWJs. Accessories consist of plate glass mirrors, lighting is provided by ceiling-mounted fixtures, and floor mounted painted steel partitions. These restrooms appear to lack accessibility features, and are currently closed and used for storage.

Utility room finishes consist of sealed concrete or VCT, painted CMU walls and no ceiling, exposing the metal roof deck.

The kitchen is part of the gymnasium support spaces, and the finishes consist of painted CMU walls, sealed concrete floor, wood cabinets with plastic laminate countertops. Commercial grade appliances, including a stove with a hood, were observed.

Observations & Comments

Interior finishes in the 2004 addition are in good condition, and about 18 years old. A refresh of the interior finishes is anticipated late in the term. No immediate action is required.

Interior finishes in the gymnasium are in good condition. However, the bathrooms associated with the gymnasium are currently closed but should be re-opened to serve the needs of the building. We understand that the lack of accessibility is a concern with management, and we have included costs in the ADA section to renovate the restrooms areas as appropriate.

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Kitchen cabinet finishes and appliances are dated, worn and require a refresh. The area is currently functional, and the equipment appears to be in working order. We have included renovation costs of the kitchen early in the term.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the southwest side of the building along East 3rd Street. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping is arranged to exit the building on the south side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. An elevator sump pump is located at the bottom of the elevator pit, and an underground grease trap serving the commercial kitchen is located in the east side yard. Management reported the grease pit is regularly serviced. Lines are also habitually jetted clean to promote good drainage. Flat roof areas drain towards continuous gutters and downspouts which connect to the city underground storm water management system.

Natural gas serves domestic water heaters, kitchen equipment, and RTUs. A gas regulator and meter are located on the southeast side of the building near the service courtyard. Natural gas piping was observed to be black steel painted yellow for safety.

Domestic hot water for restrooms and break areas is provided by wall mounted tank-type electric resistance hot water heaters. However, the gymnasium present a gas fired tank-type water heater for restrooms and kitchen areas.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Domestic water and sanitary sewer systems are in good condition overall. No immediate action is required.

The 100-gallon water heater serving the gymnasium and kitchen area, is 30 years old. It appears to have been well maintained, but we recommend replacement of the unit at this time based on age.

5.5 HEATING, COOLING, AND VENTILATION

The building is completely heated and cooled by eight RTUs, manufactured by Trane. All but one unit was replaced in 2017 and are about 4 years old. RTU#6 was reported to be 7 years old. The RTUs are connected to VAVs in individual spaces as needed.

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The RTUs are self-contained, direct expansion air-conditioning and gas-fired heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a gas-fired heating system for the forced warm air heat. The RTUs range from 15 to 20-tons cooling capacity, except RTUs 7 & 8 which are 4 and 3 tons. These units cool the break and exercise rooms. The units have sheet metal ductwork for air delivery.

Thermostats in their respective zones control the VAVs to maintain space temperature. The system includes control sequences, monitoring points, transducers, electric actuators, electronic sensors, monitoring points, VFDs (variable frequency drives), which is controlled by the remote located Building Automated System (BAS).

Supplemental cooling is provided for the elevator room by a 2-ton ductless split system.

Ventilation is provided by natural infiltration through the RTUs, and by roof mounted exhaust fans in the restrooms.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (99 tons) we calculated that one ton of air conditioning is provided for every 230 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use. We understand that the maintenance of the units is provided by in-house staff and are regularly inspected. CBRE anticipates the heating and cooling systems will last past the evaluation period with routine maintenance.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground utility owned transformer located near the northeast corner of the building. Power enters the building underground via a duct bank to a single cabinet with two main service switches MDP Section 1, and MDP Section 2. Each switch has a rated capacity of 1,600 amps at 120/208 volt, 3-phase, 4-wire service. An additional switch at the middle of the cabinet is labeled as LA and is rated at 225 amps service. The panel appears to feed convenience receptacles, elevator pit, vending machines, etc. The gymnasium has its own disconnect switch dedicated to the RTUs.

Observation & Comments

The electrical systems provide 29.1 watts per square foot for the building. This is based upon the overall capacity of 1600-amps, 208-volts, 3-phase, 12,726 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from

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10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

CBRE anticipates the electrical systems will last past the evaluation period with on-going routine maintenance. No immediate action is required.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The 2004 addition building is fully protected with a wet pipe sprinkler system. A dedicated 8" stepped down to 6" fire service enters the riser room in the southwest side of the building and feeds the system utilizing street pressure with a mixture of Victaulic and black iron pipe and fire department connections are provided at the building exterior. The piping has mechanical couplings with grooved pipe for the larger pipe sizes, and threaded couplings for the smaller sizes. The fire sprinkler system dates from construction in 2004. The riser piping each has a tamper switch, flow control valve, and flow switch.

The most recent inspection and testing of the fire sprinkler system was performed on August 2022 by Johnson Controls with all items noted as passed. We observed a yellow tag on the system, that appears to have been corrected. Follow-up may be warranted to provide the most current inspection tag.

Manual fire extinguishers were observed throughout the building, mounted in wall mounted cabinets. Tags indicate the most recent maintenance inspection occurred in January 2021, by Pye Barker Fire & Protection.

The kitchen grease hood is not equipped with an Ansul type fire suppression system.

Fire alarm and detection system devices consist of smoke detectors and heat detectors at the elevator lobbies and in equipment rooms, duct smoke detectors, hard-wired exit signs with battery back-up, and illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The fire sprinkler and life safety systems are tied to a central fire alarm control panel. The fire alarm panel is located in the behind the circulation desk in the lobby and was replaced within the last year as part of a system wide upgrade program.

Emergency egress is provided by two enclosed exit stairwells (east and west) that extend between the 2nd floor to grade level.

Observation & Comments

CBRE anticipates the fire protection system will last past the evaluation period with routine maintenance. Service tags at the fire sprinkler risers are current and are dated July 2022.

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The kitchen hood may require an ansul system, depending upon the use and types of cooking occurring at the area. We have included costs for this safety feature.

There are assembly spaces within the building that are not provided with a fire sprinkler system. The lack of a sprinkler system installation was reported to CBRE as a 'grandfathered' condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

The fire alarm control panel is in good, like new condition. No further action is required.

Photographs

Kitchen

5.8 VERTICAL TRANSPORTATION

Passenger vertical transportation is provided by one (1) hydraulic elevator. The elevator system is manufactured by Thyssenkrupp Elevator Company.

The Machine room is located on the first floor behind the shaftway enclosure. The machine room was observed to have fire detection and suppression systems.

The table below summarizes the elevators observed.

Elevator Cab Schedule					
Car No.	**Type**	**Drive**	**Stops**	**Capacity (lbs.)**	**Speed (fpm)**
1	Passenger	Hydraulic	2	2,700	250

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Observation & Comments

Overall, the elevator was considered to be in good condition. Management reported no issues with few service callbacks. The rides we took aligned properly and operated smoothly and without any vibration.

Elevator cab finishes were considered to be in good to fair condition showing some light wear and datedness. The elevator machine rooms were observed to be adequately ventilated and have a locked entrance door. The most recent inspection was completed in May 2022.

No immediate action is required at this time, however budgeting to refurbish cab finishes, replace hydraulic motors, and modernize the systems are all recommended during the term.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?	✔		✔	Parking spaces and toilet rooms
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✔			
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			Gymnasium restrooms do not appear to have accessible toilet stalls or other features. Costs have been included to convert an existing stall(s) to be compliant.
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?	✔			
2	Is the “UP” button above the “DOWN” button?	✔			
3	Are there visual and audible signals inside cars indicating floor change?	✔			
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?	✔			
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	Do elevator cabs have visual and audible indicators of car arrival?	✔			
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✔			
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	✔			
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✔			
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			Gymnasium restrooms are not compliant (see comment above.)
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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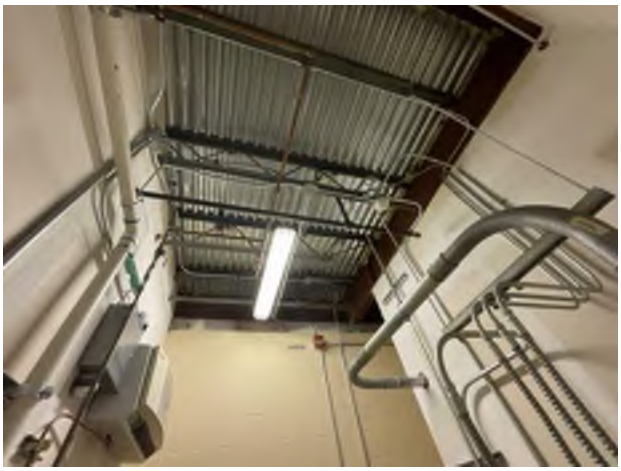
Photographs

1. Parking ,Curbing, and Sidewalks

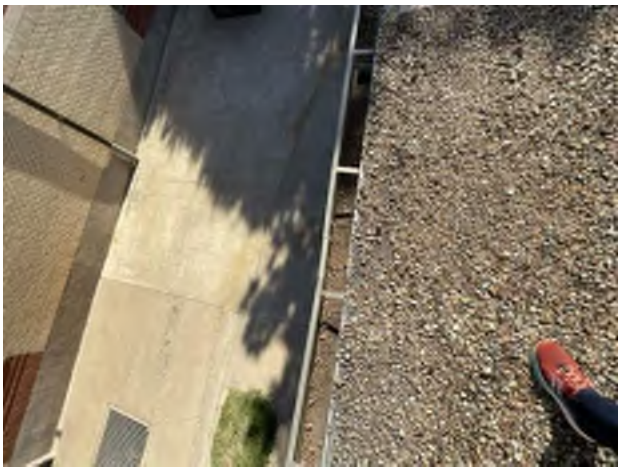
2. Front Facade

3. Front Entrance along 3rd Street

4. Exterior Elevation



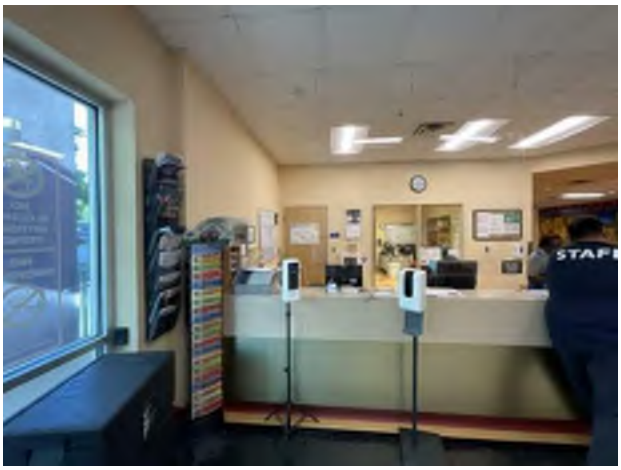
5. Steel Roof Deck



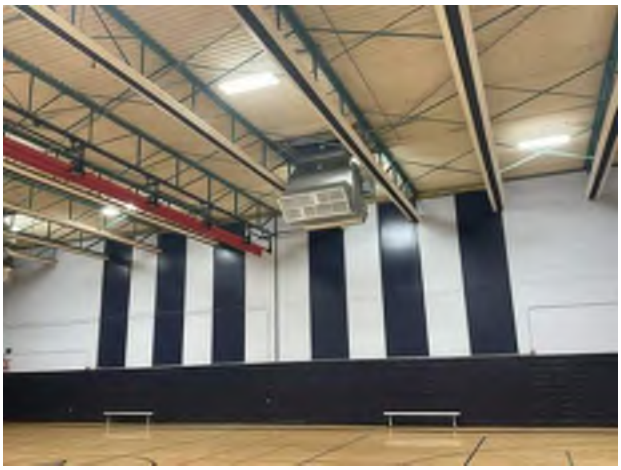
6. Roofing

7. Polycarbonate Roof

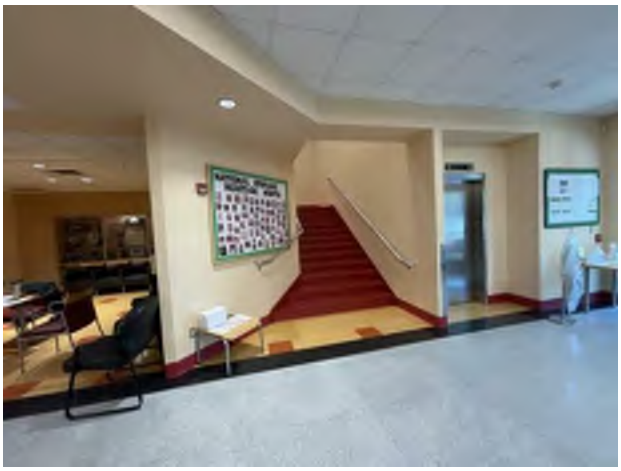
8. Lobby



9. Reception Desk



10. Gymnasium

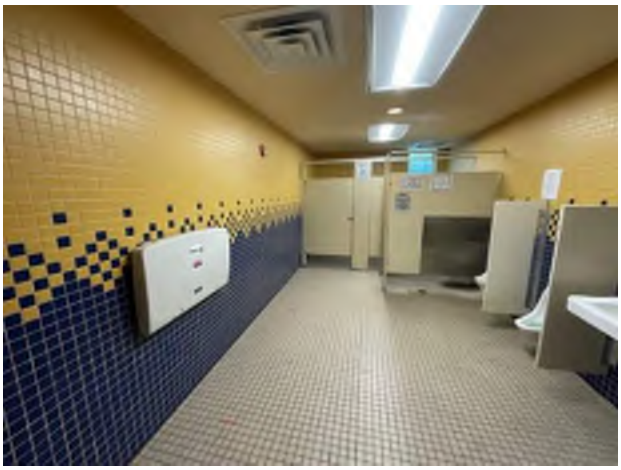


11. Second Floor Stairs

12. Common Corridor

13. Mural and Game Area

14. Office



15. Bathroom

16. Water Heater

17. Roof top unit (typical)

18. Transformer

19. Main Disconnect

20. Gymnasium Electrical Room

21. Fire Sprinkler Piping

22. Fire Command

23. Elevator

24. Interior Cab Finishes

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Oswaldo A.B. Cantu/Pan American Recreation Center	**Project No.:**	
Address:	2100 East 3rd St.	**Project Manager:**	
City, State Zip Code	Austin, TX 78702	**Property No.:**	
Year Built and Age:	1956 & 2004	**Tax I.D. # (Sec, Lot, Block):**	LOT 5-7 * S 146FT OF PICKLE RESUB S 146' LT 9 & S 146'LT 10 MUSGROVE SUBD 3.43 ACR UNPLATED OLT 7 DIV O
Building Type:		**Size of Parcel (Acres):**	4.8377
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	2	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Janet Moore	**Date:**	
Tel:	512-978-2430	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	6				
Handicap	2				
Totals	8				

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐× U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

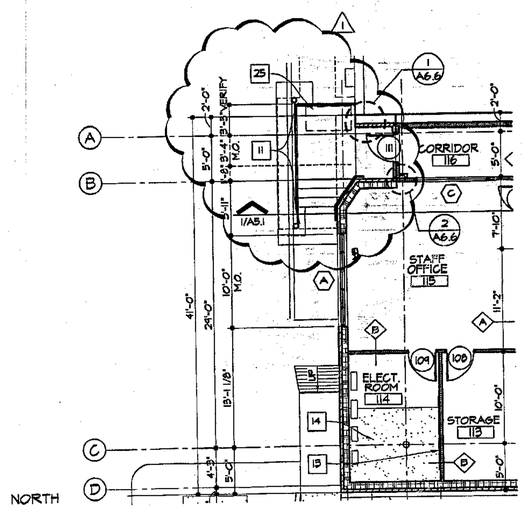
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If “Yes”, identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

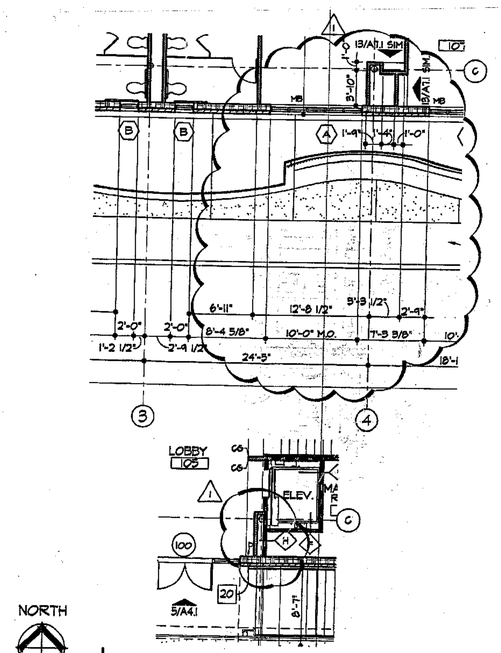
Supplementary Documentation



NORTH

1 NEW FIRST FLOOR PLAN A2.2
SCALE: 1/8" = 1'-0"

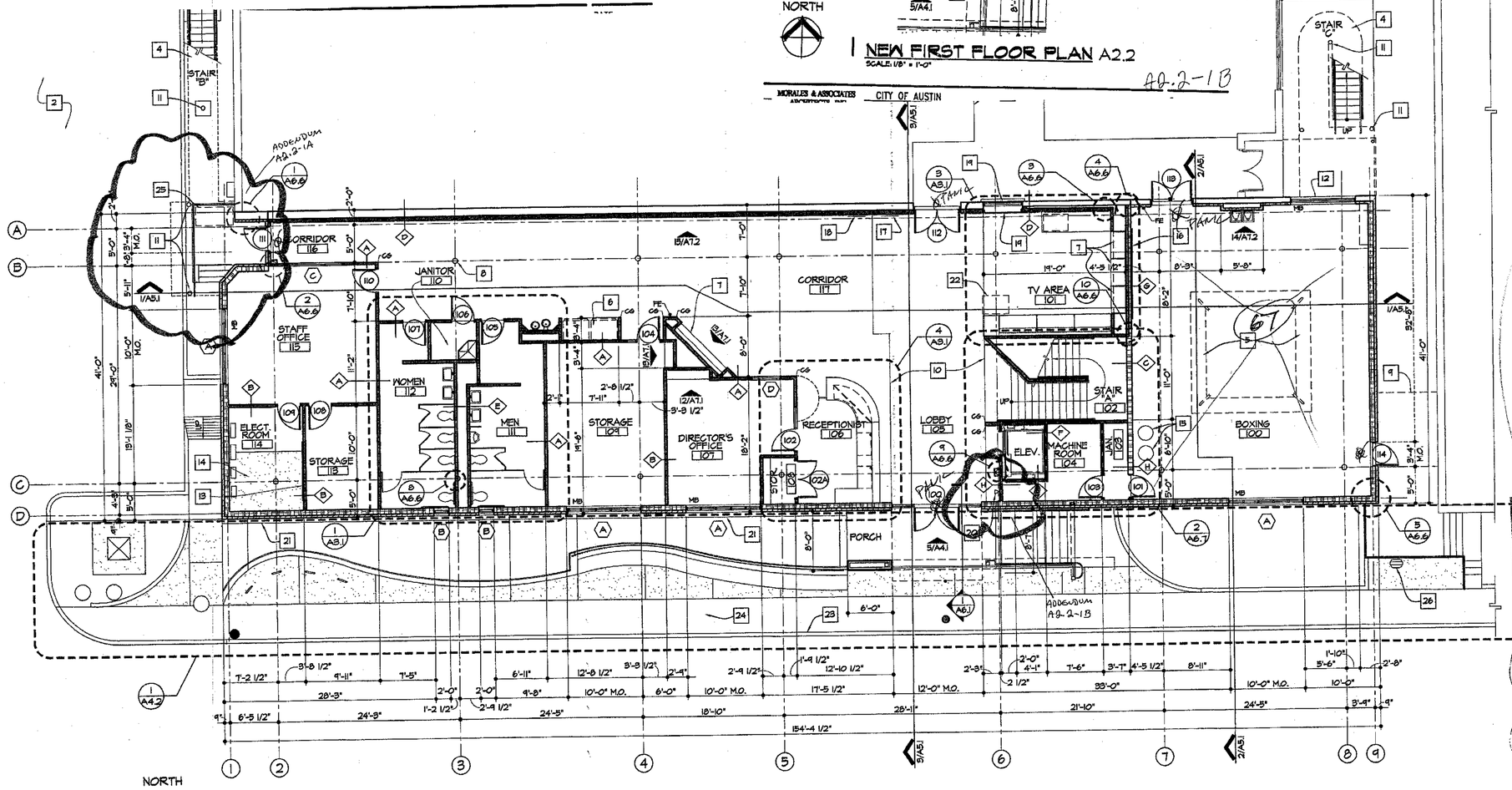
A2.2-1A



NORTH

1 NEW FIRST FLOOR PLAN A2.2
SCALE: 1/8" = 1'-0"

A2.2-1B



NORTH

1 NEW FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
6,116 S.F.

KEY NOTES

1. EXISTING GYMNASIUM TO REMAIN.
2. EXISTING DRIVEWAY TO REMAIN.
3. EXISTING BUILDING - PATCH ANY DAMAGE DONE DURING WORK.
4. NEW EXIT STAIRS FROM SECOND FLOOR.
5. BOXING RING - BY OTHERS.
6. VENDING MACHINES - BY OTHERS.
7. DISPLAY CASE.
8. TYP. STRUCTURAL COLUMN - REFER TO STRUCTURAL DRAWINGS.
9. NEW CANOPY BETWEEN BUILDINGS.
10. LIMITS OF EXISTING TERRAZZO FLOORING TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION W/ 1/4" MASONITE.
11. NEW PIPE COLUMN FOR STAIR - REFER TO STRUCTURAL DRAWINGS. ADDENDUM ITEM 51 PAGE 4 NEW PIPE COLUMN, PAINT TO MATCH EXISTING.
12. EXISTING WINDOW TO REMAIN.
13. 8'x8'x3/4" PLYWOOD ON WALL - PAINT PRIOR TO INSTALLATION.
14. AREA TO BE PATCHED FROM UTILITY WORK - REFER TO MEP DRAWINGS.
15. OWNER FURNISHED, CONTRACTOR INSTALLED SPEED BAG ASSEMBLIES - BOLT BRACES THROUGH WALL WITH 3/8" ø BOLTS WITH WASHERS AND 4" x 4" MIN. BEARING PLATES ON JANITOR SIDE OF CMU WALL. MOUNT SO 2'-0"ø BOARD IS 6'-0" A.F.F.
16. 6'-0" HIGH X 12'-0" WIDE MIRROR MOUNTED ON CMU WALL.
17. NEW BUILDING PLAQUE - SEE SPECS.
18. EXISTING BRONZE PLAQUE, RELOCATED.
19. TACKBOARD ON 3/4" PLYWOOD - SCREW MOUNT TO EXISTING FIXED GLASS FRAME.
20. EXISTING PAY TELEPHONE RELOCATED - MOUNT TO MEET ADA REQUIREMENTS. REFER TO SHEET A0.1 FOR ADA REQUIREMENTS.
21. CONTINUOUS 1 1/2" ø STEEL HANDRAIL ON BRACKETS SPACED 6'-0" O.C. MAX. RUN AT CONSTANT HEIGHT OF 2'-10" ABOVE RAMP.
22. SPACE FOR HANDICAP SEATING.
23. EXISTING CURB & GUTTER.
24. EXISTING SIDEWALK.
25. AREA OF REFUSE ASSISTANCE - 90" X 60".
26. EXISTING GAS METER.

GENERAL NOTES

1. REFER TO SHEET A10.1 & A10.2 FOR DOOR & WINDOW SCHEDULES.
2. REFER TO SHEET A10.1 FOR ROOM FINISH SCHEDULE.
3. REFER TO SHEET A6.5 FOR PARTITION TYPES.
4. CG = CORNER GUARD AS SPECIFIED.
5. MB = MINI BLIND AS SPECIFIED.
6. FE = FIRE EXTINGUISHER.

ADDENDUM ITEM 51 PAGE 4

KEY NOTES

27. EDGE OF EXISTING TERAZZO TILE FLOOR.
28. EXISTING VOLLEYBALL STANDARDS TO BE REUSED.
29. 5" x 4" VENTED RUBBER BASE.
30. 2" EXPANSION SPACER.
31. 25/32" MAPLE FLOORING.
32. 1/2" CD EXT. PLYWOOD LAID AT 45° TO BOTTOM LAYER.
33. 1/2" CD EXT. PLYWOOD LAID PARALLEL TO LONG DIMENSION OF ROOM.
34. PADS @ 12" O.C.
35. EXISTING OVERHEAD BASKETBALL BACKSTOP TO REMAIN.
36. EXISTING MASONRY WALL.
37. EXISTING BLEACHERS TO BE REMOVED AND SLAVAGED TO THE CITY OF AUSTIN.
38. 4" WIDE BASELINE. COLOR AS SELECTED BY ARCHITECT.
39. PAINTED SOLID. COLOR AS SELECTED BY ARCHITECT.
40. EXISTING WALLS.

GENERAL NOTES

1. KEY NOTES ARE A CONTINUATION FROM CONTRACT DRAWING SHEET A2.2.
2. CONTRACTOR SHALL REMOVE EXISTING GYM WOOD FLOOR AND PREPARE CONCRETE TO RECEIVE NEW GYM WOOD FLOOR AS INDICATED.
3. PROVIDE COMPLETE U.I.L. APPROVED BASKETBALL COURT MARKING, 2" WIDE UNLESS NOTED OTHERWISE. COLORS TO BE SELECTED BY ARCHITECT.
4. PROVIDE COMPLETE U.I.L. APPROVED VOLLEYBALL COURT MARKING, 2" WIDE. COLORS TO BE SELECTED BY ARCHITECT.

ADDENDUM ITEM 51 PAGE 4

CONSULTANTS

CIVIL :

STRUCTURAL : P.E. STRUCTURAL

MEP : JOSE I. GUERRA, INC.

MORALES & ASSOCIATES, ARCHITECTS, INC.
7756 NORTHCROSS DRIVE SUITE 203, AUSTIN, TEXAS 78757
PHONE: (512) 451-6585 FAX: (512) 451-6583
CONSULTING ARCHITECT

residential commercial institutional industrial municipal

OSWALDO "A.B." CANTU/PAN AMERICAN
RECREATION CENTER
2100 EAST 3RD STREET
AUSTIN, TEXAS 78712

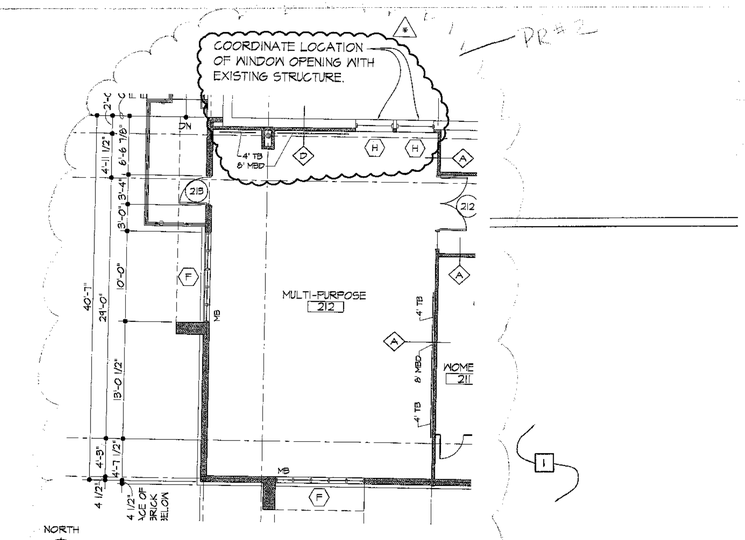
SHEET NO. A2.2

SHEET: 4 OF: 29

DATE: NOVEMBER 18, 2002

PR#3

WORK CHANGES PROPOSAL REQUEST NO. 1

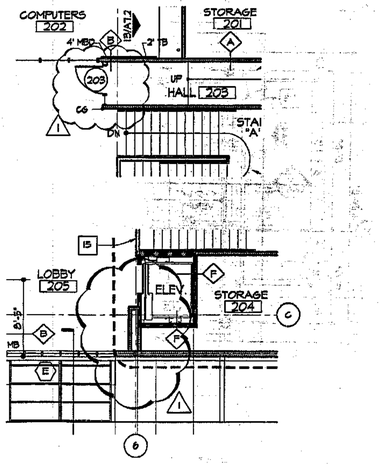


NORTH

1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

6237 S.F.

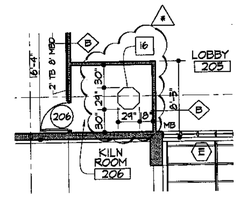


NORTH

1 SECOND FLOOR PLAN A2.3

SCALE: 1/8" = 1'-0"

A2.3-1A



NORTH

1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

A KILN LOCATION

KEY NOTES

1. EXISTING GYMNASIUM.
2. EXISTING ROOF BELOW.
3. HVAC CHASE.
4. STAIR LANDING.
5. FRONT CANOPY WALL - REFER TO SHEET A6.3.
6. RAMP - REFER TO DETAIL 2/A2.3.
7. 4"ø SLEEVE IN FLOOR.
8. CARRY SCHEDULED VCT UP RAMP.
9. INSTALL VCT TIGHT AGAINST WOOD FLOOR.
10. SLOPED CONCRETE RAMP.
11. TOP OF STRUCTURAL SLAB.
12. SUPPORTS FOR WOOD FLOOR.
13. WOOD FLOORING AS SCHEDULED.
14. HARDWOOD EDGE.
15. LOW WALL.

A

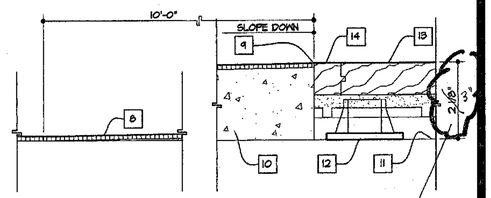
KEY NOTES

16. CONTRACTOR TO REMOVE AND RELOCATE EXISTING KILN.

GENERAL NOTES

1. REFER TO SHEET A10.1 & A10.2 FOR DOOR & WINDOW SCHEDULES.
2. REFER TO SHEET A10.1 FOR ROOM FINISH SCHEDULE.
3. REFER TO SHEET A6.3 FOR PARTITION TYPES.
4. CG = CORNER GUARD AS SPECIFIED.
5. MB = MINIBLINDS AS SPECIFIED.
6. FE = FIRE EXTINGUISHERS AS SPECIFIED.
7. MBD = MARKER BOARDS AS SPECIFIED.
8. TB = TACK BOARDS AS SPECIFIED.

CITY OF AUSTIN
PLAN REVIEW DIVISION
APPROVED FOR PERMIT
APPROVED AS NOTED FOR PERMIT
APPROVAL OF THESE PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE CURRENTLY ADOPTED BUILDING CODE OR ANY OTHER ORD OF THE CITY OF AUSTIN WHICH MAY HAVE BEEN OMITTED OR OVERLOOKED IN THE PLAN REVIEW PROCESS.
DATE 12-26-02
BY:
301 W. 2ND P.O. BOX 1088 AUSTIN, TX. 78767 512-499-2861



2 SECTION THROUGH RAMP

SCALE: 6" = 1'-0"

Addendum Item 49 Dimension to read 3"

CONSULTANTS
CIVIL :
STRUCTURAL : P.E. STRUCTURAL
MEP : JOSE I. GUERRA, INC.

CONSULTING ARCHITECT
MORALES & ASSOCIATES, ARCHITECTS, INC.
7756 NORTHCROSS DRIVE SUITE 203, AUSTIN, TEXAS 78757
PHONE: (512) 451-6585 FAX: (512) 451-6585

residential commercial institutional municipal industrial

PROJECT NAME
OSWALDO "A.B." CANTU/PAN AMERICAN
RECREATION CENTER
2100 EAST 3RD STREET
AUSTIN, TEXAS 78712

SHEET NO.
A2.3
SHEET: 5 OF: 29
DATE: NOVEMBER 18, 2002

48453C0465K, effective on01/22/2020

1DWLRQDO)ORRG-EDUGDHU)6WWH

FEMA

)HHW

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$QQXDO &KDQFH)ORRG-EDUG $UHDV
R DQQXDO FKDQFHIORRGZDWHUH
G-BSWKOHVV WKDQRQHIRRW RU ZKGUDLQDJ
DUHDV R OHVV WKDQRQH VTXDUHPEOH=RQH;

)WXUH&RQGLWLRQV $QQXDO
&KDQFH)ORRG-EDUG =RQH;

$UHDZWK5GXHG)ORRG5LVNGXHWR
/HYHH 6HH1RWHV =RQH;

$UHDZWK)ORRG5LVNGXHWR/HYHH =RQH'

$UHDR IQLBO)ORRG-EDUG =RQH;
(IHFWLYH/HV
$UHDR 8QDHWHUPLQHG)ORRG-EDUG =RQH'

&KQQHO &XOYHUW RU 6WUXFWXUH
/HYHH L'NH RU)ORRGZDOO

&URVV6HFWLRQV ZLWK $QQXDO &KQQH
DWHU 6XUIDFH(OHYDWLRQ
&RDWDO 7UDQVHFW
%DVH)ORRG(OHYDWLRQ/LQH %(
/LPW R 6WUXG
-XULVGLFWLRQ%RXQGDU\
&RDWDO 7UDQVHFW %DVHOLQH
3URILOH%DVHOLQH
+GURJUDSKLF)HDWXUH

L'LWDO DWD$YDLODEOH
1R'LWDO DWD$YDLODEOH
8QPDSSHG

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SRQW VHOHFWHGEWKHXVHU DQGGRHVQRW UHSUHV
DQDWKRULWDWLYHSURFHVV\ORFDWLRQ

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7KHIORRGKDUGLQRUPDWLQLV GHULYHGGLUHFWO\IURPWKH
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EMPIRE ROOFING

APPROVED
By Ruben Salinas at 10:50 am, Jan 14, 2020

DATE: 12-13-2019

ROOF INSPECTION –

Client: City of Austin
Property Contact: Ruben Salinas
Facility: 2100 E 3rd St. W/O #19343

ROOF DATA
Size: Approximately 17,550SF
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: Gravel Built Up/Metal
Surface: Gravel/Metal
Perimeter: Gravel guard
Expansion Joint: N/A
Roof Age: +/-24 Years
Drainage: Gutters and downspouts

INSPECTION OBSERVATIONS/RATINGS:
Roof: Poor/Fair
Surface: Poor/Fair
Drainage: Fair
Expansion Joints: X
Mechanical Fixtures/Flashing: Poor
Other:

RATINGS/RECOMMEDATIONS
Overall Rating: Gravel Built Up Roof/Poor, Metal Roof/Fair
Recommendations:

- Please reference repair proposal.

Life Remaining: +/-2 Gravel Built Up Years if properly maintained, +/-5 Years if properly maintained.

END OF REPORT
Inspection Conducted and Report Submitted By:
Don Wade

16311 Central Commerce | Pflugerville, TX 78660 | Tel 512.989.7663 | Fax 512.989.7666 | www.empireroofing.com

WO# 19343

J 12/12

	
2100 E 3rd St. Gravel Built Up/Poor Condition, Metal/Fair Condition.	1 pitch pan needing resealed/filled. Next (2) pictures.
	
	
Gas line needing to be sealed.	Close up of line.

EMPIRE ROOFING

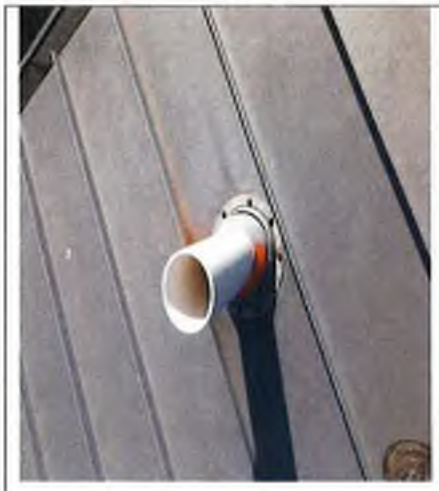
Don Wade
Don@EmpireRoofing.com

4 Holes/damaged flashing at RTUs needing coated. Next (3) pictures.

4 pipe boots needing resealed. Next 2 pictures.

EMPIRE ROOFING

Don Wade
Don@EmpireRoofing.com

Don Wade
Don@EmpireRoofing.com

EMPIRE ROOFING

December 13, 2019

Ruben Salinas
Parks & Recreation Department
Ruben.Salinas@austintexas.gov

RE: 2100 E. 3rd St. W/O #19343

1. Clean and refill/seal (1) pitch pan.
2. Clean and reseal gas line at vent curb.
3. Install clamps and properly seal (4) pipe boots.

PROPOSED PRICE	$550.00
TAX	NO TAX
TOTAL PROPOSED PRICE	$550.00

Thank you for the opportunity to submit this proposal.

City of Austin

Authorized Signature

Date

Empire Roofing Companies Inc.

Authorized Signature

Date

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

APPROVED
By Ruben Salinas at 12:32 pm, Jan 10, 2020

INVOICE# **A27247**

Total Due **$750.00**

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

PO #: WO#201810553
Issue Date: 12/17/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/12/2019

Property:
PARD - AB CANTU/PAN AMERICAN RECREATION CENTER, 2100 E. 3RD STREET, AUSTIN, TX 78702
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Roof Inspection complete.	$750.00
Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
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Pflugerville, TX 78660

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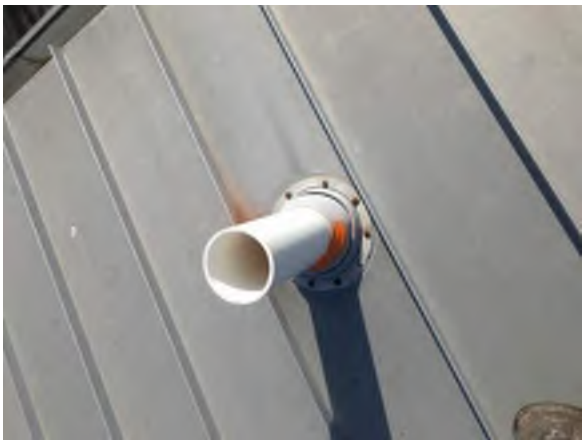

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
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@TheEmpireWay

PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
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C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Parque Zaragoza Recreation Center

2608 Gonzales Street
Austin, Texas 78702

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-22
Site Visit Date: September 29, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Parque Zaragoza Recreation Center
2608 Gonzales Street
Austin, Texas 78702
SF-0001419126-22

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 29, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			Maintenance		$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Repair	$2,500	$5,340
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$30,500	$14,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Repair	$1,500	$10,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER		X	X	Repair	$5,000	$3,000
5.5 HEATING, COOLING, AND VENTILATION	X			None		
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER		X		Replace	$5,000	$14,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS		X		Replace	$2,500	$21,875
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None	$400	
Totals					$47,400	$70,715

Summary	Today's Dollars	$/SF
Immediate Repairs	$47,400	$47,400.00

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$70,715.00	$70,715.00	$7,071.50
Replacement Reserves, w/10, 3.0% escalation	$76,499.23	$76,499.23	$7,649.92

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
1	**Replace Concrete Sidewalk Sections**	Select areas of the concrete walkways were noted to be cracked and spalled. Damaged concrete areas should be remove and replaced.	Man Days	$500	2	$1,000	
2	**Prune Overgrown Foliage**	A few isolated sections of the site landscaping were found to be overgrown and in contact with the sidewall. All overgrowth should be pruned back to allow proper ventilation and prevent accelerated sidewall abrasion wear.	Man Days	$500	1	$500	
3	**Rehabilitate Planting Area**	The planting area located at southeast corner of the building has not been maintained. Rehabilitate area by applying top soil, fertilizer, new plantings and mulch. This work will greatly improve the Subject's overall curb appeal.	Man Days	$500	2	$1,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$2,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
4	**Repair Exterior Facade**	The stone veneer was reportedly damaged by a recent car collision and has been slowly crumbling at the area of impact. The facade should be repaired at this time.	Allow	$7,500	1	$7,500	
5	**Clean Metal Roof Soffit**	Insect nests were observed at the metal roof soffits and select areas of the exterior walls. Insect nests should be cleared and soffits and walls cleaned.	Man Days	$500	1	$500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
6	**Replace Aluminum Frame, Single Pane Windows**	Windows along the south side of the building are single-pane. They were noted with deteriorated seals and have been reported to leak. Rather than making all necessary repairs to the existing, non-energy efficient windows, we recommend replacement with new aluminum framed or vinyl framed, insulated windows.	EA	$700	25	$17,500	
7	**Investigate Roof Leaks**	On-site staff reported there have been active roof leaks at the Gym, as well as birds coming into the space at the main lobby roofline. It is recommended a licensed professional be engaged to investigate the issue and complete repairs as needed.	Allow	$5,000	1	$5,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$30,500	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
8	**Repair and Repaint Interiors**	The concrete floor is damaged at the south entry where car collision occurred and should be repaired. Select windowsills were noted with flaked paint and/or moisture stains. Windowsills should be repaired as needed then repainted. Painted concrete floors and painted stair handrails were observed to be faded or peeling and require repainting.	Man Days	$500	3	$1,500	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$1,500	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
9	**Investigate Plumbing Issues**	On-site staff reported several issues with the plumbing system, including low water pressure, delayed warm time of hot water, ongoing leaks from the toilet at the women's locker room, and the men's shower does not completely shut off. It is recommended a licensed professional be engaged to investigate the issues and complete repairs as needed.	EA	$5,000	1	$5,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$5,000	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Investigate the Electrical System**	On-site staff reported ongoing issues with transformer malfunction, and power outages during rains. It is recommended a licensed professional be engaged to investigate the issue and complete repairs as needed.	Allow	$5,000	1	$5,000	
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$5,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
11	**Perform Corrections of the Fire Alarm and Sprinkler Systems**	Per the recent Fire Department inspection, the sprinkler system was yellow tagged due to requiring a 5-year flow test. Sprinklers should be tested per code and reinspected. The fire alarm control panel was also red tagged during the more recent inspection. Non-compliant items should be corrected then reinspected.	Allow	$2,500	1	$2,500	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$2,500	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
12	**Provide Signage for Accessible Restrooms**	There is no signage for accessible restrooms provided.	EA	$100	4	$400	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$400	
		Total:				**$47,400**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Storm Water Drainage Maintenance	2	0	2	1	EA	$500.00	$500	500%	$500		$500		$500		$500		$500		$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Emulsion Sealcoat, Crack Seal and Restripe Asphalt Pavement	5	0	5	17,800	SF	$0.30	$5,340	100%						$5,340					$5,340
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Install Bollards at Passenger Drop-Off Area	0	0	0	1	Allow	$6,000.00	$6,000	100%	$6,000										$6,000
Annual Roof Maintenance Program	1	0	1	1	EA	$800.00	$800	1000%	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$8,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Replacel Kitchen Finishes and Equipment	20	15	5	1	SF	$10,000.00	$10,000	100%					$10,000						$10,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Central Domestic Water Heater	20	20	0	1	EA	$3,000.00	$3,000	100%	$3,000										$3,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Replace Distribution Panels	30	26	4	7	EA	$2,000.00	$14,000	100%				$7,000	$7,000						$14,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace/ Upgrade Fire Alarm System	20	18	2	17,500	SF	$1.25	$21,875	100%		$21,875									$21,875
Total (Uninflated)									$10,300.00	$22,675.00	$1,300.00	$7,800.00	$18,300.00	$6,140.00	$1,300.00	$800.00	$1,300.00	$800.00	$70,715.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$10,300.00	$23,355.25	$1,379.17	$8,523.27	$20,596.81	$7,117.94	$1,552.27	$983.90	$1,646.80	$1,043.82	$76,499.23

Evaluation Period:	10
# of SF:	1
Reserve per SF per year (Uninflated)	$7,071.50
Reserve per SF per year (Inflated)	$7,649.92

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Parque Zaragoza Recreation Center, the Subject, is a 17,500-SFG, single-story freestanding building on a 9.18-acre parcel in Austin, Texas. The building was constructed in approximately 1996 and is approximately 26 years old. Specifically, the site is located on the north side of Gonzales Street, at the intersection of Gonzales Street and Calles Street, approximately one and a half miles east of Interstate 35. The property is bounded by a mix of residential and commercial properties on all sides. Boggy Creek runs through the north side of the site from west to east.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided along Gonzales Street with a parking lot at the south side of the building.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its age of almost 30 years, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include exterior finishes, windows, plumbing, and electrical. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures into a later-life stage, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, electrical panels and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Parking Lot Rehabilitation	2022	$151,220.13

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

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The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 27, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 27, 2022. According to the AFD Inspection Report received, dated February 2, 2022, there are several unsatisfactory items listed. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 27, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A copy of the Certificate of Occupancy dated April 8, 1996, was received and is included in the Exhibits.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan Combining District

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations of areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however moisture intrusion and conditions conductive to microbial growth were noted. Specifically these conditions were observed at the locker room showers and toilets, the Gym roof, and office windows. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any

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alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
George Freeman, Site Supervisor	City of Austin	PARD	(512) 978-2464
PIR Team	City of Austin	Law Department	(512) 974-2197

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-22
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Parque Zaragoza Recreation Center
Street Address	2608 Gonzales Street
City, State and Zip	Austin, Texas 78702
Number of Parcels	One
Total Acreage	9.18
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	Crawl Space
Reported Building Size	17,500 SF
Building Age	The Property was constructed in 1996 and is 26 years old.
Parking Provisions	There are a total of 27 parking spaces, of which there are one standard ADA space and one van-accessible space.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	26
Escorted by	George Freeman, Site Supervisor, and Robert Morrison, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 29, 2022
Weather	Sunny, 86F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be less than 5', with the exceptions of the creek that runs through the site. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a drain inlet located at the parking lot that discharges at the northeast corner of the site into Boggy Creek, or to the municipal curb and gutter system at the public street. Roof drainage is via sheet-flow over the roof edge or to rain gutters and downspouts that drain to a rainwater collection tank or to the creek.

There are no retaining walls present at the Subject.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition with no immediate action required. Storm water management appears to be in good condition. We recommend a bi-annual jetting of the storm lines as part of maintenance to ensure positive flow.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the south side of the building, with a one-way drive directed from west to east. There are total of 27 parking spaces of which one is designated accessible and one is van-accessible. Cast-in-place concrete paving is provided at the dumpster pad located to the west of the building. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

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Concrete sidewalks connect the public sidewalk to the front entrance of the building. There are also municipal sidewalks on the south side of the site. Concrete are generally 5' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass lawns. The landscape is provided with an irrigation system with automatic controls and timers along with a rainwater collection tank.

A pylon sign is provided at the street frontage west of the ingress curb cut. Painted metal picket fencing is provided at the rainwater collection tank at the east side of the building.

Observations & Comments

Asphalt paving is less than one year old and found to be in good condition and should provide many additional years of service before significant replacements are required. Crack sealing, sealcoating, and restriping of the asphalt paving should be anticipated throughout the term. The cast concrete paving was also found to be in good condition with no further action is required at this time. The sidewalks are in overall good to fair condition. Select areas of the concrete walkways were noted to be cracked and spalled. Damaged concrete areas should be removed and replaced.

A few isolated sections of the site landscaping were found to be overgrown and in contact with the sidewall. All overgrowth should be pruned back to allow proper ventilation and prevent accelerated sidewall abrasion wear. Trimming and pruning is required and included in immediate needs. The planting area located at southeast corner of the building has not been maintained. Rehabilitate area by applying topsoil, fertilizer, new plantings and mulch. The irrigation system was reported to be maintained by the landscaping crew and in good working order. Other than routine maintenance, no further action is anticipated.

The signage and fencing are in good condition. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The substructure of the building is a shallow, reinforced concrete foundation system that consists of foundation piers and strip footings below load-bearing walls. The structural framing system consists of a steel and CMU masonry superstructure with interior steel columns, and wide flange steel beams that span between the columns and perimeter walls. Roof construction is a combination of bow truss and open webbed joists supporting a metal deck. Lateral resistance is provided by the rigid horizontal diaphragm of the roof deck, and perimeter shear walls.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of limestone veneer and prefinished metal siding. Fenestration consists of punched openings with inoperable fixed units of uninsulated glazing set into aluminum frames, and transom windows above the main entry doors. The gym is additionally provided with clerestory windows. Main entrance doors consist of glass and aluminum set into painted metal frames. Service doors are painted hollow metal.

The building has four roof areas at various heights. The roof appears to be an original curved and sloped standing metal seam roof system and is reported to be about 26 years old. Drainage is provided by sheet flow over the roof edge or to rain gutters and downspouts that drain to a rainwater collection tank or to the creek. Sealant and metal flashing are located at the perimeter of the roof. Access to the roof is provided by portable ladder.

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Gym	11,400	Metal (standing seam)	26 years
2	Offices, Restrooms	5,000	Metal (standing seam)	26 years
3	Atrium	2,900	Metal (standing seam)	26 years
4	Classroom	4,600	Metal (standing seam)	26 years

Observations & Comments

The stone veneer was reportedly damaged by a recent car accident and has been slowly crumbling at the area of impact. The façade should be repaired at this time. Although the main entrance façade is set back more than 20' from the curb, it is in line with the entry drive. The placement of bollards along the passenger drop-off area adjacent to the entrance may prevent similar collisions from occurring. Budgetary costs for bollard installation is included in the Reserve Schedule. Insect nests were observed at the metal roof soffits and select areas of the exterior walls. Insect nests should be cleared and soffits and walls cleaned. Windows along the south side of the building are single-pane. They were noted with deteriorated seals and have been reported to leak. Rather than making all necessary repairs to the existing, non-energy efficient windows, we recommend replacement with new aluminum framed or vinyl framed, insulated windows.

On-site staff reported there have been active roof leaks at the Gym, as well as birds coming into the space through small gaps at the roof line at the main lobby. It is recommended a licensed professional be engaged to investigate the issue and complete repairs as needed. Costs have been included to inspect and repair the roof as needed. Roof drainage appears to be in generally good condition, though we recommend continued annual roof inspections to ensure continued operation and maintenance of these systems.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a double height atrium at the north/south axis. Entries are provided at both ends, with the south entry being the main entrance. The main reception desk is located adjacent to the south entrance. The Multipurpose Gym and Card Room are located at the north and south ends, respectively. Offices are generally provided along the east side of the building. The Arts and Crafts Room, library, lounge, and Game Room are located along the west side. A kitchen and the media room are located north of the lobby on the east side. Mechanical and electrical equipment are located at the janitor closet and mechanical lofts in the attic spaces.

Interior finishes generally consist of painted gypsum board, and exposed historical brick walls, lay-in acoustical tile, exposed metal structure ceilings, rubber tile, luxury vinyl tile (LVT), vinyl composite tile (VCT) and stained or painted concrete flooring. Storefront windows and doors are provided at

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the classroom and gymnasium entrance, and painted murals are provided at select walls. Lighting is provided with recessed fixtures. The gymnasium is provided with painted CMU and acoustical CMU walls, exposed metal structure ceiling, athletic wood flooring, and suspended light fixtures.

There is one set of men's and women's multi-user toilet rooms at the east side of the building, and one set of men's and women's locker rooms with showers at the west side. Additionally, there is a set of exterior restrooms at the north side of the building. The restrooms and locker rooms are equipped with wall-mounted toilets, CMU toilet partitions, and plastic laminate countertops with drop-in sinks. The showers are provided with ceramic tile surrounds. Finishes consist of painted CMU walls, painted gypsum board ceilings, painted concrete and ceramic tile floors. Lighting is provided by recessed and wall-mounted fixtures.

Observations & Comments

Interior finishes are in overall good condition, with the following exceptions. The concrete floor is damaged at the south entry where car collision occurred and should be repaired. Select windowsills were noted with flaked paint and/or moisture stains. Windowsills should be repaired as needed then repainted. Painted concrete floors and painted stair handrails were observed to be faded or peeling and require repainting. Based on age, we recommend refurbishing the kitchen finishes and equipment. A budget has been included in our Reserve Costs.

The exterior restrooms were not observed as they have been abandoned and welded shut due to safety and operational considerations. Although the restrooms are not in use, it is recommended they be regularly inspected for leaks and/or microbial growth as part of routine maintenance.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit east of the site access point, near the connection to the city water main. The dedicated 2-1/2" city water service line enters the riser room and serves the domestic water for the building. The one-story building operates from city water pressure, without the use of a booster pump. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building on the south side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be PVC. No sump pumps or grease traps were observed. Natural gas is not provided at the Subject.

Domestic hot water for restrooms and kitchen is provided by individual tank-type electric resistance hot water heaters of 120-gallon capacity manufactured by Rheem. All of the equipment is original to the building and 26 years old.

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Observations & Comments

On-site staff reported several issues with the plumbing system, including low water pressure, delayed warm time of hot water, ongoing leaks from the toilet at the women's locker room, and the men's shower does not completely shut off. It is recommended a licensed professional be engaged at this time to investigate the issues and complete repairs as needed. Overall, domestic water and sanitary sewer systems are in good to fair condition overall. Costs should be anticipated for ongoing water heater replacement over the reserve term. We have included this item in the Capital Reserve Schedule.

5.5 HEATING, COOLING, AND VENTILATION

The building is cooled by 11 water source heat pumps (WSHP), rated at 31- to 112-MBH, and supplied with 9- to 33-GPM of 95^{O} F condensing water. According to the construction drawings provided, boreholes for the WSHPs are located to the west of the building. The equipment is controlled by wall-mounted thermostats and an Automated Logic building automation system which provides control, monitoring, and troubleshooting for the mechanical and lighting equipment. The system includes control sequences, monitoring points, electronic sensors, alarms, and can be controlled on-site and remotely. Ventilation is provided by natural infiltration, through the WSHPs and by roof mounted exhaust fans at the toilet rooms.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (62.5 tons), we calculated that one ton of air conditioning is provided for every 280 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

The WSHPs are anticipated to last beyond the term based on their age, but routine maintenance and repairs are warranted to extend the lives of the individual units.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pole-mounted utility-owned transformer located on the northwest side of the site. Power enters a current transformer cabinet underground to a single cabinet switch breaker at the electrical room located on the north side of the building. The breaker has capacity rated of 1000 amps at 120/208 volt, 3-phase, 4-wire service. Distribution panels for the entire building are located in the electrical room and at the mechanical lofts. Distribution wiring consists of copper conductors.

Emergency power is not provided for the building.

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Observation & Comments

The electrical systems provide 16.47 watts per square foot for the building. This is based upon the overall capacity of 1,000-amps, 208-volts, 3-phase, 17,500 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

Electrical gear and the emergency generator all appeared to be in good condition and well maintained. However, on-site staff reported ongoing issues with transformer malfunction, and power outages during rains. It is recommended a licensed professional be engaged to investigate the issue and complete repairs as needed. Depending upon the source of the issue, the electric company may need to be involved as well.

The electrical distribution panels are original to construction and are reaching their EUL. Replacement of the panels should be anticipated during the term, and costs have been included in the Capital Reserve Schedule.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is fully protected with a wet pipe sprinkler system. The building does not use a dry pipe sprinkler system. A dedicated fire service enters the riser room and feeds the system utilizing street pressure with a mixture of Victaulic and black iron pipe. Fire department connections are provided at the south elevation. The riser piping has a tamper switch, flow control valve, and flow switch.

Supplemental fire protection is provided in the form of manual fire extinguishers. The extinguishers are located in recessed wall-mounted cabinets and are generally available throughout the common corridors.

Fire alarm and detection system devices consist of smoke detectors and heat detectors, hard-wired exit signs with battery back-up, illuminated exit lights, and audible and visible alarms. A central fire alarm control panel (FACP) that is manufactured by Simplex (Model 4010ES) is located behind the reception desk.

Emergency egress is provided by the north and south main entrance doors, and the exterior doors at the east and west sides of the building. All doors discharge directly to the outside at grade.

Observation & Comments

Fire alarm tests are performed annually. The fire sprinklers were installed in 1996. The fire riser has a yellow inspection tag dated March 17, 2022. The Austin Fire Department Report provided by the City, dated February 2, 2022, states the sprinkler system was yellow tagged due to requiring a 5-year flow test.

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We recommend that the 5 year inspection be completed at this time. Costs have not been included as this is a budgeted, routine expense. Routine inspections and maintenance practices are adequate and should continue to extend the life of the system.

The fire alarm control panel was also red tagged during the more recent inspection. Non-compliant items should be corrected then reinspected. The fire alarm control panel was installed in 1996 and will be obsolete at some point during the reserve term. A budget should be established to upgrade the fire alarm system and devices. We have included this item in the Opinions of Cost Schedule.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and are dated March 2022. No further action is required at this time.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993,, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did observe one barrier of significance in the lack of signage for accessible restrooms. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?	✔			
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✔		
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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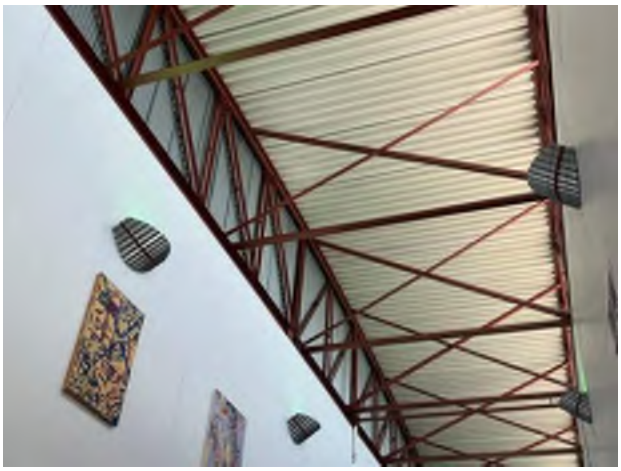
Photographs

1. Drain inlet

2. Boggy Creek

3. Asphalt paving

4. Cast concrete paving



5. Metal roof deck

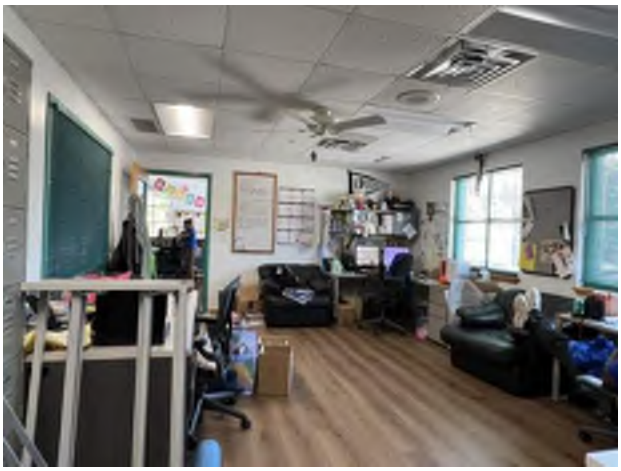
6. North entry and exterior restrooms

7. Partial east elevation

8. West and south elevations

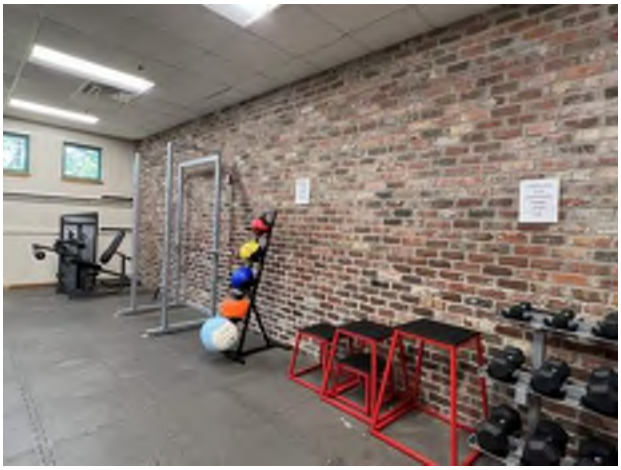
9. Exterior painted metal door

10. Main lobby



11. Office

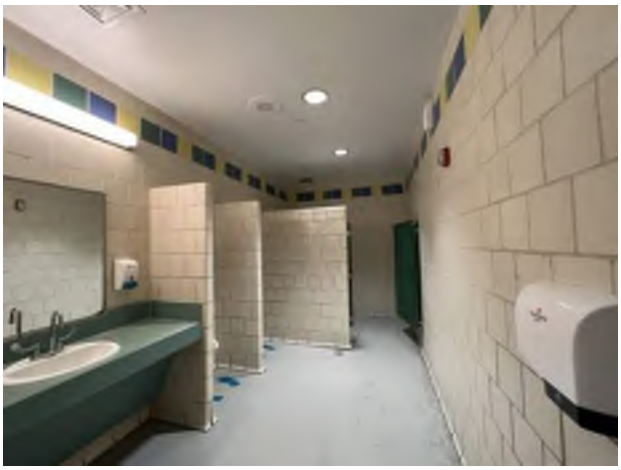
12. Arts and crafts room



13. Weight room

14. Gymnasium

15. Kitchen



16. Multi-user restrooms

17. West mechanical attic stairs

18. Water meter

19. Water supply

20. Mechanical loft

21. Electrical room

22. Fire alarm panel

23. Manual fire extinguisher

24. Accessible parking spaces

Pre-Survey Questionnaire

CBRE

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Parque Zaragoza Recreation Center	**Project No.:**	
Address:	2608 Gonzales St	**Project Manager:**	
City, State Zip Code	Austin, TX 78702	**Property No.:**	
Year Built and Age:	1996	**Tax I.D. # (Sec, Lot, Block):**	ALL OF OLT 24 DIVISION A
Building Type:		**Size of Parcel (Acres):**	9.1800
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	George Freeman	**Date:**	
Tel:	512-978-2464	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	24				
Handicap	3				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☑ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☑

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☑

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☑ Partial ☐

If "Partial", list below what areas are not covered? _____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

   a. Roof leakage? Yes ☑ No ☐
   b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☑
   c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☑

   d. Structural problems such as excessive floor framing deflection,

sidewall or foundation cracks? Yes ☑ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☑

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☑

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☑

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☑

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☑

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☑ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☑
If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☑

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☑

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☑

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☑

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☑
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☑

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☑

s. On-site septic system? Yes ☐ No ☐ U/K ☑
If "Yes," any problems (explain below)? Yes ☐ No ☐
What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☑
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☑ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☑ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☑
If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☑

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☑

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☑
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☑

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☑

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? creek behind center Yes ☑ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☑

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☑

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☑

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☑

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☑

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☑

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

GENERAL NOTES

1. ALL CONSTRUCTION, ELECT., MECH., & PLUMBING WORK SHALL CONFORM TO APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY WALL LAYOUT WITH ARCHITECT PRIOR TO BEGINNING CONST.
3. CONTRACTOR SHALL COORD. SECURITY SYSTEM INSTALLATION WITH SECURITY SYSTEM VENDOR. OWNER WILL HAVE SEPARATE CONTRACT WITH THIS VENDOR.
4. FLOOR ACCESS DOOR UNDER STAIR SHALL BE BILCO TYPE "K-3" SINGLE LEAF ALUMINUM FLOOR DOOR OR EQUAL. SIZE SHALL BE 2'-6" X 3'-0".
5. FLOOR ACCESS DOOR INTO ATTIC SHALL BE BILCO TYPE "KD-2" DOUBLE LEAF ALUMINUM FLOOR DOOR OR EQUAL. SIZE SHALL BE 4'-0" X 4'-0".
6. INSTALL BOTH FLOOR DOORS AT THE TIME OF THE SLAB POURS TO PROVIDE A FLUSH FINISH WITH FLOORS. PROVIDE TWO REMOVABLE KEY WRENCHES FOR EACH DOOR.
7. FOR COMPLETE DESCRIPTION OF EACH ALTERNATE, REFER TO PROJECT MANUAL, SECTION 00311.
8. PARTITION TYPES ARE SHOWN ON SHEET A5 AND ARE KEYED WITH THE SYMBOL BELOW:

9. VERIFY EXACT LOCATIONS OF WINDOWS WITH ARCHITECT PRIOR TO CONSTRUCTION.
10. REFER TO SHEET A16 FOR SCHEDULE OF SIGNS.

ADDITION TO DOOR SCHEDULE

DOOR NO.	SIZE	MATERIAL	TYPE	FRAME	HEAD	JAMB	SILL	HDW. SET
2AB	6'-0" X 7'-0"	HM	B	2	4A18	6A18	11A18	4E
3AB	6'-0" X 7'-0"	HM	K	3	2A18	2A18 DBM	7A18	3F

1 FLOOR PLAN

SCALE: 1/8"=1'-0"

PLAN NORTH

LEGEND

- STONE VENEER
- MTL. STUDS W/ GYP. BD.
- GLAZED, STRUCT. CLAY TILE
- CONC. MASONRY UNIT WALL

CODE ANALYSIS

LOCAL BUILDING CODE:	1991 Uniform Building Code
OCCUPANCY:	Group A2.1
CONSTRUCTION TYPE:	Type V - One-Hour Construction
FIRE PROTECTION:	An approved automatic sprinkler system is substituted for the one-hour fire-resistive construction.
EXTERIOR WALLS:	To be constructed of non-combustible materials.
ONE-HOUR VERTICAL SEPARATION:	Between the Gymnasium and the Mechanical Attic.

RECORD DRAWINGS
CONSTRUCTORS & ASSOCIATES

Structural Engineer	JOSE I. GUERRA, INC.
M.E.P. Engineer	TOM GREEN & CO. ENGINEERS, INC.
Roofing Consultant	THE KENT J. CHATAGNIER FIRM
Civil Engineer	S.A. GARZA ENGINEERS, INC.
Landscape Architect	WINTEROWD ASSOCIATES

ROBERT JACKSON/EMILY LITTLE
JOINT VENTURE ARCHITECTS
1135 West Sixth Street
Austin, Texas 78703
(512) 472-5132

ZARAGOZA
RECREATION CENTER
Parque Zaragoza
2608 Gonzales Street
Austin, Texas
C.I.P. No. 852 867 0182

SHEET TITLE:
FLOOR PLAN

2	APRIL 18, 1995
1	1-13-95 ADDENDUM AS PER C.O.A. PERMITTING COMMENTS
REVISIONS	
DATE:	August 8, 1994
SHEET:	A2

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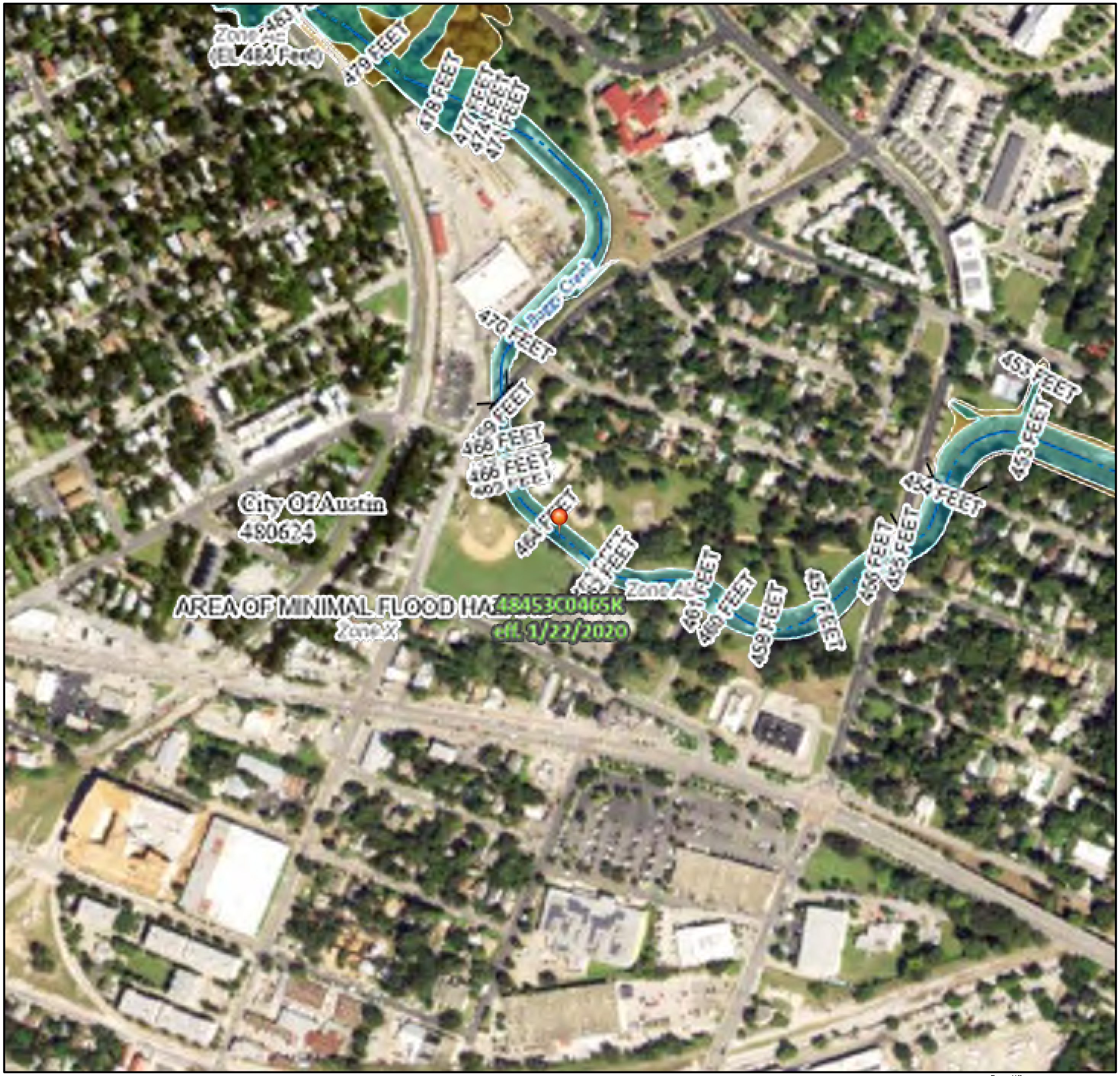
FEMA



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Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Thursday, October 27, 2022 11:18 AM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C156587-101422

External

--- Please respond above this line ---

Re: Public Information Request of October 14, 2022, Reference # C156587-101422

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on October 14, 2022, to request copies of records pertaining to the following:

> **"Subject: 2608 Gonzales Street, Austin, TX 78702**
>
> **Please provide the following information for this property:**
>
> **-Records of Open Building, Fire, or Zoning Code Violations**
> **-Copy of Certificate of Occupancy, if available**
> **-Zoning Designation**
> **-Copy of Last inspection report**
> **-Any known issues/problems with referenced building"**

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - One Department - C156587-101422

No open violations.

HPD - zoning guide attached P-NP (P) Public (NP) Neighborhood Plan Combining District)
Sp information can be viewed at the link below
https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=156484&t_selected_propertyrsn=563576

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 1995-013768 BP

ISSUE DATE : 04/08/1996

BUILDING ADDRESS: 2608 Gonzales Street A .00000

LEGAL DESCRIPTION: ALL OF OLT 24 DIVISION A

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - New Recreation Center

BUILDING GROUP/DIVISION: A-2

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR:

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER :

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Parque Zaragoza Recreation Center
2608 Gonzales St.
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 02/02/2022
Type: Maintenance Inspection
Inspector: Bradley Sheehan, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Extinguisher requires servicing	Unsatisfactory
All extinguishers in the building had expired inspection tags. They all require annual inspection.	
Emergency lighting not maintained as required.	Unsatisfactory
Exit signs over the emergency exits in the gymnasium and lobby did not function on battery power. All emergency exit lighting needs to be inspected and serviced.	
Fire protection system red/yellow tagged	Unsatisfactory
Alarm panel red tagged.	
(2nd) Fire protection system red/yellow tagged	Unsatisfactory
Sprinkler system yellow tagged. Requires 5 yr flow test.	

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Parque Zaragoza Recreation Center
2608 Gonzales St.
Austin, Tx.
Contact: George Freeman
Contact Phone:
Contact Email: george.freeman@austintexas.gov
Scheduler Comments:

Inspection Details

Date: 10/01/2019
Type: Maintenance Inspection
Inspector: Bret Carr, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Exit signs not installed or not illuminated.	Unsatisfactory
3B - Exit sign test switch in northwest corner of the gym has been painted over resulting in the inability to properly test the battery back-up. Please replace this exit sign and avoid painting any of the exit signage	
Emergency lighting not maintained as required.	Unsatisfactory
3G - Emergency lighting ("frog eyes") throughout the facility failed to function when pressing the "TEST" button. Emergency exit lighting is required to illuminate in the event of an emergency and power outage	
Extension cords used as permanent wiring	Unsatisfactory
4A - Extension cord in the kitchen is being used to power the microwave. Use of an extension cord as permanent wiring is not allowed due to the fire risk posed. Direct plug-in of the appliance or the direct use of a power strip will bring you in to compliance.	

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

Ruben.Salinas@austintexas.gov

APPROVED
By Ruben Salinas at 12:32 pm, Jan 10, 2020

INVOICE# A27001

Total Due $750.00

PO #: WO#201810606
Issue Date: 12/08/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 11/27/2019

Property:
PARD-Zaragoza Recreation Center, 2608 Gonzales Street, Austin, TX 78702
Main Roof Area
Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete.	$750.00

Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

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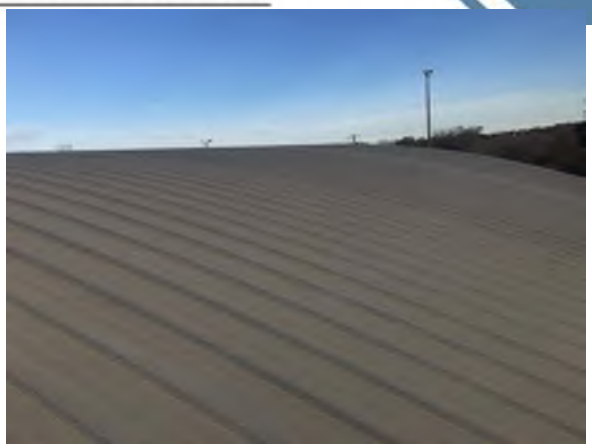
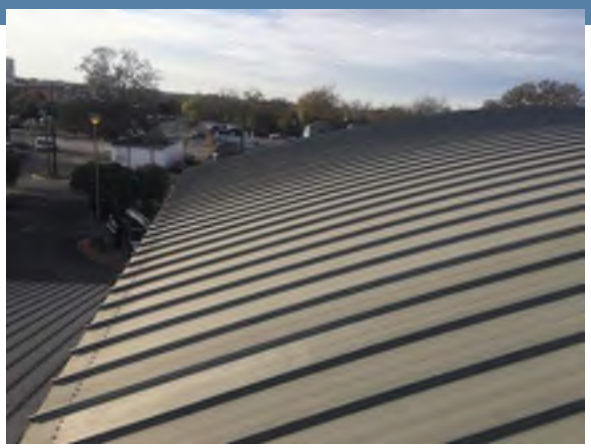

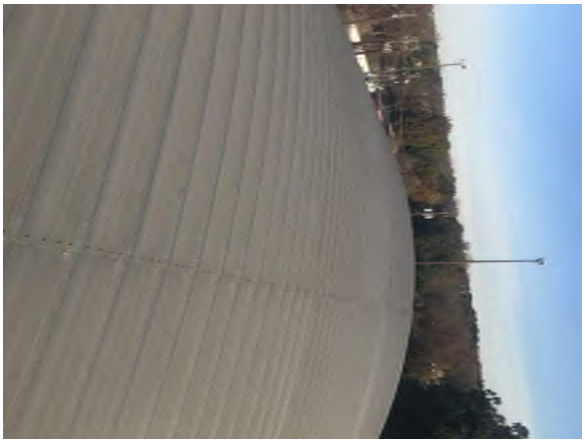
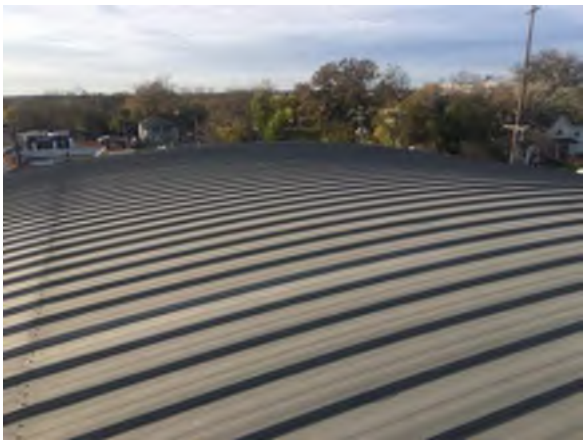
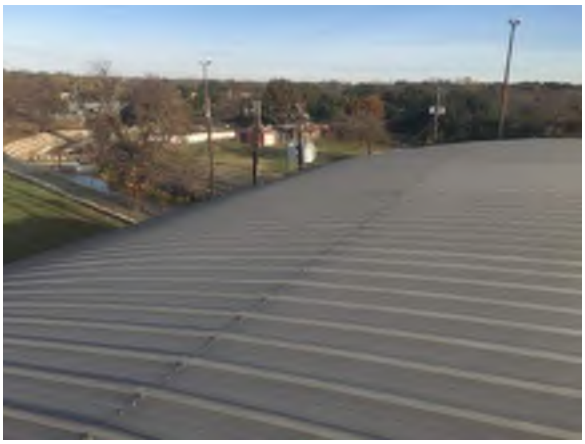

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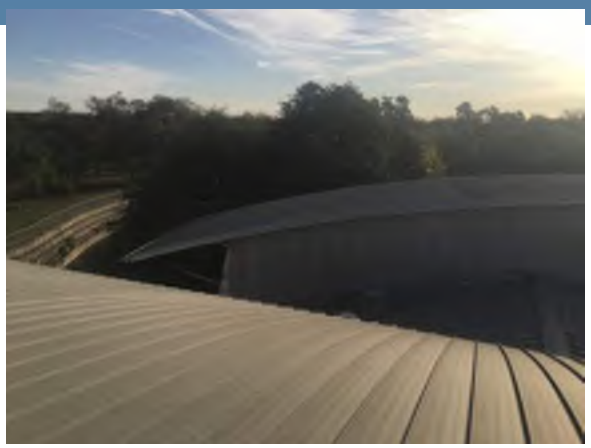

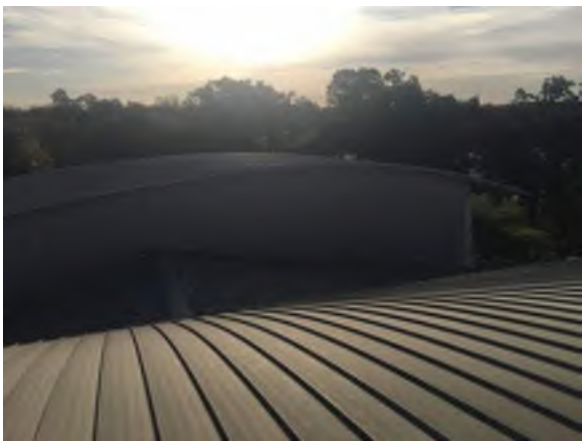

PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Pickfair Recreation Center

10904 Pickfair Drive
Austin, Texas 78750

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-18
Site Visit Date: September 28, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Pickfair Recreation Center
10904 Pickfair Drive
Austin, Texas 78750
SF-0001419126-18

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 28, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

©2023 CBRE

PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			None		$4,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Replace	$14,338	
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Refurbish	$1,250	$8,500
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X			None		
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X			Replace	$2,000	
5.5 HEATING, COOLING, AND VENTILATION		X		Replace		$5,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X	X		Replace		$3,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS		NA		None		
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X	X		Repair	$150	
Totals					$17,738	$21,000

Summary	Today's Dollars	$/SF
Immediate Repairs	$17,738	$17,738.00

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$21,000.00	$21,000.00	$2,100.00

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$23,556.79	$23,556.79	$2,355.68

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
1	**Mill and Overlay Asphalt Pavement**	The asphalt pavement has exceeded its EUL and has areas exhibiting raveling and alligator cracking. The asphalt should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt top course at this time.	SF	$3.5	4000	$14,000	
2	**Rout and Reseal Expansion Joints**	Expansion joints at the outdoor patio concrete paving and along the east building perimeter were noted to be adhesively and cohesively failing, and should be replaced.	LF	$7.5	45	$338	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$14,338	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
3	**Repaint Rain Gutters and Downspouts**	The rain gutters and downspouts were observed with painted and/or chipping paint. Wire brush, prime and repaint all metal gutter and downspout surfaces at this time. Re-painting will also be required over the term.	Man Days	$500	2	$1,000	
4	**Clear Insect Nests and Clean Exterior Walls and Canopy Ceiling**	The exterior wall and canopy ceiling at the east side of the building was noted to be infested with spider and insect nests.	Man Days	$250	1	$250	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$1,250	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Replace Individual Domestic Water Heater**	The 50-gallon water heater is beyond its EUL and should be replaced.	EA	$2,000	1	$2,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$2,000	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
6	**Install Accessible Parking Space Signage**	The Subject was found to be fitted with an adequate number of van spaces but the one space provided is presently not equipped with an individual posted sign with the designation of "van accessible." According to ADAAG, each handicapped accessible parking space should be marked with both pavement striping and international symbol and a posted sign mounted directly in front of the space. All colors should be contrasting.	EA	$150	1	$150	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$150	
		Total:				**$17,738**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Perform an Assessment of the Soil Settlement	0	0	0	1	Allow	$2,000.00	$2,000	100%	$2,000										$2,000
Site Drainage Maintenance		0		1	Allow	$500.00	$500	500%		$500		$500		$500		$500		$500	$2,500
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Repaint Rain Gutters and Downspouts	7	7	0	2	Man Days	$500.00	$1,000	100%								$1,000			$1,000
Replace Single-Pane Windows	35	34	1	6	EA	$500.00	$3,000	100%	$3,000										$3,000
Annual Roof Maintenance Program	1	0	1	1	SF	$450.00	$450	1000%	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$4,500
5.5 HEATING, COOLING, AND VENTILATION																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Split System, Air Cooled Condensing Unit	15	9	6	2	EA	$2,500.00	$5,000	100%						$2,500	$2,500				$5,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Replace Electrical Panel	40	34	6	1	EA	$3,000.00	$3,000	100%					$3,000						$3,000
Total (Uninflated)									$5,450.00	$950.00	$450.00	$950.00	$3,450.00	$3,450.00	$2,950.00	$1,950.00	$450.00	$950.00	$21,000.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$5,450.00	$978.50	$477.41	$1,038.09	$3,883.01	$3,999.50	$3,522.45	$2,398.25	$570.05	$1,239.53	$23,556.79

Evaluation Period:	10
# of SF:	1
Reserve per SF per year (Uninflated)	$2,100.00
Reserve per SF per year (Inflated)	$2,355.68

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1.0 EXECUTIVE SUMMARY

Pickfair Recreation Center, the Subject, is a 2,480-SFG, single-story freestanding building on a 0.68-acre parcel in Austin, Texas. The building was constructed in approximately 1988 and is 34 years old. Specifically, the site is located at the south corner of the intersection of Pencewood Court and Pickfair Drive, approximately one and a half miles west of U.S. Route 183. The property is bounded by residential properties on three sides and an open green area to the east.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided along Pencewood Court with limited perpendicular parking spaces along the west side of the building.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its age, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include asphalt paving and paving expansion joints. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building continues to mature, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Roof Repairs	2019	$1,420.00
Parking Lot Restriping	Information not provided	Information not provided

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

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$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The calculated FCI value is 0.02 for the building and is considered to be in the good range.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 21, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 21, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 21, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A Certificate of Occupancy of the original building was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P - Public

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MOLD ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

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ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is possible that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Clay Shelton, Site Supervisor	City of Austin	PARD	(512) 974-6091

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information,

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taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-18
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Pickfair Recreation Center
Street Address	10904 Pickfair Drive
City, State and Zip	Austin, Texas 78750
Number of Parcels	1
Total Acreage	0.68
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	2,480 SF
Building Age	The Property was constructed in 1988 and is 34 years old.
Parking Provisions	There are a total of eight parking spaces, of which there is zero standard ADA space and one van-accessible space.
Primary Use	Public Recreation/ Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	22 years
Escorted by	Clay Shelton, Site Supervisor, and Alyssa Tharrett, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 28, 2022
Weather	Sunny, 89F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. The northeast corner and east site perimeter are slightly higher than the building pad. The overall difference in elevation appears to be less than 5'. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a curb and gutter system which discharges to the municipal stormwater system or to a retention basin that is unassociated with the Subject, east of the site. Roof drainage is via sheet flow to rain gutters and downspouts which discharge to the pavement system. There are no retaining walls present at the Subject.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0235J, dated January 6, 2016.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The drainage systems and gentle slope are in good condition with no immediate action required. Storm water management appears to be in good condition. The flood zone is the least restrictive zone with no further action required. We recommend a bi-annual jetting of the storm lines as part of maintenance to ensure positive flow.

The landscaping soil at the north side of the building is reportedly settling. A slight linear crack was noted at the concrete paved walkway near the entrance of the building. It is recommended that a licensed professional be engaged to assess the implications of the settlement.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the west side of the building. There are total of eight parking spaces, of which one is van-accessible. Concrete wheel stops are provided at parking spaces.

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Concrete sidewalks connect the parking area to the front entrance of the building. There are also municipal sidewalks on the north and east sides of the site. The sidewalks are generally 5' wide with regular contraction joints and a broom finish.

Site lighting is provided by a pole-mounted parking lot fixture and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass lawns. The landscape is provided with a Hunter irrigation system with automatic controls and timers.

A small covered outdoor area is connected to the building by a covered walkway adjacent to the main entrance. The canopy at the front entrance is attached to the north section of the standing metal seam roof and is supported by masonry columns.

An outdoor patio paved with scored cast concrete is provided at the east side of the building.

A metal pylon sign is provided at the northeast corner of the site.

A brick site wall with painted metal picket fencing is provided at the outdoor patio.

Observations & Comments

The parking lot appeared to have been recently restriped, however the asphalt was found to be in fair to poor condition. The asphalt pavement has exceeded its EUL, and should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt top course at this time. The sidewalks and concrete paving are in good condition. Expansion joints at the outdoor patio concrete paving and along the east building perimeter were noted to be adhesively and cohesively failing, and should be replaced. Costs for repairs/replacements and/or corrective action have been included in the cost schedule.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. However, due to current water conservation efforts, irrigation of the grass lawns have been minimized, as such, the grass lawns were dried at the time of observation. No further action is required at this time.

The site wall and pylon sign are in good condition. Routine maintenance is anticipated throughout the term. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is founded with a slab on grade with continuous strip-type footings below exterior load-bearing walls and grade beams below shear walls.

The superstructure consists of wood framing bearing on masonry walls. The roof deck was not observed, but is likely plywood or OSB.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The exterior wall assembly consists of a combination of brick masonry in a running bond pattern and painted wood siding. EIFS panels are provided above the fenestration on the east side of the building. Windows are punched openings around the building, and are a mix of single and double pane fixed systems. The front entrance has a painted metal and glass door set in painted metal frames. Secondary exterior doors consist of painted hollow metal doors set in painted metal frames.

The building has three main roof areas with two different types of roofing, standing metal seam and built-up modified bitumen membrane. Two of the roof areas are a sloped standing metal seam system that is original to construction. The third area is a low slope built-up system that was reportedly recovered in 2012, and is slightly pitched toward through-wall scuppers. Drainage is provided by sheet flow to continuous gutters with downspouts that drain to grade. The downspouts are connected with PVC boots to piping that drains to the pavement system. Overflow drainage is achieved by overflow

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at the roof area, as there are no parapet walls, just a metal drip edge. Sealant and metal flashing are located at the perimeter of the roof. Access to the roof was provided by portable ladder. There is no permanent roof access provided.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Gym	1,800	Metal (standing seam)	34
2	Classroom, Restrooms	1,000	Low-slope; built-up roofing (BUR)	10
3	Exterior entry	260	Metal (standing seam)	34

Observations & Comments

Exterior sidewalls were generally found to be in good condition. The finish on the rain gutters and downspouts were observed to have faded and/or flaking paint. Sections of the exterior wall and the canopy ceiling at the east exterior door were observed to be infested with insect nests. Nests should be cleared and surfaces cleaned. All deficiencies noted appear to be generally minor and the result of deferred maintenance. We have included costs to address these issues at this time.

The windows at the northeast corner of the building are original single-pane windows. We recommend these windows be replaced with double-pane insulated windows. A budgetary cost for window replacement has been included in the reserve term.

On-site personnel reported that there are currently no known active roof leaks, and warranties were requested but not provided. The drainage appears to be in generally good condition. Empire Roofing has been retained by PARD to perform annual inspections on the roof. Continued annual inspections are recommended.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around an entry corridor, which runs through the full north/south length of the building and connects to office and the gym. The corridor contains doors leading to the restrooms and classroom. The office is located at the southwest corner of the gym area and has a loft space above which provides storage space and mechanical equipment access.

Interior finishes generally consist of painted gypsum board and painted wood sheathing walls; luxury vinyl tile (LVT), ceramic tile, and vinyl sheet floors; and painted gypsum board and exposed wood structure ceilings. Lighting is provided with recessed and ceiling-mounted light fixtures.

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There is one set of men's and women's toilet rooms. The toilet rooms are equipped with floor-mounted toilets, and counter mounted ceramic sinks at synthetic built-in countertops. Interior finishes consist of ceramic tile flooring and wainscots, and painted gypsum board walls and ceilings. Lighting is provided by wall-mounted fixtures.

Observations & Comments

Interior finishes are generally in good condition. They are anticipated to perform throughout the reserve term. No further action is required at this time.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the north side of the site, near the connection to the city water main. The dedicated 2" city water service line enters the janitor closet and serves the domestic water for the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the building on the south side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. Natural gas is not provided at the Subject.

Domestic hot water for restrooms and break area is provided by an individual tank-type electric resistance hot water heater of 50-gallon capacity, manufactured by State Industries. The equipment has a manufacture date of 1998 and is 24 years old.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. Domestic water and sanitary sewer systems are in good condition overall. However, the water heater is beyond its EUL, therefore, costs should be anticipated for replacement over the reserve term. We have included this item in the Capital Reserve Schedule.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by two American Standard/Trane (Model GAM2A0C60S51SAA and TAM7B0C60H51SCB) split systems. The condensers are located at the east side of the building. Replacement of the units was completed in 2013 and 2014. Heating is provided by electrical resistance coils. The refrigerant type is unspecified. Each of the units has 5 tons of cooling and are eight and nine years old.

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Outside air is brought into the building via the AHU's. There are dedicated roof-mounted exhaust fans serving the restrooms. The equipment is controlled by wall-mounted thermostats and there is no building automation system provided.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (10 tons) we calculated that one ton of air conditioning is provided for every 248 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

The split systems are in good condition, relative to their individual age. All units are reportedly maintained by in-house staff on a regular basis. Based on its EUL, budgeting for replacement of the condensing unit is recommended during the term.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to a pad-mounted utility-owned transformer located at the northeast corner of the site. Power enters the building underground to a single panelboard. The panelboard has a rated capacity or 400 amps at 120/240 volt, 1-phase, 3-wire service. The panelboard is Siemens dating from construction in 1988.

No emergency power is provided at the Subject.

Observation & Comments

The electrical system provides 41.6 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 240-volts, 3-phase, 3,200 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

Electrical gear appeared to be in good condition and well maintained. However, the panel is 34 years old and is single phase, rather than three phase power. We recommend updating the main panel in the next five years or so.

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5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The Subject is not improved with a fire sprinkler. The lack of a sprinkler system installation was reported to CBRE as a 'grandfathered' condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

Fire protection is provided in the form of wall mounted fire extinguishers and smoke detectors. The extinguishers are located in recessed wall-mounted cabinets at the corridor, gym, and office room.

Emergency egress is provided by the main entrance door, and exterior doors at the gym and classroom. All doors discharge directly to the outside at grade.

Observation & Comments

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and are dated May 2022. No further action is required at this time.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

Based on conducting a limited scope visual survey, we did observe some barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			The accessible parking space is van-accessible, however, is not provided with a "Van Accessible" sign.
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			Main entrance door is provided with an automatic door opener.
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✔		
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are there audible and visual fire alarm devices in the toilet rooms?		✔		
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			The men's restroom is provided with an automatic door opener.
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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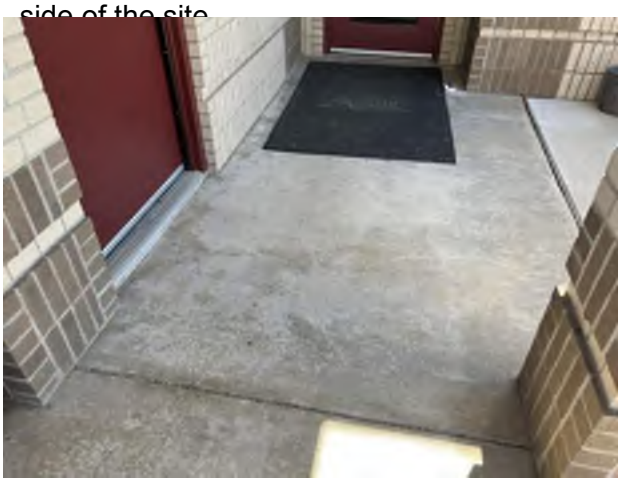
ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

 ©2023 CBRE

Photographs

1. Asphalt-paved surface parking lot at the west side of the site

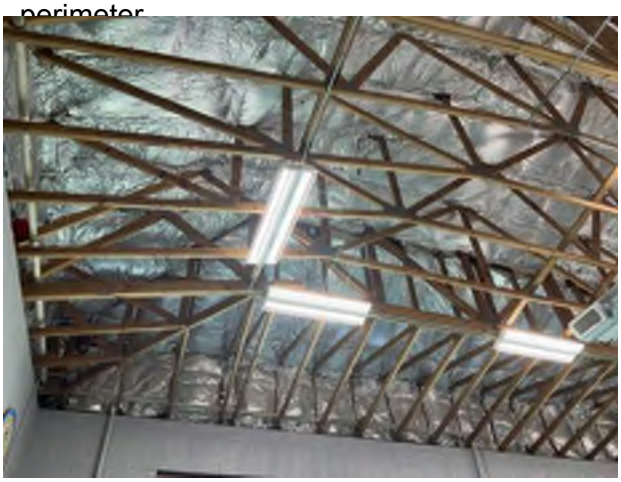
2. Grass lawn, on-site and public concrete sidewalks at the north side of the site



3. Isolated cracking at the concrete entryway.

4. Failing expansion joint along the east building perimeter

5. Brick site wall with painted metal fencing along the east side of the building



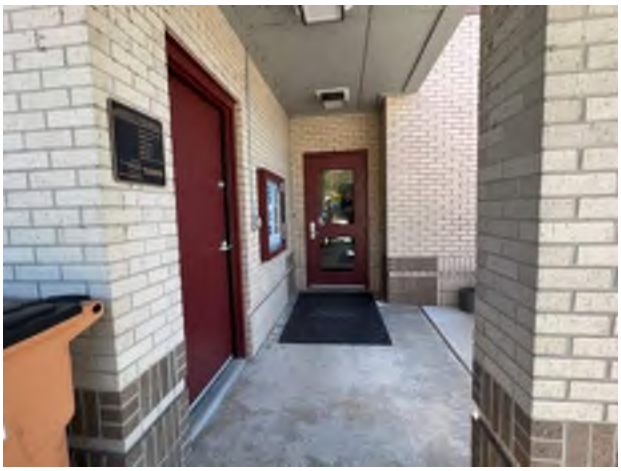
6. Wood truss roof framing and foil-faced insulation at the underside of the roof deck

7. North elevation.

8. Southeast corner of the building.

9. Partial west elevation.

10. Entryway canopy.

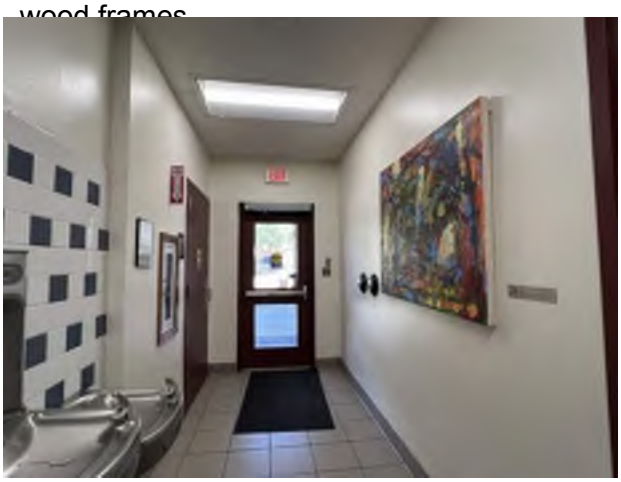


11. Main building entry door and exterior painted metal door

12. Windows at the east elevation. Note the spider nests at the exterior wall

13. Single-pane exterior windows with painted wood frames.

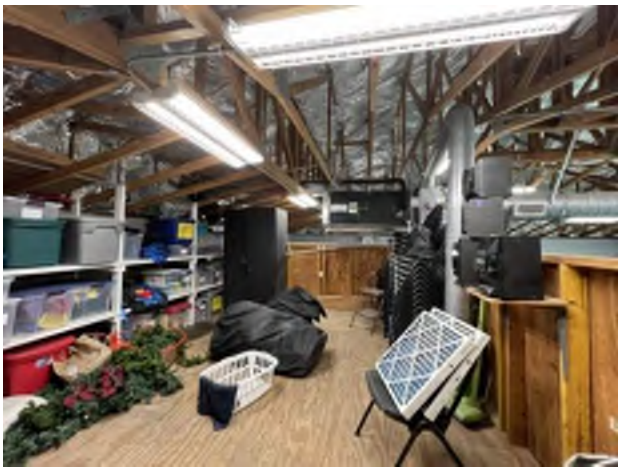
14. Pitched standing metal seam roof.



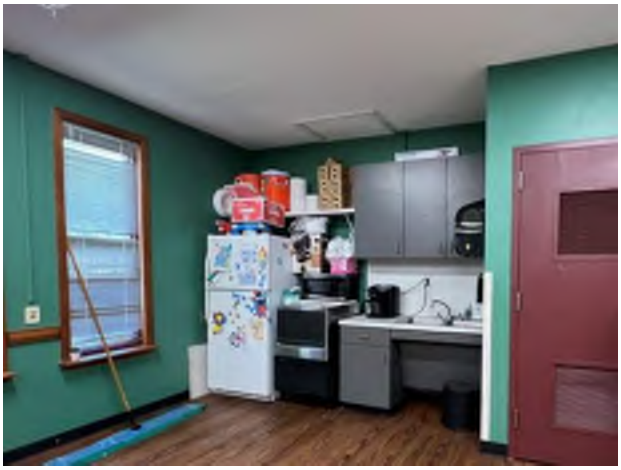
15. Main entry corridor finishes.

16. Classroom interior finishes.

17. Gym interior finishes.



18. Storage and mechanical loft.



19. Breakroom finishes.

20. Restroom interior finishes.

21. Interior stairs at the storage and mechanical loft.

22. Water meter at the north side of the site.

23. Condenser units at the west side of the building.

24. Air handler unit at the mechanical loft.

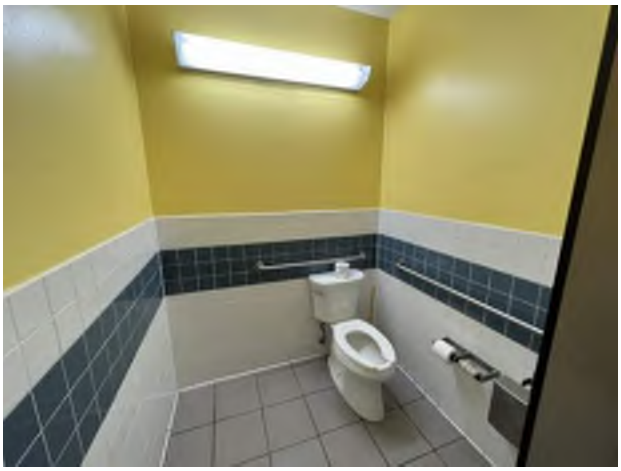
25. Transformer and electrical meter.

26. Main distribution panel.

27. Recessed fire extinguisher cabinet.

28. Illuminated exit sign at the gym exterior door.

29. Accessible parking space with access aisle at the parking lot



30. Accessible toilet stall.

Pre-Survey Questionnaire

CBRE

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Pickfair Community Center	**Project No.:**	
Address:	10904 Pickfair Drive	**Project Manager:**	
City, State Zip Code	Austin, TX 78750	**Property No.:**	
Year Built and Age:	1988	**Tax I.D. # (Sec, Lot, Block):**	LOT 4 SPICEWOOD AT BALCONES VILLAGESEC 11
Building Type:		**Size of Parcel (Acres):**	0.6757
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Clay Shelton	**Date:**	
Tel:	512-974-6091	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	~~PARD~~ Johnson Controls
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	7				
Handicap	1				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☑

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☑

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☑

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐ N/A

If "Partial", list below what areas are not covered? _____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

   a. Roof leakage? Yes ☐ No ☑
   b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☑
   c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☑

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☑
e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☑
f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☑
g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☑
h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☑
i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☑ N/A
Please explain any YES response:
j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☑
k. Inadequate electrical capacity or distribution? Yes ☐ No ☑
l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☑
If "Yes", please state where:
m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☑
n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☑
o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☑
p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☑
q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☑
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☑
r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☑
s. On-site septic system? Yes ☐ No ☑ U/K ☐
If "Yes," any problems (explain below)? Yes ☐ No ☑
What is the date of the last septic tank pumping/cleaning?
t. Repairs or replacement to the water supply or drainage piping? Yes ☑ No ☐ U/K ☐
u. Chinese drywall? Yes ☐ No ☐ U/K ☑
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☑ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☑

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☑
If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☑

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☑ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☑
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☑

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☑

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☑

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☑

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☑

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☑

21. Have any ADA related improvements been made to the property? Yes ☐ No ☑

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☑

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☑

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☑

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☑
c. Air-cooled DX Condensers/Compressors ☑

Supplementary Documentation

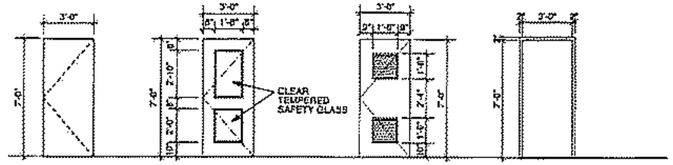
ROOM FINISH SCHEDULE - PICKFAIR REC CENTER

ROOM #	ROOM NAME	FLOOR	BASE	WALLS					CEILING	NOTES
				NORTH	SOUTH	EAST	WEST			
100	HALLWAY	VCT	RB-1	--	--	--	--	--	--	NOTE 1
101	CLASSROOM	--	--	--	--	--	--	--	--	NOTE 1
102	GYM	--	--	--	--	PT-1	--	--	--	NOTE 2
103	OFFICE	--	--	--	--	--	--	--	--	NOTE 1
104	BOYS RESTROOM	VCT	CT-1	CT-1/PT-1	CT-1/PT-1	CT-1/PT-1	CT-1/PT-1	CT-1/PT-1	PT1	PAINT EXISTING GYP
105	GIRLS RESTROOM	VCT	CT-1	CT-1/PT-1	CT-1/PT-1	CT-1/PT-1	CT-1/PT-1	CT-1/PT-1	PT1	PAINT EXISTING GYP

NOTE 1: FINISHES TO REMAIN THE SAME UNLESS NOTED OTHERWISE
NOTE 2: NEW INFILL WALL @ OVERHEAD DOOR OPENING. SEE SECTION ON 3/A7

DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THK.	DOOR MATL.	DOOR TYPE	FRAME MATL.	FRAME TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FIRE RATING	REMARKS/LOCATION
100	3'-0"	7'-0"	1 3/4"	HM	B	--	--	--	--	--	--	NEW DOOR, EXISTING FRAME TO REMAIN, PTD.
101A	3'-0"	7'-0"	1 3/4"	WD	--	--	--	--	--	--	--	EXISTING DOOR AND FRAME TO REMAIN, PAINT FRAME
101B	3'-0"	7'-0"	1 3/4"	HM	B	--	--	--	--	--	--	NEW DOOR, EXISTING FRAME TO REMAIN, PTD.
101C	3'-0"	7'-0"	1 3/4"	HM	C	HM	1	3/A4	4/A4	5/A4	--	NEW DOOR AND FRAME, PTD.
103	3'-0"	7'-0"	1 3/4"	HM	B	--	--	--	--	--	--	NEW DOOR, EXISTING FRAME TO REMAIN, PTD.
102A	3'-0"	7'-0"	1 3/4"	FRP	A	ALUM.	--	2/A7	6/A7	7/A7	--	NEW DOOR AND FRAME
103	3'-0"	7'-0"	1 3/4"	WD	--	--	--	--	--	--	--	EXISTING DOOR AND FRAME TO REMAIN, PAINT FRAME
104	3'-0"	7'-0"	1 3/4"	WD	--	--	--	--	--	--	--	EXISTING DOOR AND FRAME TO REMAIN, PAINT FRAME
105	PR 3'-0"	7'-0"	1 3/4"	WD	--	--	--	--	--	--	--	EXISTING DOOR AND FRAME TO REMAIN, PAINT FRAME



A INSULATED FRP DOOR IN ALUM STOREFRONT FRAME

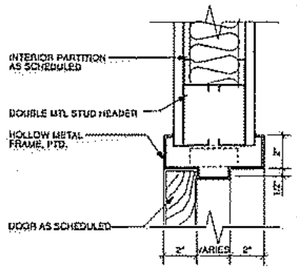
B INSULATED HM DOOR IN HM FRAME

C LOUVERED HM DOOR IN HM FRAME

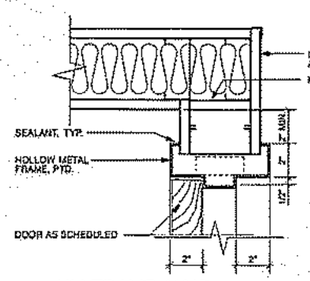
DOOR TYPES

1 HM FRAME, PTD.

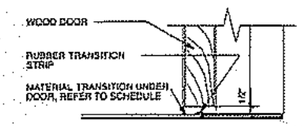
FRAME TYPES



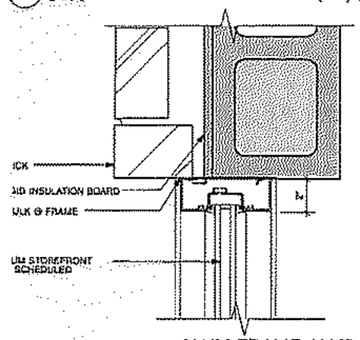
3 HM FRAME HEAD 3" = 1'-0"



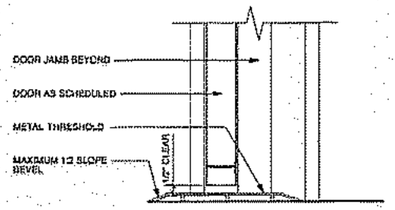
4 HM FRAME JAMB 3" = 1'-0"



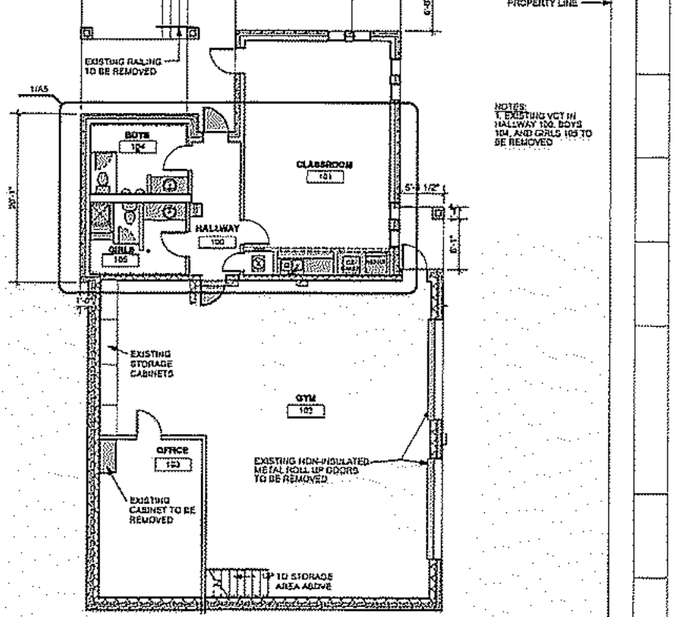
5 HM FRAME SILL 3" = 1'-0"



6 ALUM FRAME JAMB 3" = 1'-0"

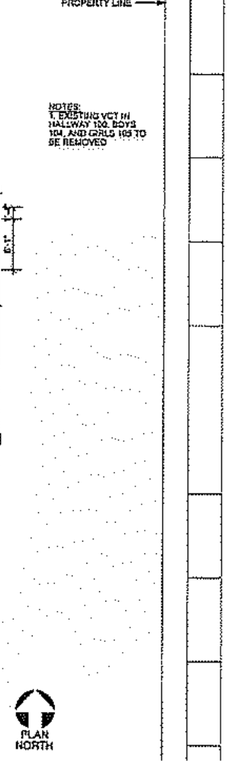


7 ALUM FRAME SILL 3" = 1'-0"

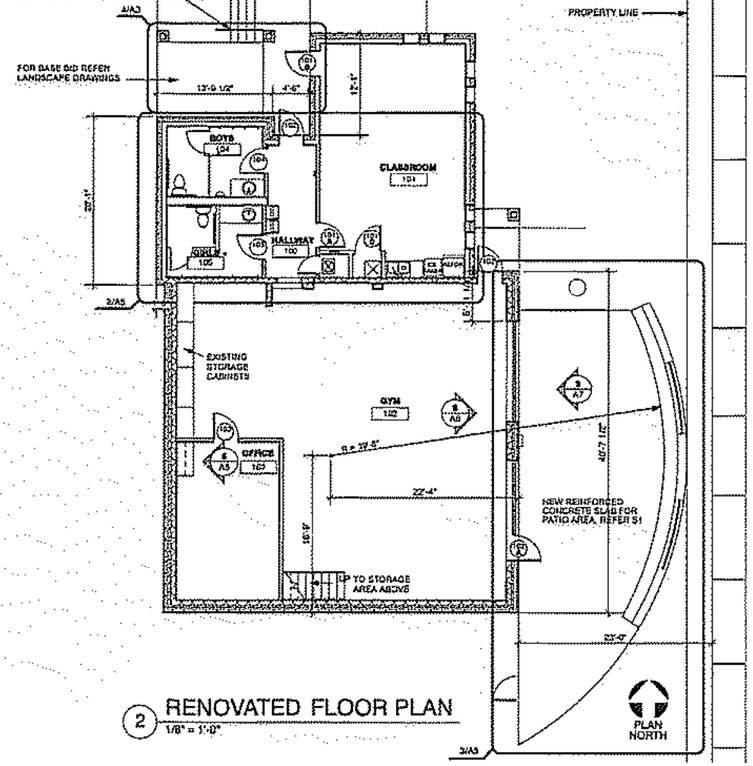


NOTE: GC SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS

1 EXISTING FLOOR PLAN 1/8" = 1'-0"

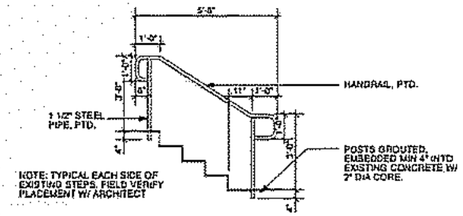


PLAN NORTH



2 RENOVATED FLOOR PLAN 1/8" = 1'-0"

PLAN NORTH



NOTE: TYPICAL EACH SIDE OF EXISTING STEPS. FIELD VERIFY PLACEMENT W/ ARCHITECT

8 HANDRAIL ELEVATION 3/8" = 1'-0"

JGA

Jackson Galloway Associates, PLLC
2705 Bee Cave Road, Suite 230
Austin, Texas 78746

512 474 6005 Fax 474 9826
jacksongalloway.com

Project Name:
City of Austin
Pickfair Recreation Center
ADA and Park Improvements
10904 Pickfair Drive, AUSTIN, TX 78750
Job Number:
10COA2
Issue:
100% CD SET

Revisions

Notes

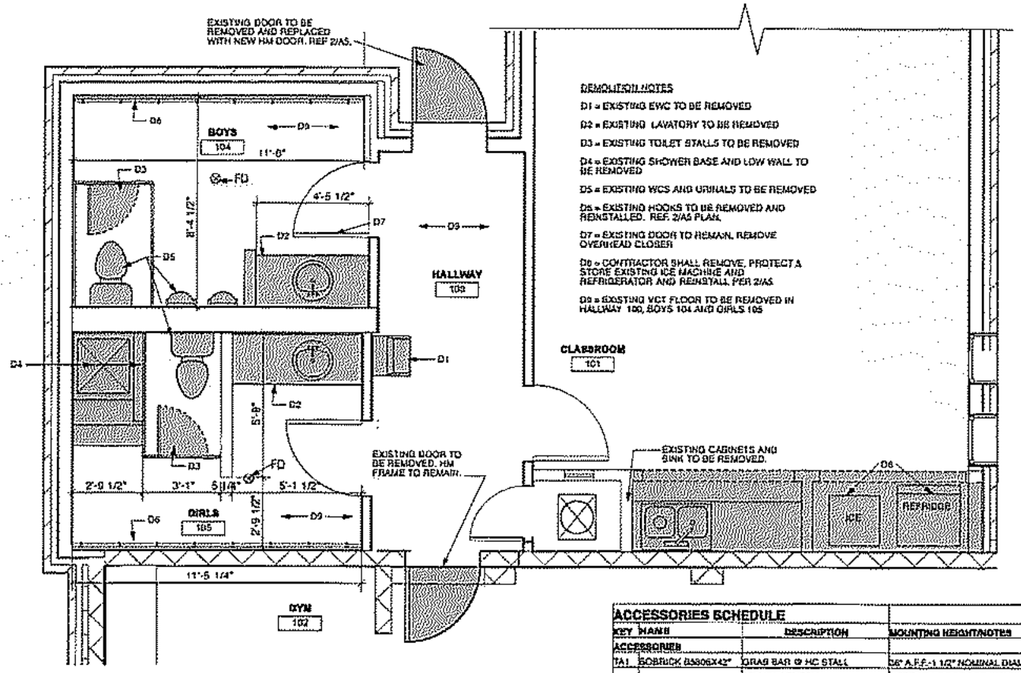
Sheet Information

For Review Only.
Not for regulatory approval, permit, or construction.
Robert B. Galloway, AIA
Registered Architect
Austin, Texas #13607

Issued: 07/20/2011
Drawn by: JGA Checked By: JGA

FLOOR PLAN & SCHEDULES

A4



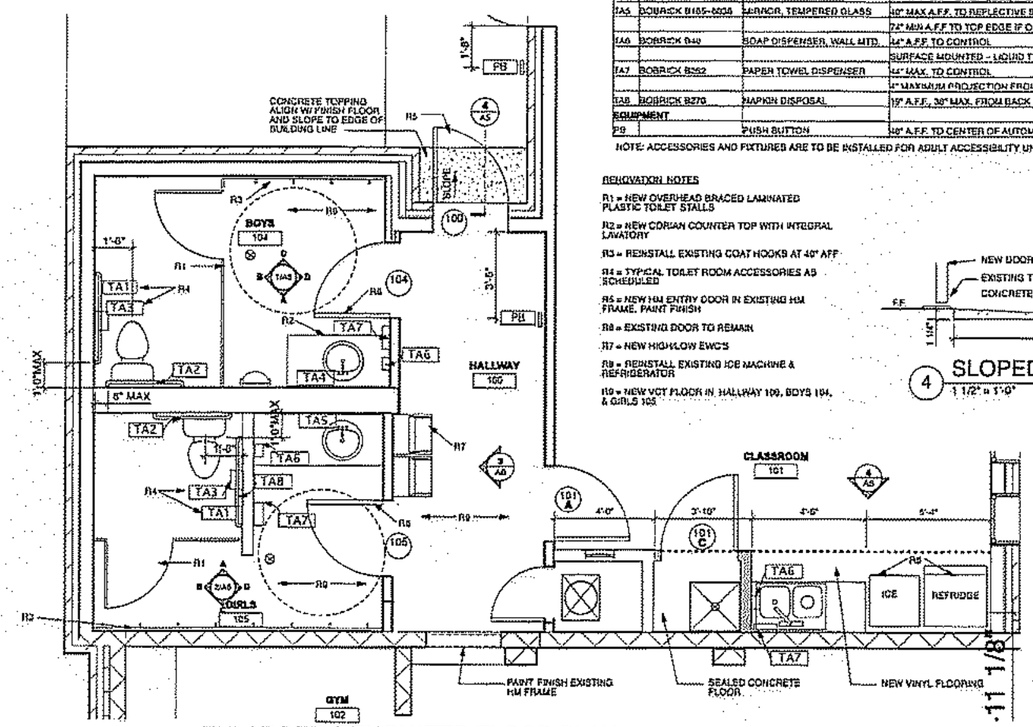
1 ENLARGED DEMOLITION PLAN
3/8" = 1'-0"

= AREA OF DEMOLISION

ACCESSORIES SCHEDULE

KEY	MANF.	DESCRIPTION	MOUNTING HEIGHT/NOTES
ACCESSORIES			
TA1	BOBRICK B5806X42"	GRAB BAR @ HC STALL	36" A.F.F.-1 1/2" NOMINAL DIAMETER
		42" MIN. LENGTH	MEET ADA CODE FOR STRENGTH, MOUNTED 12" FROM CORNER
TA2	BOBRICK B5806X36"	GRAB BAR @ HC STALL	36" A.F.F.-1 1/2" NOMINAL DIAMETER
		36" MIN. LENGTH	MEET ADA CODE FOR STRENGTH, MOUNTED 6" FROM CORNER
TA3	BOBRICK B2740	TOILET PAPER DISPENSER	44" MAX. TO CONTROL
			ALLOW CONT. PAPER FLOW
TA4	BOBRICK B165-3636	MIRROR, TEMPERED GLASS	40" MAX A.F.F. TO REFLECTIVE SURFACE
			74" MIN A.F.F. TO TOP EDGE IF ONLY ONE MIRROR IN RESTROOM
TA5	BOBRICK B165-6036	MIRROR, TEMPERED GLASS	40" MAX A.F.F. TO REFLECTIVE SURFACE
			74" MIN A.F.F. TO TOP EDGE IF ONLY ONE MIRROR IN RESTROOM
TA6	BOBRICK B40	SOAP DISPENSER, WALL MTD.	44" A.F.F. TO CONTROL
			SURFACE MOUNTED - LIQUID TYPE
TA7	BOBRICK B262	PAPER TOWEL DISPENSER	44" MAX. TO CONTROL
			4" MAXIMUM PROJECTION FROM WALL
TA8	BOBRICK B270	NAPKIN DISPOSAL	19" A.F.F., 36" MAX. FROM BACK WALL
EQUIPMENT			
PB		PUSH BUTTON	48" A.F.F. TO CENTER OF AUTOMATIC DOOR BUTTON

NOTE: ACCESSORIES AND FIXTURES ARE TO BE INSTALLED FOR ADULT ACCESSIBILITY UNLESS NOTED OTHERWISE.



2 ENLARGED RENOVATED FLOOR PLAN
3/8" = 1'-0"

RENOVATION NOTES

R1 = NEW OVERHEAD BRACED LAMINATED PLASTIC TOILET STALLS

R2 = NEW CORIAN COUNTER TOP WITH INTEGRAL LAVATORY

R3 = REINSTALL EXISTING COAT HOOKS AT 48" AFF

R4 = TYPICAL TOILET ROOM ACCESSORIES AS SCHEDULED

R5 = NEW HM ENTRY DOOR IN EXISTING HM FRAME. PAINT FINISH

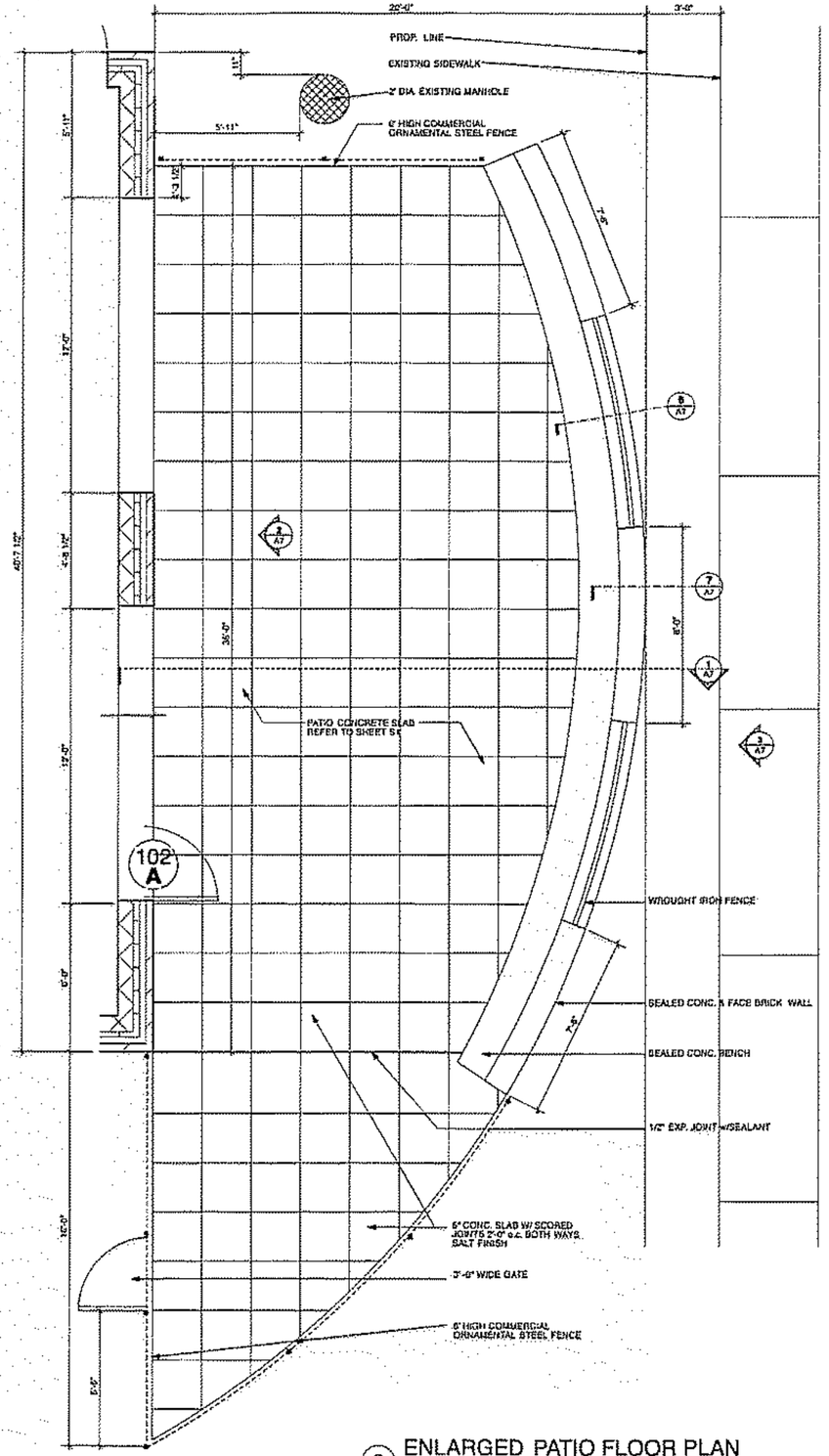
R6 = EXISTING DOOR TO REMAIN

R7 = NEW HIGH/LOW EWCS

R8 = REINSTALL EXISTING ICE MACHINE & REFRIGERATOR

R9 = NEW VCT FLOOR IN HALLWAY 100, BOYS 104, & GIRLS 105

4 SLOPED ENTRANCE
1 1/2" = 1'-0"



3 ENLARGED PATIO FLOOR PLAN
3/8" = 1'-0"

JGA

Jackson Galloway Associates, PLLC
2705 Bee Cave Road, Suite 235
Austin, Texas 78746

512 474 8885 (fax 474 9820)
jacksongalloway.com

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ADA and Park Improvements
10904 Pickfair Drive, AUSTIN, TX 78750
Job Number: 10COA2
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ENLARGED PLANS

A5

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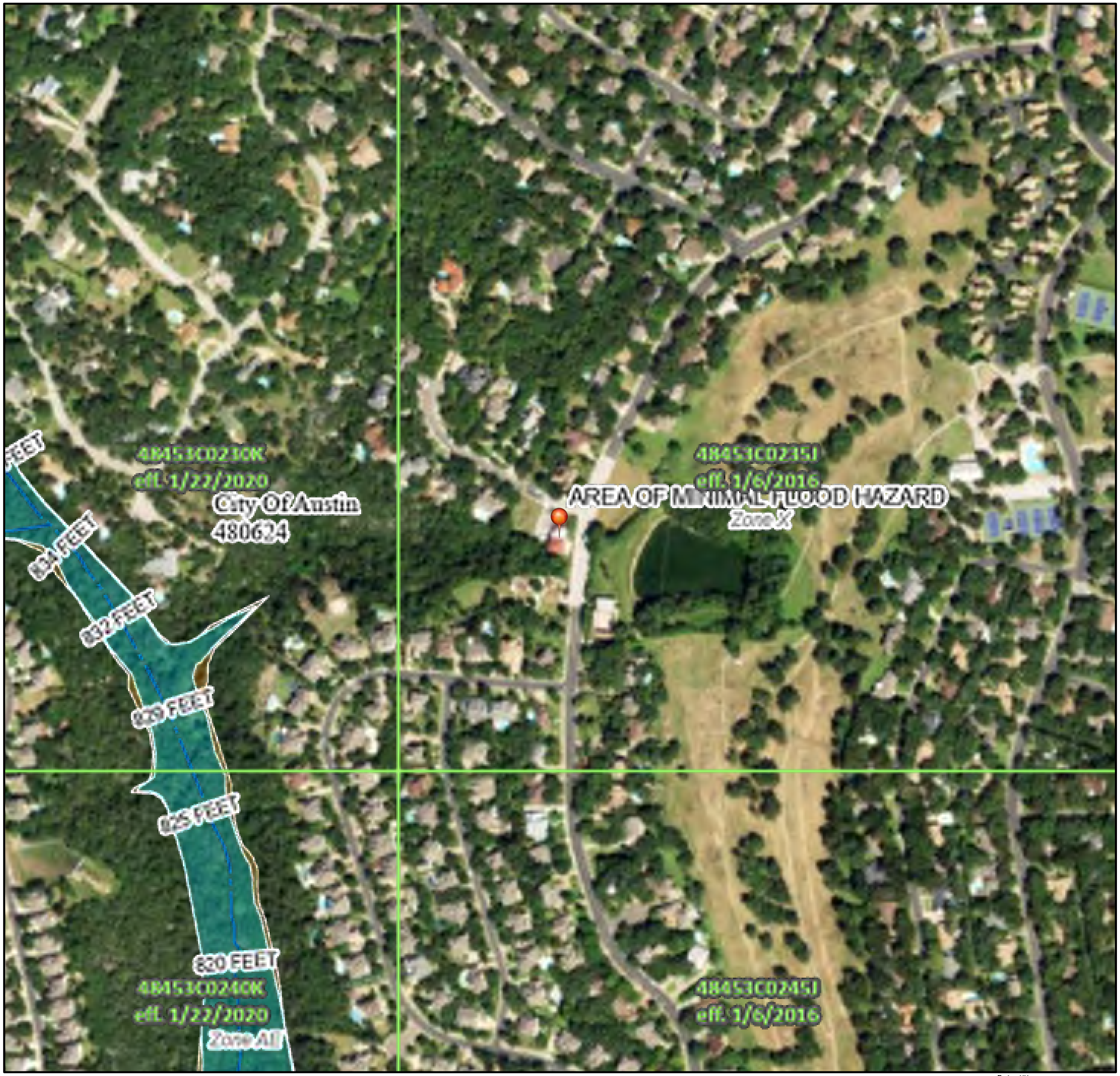
FEMA



)HHW

/HJHQG

:LWKRXW %DVH)ORRG (OHYDWLRQ %)(
:LWK %)(RU 'HSWK
5HJXODWRU\ )ORRGZD\

$QQXDO &KDQFH)ORRG +D]DUG $UHDV RI DQQXDO FKDQFH IORRG ZLWK DYHUDJH GHSWK OHVV WKDQ RQH IRRW RU ZLWK GUDLQDJH DUHDV RI OHVV WKDQ RQH VTXDUH PLOH

)XWXUH &RQGLWLRQV $QQXDO &KDQFH)ORRG +D]DUG
$UHD ZLWK 5HGXFHG)ORRG 5LVN GXH WR /HYHH 6HH 1RWHV
$UHD ZLWK)ORRG 5LVN GXH WR /HYHH

$UHD RI 0LQLPDO)ORRG +D]DUG
(IIHFWLYH /20V
$UHD RI 8QGHWHUPLQHG)ORRG +D]DUG

&KDQQHO &XOYHUW RU 6WRUP 6HZHU
/HYHH 'LNH RU)ORRGZDOO

&URVV 6HFWLRQV ZLWK $QQXDO &KDQFH
:DWHU 6XUIDFH (OHYDWLRQ
&RDVWDO 7UDQVHFW
%DVH)ORRG (OHYDWLRQ /LQH %)(
/LPLW RI 6WXG\
-XULVGLFWLRQ %RXQGDU\
&RDVWDO 7UDQVHFW %DVHOLQH
3URILOH %DVHOLQH
+\GURJUDSKLF)HDWXUH

'LJLWDO 'DWD $YDLODEOH
1R 'LJLWDO 'DWD $YDLODEOH
8QPDSSHG

7KH SLQ GLVSOD\HG RQ WKH PDS LV DQ DSSUR[LPDWH SRLQW VHOHFWHG E\ WKH XVHU DQG GRHV QRW UHSUHVHQW DQ DXWKRULWDWLYH SURSHUW\ ORFDWLRQ

7KLV PDS FRPSOLHV ZLWK)(0$ V VWDQGDUGV IRU WKH XVH RI GLJLWDO IORRG PDSV LI LW LV QRW YRLG DV GHVFULEHG EHORZ 7KH EDVHPDS VKRZQ FRPSOLHV ZLWK)(0$ V EDVHPDS DFFXUDF\ VWDQGDUGV

7KH IORRG KD]DUG LQIRUPDWLRQ LV GHULYHG GLUHFWO\ IURP WKH DXWKRULWDWLYH 1)+/ ZHE VHUYLFHV SURYLGHG E\ )(0$ 7KLV PDS ZDV H[SRUWHG RQ DW 30 DQG GRHV QRW UHIOHFW FKDQJHV RU DPHQGPHQWV VXEVHTXHQW WR WKLV GDWH DQG WLPH 7KH 1)+/ DQG HIIHFWLYH LQIRUPDWLRQ PD\ FKDQJH RU EHFRPH VXSHUVHGHG E\ QHZ GDWD RYHU WLPH

7KLV PDS LPDJH LV YRLG LI WKH RQH RU PRUH RI WKH IROORZLQJ PDS HOHPHQWV GR QRW DSSHDU EDVHPDS LPDJHU\ IORRG]RQH ODEHOV OHJHQG VFDOH EDU PDS FUHDWLRQ GDWH FRPPXQLW\ LGHQWLILHUV)，50 SDQHO QXPEHU DQG)，50 HIIHFWLYH GDWH 0DS LPDJHV IRU XQPDSSHG DQG XQPRGHUQL]HG DUHDV FDQQRW EH XVHG IRU UHJXODWRU\ SXUSRVHV

%DVHPDS 86*6 1DWLRQDO 0DS 2UWKRLPDJHU\ 'DWD UHIUHVKHG 2FWREHU

Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Friday, October 21, 2022 11:33 AM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C156590-101422

External

--- Please respond above this line ---

Re: Public Information Request of October 14, 2022, Reference # C156590-101422

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on October 14, 2022, to request copies of records pertaining to the following:

> **"Subject: 10904 Pickfair Drive, Austin, TX 78750**
>
> **Please provide the following information for this property:**
>
> **-Records of Open Building, Fire, or Zoning Code Violations**
> **-Copy of Certificate of Occupancy, if available**
> **-Zoning Designation**
> **-Copy of Last inspection report**
> **-Any known issues/problems with referenced building"**

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - One Department - C156590-101422

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

The City of Austin has reviewed your request and has determined that certain portions of the requested records are exempt from disclosure under Public Information Act (PIA) and have been redacted for the following reasons:
The following notice is required by section 552.024 of the Government Code:
The information you requested contains the home address, home telephone number, emergency contact information, social security number, and/or family member information of a public employee or official. As allowed by section 552.024 of the Texas Government Code, this public employee or official has chosen to make this personal information confidential. Our office is prohibited by law from releasing this personal information to you, and therefore we have removed this information from the enclosed information we are providing to you.
Normally, we must request a ruling from the Texas Attorney General before we can withhold any of the information you requested. However, section 552.024 allows us to withhold this specific information without requesting a ruling from the attorney general.
You have the right to appeal our decision to withhold this information from you. Instructions for appeal are included with this letter. If you do not want to appeal, you do not need to do anything else. Please note that we are only withholding the specific categories of information that are confidential under section 552.024. We will process the rest of your request for information in accordance with the terms of the Public Information Act.

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

APPROVED
By Ruben Salinas at 12:41 pm, Jan 10, 2020

Bill to:
PARKS & REC
CITY OF AUSTIN
200 S. LAMAR BLVD
AUSTIN, TX 78704

STEVEN.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Pickfair Recreation Center, 10904 Pickfair Drive, Austin, TX 78750
Main Roof Area

Work Requested:
SCOPE OF WORK
RUBEN 512-586-9239 (CALL 30MINS PRIOR)
*ROOF REPAIRS

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27686**

Total Due **$1,420.00**

PO #:
Issue Date: 12/26/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 12/20/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Scope of work complete.	$1,420.00
Subtotal	$1,420.00
Tax	$0.00
Total	**$1,420.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

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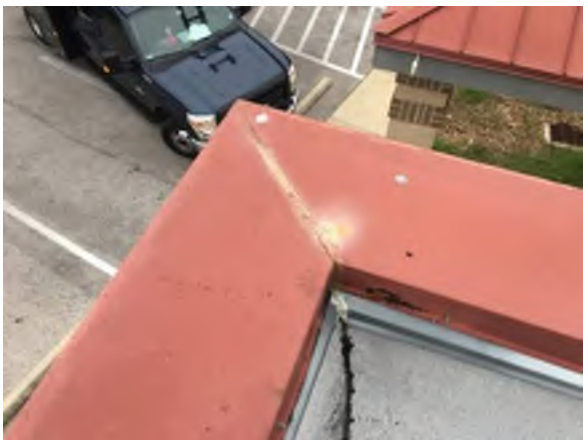


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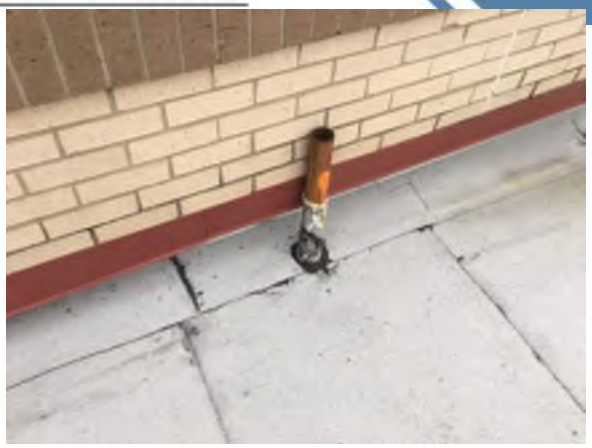
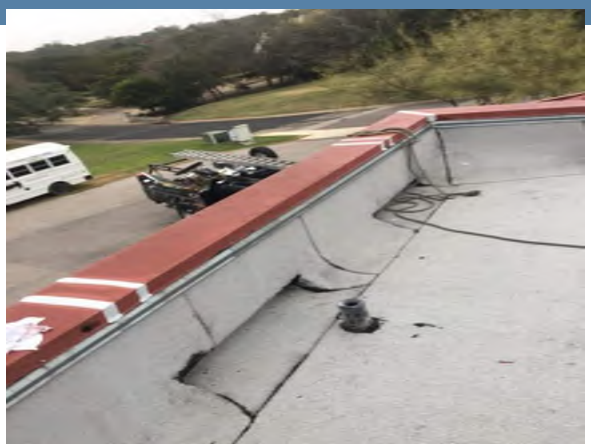
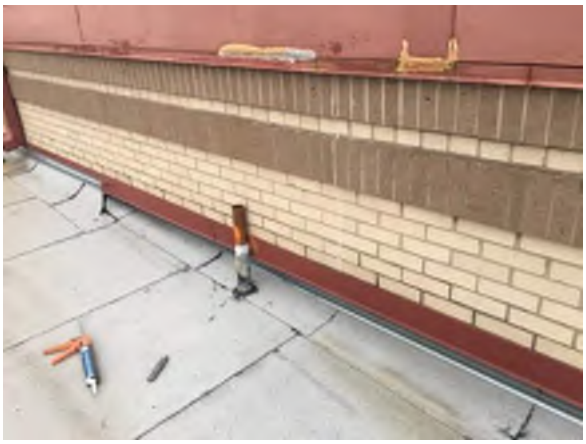




EMPIRE ROOFING
WATERPROOFING · SHEET METAL

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

(512) 989-7663
www.EmpireRoofing.com
@TheEmpireWay

DATE: 10-09-2019

ROOF INSPECTION –

Client: City of Austin
Property Contact: Steve Martel
Facility: 10904 Pickfair Dr. W/O #19395

ROOF DATA

Size: Approximately 3,500SF
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: Metal/ Modified Bitumen (Recover in 2012)
Surface: Metal/Granule
Perimeter: Parapet with metal coping/gutter with downspouts
Expansion Joint: N/A
Roof Age: Approximately + Years
Drainage: Scuppers/Gutters with downspouts

INSPECTION OBSERVATIONS/RATINGS:

Roof: Metal Roof/Good Condition Modified Roof/Good, recovered in 2012
Surface: Good
Drainage: Good
Expansion Joints: X
Mechanical Fixtures/Flashing: Needing sealant
Other:

RATINGS/RECOMMEDATIONS

Overall Rating: Both Metal and Modified Roof areas/Good
Recommendations:

- Please reference repair proposal.

Life Remaining: +/-13 Years if properly maintained.

END OF REPORT

Inspection Conducted and Report Submitted By:
Don Wade

10311 Central Commerce | Pflugerville, TX 78660 | Tel 512-989-7663 | Fax 512-989-7666 | www.empireroofing.com


w/o #19395
C 11/18
Legend
10904 Pickfair Dr
Approx
3,500SF
- Re cover 2012 -
60 ft

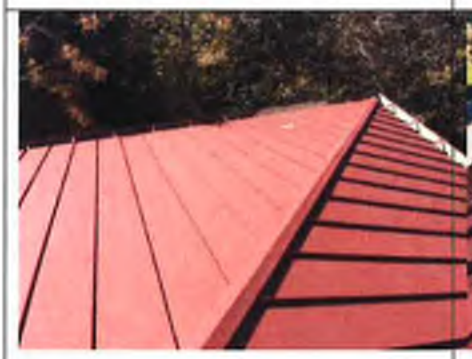
	
200 S Lamer Blvd. Both Roof areas are in Good Condition.	Overview.
	
Overview.	Overview.
	
Overview.	Coping laps needing sealant

Don Wade
Don@EmpireRoofing.com

	
20LF of flashing needing coated.	Same as previous
	
Same as previous.	Pipe penetration needing resealed.
	
Coping at transtion needing resealed.	Next (5) pictures are of overview of Metal roof area.

EMPIRE ROOFING

Don Wade
Don@EmpireRoofing.com

EMPIRE ROOFING

Don Wade
Don@EmpireRoofing.com

EMPIRE ROOFING

November 22, 2019

Steve Martel Sr.
General Maintenance Supervisor
Facility Services - South
City Of Austin
Parks & Recreation Department
512-974-9529
steven.martel@austintexas.gov

www.austintexas.gov/parks

RE: 10904 Pickfair Dr. W/O #19395

1. Clean and seal 15LF of coping laps
2. Clean and seal 1 pipe penetration
3. Coat 20ft of flashing.
4. Coping at transition needing resealed.

PROPOSED PRICE	$1,420.00
TAX	NO TAX
TOTAL PROPOSED PRICE	$1,420.00

Thank you for the opportunity to submit this proposal.

City of Austin

APPROVED VIA EMAIL BY RUBEN SALINAS

Authorized Signature

12.4.19

Date

Empire Roofing Companies Inc.

Authorized Signature

Date

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Rodolfo "Rudy" Mendez Recreation Center

2407 Canterbury Street
Austin, Texas 78702

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-15
Site Visit Date: September 28, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Rodolfo "Rudy" Mendez Recreation Center
2407 Canterbury Street
Austin, Texas 78702
SF-0001419126-15

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 28, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Morris Neal
Senior Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X	X		Repair	$15,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Replace	$7,500	$57,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Replace gaskets on main door	$1,200	$18,300
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X			None		
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Replace		$4,000
5.5 HEATING, COOLING, AND VENTILATION	X			None		
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X			None		
Totals					$23,700	$79,300

Summary	Today's Dollars	$/SF
Immediate Repairs	$23,700	$3.59

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$79,300.00	$12.00	$1.20
Replacement Reserves, w/10, 3.0% escalation	$97,262.34	$14.71	$1.47

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Regrade Grassed Area**	Towards the southeast of the building, just north of the parking lot located in Pedernales Street, a grassed area seats in a depression which is reported to flood during rainy season. We recommend regrading this grassed area to have positive flow towards the Pedernales Street.	Allow	$3,000	1	$3,000	
2	**Provide Additional Catch Basins**	Ponding was observed on the low laying areas of the yards were there are no catch basins. Flooding was also reported in the basketball court area which is 300+- feet from the building, in the elevated area where the main recreational center concrete pad is located. We recommend the installation of some catch basins and drainage systems to address these issues.	Allow	$12,000	1	$12,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$15,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
3	**Apply 1 1/2" Overlay to Asphalt Pavement**	Parking along Pedernales street is in fair to poor condition. Apply 1 1/2" Overlay to Asphalt Pavement. Paved areas should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt.	EA	$2.5	3000	$7,500	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$7,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
4	**Misc. Exterior Door Repairs**	Main entrance doors were reported to leak due to wind driven rain. The old caulking material and gaskets should be removed and replaced. Add weather-stripping as appropriate.	Allow	$1,200	1	$1,200	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$1,200	
			Total:			**$23,700**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Concrete Site Maintenance	1	0	1	1	Allow	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
Mill and Overlay Asphalt Pavement	20	10	10	14,000	SF	$3.00	$42,000	100%										$42,000	$42,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Glass Roof Maintenance	1	0	1	1	EA	$1,500.00	$1,500	500%	$1,500		$1,500		$1,500		$1,500		$1,500		$7,500
Annual Roof Maintenance Program	1	0	1	6,800	SF	$0.10	$680	1000%	$680	$680	$680	$680	$680	$680	$680	$680	$680	$680	$6,800
Re-Caulk Exterior Façades	12	7	5	800	LF	$5.00	$4,000	100%					$4,000						$4,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Central Domestic Water Heater	20	17	3	1	EA	$4,000.00	$4,000	100%			$4,000								$4,000
Total (Uninflated)									$2,180.00	$3,680.00	$6,180.00	$3,680.00	$6,180.00	$3,680.00	$2,180.00	$3,680.00	$2,180.00	$45,680.00	$79,300.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Total (inflated)									$2,180.00	$3,790.40	$6,556.36	$4,021.24	$6,955.64	$4,266.13	$2,603.03	$4,525.94	$2,761.56	$59,602.04	$97,262.34

Evaluation Period:	10
# of SF:	6,610
Reserve per SF per year (Uninflated)	$1.20
Reserve per SF per year (Inflated)	$1.47

Table of Contents

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Rodolfo "Rudy" Mendez Recreation Center, the Subject, is an approximately 6,610-SFG, single-story brick, glass and stucco freestanding building on a 11.0390-acre parcel in Austin, Texas. The building was constructed in approximately 1972 (50 Years old). The subject had significant renovations done in 2006, and in 2019. Specifically, the site is located in the corner of Canterbury and Pedernales Streets. The property is bounded by residential properties on both north and east sides, and the Metz neighborhood park in both west and south side.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided from two curb cuts, one being along Canterbury street, and the second along Pedernales Street, The curb cuts provide access to the parking areas.

1.1 FACILITY CONDITION

The Subject is considered to be in good condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its relatively recent renovations. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle. systems, and for the most part exhibits normal and expected wear and tear equal to its mature age.

That said, as the building matures in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
New Roof	2019	N/A
New RTUs	2020-2021	N/A

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

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$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A copy of the certificate of occupancy was not provided.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is possible that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our

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understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is possible that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Jonathan Haynes,	City Of Austin	City of Austin	(512) 978-2390

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-15
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Rodolfo "Rudy" Mendez Recreation Center
Street Address	2407 Canterbury Street
City, State and Zip	Austin, Texas 78702
Number of Parcels	1
Total Acreage	11.0390
Number of Buildings	1 building
Number of Stories	single Story
Basement / Crawl Space	Slab on Grade
Reported Building Size	6,610 SF
Building Age	The Property was constructed in 1972(50 Years Old) with addition in 2006 (14 Years Old) and renovation in 2019.
Parking Provisions	There are a total of 43 parking spaces, of which there are 3 standard ADA spaces and 2 van-accessible spaces.
Primary Use	Municipal Recreation Facility
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	10 months
Escorted by	Jonathan Haynes, City Of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 28, 2022
Weather	Clear, 86 F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins located in the northwest corner of the building. Storm water is shed from the roofs towards a system of gutters and downspouts which are piped underground to the municipal storm water system. However, on the south side of the building, storm water is discharged from downspouts to the ground then flows south down to a 25-foot depression where the basketball court is located.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. number 48453C0465K, dated January 22, 2020

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

For the most part, the site drainage systems and gentle slope are in fair condition. Ponding was observed on the low lying areas of the yards were there are no catch basins. Flooding was also reported in the basketball court area which is 300+- feet from the building, in the elevated area where the main recreational center concrete pad is located. We recommend the installation of some catch basins and drainage systems to address the issues. Costs have been included for this work.

Towards the southeast of the building, and east of the parking lot located along Pedernales Street, a grassed area is located in a depression which is reported to flood during rainy season. We recommend regrading this grassed area to have positive flow toward Pedernales Street. We have added a budget in the cost tables.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the east and west sides of the building. Parking is provided onsite for the community and employees. There are total of 43 parking stalls, of which 3 are designated accessible and 2 are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at west parking lot.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the north side of the site. Sidewalks are concrete and are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures, and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass covered yards, and newly installed planters.

A monument sign is provided at the building main façade just left of the main entrance. It is freestanding masonry and metal sign.

Observations & Comments

Paving and flatwork at the larger lot to the west of the is found to be in good to fair condition.. Parking along Pedernales Street is in fair to poor condition. We recommend immediate asphalt pavement refurbishment of this lot, which should include patching, prepping and re-surfacing with a new application of 1 1/2" asphalt. Ongoing maintenance will be required on a periodic basis for the remaining asphalt pavment, and an overlay based on age is recommended at the end of the term.

The sidewalks are in good condition. To extend its RUL we recommend including the sidewalks in the overall site pavement maintenance program.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is presumably founded with a slab on grade, the foundation is constructed of reinforced concrete strip footings under the load bearing walls and columns, respectively. The superstructure consists of reinforced CMU walls and structural steel columns and beams which support the roof framing system.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of brick veneer and stucco over reinforced CMU walls. The front office entrance has a lobby which consists of an aluminum-framed glass curtainwall system with insulated glazed units. Windows are aluminum-framed, fixed units along the stucco and brick veneer walls.

The building has four main roof areas with varying roofing materials. The main roof is a low slope, built-up roof (BUR) system, and has a slight pitch towards an external continuous gutter. A glass roof is installed over the main entrance canopy, and two pitch standing metal seam roofs sections above the main roof delineate an architectural accent element.

The table below summarizes the roofs sections.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main	6,800	Low-slope; built-up roofing (BUR)	3 Years

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
2	Entrance	60	Glass	16 Years
3	Entrance	228	Metal (standing seam)	16 Years
4	Clerestory	170	Metal (standing seam)	16 Years

Observations & Comments

Exterior walls were generally found to be in good condition. The stucco, brick and mortar joints are in good condition. Routine maintenance, repair and repainting of the stucco is recommended and included over the term.

Windows are in good condition. Other than routine maintenance, no further action is anticipated at this time.

The built-up roof (BUR) appears to be in good condition. Based on the current age, replacement of the roof is not anticipated during the term. Other than continued inspections and routine maintenance, no further action is required at this time.

Standing metal seam roofs appear to be in good condition. Based on an EUL of 40 to 50-years, replacement of the metal roofs is not anticipated during the term. No further action is required at this time.

The glass roof appears to be in good condition. However, maintenance in the form of pressure washing is recommended to keep the roof in good overall appearance and condition. An allowance for the glass roof maintenance is included in the capital reserve tables.

Main entrance doors were reported to leak during wind driven rain. The old caulking material and gaskets should be removed and replaced. We have added a budget in cost tables.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around an east-west axis, with a vestibule leading to the lobby and multipurpose room. Lobby finishes consist of vinyl tile flooring, rubber base, painted gypsum board walls and painted CMU walls, as well exposed ceiling with sound absorption panels.

Office finishes consist of painted CMU walls, rubber base, exposed ceiling with sound absorption panels, and VCT flooring.

Service areas finishes include exposed concrete floor slab, painted CMU walls, rubber base, exposed ceiling.

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The restrooms are equipped with wall-mounted toilets with automatic flush valves, wall-mounted flush-valve urinals, and wall mount porcelain sinks. Accessories consist of plate glass mirrors and ceiling hung plastic partitions. Interior finishes consist of ceramic tile flooring, and painted CMU walls and gypsum ceiling. Lighting is provided by ceiling-mounted fixtures.

Kitchen finishes consist of plastic laminated cabinets with solid surface countertop, and painted CMU backsplash. The kitchen is residential grade.

Observations & Comments

CBRE anticipates the interior tenant finishes will last past the evaluation period with routine maintenance.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the City water line serving the building is located in an underground meter pit on the north side of the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping is arranged to exit the building on the south side and flow by gravity to the municipal sanitary mains at Pedernales Street. Sanitary waste and vent piping was observed to be cast iron.

Natural gas is provided to the Subject and serves domestic water heaters, kitchen equipment, and RTUs. A gas regulator and meter are located outside on the north side of the building in a utility courtyard. Natural gas piping was observed to be black steel, but painted yellow to meet current safety standards.

Domestic hot water for restrooms and break areas is provided by a 40-gallon tank-type gas water heater.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any deficiencies or leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Domestic water and sanitary sewer systems are in good condition overall. No immediate action is required.

The 40 gallon water heater is almost 20 years old and nearing the end of it's useful life. We have added cost in the capital reserve tables for its replacement.

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5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by six RTUs, manufactured by Trane and American Standard. The units are between one and two years old.

The RTUs are self-contained, direct expansion air-conditioning and gas-fired heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a gas-fired heating system for the forced warm air heat. The RTUs range from 4 to 9-tons cooling capacity. The units have sheet metal ductwork for air delivery.

Ventilation is provided by natural infiltration through the RTUs, and by roof mounted exhaust fans in the restrooms.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained by in-house staff. Using the tonnage of the units (29.5 tons) we calculated that one ton of air conditioning is provided for every 224 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use. CBRE anticipates the heating and cooling systems will last past the evaluation period with routine maintenance and as-needed repairs. No immediate action is required.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided to the Subject by pole mounted utility owned transformers located in the northeast side of the site. Power enters the site underground via a ductbank to an exterior cabinet rated at 600 amps, then power is distributed inside the building to a panel labeled DPA which serves the RTUs and the kiln. Power is also distributed to two panels labeled LA, and LA Section 2, and they serve the rest of the building electrical needs.

The subject provides a series of roof mounted photovoltaic panels which according to the POC are operational.

Observation & Comments

The electrical systems provide 27.3 watts per square foot for the building. This is based upon the overall capacity of 600-amps, 240-volts, 3-phase, 6,910 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

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CBRE anticipates the electrical systems will last past the evaluation period with routine maintenance. No immediate action is required. Periodic infrared testing of electrical connection in panel boards is recommended during the reserve term. An allowance for this work is included in the Reserve table.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The Subject does not include an automatic fire suppression system. Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors and in the kitchen. The last inspection was in February 2022 with the next schedule inspection to happen in June 2024. The inspections were done by Pye Barker Fire & Protection.

Fire alarm and detection system devices consist of smoke detectors and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, fire alarm pulls and illuminated exit lights. There is an audible and visible alarm in the entrance lobby.

Observation & Comments

There was a report generated by the State Fire Marshall Office dated January 2020 which stated unsatisfactory conditions regarding exit signs which were not maintained. Nevertheless, during our site visit those conditions appear to have been addressed. No action is required.

CBRE anticipates the fire protection and life safety system will last past the evaluation period with routine maintenance. No action is required.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Barriers of significance were not identified.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)		✔		
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?			✔	
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned partially completed by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that

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CBRE could become generally familiar with the scope of the improvements. Partial drawings were made available for our review as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Park Area

2. North Yard

3. South Side

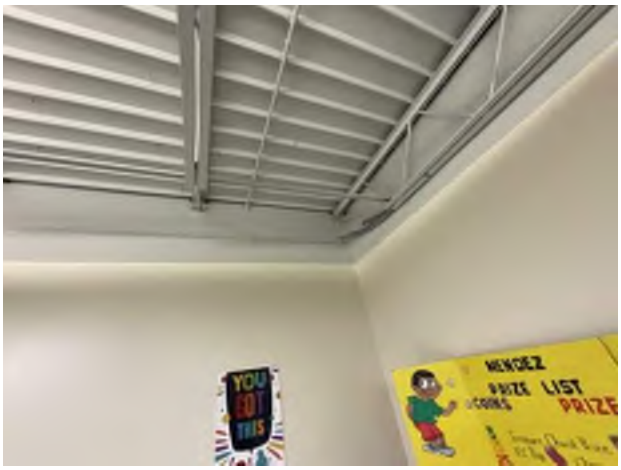
4. South Façade

5. West Parking Lot

6. Pedernales Street Parking Lot

7. Planters

8. Main Entrance Door

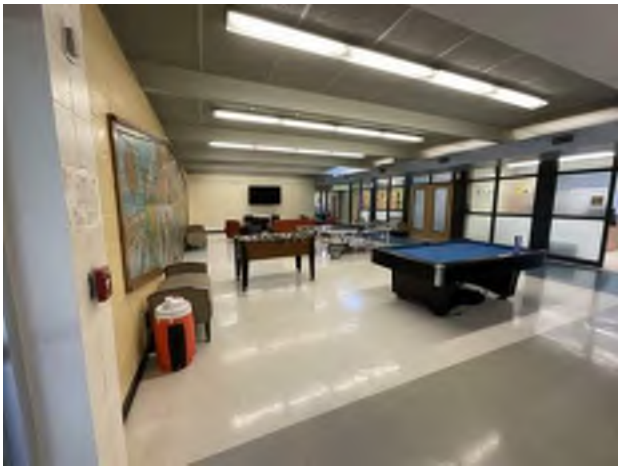


9. Roof Deck

10. Lobby

11. Multi Purpose Room

12. Kitchen



13. Game Room

14. Office

15. Main Entrance and MEP Yard

16. Bathrooms

17. Multi Purpose Room

18. Gas Water Heater

19. RTUs and Photovaltic Panels

20. Roof

21. RTUs

22. Main Electrical Panel

23. Fire Alarm

24. IMG 5219-800x600

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Rodolfo "Rudy" Mendez Recreation Center	**Project No.:**	
Address:	2407 Canterbury Street	**Project Manager:**	
City, State Zip Code	Austin, TX 78702	**Property No.:**	
Year Built and Age:	1972 & 2006	**Tax I.D. # (Sec, Lot, Block):**	11.0390 ACR OLT 52 DIVISION O
Building Type:		**Size of Parcel (Acres):**	11.0390
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	10 months
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Jonathan Haynes	**Date:**	
Tel:	512-978-2390	**Date Sent to Recipient:**	September 12, 2022
Cell:	512-599-1432		
Fax:	512-978-7567		

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	38				
Handicap	5				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ **X** U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐**X**

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐**X**

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐ **X**
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐ **X**

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐ **X**

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐ **X**

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐ **X**

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐ **X**

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐ **X**

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐ **X**

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐ **X**

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐ **X**

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐ **X**

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐ **X**

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐ **X**

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

- Broken windows
- Doors
- Fire protection system faults
- Tree limbs; brush removal

- Bathroom plumbing
- Splashpad
- Graffiti
- Hardware installation
- Illegal dumping
- Homeless camp abatement

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐ **X**

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐ **X**

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐ **X**

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?

No formal complaints

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐ **X**

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐ **X**

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

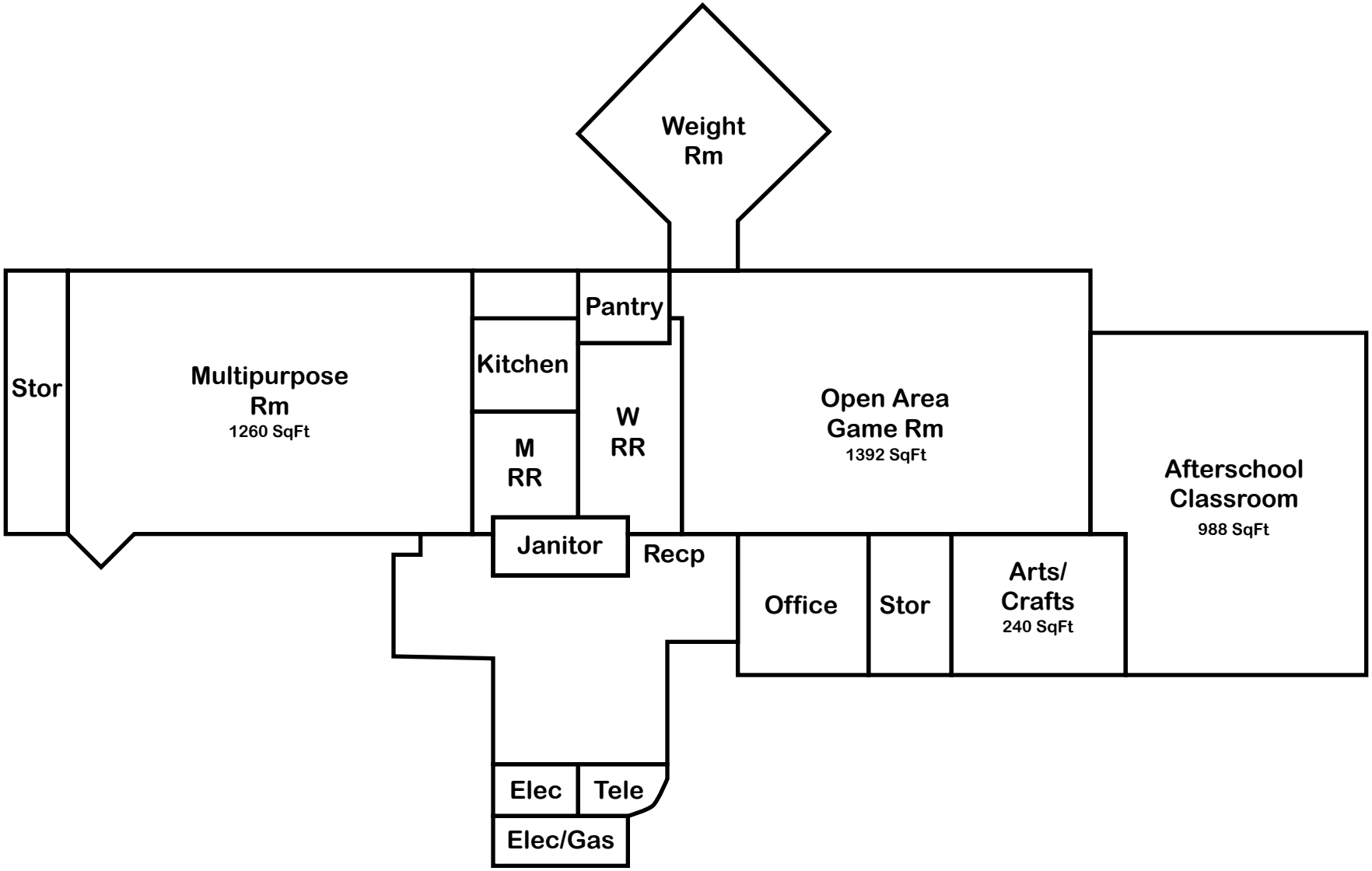
26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

Metz

2407 Canterbury St.
Austin, Texas 78702



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$UHD ZLWK)ORRG 5LVN GXH WR /HYHH

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(IIHFWLYH /20$V
$UHD RI 8QGHWHUPLQHG)ORRG +D]DUG

&KDQQHO &XOYHUW RU 6WRUP 6HZHU
/HYHH 'LNH RU)ORRGZDOO

&URVV 6HFWLRQV ZLWK $QQXDO &KDQFH
:DWHU 6XUIDFH (OHYDWLRQ
&RDVWDO 7UDQVHFW
%DVH)ORRG (OHYDWLRQ /LQH %)(
/LPLW RI 6WXG\
-XULVGLFWLRQ %RXQGDU\
&RDVWDO 7UDQVHFW %DVHOLQH
3URILOH %DVHOLQH
+\GURJUDSKLF)HDWXUH

'LJLWDO 'DWD $YDLODEOH
1R 'LJLWDO 'DWD $YDLODEOH
8QPDSSHG

7KH SLQ GLVSOD\HG RQ WKH PDS LV DQ DSSUR[LPDWH SRLQW VHOHFWHG E\ WKH XVHU DQG GRHV QRW UHSUHVHQW DQ DXWKRULWDWLYH SURSHUW\ ORFDWLRQ

7KLV PDS FRPSOLHV ZLWK)(0$ V VWDQGDUGV IRU WKH XVH RI GLJLWDO IORRG PDSV LI LW LV QRW YRLG DV GHVFULEHG EHORZ. 7KH EDVHPDS VKRZQ FRPSOLHV ZLWK)(0$ V EDVHPDS DFFXUDF\ VWDQGDUGV

7KH IORRG KD]DUG LQIRUPDWLRQ LV GHULYHG GLUHFWO\ IURP WKH DXWKRULWDWLYH 1)+/ ZHE VHUYLFHV SURYLGHG E\ )(0$. 7KLV PDS ZDV H[SRUWHG RQ DQG GRHV QRW UHIOHFW FKDQJHV RU DPHQGPHQWV VXEVHTXHQW WR WKLV GDWH DQG WLPH. 7KH 1)+/ DQG HIIHFWLYH LQIRUPDWLRQ PD\ FKDQJH RU EHFRPH VXSHUVHGHG E\ QHZ GDWD RYHU WLPH.

7KLV PDS LPDJH LV YRLG LI WKH RQH RU PRUH RI WKH IROORZLQJ PDS HOHPHQWV GR QRW DSSHDU: EDVHPDS LPDJHU\, IORRG]RQH ODEHOV, OHJHQG, VFDOH EDU, PDS FUHDWLRQ GDWH, FRPPXQLW\ LGHQWLILHUV,),50 SDQHO QXPEHU, DQG)20 HIIHFWLYH GDWH. 0DS LPDJHV IRU XQPDSSHG DQG XQPRGHUQL]HG DUHDV FDQQRW EH XVHG IRU UHJXODWRU\ SXUSRVHV.

)HHW

%DVHPDS: 86*6 1DWLRQDO 0DS: 2UWKRLPDJHU\. 'DWD UHIUHVKHG 2FWREHU

PARD Mechanical and Safety Assessment Survey

Submitted by: Robert.Morrison@austintexas.gov_austin

Submitted time: Jul 24, 2019, 7:13:21 AM

ASSESSMENT DATE

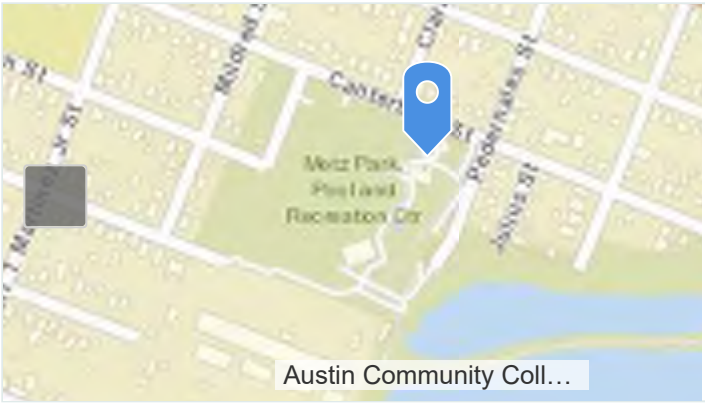
Jul 23, 2019

AUSTIN PARKS AND RECREATION MECHANICAL ASSESSMENT

Metz Recreation Center

GEOPOINT LOCATION

Lat: 30.25219 Lon: -97.71822



ADDRESS

2407 Canterbury St Austin, TX 78702

PREPARED BY

Robert Morrison

MECHANICAL SUMMARY

The mechanical equipment in the building overall are working normal. Some fire extinguishers that have not been certified were found in the closet and AAA will be called to come out and re-certify the remaining bar extinguishers. Two of the six HVAC rooftop units are recently purchased the other four are aging. I taped off the demarcation area in front of the electric panels to illustrate where Storage is not allowed to be placed.

MECHANICAL OVERALL GRADE

C - GOOD CONDITION WITH MINOR DEFECTS / FUNCTIONS NORMALLY

IS THERE A CERTIFICATE OF OCCUPANCY

NO

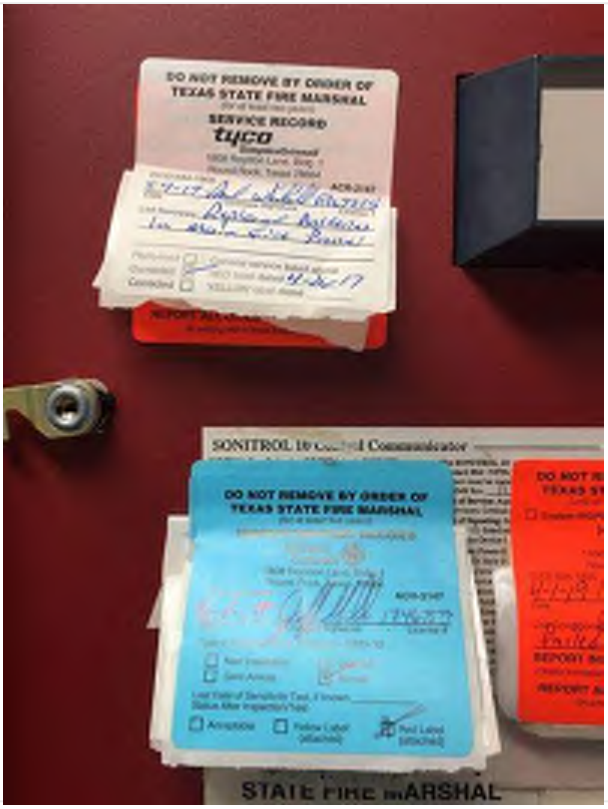
IS THERE A FIRE CONTROL SYSTEM

YES

FIRE CONTROL SYSTEM IMAGE

field_17-20190723-171003.jpg

FIRE CONTROL CERTIFICATE IMAGE



field_18-20190723-171016.jpg

ARE THERE ANY ISSUES WITH THE FIRE CONTROL SYSTEM

NO

ARE FIRE EXTINGUISHER CERTIFICATIONS UP TO DATE

YES

IS THERE AN ELEVATOR

NO

HVAC

YES

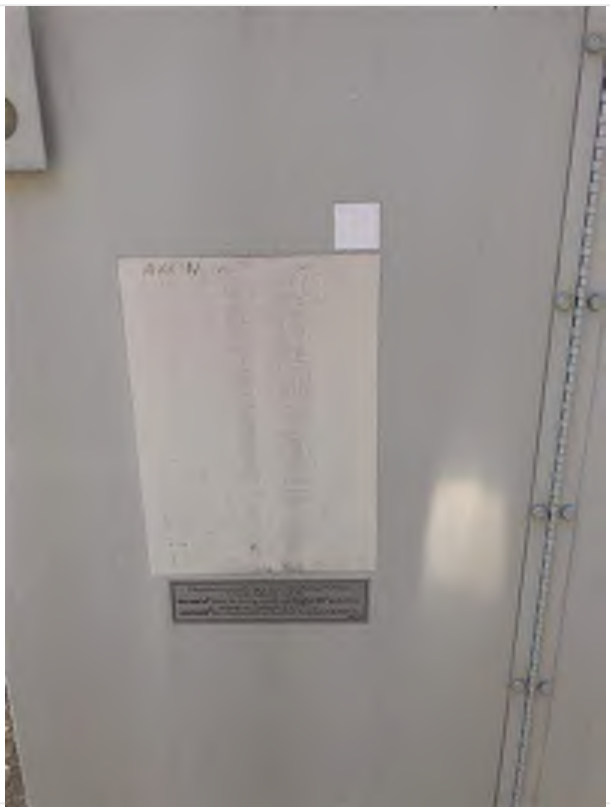
WHAT HVAC SYSTEM DOES THE FACILITY HAVE (CU)

PACKAGE UNIT

CU 1 IMAGE

field_30-20190723-175926.jpg

CU 1 NAME PLATE IMAGE



field_31-20190723-180015.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 1

NO

CU 1 GRADE

C - GOOD CONDITION WITH MINOR DEFECTS / FUNCTIONS NORMALLY

CU 2

YES

CU 2 IMAGE

field_38-20190723-180051.jpg

CU 2 NAME PLATE IMAGE

field_40-20190723-180101.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 2

NO

CU 2 GRADE

C - GOOD CONDITION WITH MINOR DEFECTS / FUNCTIONS NORMALLY

CU 3

YES

CU 3 IMAGE

field_47-20190723-180237.jpg

CU 3 NAME PLATE IMAGE

field_48-20190723-180251.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 3

NO

CU 3 GRADE

A - EXCELLENT CONDITION / NO DEFECTS

CU 4

YES

CU 4 IMAGE

field_55-20190723-180330.jpg

CU 4 NAME PLATE IMAGE

field_56-20190723-180341.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 4

NO

CU 4 GRADE

A - EXCELLENT CONDITION / NO DEFECTS

CU 5

YES

CU 5 IMAGE

field_63-20190723-180418.jpg

CU 5 NAME PLATE IMAGE

field_64-20190723-180441.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 5

NO

CU 5 GRADE

C - GOOD CONDITION WITH MINOR DEFECTS / FUNCTIONS NORMALLY

CU 6

YES

CU 6 IMAGE

field_71-20190723-180539.jpg

CU 6 NAME PLATE IMAGE

field_72-20190723-180601.jpg

IS THE DISCONNECT LOCATED AT THE CONDENSER

YES

ARE THERE ANY ISSUES WITH CU 6

NO

CU 6 GRADE

C - GOOD CONDITION WITH MINOR DEFECTS / FUNCTIONS NORMALLY

CU 7

NO

AHU/FCU 1

NO

ARE THERE MULTI CIRCUIT BREAKER BOXES

YES

ARE ELECTRICAL CIRCUITS CLEARLY LABELED

YES

IS DEMARCATION CLEARLY MARKED

YES

IS DEMARCATION CLEAR OF DEBRIS

YES

IS THERE A SECOND CIRCUIT BREAKER BOX

YES

ARE ELECTRICAL CIRCUITS CLEARLY LABELED

YES

IS DEMARCATION CLEARLY MARKED

YES

IS DEMARCATION CLEAR OF DEBRIS

YES

IS THERE A THIRD CIRCUIT BREAKER BOX

YES

ARE ELECTRICAL CIRCUITS CLEARLY LABELED

YES

IS DEMARCATION CLEARLY MARKED

YES

IS DEMARCATION CLEAR OF DEBRIS

YES

IS THERE A FOURTH CIRCUIT BREAKER BOX

NO

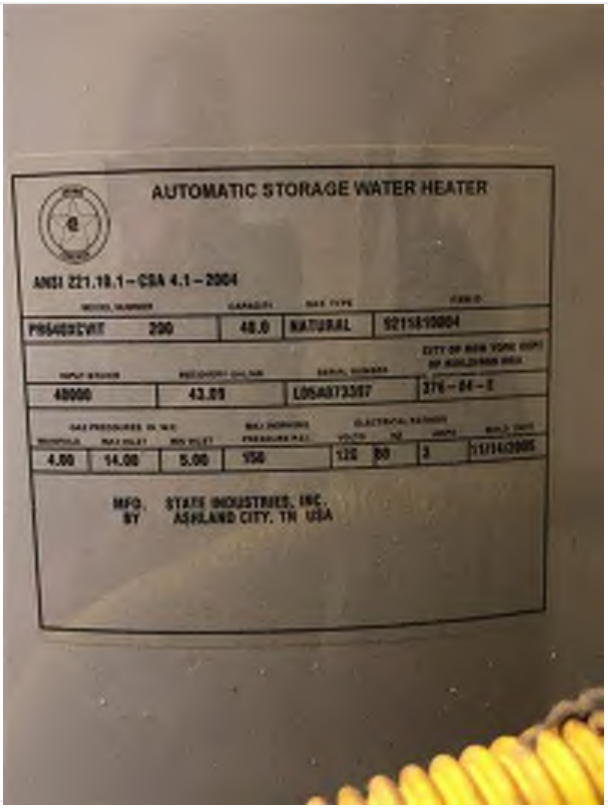
IS THERE HOT WATER HEATERS / BOILERS

YES

WATER HEATER / BOILER 1 IMAGE

field_430-20190723-171043.jpg

WATER HEATER / BOILER NAME PLATE 1 IMAGE



field_431-20190723-171108.jpg

AFD Inspection Report

City of Austin Fire Marshal's Office | 505 Barton Springs Road, 2nd Floor | Austin, Texas 78704 | ph 512- 974-0160 | fx 512-974-0162

Property Details

Coa-pard-metz Recreation/ Pool
2407 Canterbury St.
Austin, Tx.
Contact: Melissa Rios
Contact Phone: (512)978-2399
Contact Email: Melissa.Rios@austintexas.gov;Robert.Morris@austintexas.gov
Scheduler Comments:

Inspection Details

Date:
Type: Maintenance Inspection
Inspector: Bret Carr, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Emergency power for exit signs not maintained as required. 3H - Exit signs throughout the facility failed to illuminate when tested under "emergency power". Battery back-up power is needed in case of electrical power failure to the facility. The exit signs should remain illuminated when the "TEST" button is pressed, however, numerous signs would not remain illuminated which is indicative of a faulty battery	Unsatisfactory
Extension cords used as permanent wiring 4A - Extension cord is being used as permanent wiring in the supervisor's office. The power strip needs to be directly plugged into the wall electrical outlet - the use of extension cords as permanent wiring for electrical appliances is prohibited as this increases the risk for fire.	Unsatisfactory

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Pflugerville, TX 78660

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APPROVED
By Ruben Salinas at 1:03 pm, Jan 10, 2020

Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Metz Recreation Center, 2407 Canterbury Street, Austin, TX 78702
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27000**

Total Due **$550.00**

PO #: WO#201810590
Issue Date: 12/08/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 11/27/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete. Note: Roof condition is very poor.	$550.00

Subtotal	$550.00
Tax	$0.00
Total	**$550.00**

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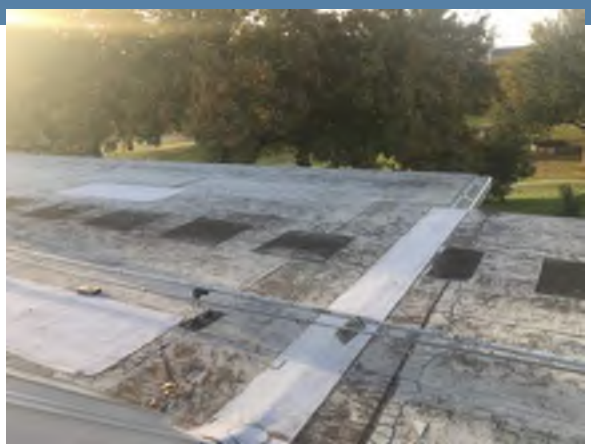



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PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

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Bill to:
City of Austin
411 Chicon Street
Austin, TX 78702

APPROVED
By Ruben Salinas at 1:00 pm, Jan 10, 2020

INVOICE# A26662

Total Due $750.00

STEVE.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

PO #:
Issue Date: 11/27/2019
Payment Due: Net 30 Days
Requested By: Property Manager
Completion Date: 11/15/2019

Property:
PARD-Metz Recreation Center, 2407 Canterbury Street, Austin, TX 78702
Main Roof Area

Work Requested:
REPAIRS
STEVE 512-974-9529 (CALL 30MINS PRIOR)
LEAKS ABOVE SUPERVISOR'S OFFICE & ONE ABOVE THE MULTIPURPOSE ROOM

*EMAILED IN & APPROVED BY STEVE

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
11.14.19 - Two areas were shown. Leak was coming from several fish mouths. Temped all areas with plastic cement. 11. 15.19 - Returned to properly repair 3 areas previously temped.	$750.00

Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

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Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
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Facility Condition Assessment

South Austin Recreation Center

1100 Cumberland Road
Austin, Texas 78704

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-14
Site Visit Date: September 28, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

South Austin Recreation Center
1100 Cumberland Road
Austin, Texas 78704
SF-0001419126-14

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 28, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X	X		Repair	$10,000	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Repair	$75,000	$35,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X			None	$25,500	$377,500
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Refurbish	$6,000	$75,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER		X	X	Repair	$45,000	$3,000
5.5 HEATING, COOLING, AND VENTILATION	X			None		$110,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER		X		Replace		$10,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X			None		
Totals					$161,500	$610,500

Summary	Today's Dollars	$/SF
Immediate Repairs	$161,500	$9.13

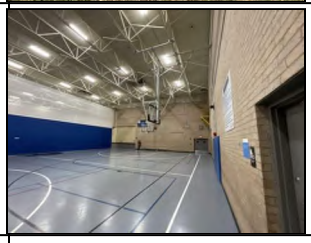
	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$610,500.00	$34.51	$3.45

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$685,392.44	$38.74	$3.87

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Regrade Site for Positive Drainage**	Regrade the delivery driveway to have positive flow towards the south side of the building which faces the parking lot.	Allow	$10,000	1	$10,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$10,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
2	**Apply 1 1/2" Overlay to Asphalt Pavement**	The asphalt pavement has localized potholes and deterioration. Provide an overlay at this time.	EA	$3	19000	$57,000	
3	**Mulch and Address Bare Earthen Areas at Building**	We observed blowing and loose dirt, with little to no grass cover around the building. The site contact indicated there is no sprinkler system in this area and it is heavily shaded by mature trees. We recommend provide xeriscaping, rock and cedar mulch and ground cover as appropriate to improve the curb appeal of the site. Additionally, we have added costs for the installation of an irrigation systems as needed to maintain future plantings.	SY	$6	3000	$18,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$75,000	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
4	**Address Cracking at Brick Wall**	At the northwest and northeast corners of the building, we observed vertical cracking that extends from the base of the double wythe brick wall to the roofline. We recommend these masonry cracks be investigated by a structural engineer to determine the underlying cause of the issue and provide potential repair options.	Allow	$20,000	1	$20,000	
5	**Paint Exterior Hollow Metal Doors**	Many of the exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed and repainted with a semi-gloss or preferably and oil based paint.	Allow	$3,000	1	$3,000	
6	**Address Active Roof Leak**	POC reported an active leak on the northwest side of the gym. We recommend retaining a qualified roofer to identify the deficiency and patch and seal the area in accordance with manufacturer's instructions.	Allow	$2,500	1	$2,500	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$25,500	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
7	**Replace Accordion Door System**	The accordion door system exhibits rips and tears and appears to be past is EUL. Replace at this time.	EA	$6,000	1	$6,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$6,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
8	**Replace Sanitary Sewer Line**	One of the water closets was shut-off due to habitual sewage back up reportedly due to defective cast iron pipe. It appears the sanitary piping has reached its EUL. Budgeting to replace the pipe from the building to the main is recommended.	LF	$300	150	$45,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$45,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Total:				**$161,500**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Concrete Site Maintenance	1	0	1	1	Allow	$2,500.00	$2,500	1000%	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$25,000
Provide Site Irrigation System at Main Building		0	0	1	EA	$10,000.00	$10,000	100%			$10,000								$10,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Wet Seal Existing Window Gaskets	1	0	1	100	EA	$7.00	$700	500%	$700		$700		$700		$700		$700		$3,500
Annual Roof Maintenance Program	1	0	1	17,000	SF	$0.10	$1,700	1000%	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$17,000
Re-Roofing, Built-Up, Rip-Off & Replace	25	21	4	21,000	SF	$17.00	$357,000	100%				$357,000							$357,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Update Stage Finishes		0		1	Allow	$25,000.00	$25,000	100%		$25,000									$25,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Commercial Kitchen Finishes and Equipment	20	0	20	1	Allow	$50,000.00	$50,000	100%		$50,000									$50,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Jet Sewer Lines - Annual Maintenance	1	0	1	1	Allow	$300.00	$300	1000%	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$3,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace RTU's	18	9	9	50	TON	$2,200.00	$110,000	100%									$55,000	$55,000	$110,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Replace Electrical Panels	40	38	2	5	EA	$2,000.00	$10,000	100%		$5,000	$5,000								$10,000
Total (Uninflated)									$5,200.00	$84,500.00	$20,200.00	$361,500.00	$5,200.00	$4,500.00	$5,200.00	$4,500.00	$60,200.00	$59,500.00	$610,500.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$5,200.00	$87,035.00	$21,430.18	$395,020.81	$5,852.65	$5,216.73	$6,209.07	$5,534.43	$76,259.56	$77,634.00	$685,392.44

Evaluation Period:	10
# of SF:	17,693
Reserve per SF per year (Uninflated)	$3.45
Reserve per SF per year (Inflated)	$3.87

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1.0 EXECUTIVE SUMMARY

South Austin Recreation Center, the Subject, is an approximately 17,693-SFG, single-story freestanding building on a 23.79-acre parcel in Austin, Texas. The building was constructed approximately in 1974 and is 48 years old. Specifically, the site is located along Cumberland Road. The property is bounded by recreational facilities properties in all sides, except for the south side where is bounded by residential properties.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided from Cumberland Road via two curb cuts providing vehicular access to the facility.

1.1 FACILITY CONDITION

The Subject is considered to be in good condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its age. Routine and preventative maintenance procedures, are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures in age, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

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REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Replace Laminate Wood Floors in Common Areas and Offices	2022	Not Provided
Upgrade Lighting to LED Fixtures	2020	Not Provided
Leveled Sports Field, Added Irrigation, Sod and Fencing	2022	On-going

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

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The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.02.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A Certificate of Occupancy was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	SF-3 Family Residence

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

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ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is possible that asbestos containing materials (ACM) may be located throughout the facility (Per PSQ). In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility (Per PSQ). In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Marcos Nates	City of Austin	Facilities Management Staff	(512) 978-2440

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information,

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taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-14
Portfolio Name	PARD Recreation and Senior Centers
Site Name	South Austin Recreation Center
Street Address	1100 Cumberland Road
City, State and Zip	Austin, Texas 78704
Number of Parcels	1
Total Acreage	23.79
Number of Buildings	1 building
Number of Stories	single Story
Basement / Crawl Space	Slab on Grade
Reported Building Size	17,693 SF
Building Age	The Property was constructed in 1974 and is 48 years old.
Parking Provisions	There are a total of 35 parking spaces, of which there are 3 standard ADA spaces and 1 van-accessible spaces.
Primary Use	Mixed Use
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	48 years
Escorted by	Marcos Nates, City of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 28, 2022
Weather	Clear, 84 F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins located along Cumberland Road. Storm water is shed from the roofs towards a system of gutters or, internal roof drains, then to downspouts which discharge storm water around the building perimeter, or underground to the city storm water management system.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0585H, dated September 26, 2008 .

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good to fair condition. However, it was reported that during rainy season water ponding occurs towards the east of the building on the delivery driveway. Our POC communicated that the driveway curb creates a dam, and that there is no positive storm water flow. We recommend re-grading the delivery driveway to have positive flow towards the south side of the building which faces the parking lot. We have added a budget in the cost tables to remedy this issue.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

On-site roadways and parking areas are paved with asphalt. Sidewalks are concrete-paved. Concrete curbs and gutters are provided on the pavement perimeters throughout the site.

An asphalt parking lot is provided on the south side of the building, with a connecting delivery drive at east side of the building. Parking is provided onsite for visitors and employees. There is a total of 35 spaces, of which 3 are designated accessible and 1 is van-accessible.

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Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the south, as well on the west sides of the site which lead to the park amenities. Concrete sidewalks are generally 4' wide with regular contraction joints and an exposed aggregate finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass covered yards, and cedar mulch along the front facade.

A monument sign is provided along Cumberland Road, and it is constructed of painted steel posts set in concrete.

Observations & Comments

The asphalt pavement has localized potholes and is exhibiting deterioration throughout the surface. We recommend an overlay at this time. The sidewalks are in good to fair condition. Routine maintenance is address broken or heaved sections is recommended. Refer to the Reserve Table for an allocated budget.

We observed blowing and loose dirt, with little to no grass cover around the building. The site contact indicated that there is no sprinkler system in this area, and it is heavily shaded by mature trees. We recommend provide xeriscaping, rock and cedar mulch and ground cover as appropriate to improve the curb appeal of the site. Additionally, we have added costs for the installation of an irrigation systems as needed to maintain future plantings.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is founded with a slab on grade with continuous strip-type footings below the double wythe grout filled masonry walls. Isolated pad-type footings is assumed to be found below columns, and grade beams below shear walls. Construction consists of a steel frame superstructure consisting of wide flange beams and tube columns. Roof decks are corrugated metal decking supported on OWJ's.

Observations & Comments

Based on our representative areas of observation, the building did not reveal evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the rooflines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of double wythe brick and, stucco over metal studs. The front entrance has a lobby which consists of a storefront system with insulated glazed units within anodized aluminum frames. Windows are aluminum punched openings in the front facade only.

Secondary egress doors, as well as exterior utility doors are painted steel doors and frames.

The building has four main roof areas all of the same type of roofing. All roofs have low slope built-up roofs (BUR) and have a slight pitch toward an external continuous gutter with metal drip edge. The roof over the classroom has an internal drain system.

The table below summarizes the roofs sections.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Gymnasium	10,900	Modified Bituminous	21 Year Approx.

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
2	Lobby	7,000	Modified Bituminous	21 Year Approx.
3	Stage	2,500	Modified Bituminous	21 Year Approx.
4	Delivery	600	Modified Bituminous	21 Year Approx.

Observations & Comments

Exterior walls were generally found to be in good condition. However, at the northwest and northeast corners of the building, we observed vertical cracking that extends from the base of the double wythe brick wall to the roofline. We recommend these masonry cracks be investigated by a structural engineer to determine the underlying cause of the issue and provide potential repair options.

Many of the exterior entrance doors were found to have peeling/flaking or worn paint. Each affected door should be scraped, primed and repainted with a semi-gloss or preferably and oil-based paint. We have added a budget in the cost tables.

Exterior sealants are in good to fair condition. However, exterior sealant will begin to degrade and lose elasticity and flexibility, allowing water infiltration. Costs have been included to replace the exterior sealant over the term based on age.

The roofs are in generally good condition. However, our POC reported an active leak on the northwest side of the gym. We have added a budget in cost tables to repair the leak.

Additionally, we were provided with a copy of a roof report completed by Empire Roof on December 3, 2018, that indicates the roof is in fair condition. Repairs were recommended at that time and we assumed were completed. Based on age of the BUR, we recommend replacement over the term.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a central lobby that provides access to the gymnasium, classrooms, offices, and other support spaces. The lobby finishes consist of laminate wood floors, rubber base, painted gypsum board walls and brick walls, as well acoustic ceiling tiles (ACT).

Office and corridors finishes consist of painted brick walls, rubber base, ACT, and laminate wood floors.

Service areas finishes include exposed concrete floor, brick walls, painted gypsum wall with rubber base, and painted gypsum ceilings.

Stage finishes consist of parquet wood floors, movable partitions, painted exposed trusses structure with acoustical panels, and brick walls.

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The gymnasium finishes consist of wood flooring, a partition divider, painted exposed trusses structure with acoustical panels, and brick walls.

The restrooms are equipped with wall-mounted toilets with manual flush-valves, wall-mounted flush-valve urinals, and solid surface countertops with porcelain sinks. Accessories consist of plate glass mirrors and floor mounted plastic partitions. Interior finishes consist of ceramic tile flooring, and painted gypsum walls, and ACT. Lighting is provided by ceiling-mounted fixtures.

Kitchen finishes consist of wood cabinets with plastic laminated countertop, and painted gypsum walls. The kitchen is not operational except for the oven.

Observations & Comments

CBRE anticipates the lobby, offices, and gymnasium interior finishes will last past the evaluation period with routine maintenance. However, the finishes at the stage appear dated and worn. We have budgeted for new finishes in this area. We have included costs for a new accordion door at this time, as the one in place is past it's EUL.

Kitchen finishes and FFEs' are dated. Refurbishment, including new finishes and equipment is anticipated over the term.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the south side of the staff parking lot along Cumberland Road. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping is arranged to exit the building on the south side and flow by gravity to the municipal sanitary mains at Cumberland Road. Sanitary waste and vent piping was observed to be cast iron.

Domestic hot water for restrooms and break areas is provided by an 82-gallon tank-type electric water heater.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail.

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Domestic water and sanitary sewer systems are in fair to poor condition overall. One of the water closets was shut-off due to habitual sewage back up reportedly due to defective cast iron pipe. It appears the sanitary piping has reached its EUL. Budgeting to replace the pipe from the building to the main is recommended. Annual jetting of the lines is also recommended.

5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by twelve RTUs, manufactured by Trane/ American Standard that are about nine years old.

The RTUs are self-contained, direct expansion air-conditioning and electric heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is an electric heating element coil for warm air heat. The RTUs range from 4 to 10-tons cooling capacity. The units have sheet metal ductwork for air delivery.

Ventilation is provided by natural infiltration through the RTUs, and by roof mounted exhaust fans in the restrooms.

Observations & Comments

The mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (50 tons) we calculated that one ton of air conditioning is provided for every 354 SF of building space. This appears inadequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use. HVAC maintenance is provided by in-house staff. CBRE anticipates the heating and cooling systems will begin to require phased replacement near the end of the term. No immediate action is required.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company with pad mounted utility owned transformer located on the east side of the property. Power enters the building site underground via a duct bank to an interior main panel rated at 1600 amps which serves the RTUs', water heater, duct heater, and other panels; power is then distributed inside the building to different panels labeled L1 and L2 which serves the lighting, receptacles, etc.

The subject provides a series of roof mounted photovoltaic panels which according to the POC are operational.

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Observation & Comments

The electrical systems provide 22.00 watts per square foot for the building. This is based upon the overall capacity of 1,600-amps, 208-volts, 3-phase, 21,000 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

The electrical service appears to be in generally good to fair condition and maintained by in-house staff. The Pre-Survey questionnaire indicated that the distribution capacity of the electrical service is substandard. Based on the issues identified and the age of the system, we recommend a phased replacement of the major panels, estimated to be about five 225 amp units.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

A sprinkler system is not provided in the building. Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors, gymnasium, and in the kitchen. The last inspection was in February 2022 with the next schedule inspection to happen in March 2023. The inspections were done by Pye Barker Fire & Protection.

Fire alarm and detection system devices consist of smoke detectors and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The fire command alarm is located in the lobby behind the reception desk.

Observation & Comments

CBRE anticipates the fire protection and life safety system will last past the evaluation period with routine maintenance. Service tags are current and are dated September 2020. No action is required.

Though there are assembly spaces within the building, a fire sprinkler system is not provided. The lack of a sprinkler system installation was reported to CBRE as a ‘grandfathered’ condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did not observe barriers of significance.

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?	✔			
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?				
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?		✔		
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?		✔		
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Pavement and Curbing

2. Signage

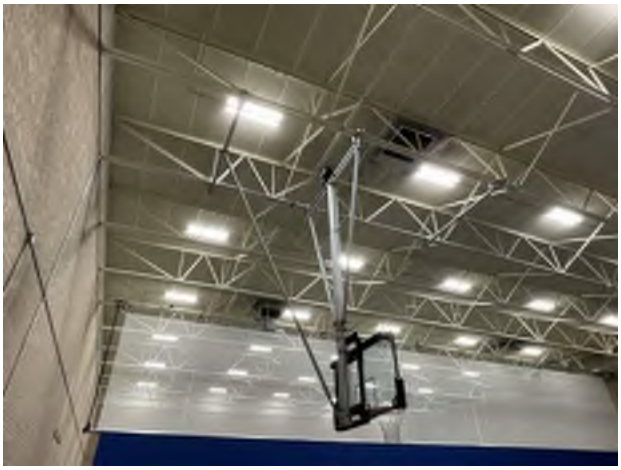
3. Building Overview

4. Front Façade

5. Side Façade

6. Mural

7. Main Entrance



8. Steel Structure

9. Roof Overview

10. Built Up Roof

11. Reception Desk

12. Lobby

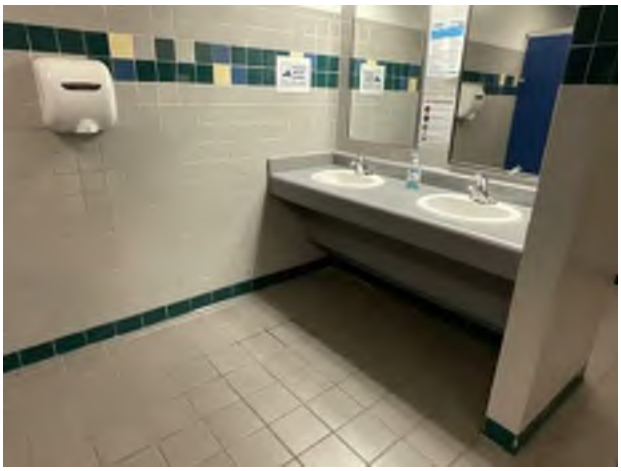
13. Office

14. Gymnasium

15. Transformer Pad and Worn Metal Door Paint

16. Stage

17. Kitchen



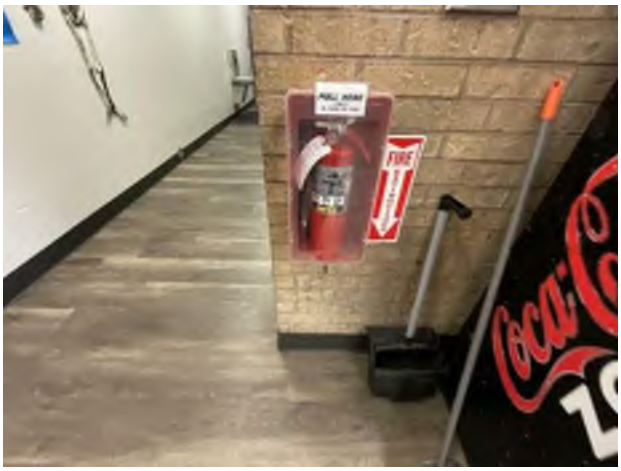
18. Typical Bathroom Finishes

19. Water Heater

20. RTU

21. Electrical Switchgear

22. Fire Alarm Control Panel



23. Fire Extinguisher

24. ADA Ramp

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	South Austin Recreation Center	**Project No.:**	
Address:	1100 Cumberland Rd.	**Project Manager:**	
City, State Zip Code	Austin, TX 78704	**Property No.:**	
Year Built and Age:	1974	**Tax I.D. # (Sec, Lot, Block):**	ABS 8 SUR 20 DECKER I ACR 23.79
Building Type:		**Size of Parcel (Acres):**	23.7900
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Marcos Nates	**Date:**	
Tel:	512-978-2440	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	35				
Handicap	4				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ **No** ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐ None

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where: Birck walls contain vermiculite

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject? Sink Repair | Pot holes | water leaking in gym|

15. Has any portion of the site incurred flooding as a result of backup of municipal

stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐
But close.

If "Yes", please explain and identify location. - East wall at two door entrances. milimeters from taking on water in September. Only a matter of time before it will happen again.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.
But on a down slope to a creek, the with heavy rain the run off accumulates in between two exit doors on east of building, if run off cannot keep up a water will enter the building.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.
On the field west of building, leveled field, added fencing, irrigation and sod. 2022, ongoing.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If "Yes", explain._____

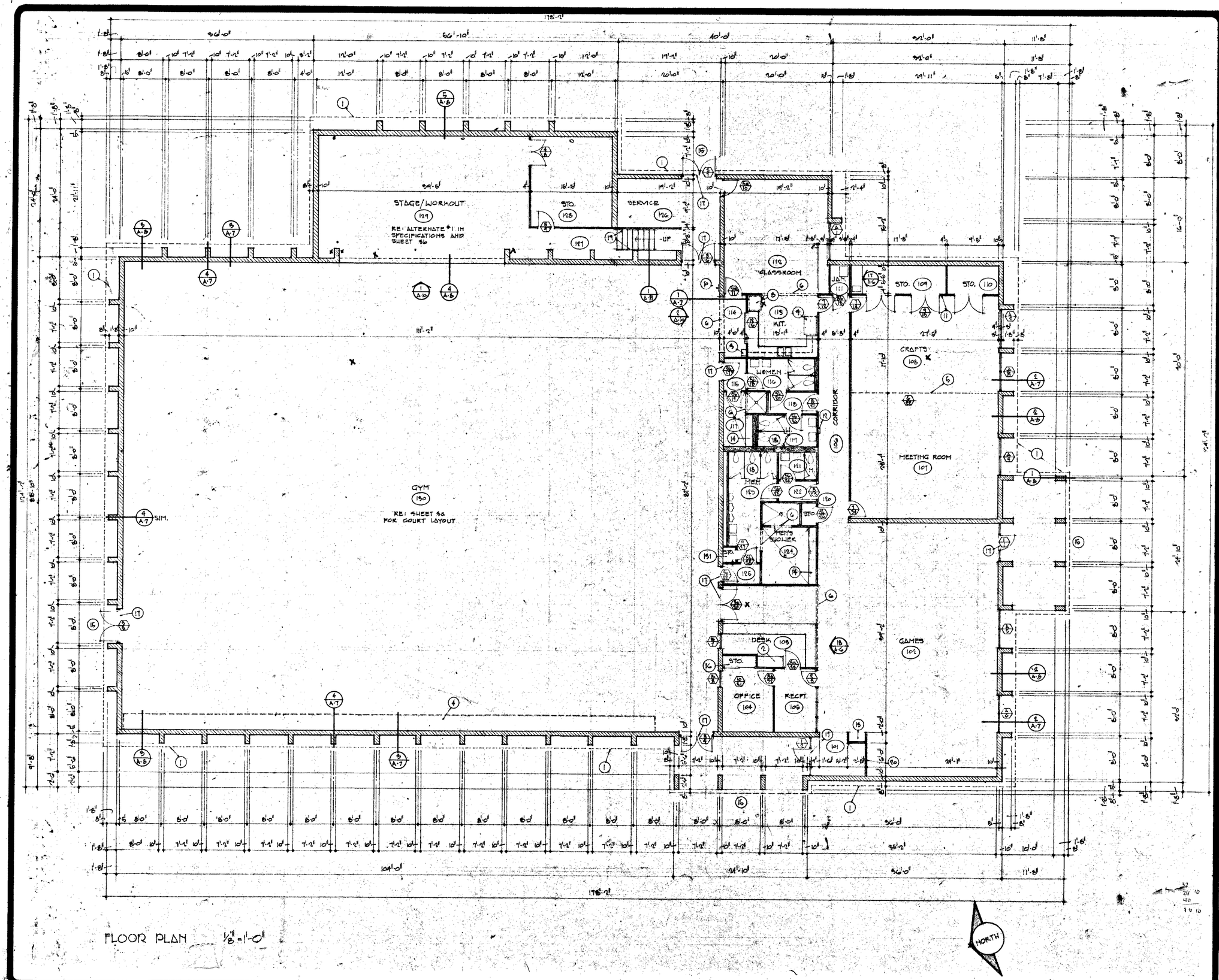
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation



FLOOR PLAN 1/8"=1'-0"

SCALE: 1/8" = 1'-0"

KEY NOTES:

1. ROOF LINE, EDGE OF PLASTER
2. DESK, N.I.C.
3. DRINKING FOUNTAIN
4. ROLL-AWAY BLEACHERS, ALTERNATE #6
5. RETRACTABLE WALL AS SPECIFIED
6. CASED OPENING
7. 6'-0" BRICK WALL
8. REFRIGERATOR, N.I.C.
9. STOVE, N.I.C.
10. LADDER, SEE DETAIL #20 SHEET 10
11. DOOR WALL SEE DETAILS #1,2,3,4, 5 & 6 SHT. A-11
12. SEMI-RECESSED ELECTRIC WATER COOLER
13. TELEPHONE ALCOVE
14. LOCKERS, N.I.C.
15. SEE SHEET A-2 FOR SIDEWALKS
16. SHELVING N.I.C.
17. METAL THRESHOLD
18. SEE SHEET A-6 FOR HANDICAP TOILETS
19. HANDRAIL SEE DETAIL #10 AND #11 SHEET A-11
20. OPEN SIGHT DRAIN

ROOM NAME AND NUMBER

101	ENTRY VESTIBULE
102	GAMES AREA
103	DESK AREA
104	OFFICE
105	RECEPTIONIST
106	CORRIDOR
107	MEETING ROOM
108	CRAFTS ROOM
109	STORAGE #1
110	STORAGE #2
111	JANITOR
112	CLASSROOM
113	KITCHEN
114	KITCHEN VESTIBULE
115	WOMEN'S REST ROOM ENTRY #1
116	WOMEN'S REST ROOM
117	WOMEN'S SHOWER
118	WOMEN'S REST ROOM ENTRY #2
119	WOMEN'S REST ROOM #2
120	STORAGE
121	MEN'S REST ROOM #1
122	MEN'S REST ROOM ENTRY #1
123	MEN'S REST ROOM #2
124	MEN'S SHOWER
125	MEN'S REST ROOM ENTRY #2
126	SERVICE AREA
127	STAGE CORRIDOR
128	STAGE STORAGE
129	STAGE/WORKOUT AREA
130	GYMNASIUM
131	STORAGE

LEGEND

BRICK CAVITY WALL

METAL STUD PARTITION

DRAWN BY NCB
CHECKED BY JMP
DATE OCT 5, 1972
REVISED
C.I.P. 8642
JOB NO. 712

James M. Patterson AIA Architect and Consultant
507 West 14th Street · Austin, Texas 78701

REGISTERED ARCHITECT * STATE OF TEXAS *

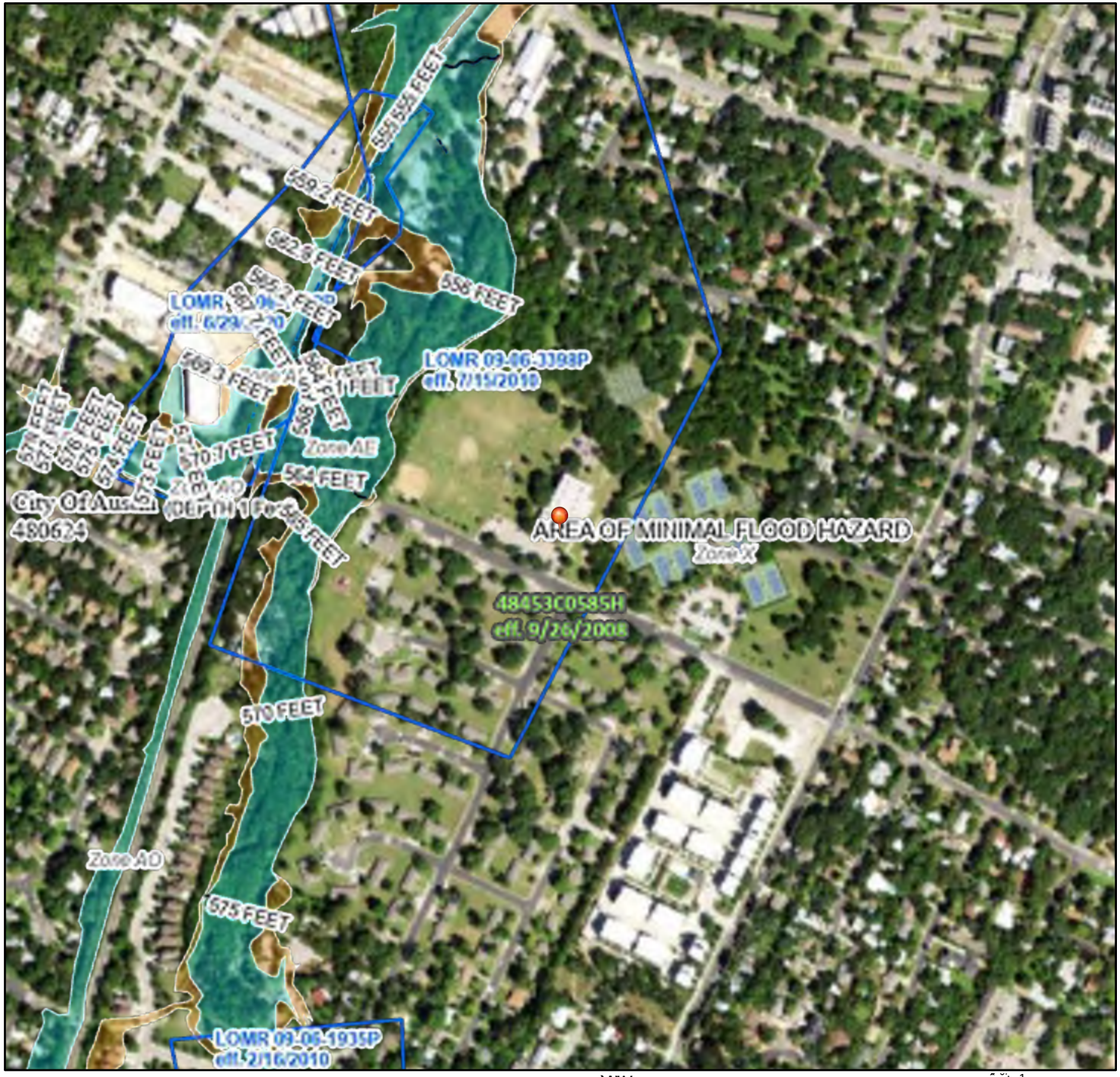
SOUTH AUSTIN RECREATION CENTER

SHEET NO. A-3 OF 13

1DWLRQDO)ORRG-EDUGDHU)6WWH

FEMA

48453C0585H, effective on09/26/2008



)HHW

%DVHPHQW 86 DWLRQDO 2FHDQLF DQG $WPRVSKHULF $GPLQLVWUDWLRQ

/HJHQG

6)+$ $UHDV RI (TXDO)ORRG +D]DUG

/:KHUH %DVH)ORRG (OHYDWLRQV DUH 3URYLGHG

6SHFLDO)ORRG +D]DUG $UHDV

$QQXDO &KDQFH)ORRG -HRSDUGV
R DQQXDO FKDQFH IORRG ZDWHUV ZKHUH GHSWKV DUH DQWLFLSDWHG DUHDV R OHVV WKDQ RQH IRRW RU ZKHUH GUDLQDJH DUHDV R OHVV WKDQ RQH VTXXDUH PLOH

)XWXUH &RQGLWLRQV $QQXDO &KDQFH)ORRG -HRSDUG

$UHDV WKDW +DYH EHHQ 5HPRYHG)URP WKH)ORRG 6HOHFWHG

$UHDV WKDW)ORRG 5HVWULFWLRQV HYHQ

$UHDV RI 0LQLPDO)ORRG -HRSDUG

(IIHFWLYH %DV

$UHDV 8QGHWHUPLQHG)ORRG -HRSDUG

&KDQQHO &XOYHUW RU 6WUXFWXUH

/HYHH L'LNH RU)ORRGZDOO

&URVV 6HFWLRQV ZLWK $QQXDO &KDQFH DVH 6UIDFH (OHYDWLRQ

&RDVWDO 7UDQVHFW

%DVH)ORRG (OHYDWLRQ /LQH

/LPLW R 6WUXFWXUH

-XULVGLFWLRQ %RXQGDU\

&RDVWDO 7UDQVHFW %DVHOLQH

3URILOH %DVHOLQH

*URXQGEUHDN)DXOW

L'LJLWDO DWD $YDLODEOH

1R'LJLWDO DWD $YDLODEOH

8QSSHG

7KHVH QG VODEHG WKHVH SDQHOV DQG SURFHVVHG
SRQW VHOHFWHG EWKHUV DQG GRHV QRW UHSUHVHQW DQ DXWKRULWDWLYH SURFHUW\ OHYHO

7KLV SFRRDLHV ZLWK WKH VWDQGDUG IRU WKH XHR GLJLWDO IORRG PS/LI LW LV QRW YRLGDV/GHVFULEHGEHORZ
7KHEDVHPHQW VKRZQ RQ WKLV ZKHWKH EDVHPHQW DFFXUDWH WDQGDUG/

7KH IORRGKDUGLQRUPDWLRQ LV GHULYHG GLUHFWO\ IURP WKH DWWRULWDWLYH)ORRG ZDWHUV RFHQ DW 7KLV PS ZDV GRQH DQG WKH DVVRFLDWHG GDWDEDVH FRQWDLQV DGGLWLRQDO LQIRUPDWLRQ WKDW 7KH)DQG HIIHFWLYH GDWH RI WKLV GRFXPHQW DQG WKH DVVRFLDWHG)ORRG +D]DUG %RXQGDU\ DQG)ORRGZD\ 'DWD DUH VXSHUVHGHG EQHZ GDWD RU HXVHG IRU UHJXODWRU\ SXUSRVHV

%DVHPHQW 86 DWLRQDO 2FHDQLF DQG $WPRVSKHULF $GPLQLVWUDWLRQ

DATE: 12/03/18

ROOF INSPECTION – *Standing Seam Metal Roof System & Granulated Modified System*

Client: City of Austin Parks and Recreation Department
Property Contact: Steve Martel
Facility: South Austin Recreation Center
1100 Cumberland Rd., Austin, TX 78704

ROOF DATA
Size: Approximately 21,000 sf
Deck Type: Undetermined
Insulation Type: Undetermined
Roof Membrane: Granulated modified bitumen membrane
Surface: N/A
Expansion Joint: N/A
Roof Age: Undetermined
Drainage: Roof slopes to roof drains
Perimeter: Edge metal and parapet walls.

INSPECTION OBSERVATIONS/RATINGS:
Roof Membrane: Fair. No signs of blisters or open laps.
Surface: N/A
Drainage: **Fair.** Slight signs of ponding.
Perimeter: **Fair.** One blister found along the base flashing.
Expansion Joints: **N/A**.
Mechanical Fixtures/Flashings: Fair. One unit needs to have the counter flashing resealed.
Other:

RATINGS/RECOMMEDATIONS
Overall Rating: Fair
Recommendations:

- Please see the attached repairs proposal.
- Until the budget allows, it may only be cost effective to react to leaks as they occur.

Life Remaining: +/- 4 years if properly maintained.

END OF REPORT
Inspection Conducted and Report Submitted By:
Peter Pichini

	
Overview of the roof.	Overview of the roof.
	
Caulking along existing counter flashing has failed and should be replaced with new sealant.	Caulking along existing counter flashing has failed and should be replaced with new sealant.
	
Abandoned T-top should be removed and roof brought back to original condition.	Mortar joint has opened. Sealant should be installed to prevent water intrustion.

Peter Pichini
Peter@EmpireRoofing.com

	
Sealant at the base of the pitch pan has failed and should be repaired with liquid applied membrane.	Sealant at the base of the pitch pan has failed and should be repaired with liquid applied membrane.
	
Blister in the existing base flashing. Blister should be cut out and roof repaired using modified bitumen.	Pitch pan has failed and should be replaced.
	
Sealant along the HVAC unit's counter flashing hs failed and should be replaced with new sealant.	Sealant at base of existing pitch pan has failed and should be repaired using liquid applied membrane.

Peter Pichini
Peter@EmpireRoofing.com

1100 Cumberland Rd.

Steve Martel
City of Austin Parks and Recreation Department
2525 S. Lakeshore Blvd.
Austin, TX 78702
(512) 940-8043
steve.martel@austintexas.gov

Re: Roof Repairs – South Austin Recreation Center
1100 Cumberland Rd., Austin, TX 78704

Dear Steve,

After an extensive examination of your roof, we would like to offer the following proposal to make the necessary repairs to help extend the life of your existing roofs and maintain water-tight conditions. Included in this proposal, we will furnish all labor, material, equipment, insurance, taxes, and supervision to make all necessary repairs.

Scope of Work:

1. Properly remove and replace three hundred fifty (350) linear feet of caulking.
2. Properly repair thirteen (13) pitch pans using liquid applied membrane.
3. Properly repair one (1) blister using modified bitumen membrane.
4. Fabricate and install one (1) 24 gauge galvanized pitch pan.
5. Clean up and haul away resulting debris.

TOTAL PROPOSED PRICE: $3,245.00 EXCLUDES SALES AND USE TAX

We appreciate the opportunity to provide this proposal to you. Please do not hesitate to contact us if you have any questions or if we can be of further assistance.

Sincerely,

Peter Pichini

Peter Pichini
16311 Central Commerce
Pflugerville, TX 78660
(512) 989-7663
Peter@empireroofing.com

Accepted By:

_____
Authorized Agent

_____
Date

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Turner-Roberts Recreation Center

7201 Colony Loop Drive
Austin, Texas 78724

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-04
Site Visit Date: September 26, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Turner-Roberts Recreation Center
7201 Colony Loop Drive
Austin, Texas 78724
SF-0001419126-04

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 26, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			Investigate	$7,000	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X	X	Replace	$82,100	$26,700
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X	X		Replace	$2,200	
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X		Repair	$5,250	$81,100
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X			Replace	$500	
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		None		$13,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace	$1,000	$113,500
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None	$50	
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X			Remove	$9,500	
Totals					$107,600	$236,800

Summary	Today's Dollars	$/SF
Immediate Repairs	$107,600	$3.56

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$236,800.00	$7.84	$0.78

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$283,163.08	$9.38	$0.94

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Investigate the Ground Settlement**	The downspout at the north side of the Main Building has shifted due to possible ground settling. The Multi-Purpose Building also appears to be having similar issues made evident by sidewalk settlement and separation of the building from the sidewalk along the north and west sides of the building. It is recommended to retain a qualified company to investigate the full area at both buildings and provide a solution to address the observed issue at this time. Costs resulting from the exploratory investigation are not included.	Allow	$7,000	1	$7,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$7,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
2	**Mill and Overlay Asphalt Pavement**	The asphalt pavement has exceeded its EUL and has areas exhibiting raveling and potholes. The asphalt should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt top course at this time.	SF	$3	25800	$77,400	
3	**Rout and Reseal Expansion Joints**	Expansion joints at the concrete sidewalks at the park area and along the Main Building, and at the building perimeter of the Multi-Purpose Building were noted to be adhesively failing, and should be replaced.	LF	$7	600	$4,200	
4	**Repair Damaged & Spalled Sections of Concrete Sidewalk**	Select areas of the concrete sidewalk at the park area were noted to be chipped, spalled and damaged and should be repaired with a concrete patching compound to match existing.	Man Days	$500	1	$500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$82,100	
SUBSTRUCTURE AND SUPERSTRUCTURE							
5	**Main Building: Reseal the Building Expansion Joint**	The vertical expansion joint at the Main Building Multipurpose Storage Room was noted to be adhesively failing and should be repaired.	Man Days	$2,200	1	$2,200	
		Subtotal SUBSTRUCTURE AND SUPERSTRUCTURE				$2,200	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
6	**Main Building: Clean the Metal Roof and Building Exterior**	The standing metal seam roofs were noted with grime and dirt throughout, and the east elevation at the plaza area was noted to be infested with spider nests. Roofs should be cleaned and walls washed.	Man Days	$500	1	$500	
7	**Main Building: Repair the Metal Soffit Vent**	The soffit vent at the north side of the building was noted to damaged and should be repaired.	Man Days	$500	1	$500	
8	**Main Building: Seal Storefront Windows**	The storefront windows at the main lobby area reportedly have been leaking during heavy rains possibly due to improper or lack of sealant within the frames. All windows in that area should be resealed.	LF	$5	250	$1,250	
9	**Multi-Purpose Building: Investigate and Repair Roof Leak**	It was reported that water leaks have been occurring at the southwest corner of the building and traveling towards the north side of the building. It is recommended to engage a licensed professional to pinpoint the source of the water infiltration and repair deficiencies to prevent any further leakage.	Allow	$3,000	1	$3,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$5,250	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Multi-Purpose Building: Replace Damaged Acoustic Wall Tiles**	A select area of the acoustic tiles at the west wall of the gym was noted to be damaged and/or stained by previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing.	Man Days	$500	1	$500	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$500	
HEATING, COOLING, AND VENTILATION							
11	**Multi-purpose Building: Replace Damaged Refrigerant Piping Insulation**	Several sections of the refrigerant piping insulation was found to be damaged and/or missing - limiting its effectiveness. Replace damaged/ missing refrigerant piping insulation.	Man Days	$500	2	$1,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$1,000	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
12	**Main Building: Pressure Test and Re-Tag Fire Extinguisher**	The inspection tag on the fire extinguisher located in Multi-Purpose Building entry vestibule is expired. Test and re-tag at this time.	EA	$50	1	$50	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$50	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
13	**Main Building: Provide Sufficient Under Sink Pipe Protection**	The sinks at the locker rooms and the women's restroom at the Main Building do not have sufficient under sink pipe protection.	Man Days	$500	1	$500	
14	**Multi-Purpose Building: Remove/ Relocate the Drinking Fountains**	The path of travel to the women's restroom at the gym is obstructed by wall-mounted drinking fountains that are not recessed. The drinking fountains need to be removed or relocated to create an unobstructed path of travel.	Allow	$9,000	1	$9,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$9,500	
		Total:				**$107,600**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Storm Water Drainage Maintenance	0	0	0	1	EA	$500.00	$500	500%		$500		$500		$500		$500		$500	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Replace Concrete Sidewalk Sections	25	25	0	60	SF	$15.00	$900	100%	$900										$900
Pavement and Curbing Maintenance - Allowance	1	0	1	25,800	SF	$0.10	$2,580	1000%	$2,580	$2,580	$2,580	$2,580	$2,580	$2,580	$2,580	$2,580	$2,580	$2,580	$25,800
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Multi-Purpose Building: Repaint Exterior Finishes	7	7	0	7,000	SF	$1.25	$8,750	200%	$8,750							$8,750			$17,500
Main Building: Re-Roofing, Modified Bitumen Roof System	20	19	1	2,300	SF	$17.00	$39,100	100%	$39,100										$39,100
Annual Roof Maintenance Program	1	0	1	1	SF	$1,200.00	$1,200	1000%	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$12,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Re-Caulk Exterior Façades	12	5	7	2,500	LF	$5.00	$12,500	100%							$12,500				$12,500
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Main Building: Replace Central Domestic Water Heater	20	14	6	1	EA	$8,000.00	$8,000	100%						$8,000					$8,000
Multi-Purpose Building: Replace Individual Domestic Water Heater	15	10	5	1	EA	$5,000.00	$5,000	100%					$5,000						$5,000
5.5 HEATING, COOLING, AND VENTILATION																			
Main Building: Replace Mini Split System	12	10	2	1	EA	$3,500.00	$3,500	100%						$3,500					$3,500
Multi-purpose Building: Replace Rooftop Units	20	10	10	50	TON	$2,200.00	$110,000	100%										$110,000	$110,000
Total (Uninflated)									$52,530.00	$4,280.00	$3,780.00	$4,280.00	$8,780.00	$15,780.00	$16,280.00	$13,030.00	$3,780.00	$114,280.00	$236,800.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$52,530.00	$4,408.40	$4,010.20	$4,676.87	$9,881.97	$18,293.34	$19,439.17	$16,025.26	$4,788.39	$149,109.48	$283,163.08

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Evaluation Period:									10										
# of SF:									30,200										
Reserve per SF per year (Uninflated)									$0.78										
Reserve per SF per year (Inflated)									$0.94										

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Turner-Roberts Recreation Center, the Subject, consists of two single-story freestanding buildings, 18,700 and 11,500-SFG in area, on a 67.33-acre parcel in Austin, Texas. The Main Building and Multi-Purpose Building were constructed in approximately 2008 and 2012 and are approximately 14 and 10 years old, respectively. Specifically, the site is located at the end of Colony Loop Drive, which is accessed from Loyola Lane, and is approximately one and half miles east of U.S. Route 183. The property is bounded by open land on three sides, and residential properties on the west side. The site is shared with Overton Elementary School, which is connected to the Subject on the east side via an interior corridor. Portions of the site and building associated with the school are not included in the scope of this report.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided via a private drive off Colony Loop Drive that continues around the perimeter of the Main Building and school. Parking spaces for the Subject are provided between the two buildings in an open-air lot. A separate parking lot is located north of the Subject which is dedicated to the school is not part of the Subject or included in the scope of this survey.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its age, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include foundation settlement, asphalt paving, concrete paving expansion joints, window sealants, and roofing. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures into a later-life stage, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as

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needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report. Refer to the table below for information provided.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Winter 2021 Storm Repairs	2022	$637,286.25. Repair of existing walls, floors, ceiling, millwork, and accessible paths at the north side of the building damaged by the 2021 ice storm.

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

The following items are planned work items that are currently being considered by Ownership. Some of these costs have been included in the cost tables of this Report, if considered to be a current or short-term capital need at this property. If deemed to be an upgrade or discretionary cost, they have not been included in the cost tables of CBRE's Report.

PLANNED CAPITAL EXPENDITURES		
Planned Capital Expenditures	**Date to Begin**	**Approximate Costs/Comments**
New Outdoor Pool and Restroom Building	Information not provided.	Information not provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

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The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.01.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	A copy of the Certificate of Occupancy dated May 14, 2008 for the Subject, and November 8, 2012 for the addition of the multi-purpose building, along with Certificates of Occupancy for various improvements dated February 3, 2009 through August 31, 2022 were received and are included in the Exhibits.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P - Public District

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests and no open code violations were reported.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations of areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however, moisture intrusion and conditions conductive to microbial growth were noted. Specifically, these

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conditions were observed at west wall of the Multi-Purpose Building gym. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced. Costs have been included for this work in immediate needs.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

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RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Billy James, Site Supervisor	City Of Austin	PARD	(512) 978-2697
Paul Nandin	City of Austin	PARD	Not provided.
James Rodriguez	City of Austin	PARD	(512) 586-9506

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-04
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Turner-Roberts Recreation Center
Street Address	7201 Colony Loop Drive
City, State and Zip	Austin, Texas 78724
Number of Parcels	one
Total Acreage	67.33
Number of Buildings	2 buildings
Number of Stories	Single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	18,700 and 11,500 SF
Building Age	The Property was constructed in 2008 and 2012 and is 14 and 10 years old.
Parking Provisions	There are a total of 87 parking spaces, of which there are seven standard ADA spaces and four van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	13 years
Escorted by	James Rodriguez and Paul Nandin, City Of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 26, 2022
Weather	Sunny, 79F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULESOPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The site is located at the top of a low hill which slopes down from south to north. Drainage ditches are provided around the building to direct storm water to municipal detention basins located at the north side of the site near the main access road. The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation surrounding the building pad appears to be less than 5'. Finished grade elevations on the building pad perimeter are higher than the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins, drain inlets, curb and gutters, and concrete and grass drainage swales that drain into the storm water detention basin. Roof drains are piped underground to the detention basin as well.

A low stacked stone retaining wall is provided at the landscaping along the north side of the Main Building.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0470K dated January 6, 2016.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site and gentle slope are in good condition with no immediate action required. Storm water management appears to be in good condition with the exception of one downspout at the north side of the Main Building. It appears the ground has been settling and has caused the downspout to shift several inches away from the drainage pipe. The pipe and downspout should be realigned to promote proper drainage away from the building perimeter. The Multi-Purpose Building also appears to be having similar issues with the ground made evident by sidewalk settlement and separation of the building from the sidewalk along the north and west sides of the building.

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On-site staff reported occasional gaseous odors coming up from the ground at certain areas which could be related to the previous landfill and causing the ground settlement. It is recommended to retain a qualified company to investigate the full area at both buildings and provide a solution to address the observed issue at this time. The flood zone is the least restrictive zone with no further action required. We recommend a bi-annual jetting of the storm lines as part of maintenance to ensure positive flow.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided between the Main and Multi-Purpose Buildings, with parking on either side of the curving drive. A shared access drive with the adjacent school is provided north of the buildings. Parking is provided onsite for customers and employees of the recreation center. A separate lot is provided for the school and is outside the scope of the survey. There are total of 87 parking spaces dedicated to the recreation center, including seven designated as accessible, four of which are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrances of the buildings and the various areas of the associated park. There are also municipal sidewalks on the north side of the site. Concrete sidewalks are generally 6' to 7' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass lawns. The landscaping is generally provided at the perimeters of both buildings. The landscape is provided with a Hunter irrigation system with automatic controls and timers. Landscaping at the north side of the Main Building is provided with a low stacked stone retaining wall.

A protected canopy is provided at the passenger drop off areas outside the main entrance of the Main Building. The canopy at the front entrance is freestanding with a low-slope standing metal seam roof and exposed framing and cantilevered tube steel columns.

A metal pylon sign is provided at the site access point at Colony Loop Drive.

Steel wire fencing is provided along the north side of the playground and pavilion area. A CMU masonry site wall with metal picket gate is provided at the mechanical yard enclosure at the Main Building.

A wood and metal-framed pavilion with picnic tables and barbeque grills, a children's playground, a covered basketball court, and baseball and soccer fields are provided to the south of the buildings.

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Observations & Comments

The asphalt paving and striping at the parking lot were found to be in poor condition. The asphalt was observed to be raveled and with potholes at select areas, and the striping to be faded. The asphalt pavement has exceeded its EUL, and should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt top course at this time. The sidewalks and concrete paving are in good condition with exception of areas where the ground and/or building foundation is settling. The north side of the Multi-Purpose Building was observed to be separating from the adjacent sidewalk. The walkway at the west side was observed to be sloping down towards the building. The soil should be re-graded and the sidewalk replaced. In addition to those surrounding the Multi-Purpose Building, the expansion joints at the sidewalks along the west side of the Main Buildings and select areas of the park were noted to be adhesively failing and should be replaced. As previously mentioned, it is recommended that a qualified company be engaged to investigate the settling issues occurring throughout the site prior to any repairs related to the issue. Refer to the Section 4.1 Topography, Drainage, and Flood Hazard for budgetary costs regarding the investigation. Minor areas of the concrete sidewalk at the park area were noted to be spalled and should be repaired. Costs for repairs/replacements and/or corrective action have been included in the cost schedule.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. However, select areas of the grass lawn were noted to be bare or dried and should be sodded or re-seeded at this time.

The site wall and pylon sign are in good condition. Routine maintenance is anticipated throughout the term. No further action is required at this time.

The steel wire fencing, CMU site wall, and metal gate are in good condition. Routine maintenance is anticipated throughout the term. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The substructure of both buildings is a shallow, reinforced concrete foundation system that consists of foundation piers and strip footings below load-bearing walls. The ground floor construction is of conventional crawl space structure at the Main Building and concrete slab on grade at the Multi-Purpose Building. The structural framing system consists of CMU loadbearing masonry at the Main Building, and precast tilt-up walls at the Multi-Purpose Building. Roof construction is similar at both buildings and is open webbed joists supporting a metal deck. Lateral resistance is provided by the rigid horizontal diaphragm of the roof deck, and perimeter shear walls. Interior structure includes tubular steel columns, wide flange beams and girders.

Observations & Comments

Based on our representative areas of observation, the building foundation has visible indications of possible subsidence as observed at the north side of the Main Building, and the walkway along the west side of the Multi-Purpose Building. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

The vertical expansion joint at the Main Building in the Multipurpose Storage Room was noted to be adhesively failing and should be repaired.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls of the Main Building consist of split face CMU masonry in a running bond pattern, and painted corrugate metal panels. Storefront systems are provided at the north side of the building at the entrances, and at the clerestory. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted hollow metal.

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The primary exterior walls of the Multi-Purpose Building consist of painted precast tilt-up panels with vertical accent areas of fluted rib concrete panels, and painted corrugated metal panels, and decorative split face concrete block veneer. A curtain wall system of glazing units and aluminum panels is also provided at the northwest corner of the building. Punched windows are provided at the precast sidewalls. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. The main entrance also has a glass vestibule that consists of a similar storefront system. Service doors are painted hollow metal.

The Main Building has three main roof areas with two different types of roofing; all are assumed to be original and 14 years old. The two lower roofs are low slope with a slight pitch toward through-wall scuppers. The upper roof is a standing seam metal roof that is sloped to drain onto the lower roof on the south side via rain gutters and downspouts. Solar panels are installed at the upper roof. Appurtenances consist of AHUs, roof hatches, and gas supply piping. Access to the roof is provided by a roof hatch with steel ladder.

The Multi-Purpose Building also has three main roof areas with two different types of roofing. The two lower roofs are sloped and assumed to be original and 10 years old. One side of the lower roof is built-up, and the other is standing metal seam. Drainage at the lower roofs is via sheet flow towards rain gutters and downspouts. The upper roof is built-up and was reportedly reroofed approximately three years ago. The upper roof drains via sheet flow to rain gutters and downspouts along the west side. Sealant and metal flashing are located at the perimeter of the roof. Appurtenances consist of RTUs, a make-up air unit, and gas supply piping. Access to the roof is provided by an exterior fixed ladder at the south side of the building.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main Building	1,550	Low-slope; built-up roofing (BUR)	14
2	Main Building	18,900	Metal (standing seam)	14
3	Main Building	750	Low-slope; built-up roofing (BUR)	14
3	Multi-Purpose Building	8,700	Low-slope; built-up roofing (BUR)	3
4	Multi-Purpose Building	1,880	Metal (standing seam)	10
5	Multi-Purpose Building	870	Membrane (built-up BUR)	10

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Observations & Comments

Exterior sidewalls at both buildings were generally found to be in good condition. Select areas of the the exterior walls at the Main Building were observed to be dirty or infested with insect nests and should be cleaned. A section of the metal soffit at the north side of the Main Building was observed to be damanged and should be repaired. The areas of exterior painted concrete walls at the Multi-Purpose Building should be repainted during the term.

On-site personnel reported that the there has been water infiltration along the bottom edge of the glazing at the Main Building lobby storefront windows, and roof leaks at the southwest corner of the Multi-Purpose Building. The windows at the Main Building should be inspected and resealed, and the roof leak at the Multi-Purpose Building investigated and repaired as needed. This is budgetary in nature; further investigation may require additional monies to adequately address the problem.

The built-up roofing at the Main Building was noted to be brittle and eroded in select areas. Although the roofing has several years remaining in its EUL, it is recommended the roof be budgeted for replacement within the next year or so. The metal roof at the Main Building was noted with a heavy layer of dirt and grime and should be cleaned.

The roofs at the Multi-Purpose Building is in overall good condition. With the exception of annual roof maintenance, no further action is required at this time.

The drainage and roof appurtenances at both buildings appear to be in generally good condition, though we recommend continued annual roof inspections to ensure continued operation and maintenance of these systems.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The Main Building is organized around a main lobby with a game area and a check-in desk at the north side. The circulation is primarily provided by a corridor along the north side, with doors leading to the weight room, computer room, the multipurpose room, the arts and crafts room, and the kitchen. The gym which is a the south side is accessed through the lobby. Interior finishes generally consist of painted gypsum board and painted masonry walls, painted gypsum board and lay-in acoustical tile ceilings, and luxury vinyl tile (LVT) and resilient flooring. The gym is provided with painted masonry walls with painted corrugated metal panel wall accents, painted exposed metal structure ceiling, and wood flooring.

The Main Building is provided with a kitchen, one set of multi-user restrooms and one set of locker rooms. The kitchen is provided with plastic laminate upper and lower cabinets and quartz countertops. Appliances include residential-grade refrigerator, gas range, microwave and garbage disposal. The toilet rooms are provided with wall-mounted toilets, wall-mounted lavatories, and headrail-braced plastic-laminate toilet partitions. Showers with ceramic tile surround are additionally provided at the

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locker rooms. Interior finishes at the restrooms and locker rooms consist of painted gypsum board and ceramic tile walls, painted gypsum board ceilings, and ceramic tile floors. Lighting is provided by ceiling-mounted linear fixtures.

The Multi-Purpose Building is organized around the gym. The commercial kitchen is located along the north side and the restrooms, riser room, and front office are along the east side where the main entrance is located. Interior finishes generally consist of painted gypsum board and painted masonry walls, sealed concrete, LVT, and wood plank flooring, and lay-in acoustical tile and exposed structure ceilings. The gym is provided with painted masonry walls with acoustical panel wall accents, painted exposed metal structure ceiling, and resilient flooring.

The Multi-Purpose Building is provided with a commercial kitchen and one set of multi-user restrooms. The kitchen is provided with stainless-steel work surfaces and sinks. Appliances include commercial-grade refrigerator, gas range, food warmers, microwave, and garbage disposal. The toilet rooms are provided with wall-mounted toilets, wall-mounted lavatories, and headrail-braced solid surface toilet partitions. Interior finishes at the restrooms consist of painted CMU masonry walls, exposed structure ceilings. Lighting is provided by suspended linear fixtures.

Observations & Comments

Interior finishes at both buildings are generally in good condition and should last beyond the term with routine maintenance. A select area of the acoustic tiles at the west wall of the gym at the Multi-Purpose Building was noted to be damaged and/or stained by previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meters for the city water line serving the building is located in an underground meter pit northeast of the site adjacent to the street near the connection to the city water main. Dedicated city water service lines enter the riser rooms at each building and serves the domestic water for the building. A backflow preventer was observed only on the domestic water service line at the Main Building. Inspection tags were not observed. Both one-story buildings operate from city water pressure, without the use of a booster pump. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was insulated.

Sanitary drainage piping is arranged to exit the buildings on the north side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps are provided, however, per the construction drawings provided, an underground grease trap serving the Multi-Purpose Building commercial kitchen is located northeast of the building. Natural gas serves domestic water heaters, boilers, RTUs, AHUs, the MAU, and kitchen equipment. A

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gas regulator and meter are located outside on the west elevation of the Main Building, and the south elevation of the Multi-Purpose Building. Natural gas piping was observed to be black steel. The various piping systems are all original to the building.

Domestic hot water for restrooms and kitchens is provided by individual tank-type natural gas hot water heaters of 125-gallon capacity manufactured by PVI at the Main Building, and 50-gallon capacity manufactured by State Industries at the Multi-Purpose Building. All of the equipment is assumed to be original to the building 14 and 10 years old, respectively.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. Domestic water and sanitary sewer systems are in good condition overall. Based on their EUL, budgeting for replacement of the water heaters is recommended during the term. We have included this item in the Capital Reserve Schedule.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling at the Main Building are provided by a central hot and chilled water system using four package type AHUs located on the roof areas. Air from the AHUs is distributed via insulated ductwork to VAV boxes located in the ceiling space of the area served. Branch ducts connect the supply air ductwork to ceiling surface mounted supply diffusers. Air returns through surface mounted grilles through the return air ducts, to the return air section of the fan coil unit. Each AHU is an assembly of separate package components and is equipped with hot and chilled water coils. Hot water for the heating loop is generated by a gas-fired boiler located in the riser room. Boiler is designated as B-1. It is a Copper-Fin II unit with a rated capacity of 650 MBH and was manufactured by Lochinvar in 2007. Chilled water is generated by a York chiller of an unknown capacity located in the mechanical yard and utilizes R-410A refrigerant. Chilled water equipment is original to the building and 14 years old.

Outside air is brought into the building via the AHUs. There are dedicated exhaust fans serving the restrooms, and kiln room. Exhaust from the commercial kitchen is exhausted to by commercial exhaust with a conventional hood.

A mini split system, original to construction, manufactured by Mitsubishi Electric serves the network room at the Main Building.

The Multi-Purpose Building is heated and cooled by four RTUs with zoned, wall mounted thermostats manufactured by Trane and are about 10 years old. There is no building management system. The RTUs are self-contained, direct expansion air-conditioning and gas-fired heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a gas-fired heating system for the

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forced warm air heat. The RTUs have a 12.5-ton cooling capacity. The units have sheet metal ductwork for air delivery. Ventilation is provided by natural infiltration, through the RTUs and a MAU, and by roof mounted exhaust fans at the toilet rooms.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units at the Multi-purpose Building (50 tons), we calculated that one ton of air conditioning is provided for every 230 SF of building space. This appears to be acceptable based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use. The cooling ratio for the Main Building could not be determined, however, no issues or complaints were reported by on-site staff.

CBRE anticipates the heating and cooling systems at the Main Building will last past the evaluation period with routine maintenance. The mini split system will reach its EUL during the term and should be replaced at that time.

The RTUs at the Multi-purpose Building are anticipated to reach their EUL at the end of the term based on their age, but routine maintenance and repairs are warranted to extend the lives of the individual units. Select areas of the piping insulation at the RTUs were damaged or missing and should be replaced.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to utility-owned transformers located in the mechanical yard of the Main Building and at the southeast corner of the Multi-Purpose Building. Power enters the buildings underground via one service to a single cabinet with one main service switch. The switch at the Main Building has a rated capacity of 800 amps at 208/120 volt, 3-phase, 4-wire service. The switch at the Multi-Purpose Building has a rated capacity of 600 amps at 208/120 volt, 3-phase, 4-wire service. Power for the building is master metered via meters at each service. The panelboards at both buildings are General Electric, dating from construction. Power is distributed to electrical panels located in the FACP room at the Main Building, and the front office and the riser room at the Multi-Purpose Building. The Main Building is additionally provided with solar power inverters located at the mechanical yard.

No emergency power is provided at the Subject.

Observation & Comments

The electrical systems provide 12.33 watts per square foot for the Main Building, and 15.04 watts per square foot for the Multi-Purpose Building. This is based upon the overall capacity of 800-amps and 600-amps, 208-volts, 3-phase, 18,700 and 11,500 building square feet, respectively, and a power factor

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of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be acceptable.

Power is supplemented by the solar panels installed at the Main Building roof. Electrical gear all appeared to be in good condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

Both buildings are fully protected with a wet pipe sprinkler system. A dedicated 8” fire service enters the Main Building riser room at the mechanical yard, and a 6" fire service enters the Multi-Purpose Building riser room at the northeast corner of the building. The fire services feed the systems utilizing street pressure with a mixture of Victaulic and black iron pipe and fire department connections are provided at the building exteriors. The piping has mechanical couplings with grooved pipe for the larger pipe sizes, and threaded couplings for the smaller sizes. The fire water service lines are not equipped with a backflow preventer. The riser piping each has a tamper switch, flow control valve, and flow switch.

Supplemental fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are located in recessed wall mounted cabinets and are generally available throughout the common corridors and in the gyms. The kitchen hood over the cook area at the Multi-Purpose Building is equipped with an Ansul type fire suppression system that is maintained and inspected on a regular basis.

Fire alarm and detection system devices consist of smoke detectors and heat detectors, hard-wired exit signs with battery back-up, and illuminated exit lights. The fire sprinkler and life safety systems are tied to a central fire alarm control panel (FACP) and connected to an outside monitoring agency by telephone. The Main Building is provided with a General Electric EST QuickStart FACP located in the FACP room at the mechanical yard, and the Multi-Purpose Building is provided with an IntelliKnight Model 5820XL FACP located in the main entry vestibule.

Emergency egress at both buildings is provided by the main entrance doors, exterior doors at the gym and classrooms, and exit corridors. All doors discharge directly to the outside at grade.

Observation & Comments

The fire sprinkler system and fire alarm control panels date from construction in 2008 at the Main Building, and 2012 at the Multi-Purpose Building. The most recent annual inspection and testing of the fire sprinkler systems and FACP's was performed in August 2022, by Johnson Controls Fire Protection LP, with all items noted as acceptable.

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Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current and dated July 2022 at the Main Building and June 2022 at the Multi-Purpose Building, with the exception of one fire extinguisher at the Main Building which had a tag dated October 2020. This fire extinguisher should be tested and retagged.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did observe some barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		
2	Have any ADA improvements been made to this property?		✔		
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✔			
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			The path of travel to the women's restroom at the gym is obstructed by wall-mounted drinking fountains that are not recessed.
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			The sinks at the locker rooms and the women's restroom at the Main Building do not have sufficient under sink pipe protection.

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Limited drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Drainage inlet

2. Sloped landscaping

3. Offset Downspout

4. Main Building: Settlement north side

5. Multi-purpose Building: Drainage

6. Asphalt paved parking lot

7. Main Building: Metal canopy and entry

8. Pavillion and sidewalk

9. Sports fields

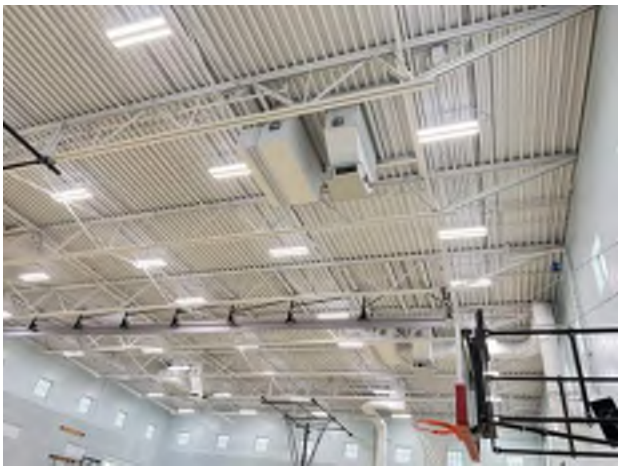
10. Playground

11. Trash Enclosure

12. Low Wall

13. Settlement at Main Building

14. Main Building: Steel structure.



15. Multi-purpose: Steel structure.

16. Metal Roof Deck

17. South Elevation

18. East Elevation

19. West elevation.

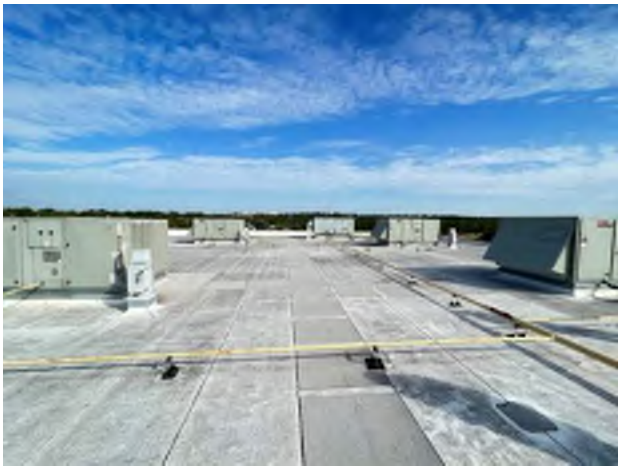
20. Roof Hatch

21. Main Building Clerestory

22. Main Building: Storefront glazing

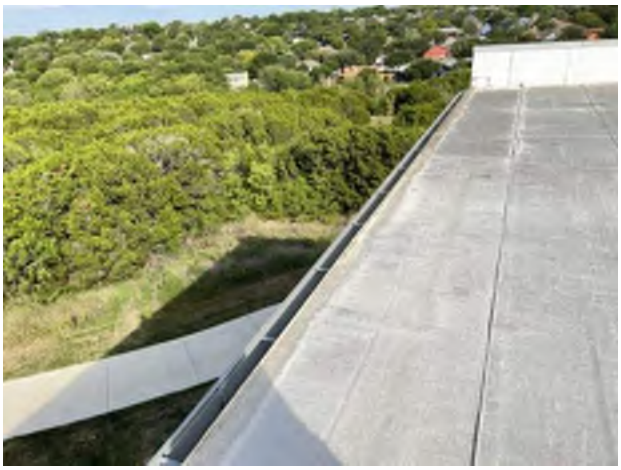
23. North and West elevations.

24. South and East Elevations



25. Multi-purpose Building: Overview of the roof.

26. Multi-purpose Building: Roofs



27. Multi-purpose Building: Gutter

28. Multi-purpose Building: Entry doors.

29. Multi-purpose Building: Service door.

30. Main Building: Multi-user restroom

31. Main Building: Vestibule

32. Main Building: Locker room shower finishes.

33. Main Building: Classroom interior finishes.

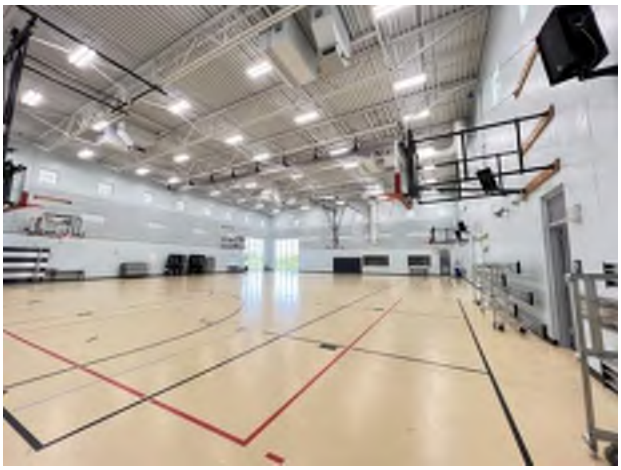
34. Main building kitchen finishes.

35. Main Building: Lobby interior finishes.

36. Main Building: Corridor

37. Multi-purpose Building: Entry

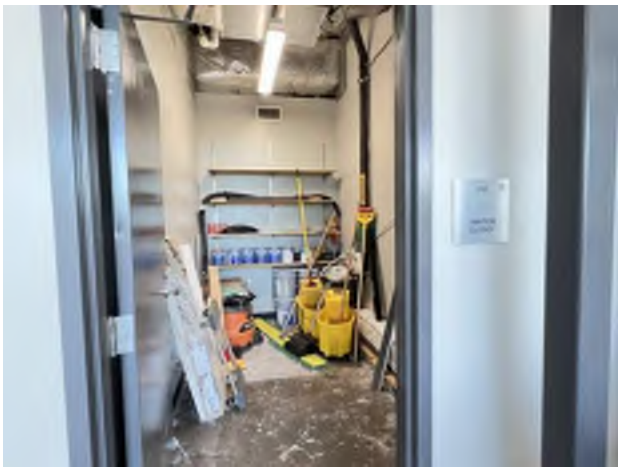
38. Multi-purpose Building: Restrooms



39. Multi-purpose Building: Gymnasium

40. Multi-purpose Building: Gymnasium

41. Multi-purpose Building: Kitchen



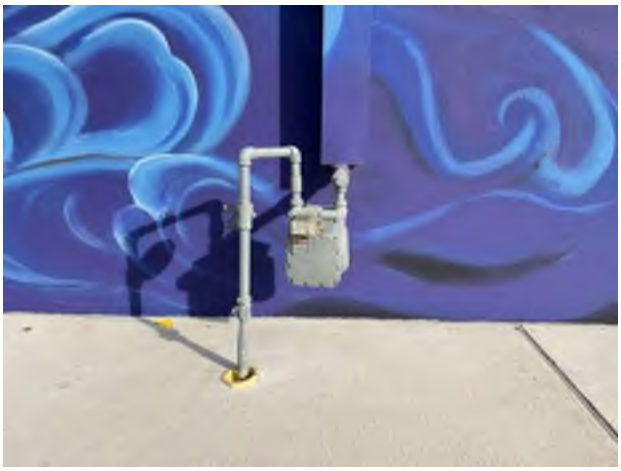
42. Main Building: Janitor closet interior finishes.

43. Water meters located off-site.

44. Main Building: Domestic water supply.

45. Multi-purpose Building: Water heater.

46. Main Building: Gas meter



47. Multi-purpose Building: Gas meter.

48. Main Building: Mini split system

49. Main Building: Fan coil units

50. Main Building: Boiler.

51. RTU at Main Building

52. Pad mounted Transformer

53. Main Building: Solar panel power inverters.

54. Electrical distribution panels.

55. Pad-mounted transformer

56. Meter

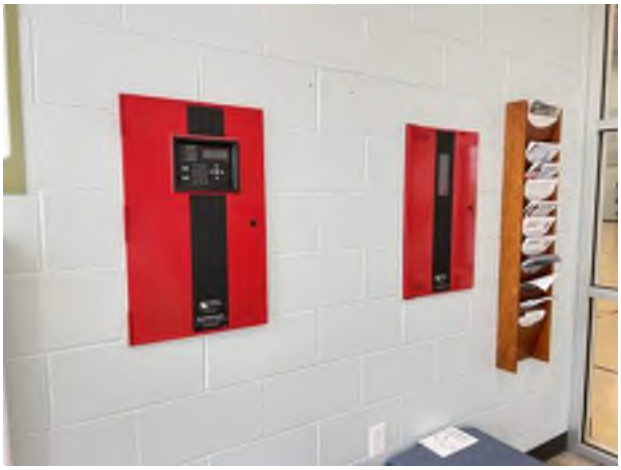
57. Multi-purpose Building: Electrical panels.

58. Multi-purpose Electrical panel

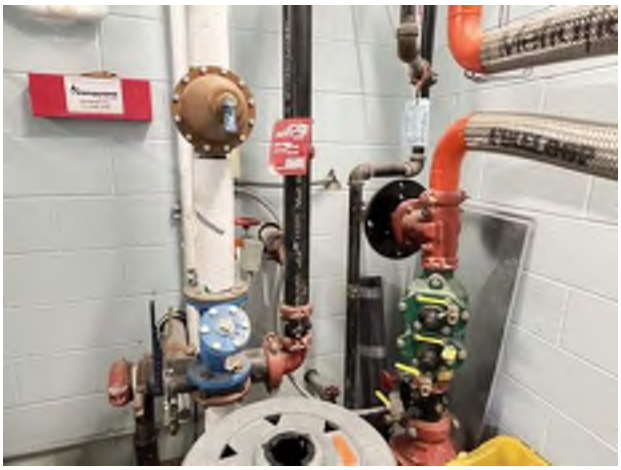
59. Typical Extinguisher

60. Main Building: Fire riser.

61. Main Building: Fire alarm control panel.



62. Multi-purpose Building: FACP



63. Multi-purpose Building: Fire riser.

64. Ansul system at the kitchen hood.

65. Main Building: Accessible parking

66. Main Building: Accessible toilet stall

Pre-Survey Questionnaire

CBRE

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Turner-Roberts Recreation Center	**Project No.:**	
Address:	7201 Colony Loop Dr.	**Project Manager:**	
City, State Zip Code	Austin, TX 78724	**Property No.:**	
Year Built and Age:	2008, 2012, & 2022 Renovation	**Tax I.D. # (Sec, Lot, Block):**	ABS 4 SUR 19 BURLESON J ACR 67.3340
Building Type:		**Size of Parcel (Acres):**	67.3340
***Number of* Buildings:**	2	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Billy James	**Date:**	
Tel:	512-978-2697	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	114				
Handicap	5				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☑ No ☐ U/K ☐

If yes, please list the problem areas. WATER LINE TO SPRINKLER SYSTEM

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☑

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☑

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☑ Partial ☐

If "Partial", list below what areas are not covered? _____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

   a. Roof leakage? Yes ☑ No ☐
   b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☑ No ☐
   c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☑ No ☐

   d. Structural problems such as excessive floor framing deflection,

sidewall or foundation cracks? Yes ☑ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☑ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☑ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☑

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☑

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☑

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☑

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☑

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☑

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☑

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☑

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☑

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☑

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☑

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☑

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☑ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☑ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☑

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☑ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☑

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

WATER LEAKS, AC

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☒

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☒

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☒

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☒

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☒

21. Have any ADA related improvements been made to the property? Yes ☒ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☒

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☒

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☒

If "Yes", identify location._____

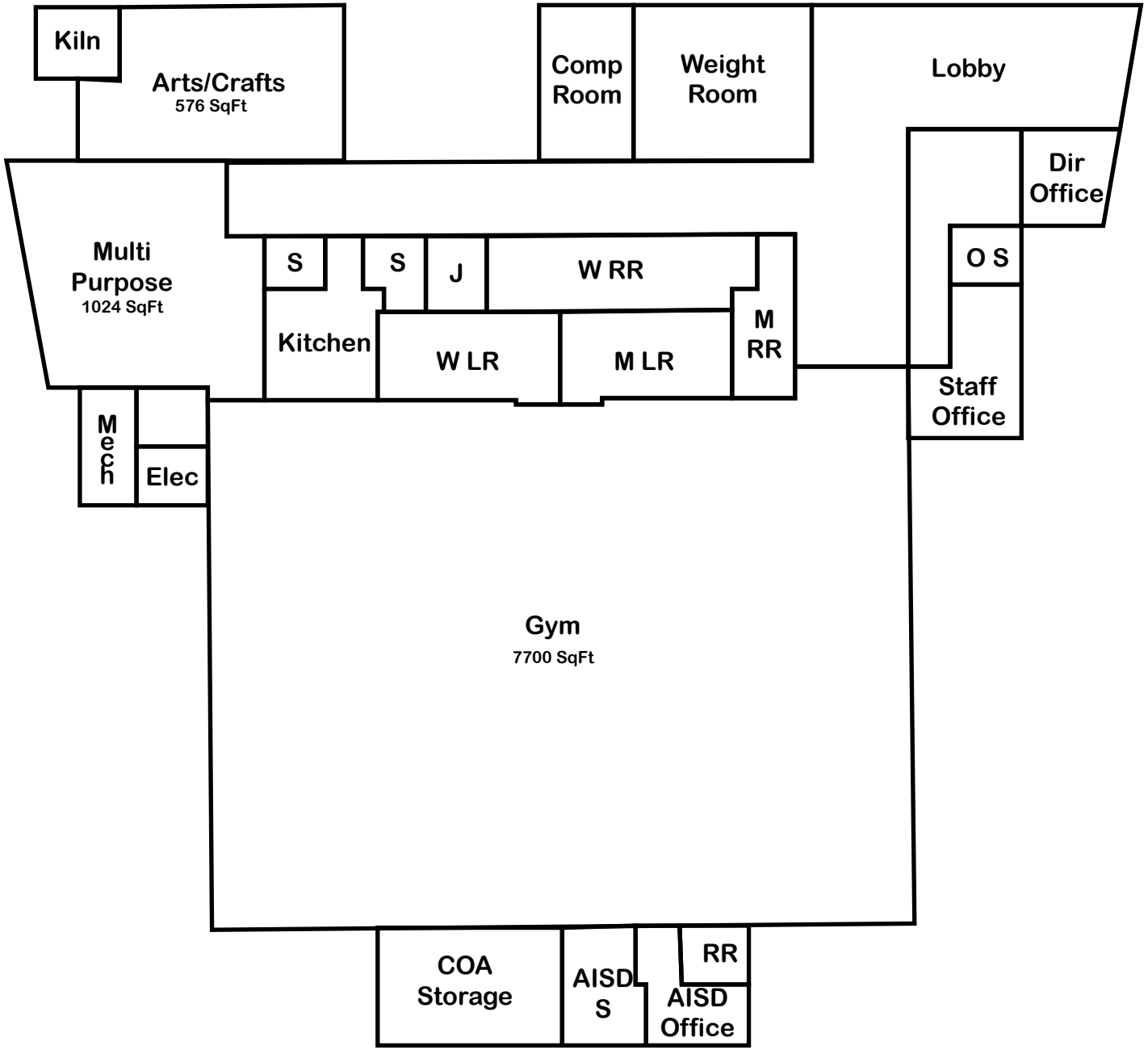
26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☒
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

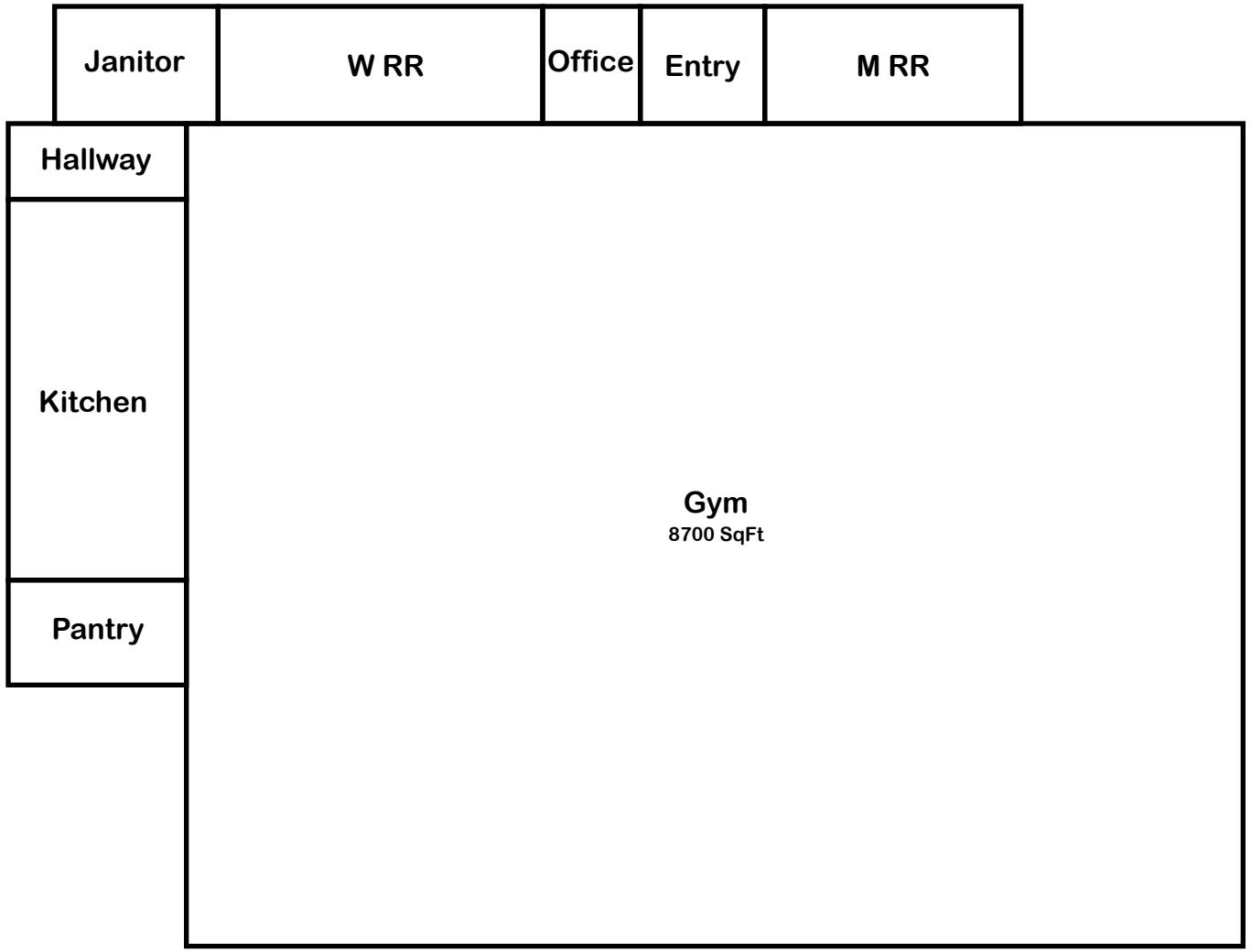
Turner/Roberts-Main

7201 Colony Loop Dr.
Austin, Texas 78724



Turner/Roberts Gym

7201 Colony Loop Dr.
Austin, Texas 78724



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)XWXUH &RQGLWLRQV $QQXDO &KDQFH)ORRG +D]DUG =RQH ;

$UHD ZLWK 5HGXFHG)ORRG 5LVN GXH WR /HYHH 6HH 1RWHV =RQH ;

$UHD ZLWK)ORRG 5LVN GXH WR /HYHH =RQH '

$UHD RI 0LQLPDO)ORRG +D]DUG =RQH ;

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7KLV PDS FRPSOLHV ZLWK)(0$ V VWDQGDUGV IRU WKH XVH RI GLJLWDO IORRG PDSV LI LW LV QRW YRLG DV GHVFULEHG EHORZ 7KH EDVHPDS VKRZQ FRPSOLHV ZLWK)(0$ V EDVHPDS DFFXUDF\ VWDQGDUGV

7KH IORRG KD]DUG LQIRUPDWLRQ LV GHULYHG GLUHFWO\ IURP WKH DXWKRULWDWLYH 1)+/ ZHE VHUYLFHV SURYLGHG E\ )(0$ 7KLV PDS ZDV H[SRUWHG RQ DW 30 DQG GRHV QRW UHIOHFW FKDQJHV RU DPHQGPHQWV VXEVHTXHQW WR WKLV GDWH DQG WLPH 7KH 1)+/ DQG HIIHFWLYH LQIRUPDWLRQ PD\ FKDQJH RU EHFRPH VXSHUVHGHG E\ QHZ GDWD RYHU WLPH

7KLV PDS LPDJH LV YRLG LI WKH RQH RU PRUH RI WKH IROORZLQJ PDS HOHPHQWV GR QRW DSSHDU EDVHPDS LPDJHU\ IORRG]RQH ODEHOV OHJHQG VFDOH EDU PDS FUHDWLRQ GDWH FRPPXQLW\ LGHQWLILHUV)Ζ50 SDQHO QXPEHU DQG)Ζ50 HIIHFWLYH GDWH 0DS LPDJHV IRU XQPDSSHG DQG XQPRGHUQL]HG DUHDV FDQQRW EH XVHG IRU UHJXODWRU\ SXUSRVHV

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%DVHPDS 86*6 1DWLRQDO 0DS 2UWKRLPDJHU\ 'DWD UHIUHVKHG 2FWREHU

Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660

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APPROVED
By Ruben Salinas at 12:37 pm, Jan 10, 2020

Bill to:
PARKS & REC
CITY OF AUSTIN
200 S. LAMAR BLVD
AUSTIN, TX 78704

STEVEN.MARTEL@AUSTINTEXAS.GOV
LANCE.SEVESKA@AUSTINTEXAS.GOV
RUBEN.SALINAS@AUSTINTEXAS.GOV

Property:
PARD-Turner Roberts Recreation Center, 7201 Colony Loop Drive, Austin, TX 78724
Main Roof Area

Work Requested:
ROOF INSPECTION
RUBEN 512-586-9239 (CALL 30MINS PRIOR)

*EMAILED IN & APPROVED BY RUBEN

INVOICE# **A27490**

Total Due **$750.00**

PO #:	WO#201810605
Issue Date:	12/20/2019
Payment Due:	Net 30 Days
Requested By:	Property Manager
Completion Date:	12/17/2019

Please make all checks payable to:
Empire Roofing Companies, Inc.
16311 Central Commerce Drive
Pflugerville, TX 78660
To pay by credit card please contact:
(512) 989-7663
If you have questions about this invoice please contact:
alicia@empireroofing.com
If you would like to pay your invoice via ACH please contact:
tarnhamn@empireroofing.com

Service Description	Amount
Inspection complete.	$750.00

Subtotal	$750.00
Tax	$0.00
Total	**$750.00**

"The Roofing Company by which All Others are Measured."
Thank you for your business!

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WATERPROOFING · SHEET METAL

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Area #1 Modified needing repairs to be completed at multiple areas of improper repairs approximately 30LF. Next (15) pictures.

#1

#2

#3

#4

#5

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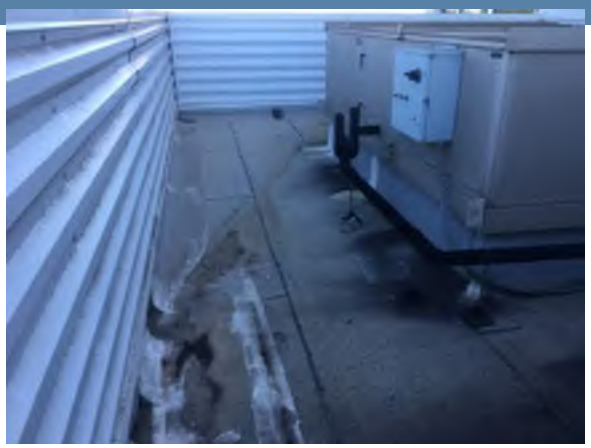
#6



#7

#8

#9

#10

#11

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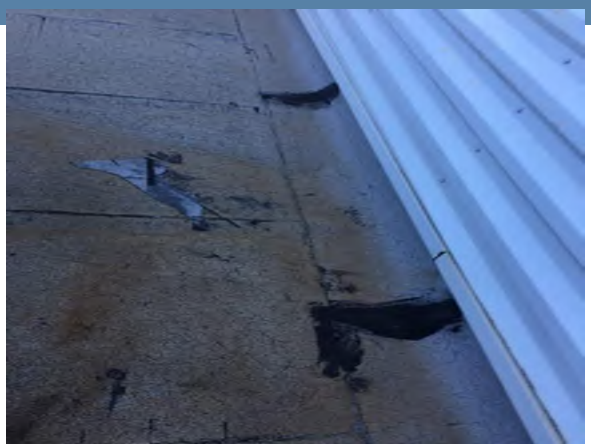
#12

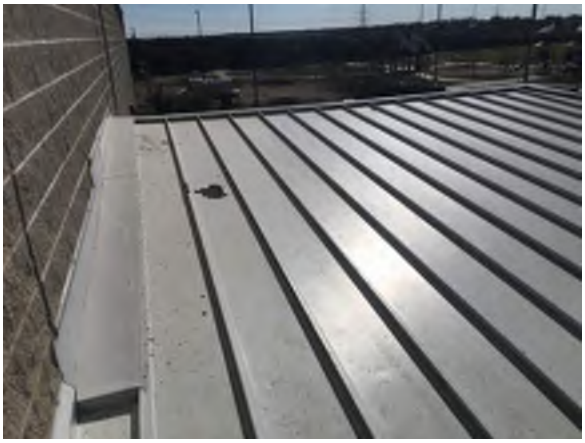


#13

#14

#15

Area #2 No repairs needed. Next (7) pictures.



#1

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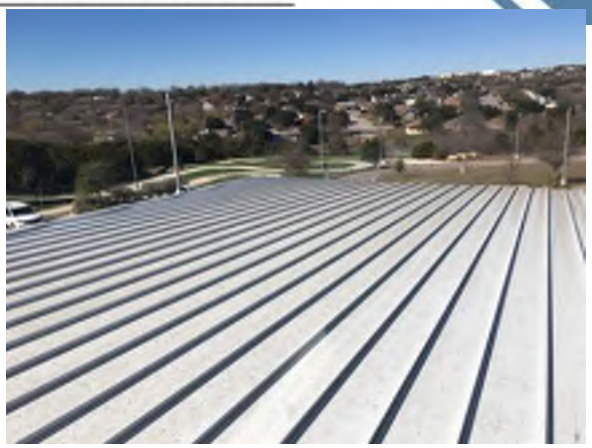
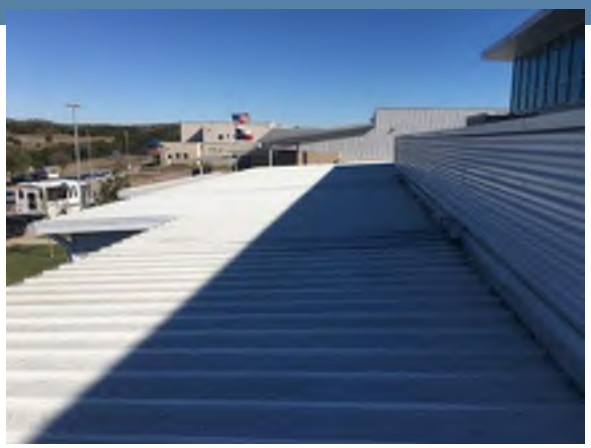


#2



#3

#4

#5

#6

#7

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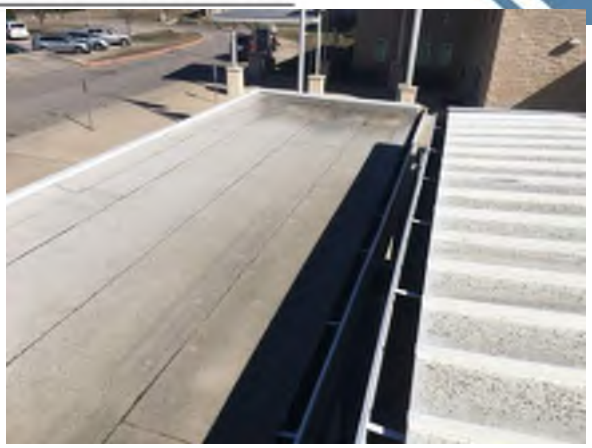

Area #3 No repairs needed. Next picture.

Area #4 needing (1) pipe resealed. Next 4 pictures of area #4.

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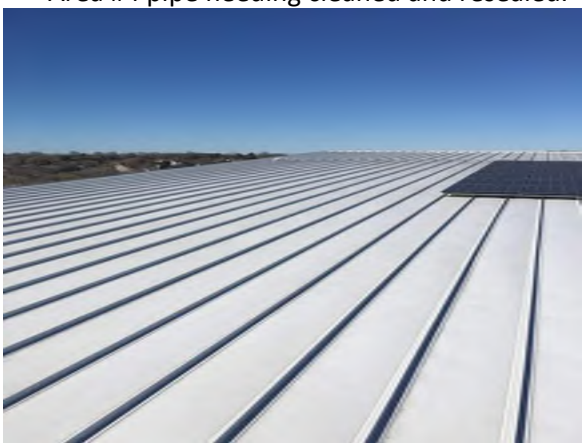
Area #4 pipe needing cleaned and resealed.



Area #5 No repairs needed. Next (7) pictures.

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PARD Roof Inspection & Maintenance Inventory
Empire Roofing Bi-Annual Quotes

Rev. 06/19/2018

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810553	AB Cantu / Pan American Recreation Center	2100 East 3rd St.	17,550	$ 750.00	$ 750.00	Membrane 10,950 / Standing Seam 6,600
PARD	201810554	Alamo Recreation Center	2100 Alamo St.	4,600	$ 450.00	$ 450.00	Shingle
PARD	201810555	Asian American Resource Center	8401 Cameron Rd.	18,366	$ 750.00	$ 750.00	Membrane 12,836 / Metal 5,530
PARD	201810556	Austin Memorial Park Cemetery Office	2800 Hancock Dr.	4,150	$ 450.00	$ 450.00	Spanish Tile 2,400 / Shingle 1,750
PARD	201810557	Austin Nature & Science Center - 5 Individual Bldgs.	301 Nature Center Dr.	17,900	$ 2,450.00	$ 2,450.00	Membrane 6,400 / Standing Seam 8,500 / Metal 1,700 / Fiberglass 1,300 / Cedar Shake
PARD	201810558	Austin Recreation Center	1301 Shoal Creek Blvd.	19,350	$ 750.00	$ 750.00	Standing Seam
PARD	201810559	Austin Tennis Center Pro Shop	7800 Johnny Morris Rd.	1,600	$ 450.00	$ 450.00	Standing Seam
PARD	201810560	Britton, Durst, Howard and Spence Bldg.	1181 Chestnut Ave. (1183) ??	3,780	$ 450.00	$ 450.00	Metal
PARD	201810561	Camacho Recreation Center	35 Robert T. Martinez Jr. St.	9,850	$ 550.00	$ 550.00	Standing Seam
PARD	201810562	Caswell Tennis Center	2312 Shoal Creek Blvd.	700	$ 450.00	$ 450.00	Standing Seam
PARD	201810563	Conley Guerrero Senior Activity Center	808 Nile St.	27,150	$ 750.00	$ 750.00	Standing Seam
PARD	201810564	Delores Duffie Recreation Center	1182 North Pleasant Valley Rd.	7,200	$ 550.00	$ 550.00	Shingle 3,800 / Metal 3,400
PARD	201810565	Dittmar Recreation Center & Gym	1009 West Dittmar Rd.	25,850	$ 750.00	$ 750.00	Standing Seam 23,400 / Membrane 2,450
PARD	201810566	Doris Miller Auditorium	2300 Rosewood Avenue	14,900	$ 650.00	$ 650.00	Metal 7,600 / Membrane 7,300
PARD	201810567	Dottie Jordan Recreation Center	2803 Loyola Ln.	3,500	$ 450.00	$ 450.00	Metal
PARD	201810568	Dougherty Arts Center	1110 Barton Springs Rd.	23,850	$ 750.00	$ 750.00	Metal 12,300 / Membrane 11,550
PARD	201810569	Dove Springs Recreation Center	5801 Ainez Drive	23,400	$ 750.00	$ 750.00	Standing Seam

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810571	Elisabeth Ney Museum, Studio & Lodge	304 East 44th St.	5,775	$ 550.00	$ 550.00	Metal 2,275 / Shingle 3,500
PARD	201810572	Emma Barrientos Mexican American Culture Center	600 River St.	29,250	$ 750.00	$ 750.00	Membrane
PARD	201810578	Fiesta Gardens Reservation Bldg. / Office Bldg.	2101 Jesse E. Segovia St.	5,000 / 3000	$ 1,000.00	$ 1,000.00	Membrane
PARD	201810580	George Washington Carver Museum & Culture Center	1165 Angelina St.	33,695	$ 750.00	$ 750.00	Standing Seam / Membrane / Wood Shake
PARD	201810587	Givens Recreation Center	3800 E. 12th St.	20,375	$ 750.00	$ 750.00	Shingle 13,550 / Membrane 6,825
PARD	201810583	Gus Garcia Recreation Center	1201 East Rundberg Ln.	22,800	$ 750.00	$ 750.00	Membrane 21,600 / Metal 1,200
PARD	201810584	Hancock Recreation Center	811 East 41st St.	8,330	$ 550.00	$ 550.00	Membrane 1,580 / Standing Seam 6,750
PARD	201810586	Lamar Senior Activity Center	2874 Shoal Crest Ave.	17,900	$ 750.00	$ 750.00	Membrane 2,400 / Standing Seam 15,500
PARD	201810587	Mayfield House & Garage	3505 West 35th St.	6,100	$ 550.00	$ 550.00	Shingle
PARD	201810589	McBeth & McBeth Annex Rec. Center	2401 Columbus Dr.	16,100	$ 750.00	$ 750.00	Membrane
PARD	201810590	Metz Recreation Center	2407 Canterbury St.	7,800	$ 550.00	$ 550.00	Membrane
PARD	201810592	Montopolis Recreation Center	1200 Montopolis Dr.	15,400	$ 750.00	$ 750.00	Metal
PARD	201810593	Northwest Recreation Center	2913 Northland Dr.	24,600	$ 750.00	$ 750.00	Membrane
PARD	201810594	O'Henry and Dickenson Museums	409 E. 5th St.	3,880	$ 450.00	$ 450.00	Wood Shake
PARD	201810595	Old Lundberg Bakery and Emporium	1006 Congress Ave.	4,600	$ 450.00	$ 450.00	Membrane 3,200/ Metal 1,400
PARD	201810597	PARD Annex Building – A	919 West 28 1/2 St.	9,100	$ 550.00	$ 550.00	Membrane
PARD	201810598	PARD Annex Building - B	919 West 28 1/2 St.	8,318	$ 550.00	$ 550.00	Membrane 5,888 / Standing Seam 2,430
PARD	201810599	PARD Main Office	200 S. Lamar Blvd.	10,650	$ 650.00	$ 650.00	Membrane
PARD	201810600	Pharr Tennis Center	4201 Brookview Rd.	2,200	$ 450.00	$ 450.00	Metal

Dept.	W.O. #	Facility	Address	Approximate Sq. Ft.	October PM Quote	April PM Quote	Roof Type / Composition
PARD	201810601	Pickfair Recreation Center	10904 Pickfair Dr.	3,500	$ 450.00	$ 450.00	Membrane 1,250 / Standing Seam 2,250
PARD	201810602	South Austin Recreation Center	1100 Cumberland Rd.	21,000	$ 750.00	$ 750.00	Membrane
PARD	201810603	South Austin Senior Activity Center	3911 Manchaca Rd.	14,700	$ 650.00	$ 650.00	Membrane 9,150 / Standing Seam 5,550
PARD	201810604	South Austin Tennis Center	1008 Cumberland	3,000	$ 450.00	$ 450.00	Standing Seam - Copper
PARD	201810605	Turner Roberts Recreation Center	7201 Colony Loop Dr.	21,200	$ 750.00	$ 750.00	Membrane
PARD	201810606	Zaragoza Recreation Center	2608 Gonzales St.	23,300	$ 750.00	$ 750.00	Standing Seam
PARD	201810607	Zilker Botanical Garden Center	2220 Barton Springs Road	13,000	$ 650.00	$ 650.00	Standing Seam - Painted
				Quote Total	**$ 28,900.00**	**$ 28,900.00**	**x 2 (Bi-Annual) = $ 57,800.00**

WPD PPR Work List

Work Order #	Report Date	Status	Actual Start Date	Actual Finish Date	Classification	Address	Location Description
SCRP-WO-30967	04/09/2008	4COMP-ND	03/28/2007 03:55 PM	03/28/2007 06:05 PM	SCRP Investigation	7201 COLONY LOOP DR	
Responsible party cleaned up about 3 gallons of hydraulic fluid from a City street at the fluid was {Primary: Responsible party cleaned up about 3 gallons of hydraulic fluid from a City street at the fluid was discharged from a broken line on a stabilizer for a drill rig.} {KAUFMANE 2007-03-28 16:05- Field Investigation- The caller said the spill had been contained in the street and the responsible party was going to get Kitty Litter} Response Type: Field Investigation							
17-8525	01/11/2017	5CLOSED	12/29/2016 10:57 AM	12/29/2016 11:15 AM	SCRP Investigation	7201 COLONY LOOP DR	
Pond Inspection reports high pressure petroleum line exposed by erosion Investigated report of high pressure petroleum pipeline exposed by erosion. Found that Koch high pressure pipeline was exposed from erosion from storm pipe outfall that was offset from creek. Called Koch (800.666.0150), they are aware of problem and working with engineers for solution. Pipeline is intact, no leaks or problems with pipeline itself. No water quality problem found.							
20-113546	04/25/2020	4COMP	04/25/2020 01:45 PM	04/25/2020 02:00 PM	SCRP Investigation	7201 COLONY LOOP DR	
Paint thinner dumped to ground at Turner Rec Center Caller reported paint thinner dumped in the parking lot of the Turner Rec Center. At the time of the time of the investigation a faint smell was observed as well as staining. No free product was observed. No water quality issues observed. It appeared that the substance volatilized.							

Number of Records: 3

Maximo Where Clause: (exists ((select siteid from siteauth a1,groupuser b1,maxgroup m1,applicationauth t1 where b1.userid = 'CHURCHMANJ' and b1.groupname=a1.groupname and b1.groupname=m1.groupname and m1.independent = 1 and a1.groupname = t1.groupname and t1.app = 'WPD_WOTRK' and a1.siteid = workorder.siteid) union all (select siteid from siteauth a,groupuser b,maxgroup m where b.userid = 'CHURCHMANJ' and b.groupname=a.groupname and b.groupname=m.groupname and m.independent = 0 and a.siteid = workorder.siteid and (exists (select 1 from maxgroup m2,applicationauth c,groupuser d where d.userid = 'CHURCHMANJ' and d.groupname = m2.groupname and d.groupname = c.groupname and m2.independent = 0 and c.app = 'WPD_WOTRK'))))) and (workorder.workorderid in (4123417 , 3335640 , 3188151 , 3188151))

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/29/2016
Work Order Number:	16-406552				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	9	Structural Integrity/Soil Erosion:	9
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:	0	Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	9
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

1. Remove excessive sediment buildup from within basin. Re-vegetate work zones within basin and provide irrigation (as needed) until vegetation is established (well rooted).
2. Stabilize erosion upstream of pond.
3. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
4. Remove tree and regrade inflow.
5. Ensure positive drainage at outfall.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.
3/21/2017 Site visit with representatives of AISD, PARD, and Koch Pipeline
07/25/2018 Site visit with Iksoon Le, Nhat Ho and the contractor.
09/05/2018 Site visit with Iksoon Le and Glenn Smith
10/02/2018 Email with Iksoon Le. NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1204923	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08041, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/29/2016
Work Order Number:	16-406576				
Pond Comments:	Sheets 4 5 28 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	0	Structural Integrity/Soil Erosion:	9
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:	0	Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	0
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

1. Repair damaged retaining wall and berm (height of 515.75 ft.). Repair erosion rill and ensure that 6 in. outfall pipe is in good condition and not cracked, loose, or damaged. See page 28 for details.
2. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
3. Check elevation of overflow weir on north side of road.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le and Nhat Ho
10/02/2018 Email with Iksoon Le. NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205115	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08042, FLOOD_DETENTION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/29/2016
Work Order Number:	16-406578				
Pond Comments:	Sheets 4 5 and 28 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	9	Structural Integrity/Soil Erosion:	9
Standing Water:	9	Riser Pipe/Trash Rack:	0
Inlet Blocked:	0	Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	0
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

1. Repair erosion scour at Northeastern overland inflow.
2. Remove sediment buildup, causing standing water, at culvert that drains pond. Regrade basin to original design.
3. Restore outfall channel to site plan specifications or re-design to minimize threat to pipeline. Pipeline contact info: 1-800-666-0150

An engineers concurrence letter is required for the repairs at this site.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le and Nhat Ho

10/02/2018 Email from Iksoon Le. NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205117 Pond, Overton Elementary School, 7201 Colony Loop Dr, C08044, WET_POND				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School				
Location Description:					
Pond Type:	WET_POND				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Z	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/29/2016
Work Order Number:	16-406580				
Pond Comments:	Sheets 4 5 and 31 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	9	Structural Integrity/Soil Erosion:	9
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:	0	Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	9
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

1. Stabilize erosion rills on berm slopes / hillsides.
2. Raise berm around overflow structure to proper elevation of 520 ft.
3. Remove all trees in basin not mentioned on site plan or cut and treat trees with an herbicide approved by the EPA for use near waterways by a licensed professional. All trees larger than 8 inches in diameter will require a tree permit to be pruned or removed (see link to form on fact sheet). Provide COA signed and approved tree permit to your inspector before any tree pruning or removal. Also, tree and root zone protection is required if you are working within the critical root zones of trees which are to be preserved.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le and Nhat Ho

10/02/2018 Email with Iksoon Le NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	03/21/2017
Work Order Number:	17-115028				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Remove excessive sediment buildup from within basin. Re-vegetate work zones within basin and provide irrigation (as needed) until vegetation is established (well rooted).
2. Stabilize erosion upstream of pond.
3. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
4. Remove tree and regrade inflow.
5. Ensure positive drainage at outfall.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with representatives of AISD, PARD, and Koch Pipeline

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205117 Pond, Overton Elementary School, 7201 Colony Loop Dr, C08044, WET_POND				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School				
Location Description:					
Pond Type:	WET_POND				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Z	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	03/21/2017
Work Order Number:	17-115029				
Pond Comments:	Sheets 4 5 and 31 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Stabilize erosion rills on berm slopes / hillsides.
2. Raise berm around overflow structure to proper elevation of 520 ft.
3. Remove all trees in basin not mentioned on site plan or cut and treat trees with an herbicide approved by the EPA for use near waterways by a licensed professional. All trees larger than 8 inches in diameter will require a tree permit to be pruned or removed (see link to form on fact sheet). Provide COA signed and approved tree permit to your inspector before any tree pruning or removal. Also, tree and root zone protection is required if you are working within the critical root zones of trees which are to be preserved.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205115	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08042, FLOOD_DETENTION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District		**Pond Owner ID:**	3100064	
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	03/21/2017
Work Order Number:	17-115030				
Pond Comments:	Sheets 4 5 and 28 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Repair erosion scour at Northeastern overland inflow.
2. Remove sediment buildup, causing standing water, at culvert that drains pond. Regrade basin to original design.
3. Restore outfall channel to site plan specifications or re-design to minimize threat to pipeline. Pipeline contact info: 1-800-666-0150

An engineers concurrence letter is required for the repairs at this site.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1204923	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08041, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	03/21/2017
Work Order Number:	17-115116				
Pond Comments:	Sheets 4 5 28 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Repair damaged retaining wall and berm (height of 515.75 ft.). Repair erosion rill and ensure that 6 in. outfall pipe is in good condition and not cracked, loose, or damaged. See page 28 for details.
2. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
3. Check elevation of overflow weir on north side of road.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116 Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	02/06/2017
Work Order Number:	17-41426				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Remove excessive sediment buildup from within basin. Re-vegetate work zones within basin and provide irrigation (as needed) until vegetation is established (well rooted).
2. Stabilize erosion upstream of pond.
3. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
4. Remove tree and regrade inflow.
5. Ensure positive drainage at outfall.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1204923	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08041, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	02/06/2017
Work Order Number:	17-41453				
Pond Comments:	Sheets 4 5 28 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Repair damaged retaining wall and berm (height of 515.75 ft.). Repair erosion rill and ensure that 6 in. outfall pipe is in good condition and not cracked, loose, or damaged. See page 28 for details.
2. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
3. Check elevation of overflow weir on north side of road.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205115	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08042, FLOOD_DETENTION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District		**Pond Owner ID:**	3100064	
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	02/06/2017
Work Order Number:	17-41455				
Pond Comments:	Sheets 4 5 and 28 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Repair erosion scour at Northeastern overland inflow.
2. Remove sediment buildup, causing standing water, at culvert that drains pond. Regrade basin to original design.
3. Restore outfall channel to site plan specifications or re-design to minimize threat to pipeline. Pipeline contact info: 1-800-666-0150

An engineers concurrence letter is required for the repairs at this site.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205117 Pond, Overton Elementary School, 7201 Colony Loop Dr, C08044, WET_POND				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School				
Location Description:					
Pond Type:	WET_POND				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Z	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	WESTBROOKM	**Inspection Date:**	02/06/2017
Work Order Number:	17-41481				
Pond Comments:	Sheets 4 5 and 31 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Stabilize erosion rills on berm slopes / hillsides.
2. Raise berm around overflow structure to proper elevation of 520 ft.
3. Remove all trees in basin not mentioned on site plan or cut and treat trees with an herbicide approved by the EPA for use near waterways by a licensed professional. All trees larger than 8 inches in diameter will require a tree permit to be pruned or removed (see link to form on fact sheet). Provide COA signed and approved tree permit to your inspector before any tree pruning or removal. Also, tree and root zone protection is required if you are working within the critical root zones of trees which are to be preserved.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	07/25/2018
Work Order Number:	18-297607				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Remove excessive sediment buildup from within basin. Re-vegetate work zones within basin and provide irrigation (as needed) until vegetation is established (well rooted).
2. Stabilize erosion upstream of pond.
3. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
4. Remove tree and regrade inflow.
5. Ensure positive drainage at outfall.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le, Nhat Ho and the contractor.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1204923 Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08041, BIOFILTRATION				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	07/25/2018
Work Order Number:	18-297608				
Pond Comments:	Sheets 4 5 28 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Repair damaged retaining wall and berm (height of 515.75 ft.). Repair erosion rill and ensure that 6 in. outfall pipe is in good condition and not cracked, loose, or damaged. See page 28 for details.
2. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
3. Check elevation of overflow weir on north side of road.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/018 Site visit with Iksoon Le and Nhat Ho

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205117 Pond, Overton Elementary School, 7201 Colony Loop Dr, C08044, WET_POND				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School				
Location Description:					
Pond Type:	WET_POND				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Z	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	07/25/2018
Work Order Number:	18-297611				
Pond Comments:	Sheets 4 5 and 31 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Stabilize erosion rills on berm slopes / hillsides.
2. Raise berm around overflow structure to proper elevation of 520 ft.
3. Remove all trees in basin not mentioned on site plan or cut and treat trees with an herbicide approved by the EPA for use near waterways by a licensed professional. All trees larger than 8 inches in diameter will require a tree permit to be pruned or removed (see link to form on fact sheet). Provide COA signed and approved tree permit to your inspector before any tree pruning or removal. Also, tree and root zone protection is required if you are working within the critical root zones of trees which are to be preserved.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le and Nhat Ho

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116 Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	10/03/2018
Work Order Number:	18-389631				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Remove excessive sediment buildup from within basin. Re-vegetate work zones within basin and provide irrigation (as needed) until vegetation is established (well rooted).
2. Stabilize erosion upstream of pond.
3. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
4. Remove tree and regrade inflow.
5. Ensure positive drainage at outfall.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.
3/21/2017 Site visit with representatives of AISD, PARD, and Koch Pipeline
07/25/2018 Site visit with Iksoon Le, Nhat Ho and the contractor.
09/05/2018 Site visit with Iksoon Le and Glenn Smith
10/02/2018 Email with Iksoon Le. NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1204923	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08041, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	10/03/2018
Work Order Number:	18-389632				
Pond Comments:	Sheets 4 5 28 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Repair damaged retaining wall and berm (height of 515.75 ft.). Repair erosion rill and ensure that 6 in. outfall pipe is in good condition and not cracked, loose, or damaged. See page 28 for details.
2. Re-plant switchgrass "gabion" and provide irrigation (as needed) until vegetation is established (well rooted).
3. Check elevation of overflow weir on north side of road.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le and Nhat Ho
10/02/2018 Email with Iksoon Le. NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205115	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08042, FLOOD_DETENTION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	10/02/2018
Work Order Number:	18-389634				
Pond Comments:	Sheets 4 5 and 28 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Repair erosion scour at Northeastern overland inflow.
2. Remove sediment buildup, causing standing water, at culvert that drains pond. Regrade basin to original design.
3. Restore outfall channel to site plan specifications or re-design to minimize threat to pipeline. Pipeline contact info: 1-800-666-0150

An engineers concurrence letter is required for the repairs at this site.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le and Nhat Ho

10/02/2018 Email from Iksoon Le. NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205117 Pond, Overton Elementary School, 7201 Colony Loop Dr, C08044, WET_POND				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School				
Location Description:					
Pond Type:	WET_POND				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Z	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	10/02/2018
Work Order Number:	18-389635				
Pond Comments:	Sheets 4 5 and 31 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

1. Stabilize erosion rills on berm slopes / hillsides.
2. Raise berm around overflow structure to proper elevation of 520 ft.
3. Remove all trees in basin not mentioned on site plan or cut and treat trees with an herbicide approved by the EPA for use near waterways by a licensed professional. All trees larger than 8 inches in diameter will require a tree permit to be pruned or removed (see link to form on fact sheet). Provide COA signed and approved tree permit to your inspector before any tree pruning or removal. Also, tree and root zone protection is required if you are working within the critical root zones of trees which are to be preserved.

Please call (or email) Matt Westbrook at 512-383-1392 (matthew.westbrook@austintexas.gov) if you have any questions.

2/6/2017 Met with Damacio Alvarado, AISD's Landscape Coordinator (512-925-1411), to discuss deficiencies.

3/21/2017 Site visit with Representatives of AISD, PARD, and Koch Pipeline

07/25/2018 Site visit with Iksoon Le and Nhat Ho

10/02/2018 Email with Iksoon Le NOV released.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/30/2019
Work Order Number:	20-100243				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	N

Inspection Comments:

Area near splitter box is moist. No letter warranted at this time.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205115 Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08042, FLOOD_DETENTION				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/30/2019
Work Order Number:	20-100244				
Pond Comments:	Sheets 4 5 and 28 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	N

Inspection Comments:

No violations noted.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1204923	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08041, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/30/2019
Work Order Number:	20-100245				
Pond Comments:	Sheets 4 5 28 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	N

Inspection Comments:

No violations noted.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205117 Pond, Overton Elementary School, 7201 Colony Loop Dr, C08044, WET_POND				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School				
Location Description:					
Pond Type:	WET_POND				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Z	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/30/2019
Work Order Number:	20-100246				
Pond Comments:	Sheets 4 5 and 31 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	0	Structural Integrity/Soil Erosion:	9
Standing Water:		Riser Pipe/Trash Rack:	0
Inlet Blocked:	9	Outlet Blocked:	9
Excessive Trash:	9	Excessive Vegetation Growth:	9
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

- Mow vegetation on the berms.
- Remove trees.
- Remove all cuttings and debris.
- Repair fence.
- Repair damage at the pond outlet.

Overgrown may be hiding additional violations which must be repaired. The vegetative bench must also be inspected.
This is prime time to perform maintenance on wet ponds. When making repairs please be aware that there are specific plantings along the water line that must remain. Please refer to the site plan for this information.

Inspector:
Kelly Jo Rasberry
kellyjo.rasberry@austintexas.gov

06/14/2021 NOV eventually met compliance. Date not recorded.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	RASBERRYK	**Inspection Date:**	
Work Order Number:	20-100583				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:		Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:		Excessive Vegetation Growth:	
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:		Work or Letter Warranted:	

Inspection Comments:

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1204923	Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08041, BIOFILTRATION			
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	CHAPMAND	**Inspection Date:**	02/15/2010
Work Order Number:	CI24066				
Pond Comments:	Sheets 4 5 28 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	0	Structural Integrity/Soil Erosion:	0
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:		Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	0
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	N

Inspection Comments:
Minor trash buildup

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205115 Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08042, FLOOD_DETENTION				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	CHAPMAND	**Inspection Date:**	02/15/2010
Work Order Number:	CI24067				
Pond Comments:	Sheets 4 5 and 28 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	0	Structural Integrity/Soil Erosion:	0
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:		Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	0
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	N

Inspection Comments:
Minor erosion areas.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205116 Pond, Overton Elementary School Rober, 7201 Colony Loop Dr, C08043, BIOFILTRATION				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School Rober				
Location Description:					
Pond Type:	BIOFILTRATION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	CHAPMAND	**Inspection Date:**	02/15/2010
Work Order Number:	CI24068				
Pond Comments:	Sheets 4 5 and 29 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	0	Structural Integrity/Soil Erosion:	0
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:		Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	0
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	N

Inspection Comments:
Minor trash and erosion.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1205117 Pond, Overton Elementary School, 7201 Colony Loop Dr, C08044, WET_POND				
Link ID:	358,511				
Drainage ID:					
Address:	7201 COLONY LOOP DR				
Pond Owner:	AISD Austin Independent School District			**Pond Owner ID:**	3100064
Business Name:	Overton Elementary School				
Location Description:					
Pond Type:	WET_POND				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Z	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	SPC-06-0046CX	**Property ID:**	214117	**Parcel #:**	218310501
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-06-0046CX	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:		**Inspected By:**	CHAPMAND	**Inspection Date:**	02/15/2010
Work Order Number:	CI24069				
Pond Comments:	Sheets 4 5 and 31 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	0	Structural Integrity/Soil Erosion:	0
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:		Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	0
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	N

Inspection Comments:

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	401336261	Pond, The Meadows of Walnut Creek Section 6, 7106 Loyola Lane, FLOOD_DETENTION			
Drainage ID:					
Address:	7106 LOYOLA LN				
Pond Owner:			**Pond Owner ID:**		
Business Name:	The Meadows of Walnut Creek Section 6				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	SUBURBAN	**Recharge Zone:**	NONE
Map Page:	557Y	**Map Grid:**	P25	**Field Ops Zone:**	11
Case #:	PPC-1-A-9907	**Property ID:**		**Parcel #:**	
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	PPC-1-A-9907	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	RASBERRYK	**Inspection Date:**	12/29/2016
Work Order Number:	16-406549				
Pond Comments:					

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	9	Structural Integrity/Soil Erosion:	9
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:	0	Outlet Blocked:	0
Excessive Trash:	9	Excessive Vegetation Growth:	9
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

01/16/2019

WO closed and site reinspected.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

Permit to Operate a Food Enterprise

Austin Public Health expressly grants the following establishment permission to conduct operations until such time that the permit expires or the establishment's permit is suspended or closed for non-compliance of the City of Austin Code of Ordinances.
Permits are non-transferable.

Overton Elementary

7201 COLONY LOOP DR
Austin, TX 78724

Permit # 10066459

ISSUE DATE:
November 05, 2021

EXPIRATION DATE:
December 31, 2022

MD

Desmar Walkes MD
Health Authority

Austin Public Health
PREVENT. PROMOTE. PROTECT.

CONSUMER: If you have a health related complaint or concern about this establishment, please contact **Austin 3-1-1** or email **EHSD.Service@austintexas.gov**

Property of the City of Austin, Texas
Post in a prominent public location (§10-3-62)

Inspection report is available upon request

Overton Elementary
ATTN: AISD- Food Service
3701 Woodbury
Austin, TX 78704

RETAIL FOOD ESTABLISHMENT INSPECTION REPORT

Environmental Health Services Division

EHSD.Service@AustinTexas.gov

Austin Public Health
PREVENT. PROMOTE. PROTECT.

P.O. Box 142529
Austin, Texas 78714
Main: (512) 978-0300

Insp. Date:	Time in:	Time out:	Permit Number:	Permit Expires:	Type:	Jurisdiction:	District:	IFA
08/24/2022	09:55 AM	10:40 AM	10066459	12/31/2022	Food	Austin	D-11	2C

Purpose of Inspection: ☒ 1-Routine ☐ 2-Follow-Up ☐ 3-Compliance ☐ 4-Other

SCORE

Establishment Name:	Overton Elementary	# of Staff: 4 / # of FH: 4	96
Physical Address:	7201 COLONY LOOP DR, AUSTIN, TX 78724	Follow-up Required ☐ YES ☒ NO	

Compliance Status: **OUT** = Not In Compliance **IN** = In Compliance **NO** = Not Observed **NA** = Not Applicable **COS** = Corrected On Site **R** = Repeat Violation

Mark the appropriate points in the **OUT** box for each numbered item. Mark a checkmark '✓' in appropriate box for **IN**, **NO**, **NA**, **COS**. Mark an asterisk '✱' in appropriate box for **R**.

PRIORITY ITEMS (3 Points) ***Violations Require Immediate Corrective Action not to exceed 3 days***

OUT	IN	NO	NA	COS	Time and Temperature for Food Safety (F = degrees Fahrenheit)	R
	✓				1. Proper cooling time and temperature	
	✓				2. Proper Cold Holding temperature (41°F/45°F)	
		✓			3. Proper Hot Holding temperature (135°F)	
		✓			4. Proper cooking time and temperature	
		✓			5. Proper reheating procedure for hot holding (165°F in 2 hours)	
	✓				6. Time as a Public Health Control; procedures & records	
					Approved Source	
	✓				7. Food and ice obtained from approved source; Food in good condition, safe, and unadulterated: parasite destruction	
	✓				8. Food Received at proper temperature	
					Protection from Contamination	
	✓				9. Food Separated & protected, prevented during food preparation, storage, display and tasting	
✓					10. Food contact surfaces and Returnables; Cleaned and Sanitized at _____ ppm/temperature	
	✓				11. Proper disposition of returned, previously served or reconditioned	

OUT	IN	NO	NA	COS	Employee Health	R
	✓				12. Management, food employees and conditional employees; knowledge, responsibilities, and reporting	
	✓				13. Proper use of restriction & exclusion; No discharge from eyes, nose, & mouth	
					Preventing Contamination by Hands	
	✓				14. Hands cleaned and properly washed/gloves used properly	
			✓		15. No bare hand contact with ready to eat foods or approved alternate method properly followed (APPROVED Y___ N___)	
					Highly Susceptible Populations	
			✓		16. Pasteurized foods used; prohibited food not offered. Pasteurized eggs used when required	
					Chemicals	
	✓				17. Food additives; approved and properly stored: Washing Fruits & Vegetables	
	✓				18. Toxic substances properly identified, stored and used	
					Water/Plumbing	
	✓				19. Water from approved source; Plumbing installed; proper backflow device	
	✓				20. Approved Sewage/Wastewater Disposal System, proper disposal	

PRIORITY FOUNDATION ITEMS (2 Points) ***Violations Require Corrective Action within 10 days***

OUT	IN	NO	NA	COS	Demonstration of Knowledge/ Personnel	R
	✓				21. Person in charge present, demonstration of knowledge, and perform duties/ Certified Food Manager (CFM)	
	✓				22. Food Handler/ no unauthorized persons/ personnel	
					Safe Water, Recordkeeping & Food Package Labeling	
	✓				23. Hot and Cold water available; adequate pressure, safe	
	✓				24. Required records available (shellstock tags, parasite destruction); Packaged Food labeled	
					Conformance with Approved Procedures	
			✓		25. Compliance with Variance, Specialized Process, and HACCP plan; Variance obtained for specialized processing methods; manufacturer instructions	
					Consumer Advisory	
	✓				26. Posting of Consumer Advisories; raw or under cooked foods (Disclosure/Reminder/Buffet Plate)/ Allergen Labeling	

OUT	IN	NO	NA	COS	Food Temperature Control/ Identification	R
	✓				27. Proper cooling method used; Equipment Adequate to Maintain Product Temperature	
	✓				28. Proper Date Marking and disposition	
	✓				29. Thermometers provided, accurate, & calibrated; Chemical/Thermal test strips	
					Permit Requirement, Prerequisite for Operation	
	✓				30. Food Establishment Permit current and valid	
					Utensils, Equipment, and Vending	
	✓				31. Adequate handwashing facilities: Accessible and properly supplied, used	
	✓				32. Food and Non-food Contact surfaces cleanable, properly designed, constructed, and used	
	✓				33. Warewashing Facilities; installed, maintained, used / Service sink or curb cleaning facility provided	

CORE ITEMS (1 Point) ***Violations Require Corrective Action Not to Exceed 90 Days or Next Inspection, Whichever Comes First***

OUT	IN	NO	NA	COS	Prevention of Food Contamination	R
	✓				34. No evidence of insect contamination, rodent/other animals	
	✓				35. Personal Cleanliness/eating, drinking or tobacco use	
	✓				36. Wiping Cloths; properly used and stored	
	✓				37. Environmental contamination	
		✓			38. Approved thawing method	
					Proper Use of Utensils	
✓					39. Utensils, equipment, & linens; properly used, stored, dried, & handled/ In-use utensils; properly used	
	✓				40. Single-service & single-service articles; properly stored and used	

OUT	IN	NO	NA	COS	Food Identification	R
	✓				41. Original container labeling (Bulk Food)	
					Physical Facilities	
	✓				42. Non-Food Contact surfaces clean	
	✓				43. Adequate ventilation and lighting; designated areas used	
	✓				44. Garbage and Refuse properly disposed; facilities maintained	
	✓				45. Physical facilities installed, maintained & clean (floors, walls, ceilings)	
	✓				46. Toilet facilities; properly constructed, supplied, and clean Adequate # of restrooms	
	✓				47. Other Violations	

Received by: (signature)	**Print:** Sonia Tyree Grange	**Title:** Cafe Manager **Email:** overtoncafe@austinisd.org
Inspected by: (signature)	**Print:** Isac Martinez	**Business Phone #**

The following inspection report will be sent to recipient's email address as stated on the above inspection report.

RETAIL FOOD ESTABLISHMENT INSPECTION REPORT

Environmental Health Services Division

EHSD.Service@AustinTexas.gov

P.O. Box 142529
Austin, Texas 78714
Main: (512) 978-0300

TEMPERATURE OBSERVATIONS					
Item/Location	**Temp**	**Item/Location**	**Temp**	**Item/Location**	**Temp**
Milk/WIC	41° F				
Cooked beans/WIC	44° F				
Milk/Milk box	41° F				

An inspection of your establishment has been made. Your attention is directed to the conditions observed and noted below. For information regarding this inspection or violations marked on this report, please call 512-978-0300 Mon-Fri between 7:45am – 4:45pm.

Item #	OBSERVATIONS AND CORRECTIVE ACTIONS
10	Code: 4-501.114(D) - Equipment/food-contact surfaces/utensils were not sanitized in chemical manual or mechanical at least 10 seconds for a
	chlorine solution: Observed a sanitizing bucket at less than 10PPM. [CORRECTIVE ACTION] Follow TFER recommendations for proper sanitization
	levels. - Corrected By Date: 08/27/2022
39	Code: 4-901.11 - Observed clean equipment/utensils air drying in a position that does not allow for self draining: Observed food containers
	stacked wet on clean shelf. [CORRECTIVE ACTION] Equipment and Utensils air dried completely before re-use. - Corrected By Date: 11/22/2022
	Inspection Comments:
	cfm Sonia Tyree Grange 2021129579 7/10/24

Compliant with Austin's Smoking in Public Places Ordinance (SIPPO)? ■ **YES** ☐ **NO**

If not in compliance with SIPPO, complete and attach a SIPPO Inspection Report.

Received by: (signature)	**Print:** Sonia Tyree Grange	**Title:** Cafe Manager **Email:** overtoncafe@austinisd.org
Inspected by: (signature)	**Print:** Isac Martinez	**Business Phone #**

The following inspection report will be sent to recipient's email address as stated on the above inspection report.

Austin Public Health
PREVENT. PROMOTE. PROTECT.

RETAIL FOOD ESTABLISHMENT INSPECTION REPORT

Environmental Health Services Division
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P.O. Box 142529
Austin, Texas 78714
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CORRECTIVE ACTIONS TO ENSURE SAFE FOOD

TCS Food = Time/temperature Control for Safety Food

Item #	Description Of Deficiency	Action
1 - Cooling	TCS food cooled from 135° F to 70° F more than 2 hours OR 135° F to 41° F (45° F) more than 6 hours, OR prepared food cooled to 41° F (45° F) more than 4 hours.	Voluntary destruction, rapid reheating of cooked foods if less than 4 hours
2 – Cold hold	TCS food held above 41° F (45° F) more than 4 hours.	Voluntary destruction
	TCS food held above 41° F (45° F) less than 4 hours.	Rapid cool (e.g. ice bath)
3 - Hot Hold	TCS food held below 135° F more than 4 hours.	Voluntary destruction
	TCS food held below 135° F less than 4 hours.	Rapid reheat to 165° F or more
4 - Cooking	TCS food undercooked.	Re-cook to proper temperature
5 - Rapid Reheating	TCS food improperly reheated.	Reheat rapidly to 165° F or more
	Sealed commercially processed TCS food improperly reheated.	Reheat rapidly to 135° F or more
6 – Time as a Public Health Control (TPHC)	TCS food held >41F and ≤70F for more than 6 hours.	Voluntary destruction
	TCS food held >70 and <135 F for more than 4 hours.	Voluntary destruction
7 - Approved Source/Sound Condition	Foods from unapproved sources/unsound condition.	Voluntary destruction
9 - Cross-Contamination of Raw/Cooked Foods	Ready-To-Eat food contaminated by raw TCS food.	Voluntary destruction of ready-to-eat foods
14 - Handwashing	Food employees observed not washing hands.	Instruct employees to wash hands as specified in the Rules
15 - Proper Handling of Ready-to-Eat Foods	Employee did not properly wash and sanitize hands before touching ready-to-eat food with bare hands.	Voluntary destruction
19 & 23 - Water Supply	Facility does not have water for washing hands, preparing food, or cleaning equipment/utensils.	Voluntary suspension of food preparation

The Texas Food Establishment Rules may be viewed online at
https://www.dshs.state.tx.us/foodestablishments/laws-rules.aspx

Please complete our Environmental Health Services survey at www.surveymonkey.com/s/EHSDSurvey

Austin Public Health
PREVENT. PROMOTE. PROTECT.

RETAIL FOOD ESTABLISHMENT INSPECTION REPORT

Environmental Health Services Division
EHSD.Service@AustinTexas.gov

P.O. Box 142529
Austin, Texas 78714
Main: (512) 978-0300

COMPLIANCE ACTIONS

1. **Food Enterprise Permits:**

Charges will be filed in appropriate court upon observation that a food establishment is operating without a current valid permit.

§10-3-62 (A) A permit holder or person in charge of a Food Enterprise shall post a permit required by this chapter in a prominent public location clearly visible to the general public and to patrons. A permit is clearly visible to the general public and to patrons if:

(1) it is posted in the front window of the enterprise within 5 feet of the front door; or,

(2) it is posted in a display case mounted on the outside front wall of the enterprise within 5 feet of the front door; or,

(3) it is posted on the drive-through menu board of a drive-through enterprise, in addition to posting in locations (1) & (2) of this section; or,

(4) the Food Enterprise is operated in a space that prevents posting the permit as required in (A)(1) through (3), the permit shall be posted in the initial patron contact are, on the menu board or counter of the enterprise, or in a location determined by the Health Authority to ensure proper notice to the general public and patrons.

2. **Certified Food Manager required to be Registered with the City of Austin. Prominently Post Certificate.**

If located in the City of Austin, charges may be filed when a Food Enterprise fails to post in a prominent location an original Food Manager Certificate issued by the Austin Public Health Authority.

3. **Food Handler Training**

All Food Enterprise Employees are required by Law to complete Food Handler training. Food enterprises may be required to provide proof of Food Handler training upon request. A Criminal Complaint may be filed in the appropriate Municipal or Justice of the Peace Court for failure to comply.

4. **Scores below 70:**

A scored follow-up inspection will be conducted after 10 days from today. Failure to score 70 or above on this re-inspection will result in a Criminal Complaint being filed in the appropriate Municipal or Justice of the Peace Court for violations of the Texas Food Establishment Rules. Failure to score 70 or above on subsequent scored inspections within a thirty-six (36) month period may result in additional charges being filed, suspension or revocation of your Food Enterprise Permit and closure of this establishment. You would have the opportunity to appeal any such revocation to the Health Authority for Austin and Travis County.

The required Compliance Schedule for a score below 70 is as follows:

1st score below 70
- Re-inspection fee and re-inspection after 10 days.

2nd score below 70 within 36 months of first failing score
- Re-inspection fee and re-inspection after 10 days.
- File criminal complaint in appropriate court.

3rd score below 70 within 36 months of first failing score
- Re-inspection fee and re-inspect after 48 hours.
- File criminal complaint in appropriate court.
- Permit suspended, immediate closure for 48 hours.

4th score below 70 within 36 months of first failing score
- Permit suspended, immediate indefinite closure.
- Permit revocation process is started.

NOTE: A SCORE BELOW 50 ON ANY SCORED INSPECTION WILL RESULT IN AN IMMEDIATE 48 HOUR CLOSURE, RE-INSPECTION AFTER 48 HOURS AND A COMPLAINT FILED IN COURT.

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-044416 BP

ISSUE DATE : 06/29/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG D

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel & Relocate portable classroom building, to existing primary public educational facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-044415 BP

ISSUE DATE : 06/29/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG C

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel & Relocate portable classroom building, to existing primary public educational facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2021-176568 BP

ISSUE DATE : 08/31/2022

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel to existing Rec Center. Work to include repair to damage caused by winter storm 2021.

BUILDING GROUP/DIVISION: B Business offices

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 7,721 SQ.FT.

SPRINKLER SYSTEM: Full

CODE YEAR: 2021 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Regan Chris Centennial Contractors Enterprises

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Beth Culver, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2010-056098 BP

ISSUE DATE : 09/01/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg K

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate/Remodel Portable Classroom for existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 2003 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : John Delagarza

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2009-075253 BP

ISSUE DATE : 02/02/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG G

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocation & Remodel of portable classroom building to existing Primary Public Educational Facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2011-069119 BP

ISSUE DATE : 09/12/2011

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG K

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate Portable Classroom building (3) to existing Public Primary Educational Facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 4,032 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 2009 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : John Delagarza

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2010-056096 BP

ISSUE DATE : 09/01/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg J

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate/Remodel Portable Classroom for existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 2003 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : John Delagarza

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-008255 BP

ISSUE DATE : 11/12/2013

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG A

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Excavation of soil below building,foundation repair and superstructure, replace portions of wall elements, install sealant/insulation at top of ext. wall replace floor finishes, to existing Recreation Center.

BUILDING GROUP/DIVISION: A-4 Assembly, indoor sporting events

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 17,906 SQ.FT.

SPRINKLER SYSTEM: Full

CODE YEAR: 2009 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Butler Shelley Chasco Constructors

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-044414 BP

ISSUE DATE : 06/29/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG B

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Remodel & Relocate portable classroom building, to existing primary public educational facility.

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2011-084573 BP

ISSUE DATE : 12/06/2011

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Life Safety - Life Safety C.O. for New Public Primary Educational Facalities ... Expired Permit Number: 2006-002242 BP

BUILDING GROUP/DIVISION:

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: Joe American Constructors, LP***MAIN***

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-123745 BP

ISSUE DATE : 11/13/2013

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 437 Addn, Alter, Convn-NonRes Addition - Addition to existing Public Recreation Center (Rebuild demolished portion of building - see Permit #2012-074067BP).

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 0.00

SPRINKLER SYSTEM: Full

CODE YEAR: 2009 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 503

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Butler Shelley Chasco Constructors

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-118715 BP

ISSUE DATE : 07/12/2013

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 329 Com Structures Other Than Bldg New - New Equipment Shelter for Public Primary Educational facility for capacitor bank

BUILDING GROUP/DIVISION: U Accessory, Miscellaneous

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM: NA

CODE YEAR: 09 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 000

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Paul James Allied Electric Services, Inc.

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BUILDING CODE REVIEWER : Tom Migl

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-038203 BP

ISSUE DATE : 11/08/2012

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg PAV

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - New Construction Indoor Sports and Recreation for Public Educational Faculity

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM: Full

CODE YEAR: 09 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 548

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Joe American Constructors, LP***MAIN***

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BUILDING CODE REVIEWER : Doug Votra

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 1:50 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2006-008881 BP

ISSUE DATE : 05/14/2008

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG A

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - New Recreation Center W/Attached Canopy (Turner Roberts Rec. Center)

BUILDING GROUP/DIVISION: A-4

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: Smythe-Macaulay David City Of Austin/Project Manager

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2012-083432 BP

ISSUE DATE : 11/08/2012

BUILDING ADDRESS: 7201 COLONY LOOP DR

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C- 318 Amusement, Social & Rec Bldgs New - Add Kitchen to the New Indoor Sports and Recreation for Public Educational Faculity

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM: Full

CODE YEAR: 09 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 548

TYPE OF CONSTRUCTION: 2B

CONTRACTOR: Joe American Constructors, LP***MAIN***

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER : Doug Votra

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2009-117837 BP

ISSUE DATE : 02/02/2010

BUILDING ADDRESS: 7201 COLONY LOOP DR BLDG H

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate & Remodel portable classroom at existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

********** CERTIFICATE OF OCCUPANCY **********

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2008-092793 BP

ISSUE DATE : 02/03/2009

BUILDING ADDRESS: 7201 COLONY LOOP DR Bldg F

LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Relocate/Remodel Portable Classroom for existing Public Primary Educational Facility

BUILDING GROUP/DIVISION: E Educational

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 1,536 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 03 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 0

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Segura Matias AISD (MAIN)

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BUILDING CODE REVIEWER : Jan Adler

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2012-046878

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR 78724

Legal Description: ABS 4 SUR 19 BURLESON J ACR 49.889

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION

Complaint Date: May 10, 2012

Complaint: no hand rails

INSPECTION INFORMATION

Investigator Assignment(s)

Jonathan Josephson assigned on May 10, 2012

Transferred to Chris Maldonado - MALDONCH on May 15, 2012

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2014-135430

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status:	**Closed**
Address:	7201 COLONY LOOP DR 78724
Legal Description:	ABS 4 SUR 19 BURLESON J ACR 49.889
Property Owner(s):	CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner Po Box 1088 Austin, Texas 78767-1088
Complaint Date:	December 23, 2014
Complaint:	parks called in trash dumped on the curb, tables, chairs ect. in front of the park

INSPECTION INFORMATION

Investigator Assignment(s)

Mario Ruiz assigned on December 23, 2014

Transferred to Randy Sharp - SHARPR on December 30, 2014

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2019-190922

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR AUSTIN TX 78724

Legal Description: ABS 4 SUR 19 BURLESON J ACR 67.3340

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner

Complaint Date: September 25, 2019

Complaint: Caller reporting a king-sized mattress and other small items are by the sidewalk of the school.

INSPECTION INFORMATION

Investigator Assignment(s)

Forrest Pobst assigned on September 25, 2019

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2019-207901

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR AUSTIN TX 78724

Legal Description: ABS 4 SUR 19 BURLESON J ACR 67.3340

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner

Complaint Date: October 16, 2019

Complaint: vacant field across from this school

INSPECTION INFORMATION

Investigator Assignment(s)

Forrest Pobst assigned on October 16, 2019

Transferred to David Downing - DOWNINGD on October 25, 2019

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2019-227672

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status:	**Closed**
Address:	7201 COLONY LOOP DR AUSTIN TX 78724
Legal Description:	ABS 4 SUR 19 BURLESON J ACR 67.3340
Property Owner(s):	CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner
Complaint Date:	November 24, 2019
Complaint:	Mechanical Issue (not heat, appliances not working) Inside Structure

INSPECTION INFORMATION

Investigator Assignment(s)

Darin Wesley assigned on November 24, 2019

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2020-098868

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR AUSTIN TX 78724

Legal Description: ABS 4 SUR 19 BURLESON J ACR 67.3340

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner

Complaint Date: July 4, 2020

Complaint: Caller is calling because the park always seems to be a state of disrepair. Caller states the the lock is always broken, and there is always trash all over the park. Also, people walk their aggressive dogs in the park, either Picts or Rottweilers.
COVID-19 .Social Distancing

INSPECTION INFORMATION

Investigator Assignment(s)

Lamont Howard assigned on July 4, 2020

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2020-113337

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR AUSTIN TX 78724

Legal Description: ABS 4 SUR 19 BURLESON J ACR 67.3340

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner

Complaint Date: July 30, 2020

Complaint: Colony Park HOA initiative
High weeds and grass. Property is part of Colony Park district park. Area is Colony Loop dr between Kildare cv and Shannon cir

INSPECTION INFORMATION

Investigator Assignment(s)

Not Recorded

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)
Violation: The grass and weeds on the Loyola/Colony Loop side of the property exceeds 12 inches in height.
Date Observed: 07/30/2020 Status: Cleared

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2020-179761

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR AUSTIN TX 78724

Legal Description: Not Recorded

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner

Complaint Date: November 23, 2020

Complaint: Illegal Dumping
Southbound Lane
Vacant Lot

INSPECTION INFORMATION

Investigator Assignment(s)

Forrest Pobst assigned on

Transferred to John Hale - HALEJ on November 24, 2020

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)
Violation: There was a large amount of brush dumped on the property and right of way near the bus stop at Colony Loop Dr/Loyola Ln.
Date Observed: 11/24/2020 Status: Cleared

NOTICES

Notice of Violation Sent to: Jonessa Munoz

Mail sent certified Void December 7, 2020
Mail sent regular Void December 7, 2020

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2021-145992

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR AUSTIN TX 78724

Legal Description: ABS 4 SUR 19 BURLESON J ACR 67.3340

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner

Complaint Date: September 20, 2021

Complaint: video footage. LP [redacted]

INSPECTION INFORMATION

Investigator Assignment(s)

Aaron Robinson assigned on September 20, 2021

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2022-027623

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status: **Closed**

Address: 7201 COLONY LOOP DR 78724

Legal Description: ABS 4 SUR 19 BURLESON J ACR 67.3340

Property Owner(s): CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner

Complaint Date: February 28, 2022

Complaint: Glass and construction debris left in the back parking lot near the recycling bins

INSPECTION INFORMATION

Investigator Assignment(s)

Aaron Robinson assigned on February 28, 2022

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)
Violation: An owner, tenant, resident or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly or unsanitary matter.
Date Observed: 03/03/2022 Status: Cleared

NOTICES

Notice of Violation Sent to: CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION

Mail sent certified 7017 0190 0000 3849 6487 March 15, 2022
Mail sent regular March 15, 2022

AUSTINCODE DEPARTMENT

Case History Report for Property 3192109

Summary of Complaint CC-2022-045970

This Report mimics the Case History document template but allows for multiple Case Histories to be output together. This Report is identical to Report 52083_r_case_history_property without the subreport Case Notes. This is due to the PIR requirement.

The parameter entered is Propertyrsn.

COMPLAINT INFORMATION

Case Status:	**Closed**
Address:	7201 COLONY LOOP DR 78724
Legal Description:	ABS 4 SUR 19 BURLESON J ACR 67.3340
Property Owner(s):	CITY OF AUSTIN ATTN: REAL ESTATE SERVICES DIVISION - Owner
Complaint Date:	April 3, 2022
Complaint:	Garbage/Rubbish, Accumulated Back of Property

INSPECTION INFORMATION

Investigator Assignment(s)

Aaron Robinson assigned on April 3, 2022

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Virginia L. Brown Recreation Center

7500 Blessing Avenue
Austin, Texas 78752

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-05
Site Visit Date: September 29, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Virginia L. Brown Recreation Center
7500 Blessing Avenue
Austin, Texas 78752
SF-0001419126-05

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 29, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X	X		None		
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Routine Maintenance		
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X			None		
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X			Repair	$1,000	
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X			None		
5.5 HEATING, COOLING, AND VENTILATION	X			None	$1,200	
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		$5,000
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X	X		No accessible sign is presented, replace with ADA approved signage	$300	
Totals					$2,500	$5,000

Summary	Today's Dollars	$/SF
Immediate Repairs	$2,500	$0.63

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$5,000.00	$1.25	$0.13
Replacement Reserves, w/10, 3.0% escalation	$5,627.54	$1.41	$0.14

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
1	**Seal and re-caulk existing bench perimeter**	Bathroom bench needs re-caulking along the perimeter. Remove all older sealant and tool smooth a new sealant adequate for wet locations.	Man Days	$500	1	$500	
2	**Replace Damaged Acoustic Ceiling Tiles (ACT)**	The ceiling tiles appear to be in good condition however, some tiles were cracked or missing. Replace all damaged tiles at this time from the attic stock to match existing.	Man Days	$500	1	$500	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$1,000	
HEATING, COOLING, AND VENTILATION							
3	**Missing ceiling air conditioner diffuser**	Missing ceiling air conditioner diffuser	Allow	$1,200	1	$1,200	
		Subtotal HEATING, COOLING, AND VENTILATION				$1,200	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
4	**Provide Signage at Restrooms**	Signage at the restrooms do not comply with the standard. Replace both signs at this time to indicate the restrooms are accessible.	EA	$150	2	$300	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$300	
		Total:				**$2,500**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	20	10	10	4,000	SF	$1.25	$5,000	100%					$5,000						$5,000
Total (Uninflated)									$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$0.00	$0.00	$0.00	$0.00	$5,627.54	$0.00	$0.00	$0.00	$0.00	$0.00	$5,627.54

Evaluation Period:	10
# of SF:	4,000
Reserve per SF per year (Uninflated)	$0.13
Reserve per SF per year (Inflated)	$0.14

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1.0 EXECUTIVE SUMMARY

Virginia L. Brown Recreation Center, the Subject, is an approximately 4,000-SFG, 1-story tenant space inside Pickle Elementary School which is freestanding building on a 8.7-acre parcel in Austin, Texas. The building was constructed in approximately 2002 and is approximately 20 years old. Specifically, the site is located in the southeast of the intersection of Blessing and Wheatley Avenues. The subject leases a space inside Pickle Elementary School, which is part of the Austin Independent School District. AISD provides grounds maintenance and maintenance for shared spaces as part of the least agreement. The property is bounded mostly by residential properties and includes a walking trail towards the southwest side of the site.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided along Blessing Avenue which provides off street parking. Two curb cuts provide access to the school site, one curb cut is located along Blessing Avenue, and the other one is located along Wheatley Avenue. The parking is shared with the school and we understand the maintenance of same is provided by ASID.

1.1 FACILITY CONDITION

The Subject is considered to be in good conditions with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its relative construction, however, the Subject does have some cosmetic deficiencies that should be addressed at this time. Systems that fall into this category include broken or missing acoustic ceiling tiles (ACT), interior paint damage and, overgrown grasses. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

The subject is a tenant space. Mechanical and electrical systems are maintained by AISD. Virginia L. Brown Recreational Center has a main lobby with pool tables and a reception desk. The subject has its own men's and women's restroom with accessible showers, kitchen, breakroom, arts & crafts room, and office spaces. The subject shares both gym and weight room with the Pickle Elementary School, which takes cares of the systems and finishes maintenance in these shared spaces.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as

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needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Repaint Interior Spaces	2022	N/A
Replace Vinyl Composition Tile (VCT) throughout the space	2022	N/A

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

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$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the very good range at 0.001.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal).
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	The Certificates of Occupancy was requested, but was not provided.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	SF-3-NP - Family Residence - Neighborhood Plan Combining District

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

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ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Bismallah Loggins, Recreational Program Supervisor	City of Austin Parks & Recreation Department	Austin Park & Recreation	(512) 974-7865
James Rodriguez	City Of Austin	Austin Park & Recreation	512.586.9506

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To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-05
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Virginia L. Brown Recreation Center
Street Address	7500 Blessing Avenue
City, State and Zip	Austin, Texas 78752
Number of Parcels	NA
Total Acreage	8.7
Number of Buildings	1 buildings - The Subject is a 4,000 SF tenant space within a larger building.
Number of Stories	1 Story/Stories
Basement / Crawl Space	Slab on Grade
Reported Building Size	4,000 SF (Tenant space)
Building Age	The Property was constructed in 2002 and is 20 years old.
Parking Provisions	There are a total of 120 parking spaces, of which there are 8 standard ADA spaces and 2 van-accessible spaces.
Primary Use	Public Recreation/ Municipal
Reported Occupancy	100%
Property Management	Austin Independent School District
Duration of Property Management	20 Years
Escorted by	Bismallah Loggins, Recreational Program Supervisor, City of Austin Parks & Recreation Department
Field Observer	Enrique Garcia
Date of Site Visit	September 29, 2022
Weather	Clear, 70 F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The site's topography poses no apparent adverse conditions. Good drainage characteristics should prevail. No further action is required at this time. The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water is shed by a system of downspouts which discharge towards the southeast parking lot which eventually drain water over the street. Storm water drains via sheet-flow to a system of catch basins located on the southeast side along Blessing Avenue.

An approximately three feet tall masonry retaining wall is located along the Blessing street, which is between the off street parking, the municipal sidewalk, and the school parking lot.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48439C0320K dated September 25, 2009.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition with no immediate action required. Retaining wall structures will require some maintenance over the term. Storm water management appears to be in good condition. The flood zone is the least restrictive zone with no further action required.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

On-site roadways and parking areas are paved with asphalt and crosswalks with brick pavers. Sidewalks are concrete-paved. We limited our site observation to the subject's tenant interior space since all of the exterior horizontal and vertical surfaces area maintained by Pickle Elementary School, except the Senior Garden which is cared by Parks & Recreation.

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An asphalt parking lot is provided on the northeast, south and southwest sides of the building. Parking is provided onsite for visitors and employees. There are total of 120 spaces of which 8 are designated accessible and 2 are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

A galvanized chain-link fence is provided at The Senior Garden which is located west of the building and is dedicated to the Subject space.

Observations & Comments

We limited our site observation to the subject's tenant interior space since all of the exterior horizontal and vertical surfaces area maintained by Pickle Elementary School, except the Senior Garden which is cared for by the Parks & Recreation Department.

In general, the parking and paving appears to be in good condition and the costs are maintained as part of the lease agreement.

The perimeter chain-link fence over the Senior Garden is in good condition. However, at the time of our visit, landscape overgrowth was present at the garden. We were told that the Austin Parks & Recreations has a routine landscape maintenance program. No further action required.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building is founded with a slab on grade with continuous strip-type footings below exterior load-bearing walls, isolated pad-type footings below columns, and grade beams below shear walls. Roof decks are corrugated metal decking supported by OWJ's spanning between the steel frame.

Observations & Comments

The substructure and framing appeared to be in good condition. No excessive floor slab cracking or deflection of the framing was observed. CBRE anticipates the Substructure system will last past the evaluation period with routine maintenance. CBRE anticipates the Superstructure system will last past the evaluation period with routine maintenance.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior material for the building is brick and concrete tile wall panels with a stucco finish. Punched window openings with insulated glazing in aluminum frames are typical through the Subject. The roof is a standing seam metal roof original to the building and about 20 years old.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Over Rec Center	4,000	Metal (standing seam)	20 years

Observations & Comments

We did not observe the roof as we understand the roof and exterior wall surfaces are maintained by AISD (Pickle Elementary School). No water intrusion issues, or roof leaks were reported during our interview and no further action required.

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5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The tenant space is organized around the lobby which connects the arts & crafts room, gymnasium, restrooms, offices, kitchen, and to the exterior courtyard where the senior garden is located. The weight room is accessed through the shared gym space.

Lobby finishes and corridors consists of vinyl tile flooring, rubber base, painted gypsum board, cloud acoustic ceiling tiles, and exposed structure. Behind the reception desk there is a feature wall that consists of painted gypsum wall and ceiling which wraps above the desk area. The kitchen, the arts & craft room, and the corridors which leads those these spaces have sealed concrete floors.

Office finishes consist of vinyl tile flooring, painted gypsum board walls, acoustic ceiling tiles, and LED-type fixtures.

There is a men's and women's restrooms, each with their own accessible showers. All toilet rooms are accessible, they have plastic laminate countertops with undermounted ceramic sinks, and are equipped with floor-mounted toilets and wall-mounted urinals. Accessories consist of framed mirrors and floor mounted plastic laminate clad partitions. Interior finishes consist of ceramic mosaic tile flooring and 4x4 walls, painted gypsum board walls and ceiling. Lighting is provided by ceiling-mounted fixtures. Each of these rooms have painted steel lockers, and a plastic laminate bench.

Observations & Comments

Interior finishes are generally in good condition. It is worth noting that while the gym and the weight room are shared facilities between the school and Parks & Recreation Department, the school facilities staff is responsible for the maintenance of these spaces. Based on EUL, replacement of the lobby, common corridor, kitchen FF&E is not anticipated during the evaluation term. No further action is needed.

The restrooms appear to be in good conditions however, we noted that the bench in the shower room needs re-caulking along the perimeter. Costs have been included for this work.

The ceiling tiles appear to be in good conditions, but we noted that, some tiles were cracked or missing.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

Water meter and supply, as well waste piping and domestic water heater is maintained by AISD (Pickle Elementary School). The piping we observed was copper and was generally insulated. The men's and women's restroom are served by a common water heater maintained by AISD.

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Observations & Comments

We limited our site observation to the subject's tenant interior space since all of the mechanical, electrical, and pluming (MEP) are maintained by AISD (Pickle Elementary School). Our representative observations of the immediate supply and wastewater piping and inquiries of the POC did not reveal any deficiencies or systematic leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Domestic water and sanitary sewer systems appear to be in good condition overall. No immediate action is required.

5.5 HEATING, COOLING, AND VENTILATION

Heating, cooling and ventilation is maintained by AISD (Pickle Elementary School). We were not provided access to the mechanical rooms.

Observations & Comments

We limited our site observation to the subject's tenant interior spaces. During our site visit we noticed a few air supply diffusers were missing from the ceiling, we have allocated an allowance for its replacement. Heating, cooling and ventilation system appear to be in good condition overall. No issues were reported with the system and other than addressing the missing diffusers, no further action is required.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical service, and distribution, as well emergency power is provided to the building and distributed to the tenant space. We did not observe the main electrical room, but the wiring is reportedly copper with circuit breakers for overload protection within distribution panels throughout the facility.

Observation & Comments

We limited our site observation to the subject's tenant interior space since all of the mechanical, electrical, and pluming (MEP) are maintained by Pickle Elementary School. Electrical distribution systems appear to be in good condition overall. No immediate action is required.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The tenant space is not protected with a wet pipe sprinkler system.

Fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are surface wall mounted with brackets and are generally available throughout the common corridors and kitchen.

Manual fire extinguishers were observed throughout the building. Tags indicate the most recent maintenance inspection occurred in February 2022 by Pye Barker Fire & Safety. The kitchen is not commercial grade and does not have a hood.

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Fire alarm and detection system devices consist of smoke detectors and heat detectors, duct smoke detectors, hard-wired exit signs with battery back-up, fire alarm pulls and illuminated exit lights. There is an audible and visible alarm in the entrance lobby. We were

Emergency egress is provided by six marked exits, two of the exists are located within the confinements of the tenant space. One of the exits discharges occupants to the rear yard where the Senior Garden is located, and the second exit discharges to the school protected corridor. The rest of the exists are located in the gymnasium, and they discharge occupants to an exterior courtyard.

Observation & Comments

We limited our site observation to the subject's tenant interior space since all of the Fire Command, and fire alarm distribution systems are maintained by AISD (Pickle Elementary School)., We did not have access to those spaces. We were provided with a copy of an inspection report on February 2020. The report is two years old, but indicates the system is a Silent Knight 5820XL model. All devices passed the inspection at this time, and two minor deficiencies were indicated to have been repaired. No immediate action is required, but replacement is budgeted over the term. The budget includes only the tenant space of 4,000 SF; the rest of the system is outside the scope of this survey.

Fire extinguishers are certified every two years by Pye Barker Fire & Safety. Service tags are current and are dated September 2022. No action is required.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

We noted that the restrooms lacked signage for accessibility. Costs have been included to address this issue.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?		✔		
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✔	
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?			✔	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			✔	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			✔	
6	Does signage exist directing you to accessible parking and an accessible building entrance?			✔	
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?				
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?			✔	
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔	✔		It is a wheelchair accessible facility, but ADA approved signage is required outside each restroom
5	Is there a path of travel that does not require the use of stairs?		✔		
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔	✔		Public area toilets are provided, but ADA approved signage is required outside each restroom
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were not returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were not made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

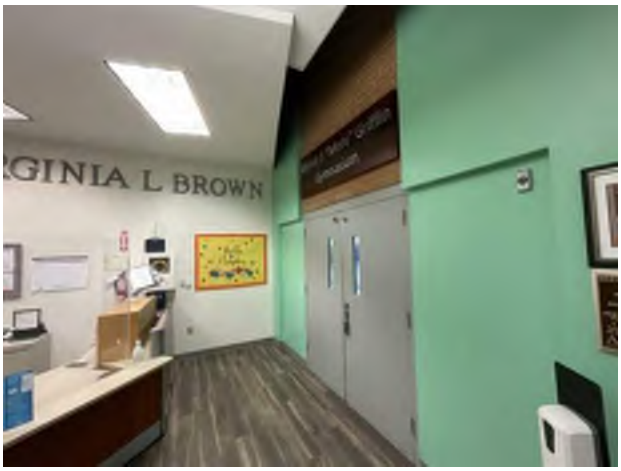
1. Typical Sidewalk at Rear Courtyard

2. Senior Garden

3. Building Exterior

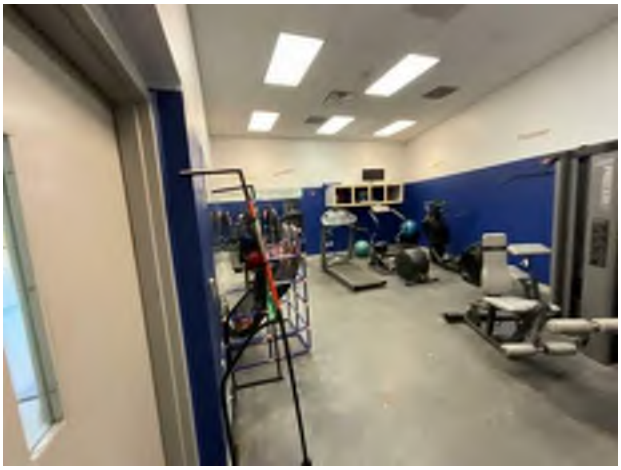
4. Virginia L. Brown Main Entrance

5. Lobby and Game Room



6. Gym Entrance

7. Gym

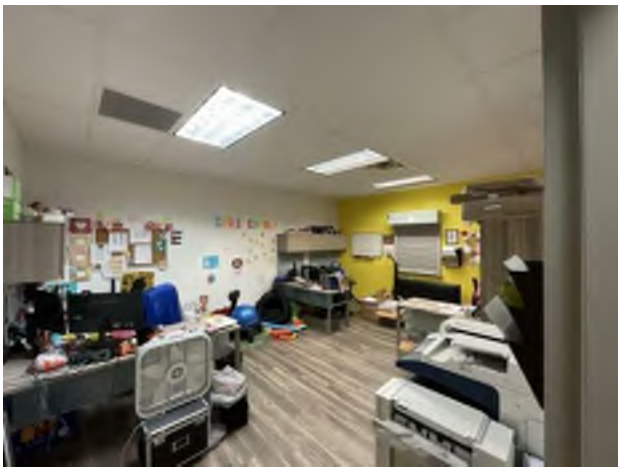


8. Weight Room

9. Break Room Foyer

10. Kitchen

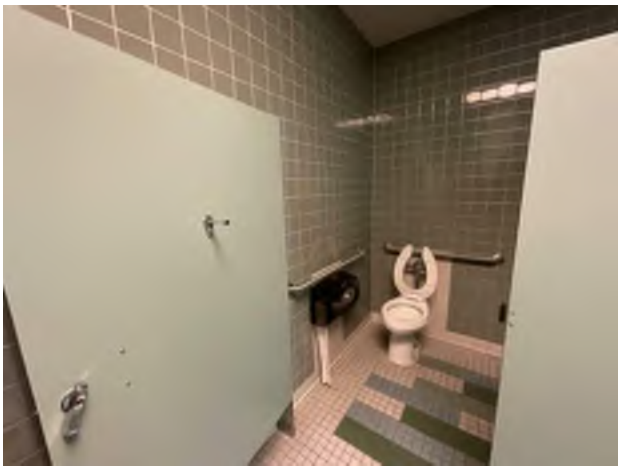
11. Arts and Crafts Room



12. Typical Office

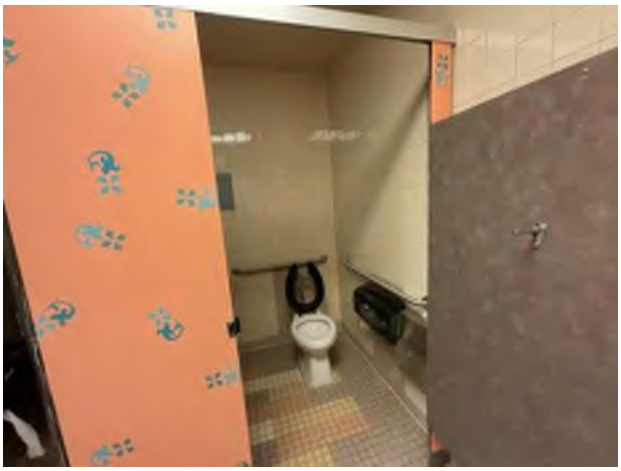
13. Men Restroom

14. Men Shower area



15. Men Restroom

16. Women Restroom



17. Women Restroom

18. Fire Extinguisher

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Virginia L. Brown Recreation Center	**Project No.:**	
Address:	7500 Blessing Ave.	**Project Manager:**	
City, State Zip Code	Austin, TX 78752	**Property No.:**	
Year Built and Age:	2002	**Tax I.D. # (Sec, Lot, Block):**	LOT 4-12 BLK 19 LOT 1-20 BLK 22 LOT 5-20 BLK 23 BLACK A K SUBD NO 2
Building Type:		**Size of Parcel (Acres):**	8.7271
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	Austin Independent School District	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Busy Loggins	**Date:**	
Tel:	512-974-7865	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	Austin Independent School District
HVAC Maintenance	?
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	Austin Independent School District
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard					
Handicap					
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal

stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

Virginia L. Brown/ St. John Library

7500 Blessing Ave.
Austin, Texas 78752

Pickle Elementary

1101 Wheatley Ave.
Austin, Texas 78752

LEGEND

Austin Independent School District

Park and Recreation Department

Austin Police Department

Austin Public Health

Austin Public Library

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&KDQQHO &OYHUW RU 6WUXFWXUH

/HYHH RU'LNH

&URVV6HFWLRQV ZLWK$QQXDO &KDQFH

DWHU6XUIDFH(OHYDWLRQ

&RDVWDO7UDQVHFW

%DVH)ORRG(OHYDWLRQ/LQH %)(

/LPLW R6WUXFW

-XULVGLFWLRQ%RXQGDU\

&RDVWDO7UDQVHFW%DVHOLQH

3URIOH%DVHOLQH

*HURUDSKLF)HDWXUH

L'LWDO DWD$YDLODEOH

1R'LWDO DWD$YDLODEOH

8QSSHG

7KHSLQGLVSODHGRQWKHSLV DQDSSURSULDWH SRQW VHOHFWHGEWKHXVHU DQGGRHV QRW UHSUHVHQW DQDWKRULWDWLYHSURSHUW\ORFDWLRQ

7KLVPSFRROLHVZLWKJ\VWDQGDUGIRU WKHXVHR GLJLWDO IORRGPS/LI LW LVQRW YRLGV/GHVFULEHGEHORZ 7KHEDVHPSVKRZQFRROLHVZLWKJ\VEDVHPS DFFXUDWHWDQGGUG/

7KHIORRGKD]DUGLQRUPDWLQLV GHULYHGGLUHFWO\IURPWKH DWKRULWDWLYHJHEVHUYLFHVSURYLGHGEJ 7KLVPS ZVHSRUWHGRQ DW DQGGRHV QRW UHOHFWQWV VXEVHXHQW WRWKLVGDWHDQG WLFI 7KHJHDQGHIHFWLYHQRUPDWLQRUPDWLQRJHFKQHRU EHFRPVXSUVHGEQHZGDWDRYHU WLFI

7KLVPSLDHLV YRLGLI WKHFRHRU RUHR WKHIOORZLQJPS HOHPQWV GRQW DSSHDU EDVHPSLDHU\ IORRGJRQHODEHOV OHHQG VFDOHEDU PSFRUHDWLQGDWH FRRL W\LGHQWLILHUV)5$DQG QXEU DQG)5$HFWLYHGDWH DSLDHV IRU XQSSHGDQGXQGHUQJHDUFQQRW EH XVHGIRU UHDOWRU\SUSRVHV

%DVHG RQ 1DWLRQDO)ORRG ,QVXUDQFH 3URJUDP'DWD UHYLHZHG RQ

Austin ISD Life Safety Systems
Systems Record of Inspection and Testing: Fire Alarm System

Form to be filled out in accordance with NFPA-72 2013 and site specific testing plan

Service Type: ☒ Inspection ☒ Test

Start Date: Feb 10, 2020

Completion Date: Feb 13, 2020

Supplemental Form(s) Attached:

- ☐ Emergency Communications Systems Test Results
- ☐ Mass Notification Equipment Test Results
- ☒ Initiating Device Point List
- ☒ Notification Appliance Test Results
- ☒ Interface Component Point List

1. TESTING TECHNICIAN INFORMATION

Name/Call Sign: Stetson Essler- 1203

Name/Call Sign:

2. PROPERTY INFORMATION:

Elementary: Pickle Middle: High: Others:

Address: 1101 Wheatley Ave., Austin, TX 78752

3. TESTING AND MONITORING INFORMATION:

Testing Organization: AISD PD Life Safety Systems Address: 5105 East 51st Street, Austin, Texas, 78723

Phone: 512-414-1703 Fax: 512-414-0706

Monitoring organization: AISD PD

Address: 1111 West 6th Street, Austin, Texas, 78702

Phone: 512-414-1703 Fax: 512-414-0706 Acct # 7146 Phone #1 512-371-3903 Phone #2 512-371-7251

Means of Transmission: Phone

4. DOCUMENTATION:

On-site location of the required record documents and site-specific software:

300 Hall inside MDF Room under FACP

5. DESCRIPTION OF SYSTEM OR SERVICE:

4.1 Control Unit Manufacture: Manufacture: Silent Knight Model Number 5820XL

4.2 Software and Firmware: Firmware Revision # 10 AISD Tag Number N/A **Note: Version 12 must be replaced*

4.3 System Power

4.3.1 Primary (Main) Power:

Nominal Voltage 120 Overcurrent Protection Type: Breaker Amps: 20

Location: Electrical Panel L52 Ckt. 40 across hall in electrical rm

4.3.2 Secondary Power

Type: Batteries Location: Control Panel Battery Type: Lead Acid

6. NOTIFICATIONS MADE PRIOR TO TESTING:

☒ Always: AISD Dispatch ☒ If during business hours: Site Staff

7.1 **Control Unit and Related Equipment:**

Description	Visual Inspection	Functional Test	Comments
Control Unit	☒	☒	Passed
Lamps/LEDs/LCDs	☒	☒	Passed
Trouble Signals	☒	☒	Passed
Disconnect Switches	☒	☒	Passed
Ground-fault monitors	☒	☒	Passed
Supervision	☒	☒	Passed
Local Annunciators	☒	☒	Passed
Remote Annunciators	☒	☒	Passed
Extender Panels	☒	☒	Passed
Smart Extender Panels	☒	☒	Passed
Old Extender Panels	☐	☐	

*** See attached page for power type & location, disconnect means & location, and battery check*

Number of 5860: 2

Number of 5495 4

Number of 5895 1

Number of 5395 ☐ Informed foreman

Number of 5496

Number of 5499

7.2 Secondary Power:

Description	Visual Inspection	Functional Test	Comments
Battery Condition	☒	☒	Pass
Load Voltage	☒	☒	Pass
Discharge Set	☒	☒	Pass
Charger Test	☒	☒	Pass
Extender Panel Batteries	☐	☐	

7.3 **INITIATING DEVICE:**

See Attached Point List From Panel Program

7.4 **NOTIFICATION APPLIANCE:**

See Attached Form

7.5 **INTERFACE COMPONENT:**

See Attached Point List From Panel Program

Unless otherwise noted, attached point list indicates devices passed testing.

7.6 **SUPERVISING STATION MONITORING:**

Description:	Yes	No	Time
Alarm Signal	☒	☐	30 seconds
Alarm Restoration	☒	☐	30 seconds
Trouble Signal	☒	☐	30 seconds
Trouble Restoration	☒	☐	30 seconds
Supervisory Signal	☒	☐	30 seconds
Supervisory Restoration	☒	☐	30 seconds

8. **NOTIFICATIONS THAT TESTING IS COMPLETE:**

☒ Always: AISD Dispatch ☒ If during business hours: Site Staff

9. **SYSTEMS RESTORED TO NORMAL OPERATION:**

Date Feb 12, 2020

10. **CERTIFICATION AND ACCEPTANCE BY OWNER REPRESENTATIVE:**

Signature indicates the specified system has been inspected and tested according to NFPA 72 2013 edition, chapter 14

Signature Field

11. **DEFECTS OR MALFUNCTIONS NOT CORRECTED AT CONCLUSION OF SYSTEM INSPECTION, TESTING OR MAINTENANCE.**

☒ See attached form ☐ N\A

List of Deficiencies

Damaged cieling tiles for points 2: 73, 33: 107, 33: 62
Broken base on art Kiln room heat detector

Corrected Deficiencies

All dificiencies above have been corrected

7.1 POWER TYPE & LOCATION, DISCONNECT MEANS & LOCATION, AND BATTERY CHECK

Extender Type:	Location:	Breaker:	Breaker Location:	Battery Count:	Amp Hour:
5495	MDF rm next to FACP	Panel LS2 Ckt # 38	Across Hall Elec	12v x 2	7
5495	IDF Rm 200 Wing across from 202	Panel LS1 Ckt # 48	Dwn hall Elec Rm	12v x 2	7
5495	IDF rm behind Stage	Panel LD Ckt # 20	Stage Clst	12v x 2	7
5895	IDF rm behind Stage	Panel LD Ckt # 20	Stage Clst	12v x 2	12
5495	AT&T IDF rm on City Side	Panel LL2 Ckt # 43	Across Hall Elec	12v x 2	7

7.4 NOTIFICATION APPLIANCE

SUPPLEMENTARY RECORD OF INSPECTION AND TESTING

Service Type: ☒ Inspection ☒ Test

Start Date: Feb 10, 2020

Property Name: Pickle Elementary

Completion Date: Feb 12, 2020

Type:	Location/Identifier	Pass	Type:	Location/Identifier	Pass
	Outside Wall Right of Front Entry	☒	Visual	Rm 304	☒
	Inside Front Entry	☒	A/V	Rm 304 RR	☒
	Rm 408	☒	A/V	Rm 305	☒
	Rm 408 RR	☒	Visual	Rm 305 RR	☒
	Rm 407	☒	Visual	Rm 306	☒
	Rm 407 RR	☒	A/V	Rm 306 RR	☒
	Rm 406	☒	A/V	Rm 307	☒
	Rm 406 RR	☒	Visual	Rm 307 RR	☒
	Rm 405	☒	Visual	Rm 308	☒
	Rm 405 RR	☒	A/V	Rm 308 RR	☒
	Rm 404	☒	A/V	Rm 309	☒
	Rm 404 RR	☒	A/V	Rm 309 RR	☒
	Rm 403	☒	Speaker/Strobe	Rm 311	☒
	Rm 403 RR	☒	A/V	Rm 311 RR	☒
	Rm 402	☒	Visual	Admin Lobby	☒
	Rm 402 RR	☒	A/V	Admin Lobby	☒
	Rm 401	☒	A/V	Admin Corridor	☒
	Rm 401 RR	☒	A/V	Admin Clerk	☒
	Bkrm	☒	Visual	Admin Lobby	☒
	400 Elec. Mech.	☒	A/V	Nurse	☒
	400 Corridor	☒	Visual	Nurse RR	☒
	400 Corridor	☒	A/V	MH RR 300	☒
	400 Corridor	☒	Visual	WH RR 300	☒
	Main Corridor	☒	Visual	Rm 201	☒
	Main Corridor	☒	Visual	Rm 201 RR	☒
	Main Corridor	☒	A/V	Rm 202	☒
	Main Corridor	☒	A/V	Rm 202 RR	☒
	Main Corridor	☒	A/V	Rm 203	☒
	Main Corridor	☒	A/V	Rm 203 RR	☒
	Main Corridor	☒	Visual	Rm 204	☒
	Main Corridor	☒	A/V	Rm 204 RR	☒

Type:	Location/Identifier	Pass	Type:	Location/Identifier	Pass
A/V	Main Corridor	☒	Visual	Rm 205	☒
A/V	Main Corridor	☒	Visual	Rm 205 RR	☒
Visual	Library	☒	Visual	Rm 206	☒
Visual	Library	☒	Visual	Rm 206 RR	☒
Visual	Library Office	☒	Visual	Rm 207	☒
Visual	A/V Storage	☒	Visual	Rm 207 RR	☒
Visual	Library	☒	Visual	Rm 208	☒
A/V	300 Mech Rm	☒	Visual	Rm 208 RR	☒
Visual	Rm 301	☒	A/V	200 Corridor	☒
Visual	Rm 301 RR	☒	A/V	200 Corridor	☒
Visual	Rm 302	☒	A/V	200 Corridor	☒
Visual	Rm 302 RR	☒	Visual	Guidance	☒
Visual	Rm 303	☒	Visual	Conference	☒
Visual	Rm 303 RR	☒	Visual	Music Office	☒
Visual	Lounge	☒	Visual	P.E. Office	☒
Visual	MHRRADM	☒	Visual	P.E. Office RR	☒
Visual	WHRRADM	☒	Visual	Gym Storage	☒
A/V	100 Mech. Rm	☒	Visual	Gym AISD Storage	☒
A/V	100 Corridor	☒	Visual	PARD Table Storage	☒
Visual	100 Corridor	☒	Visual	PARD Storage	☒
A/V	100 Corridor	☒	A/V	Park/Rec	☒
A/V	100 Corridor	☒	Visual	Park/Rec Corridor	☒
A/V	100 Corridor	☒	Visual	Park/Rec Stor	☒
Visual	Rm 101	☒	Visual	Park/Rec RR	☒
Visual	Rm 101 RR	☒	Visual	Park/Rec RR	☒
Visual	Rm 102	☒	A/V	Park/Rec Arts and Crafts	☒
Visual	Rm 102 RR	☒	A/V	Public RR	☒
Visual	Rm 103	☒	A/V	Public RR	☒
Visual	Rm 103 RR	☒	Visual	City Elec. Rm	☒
Visual	Rm 104	☒	Visual	City Mech. Rm	☒
Visual	Rm 104 RR	☒	Visual	City Library Alcove	☒

Type:	Location/Identifier	Pass	Type:	Location/Identifier	Pass
Visual	Rm 105	☒	Visual	City Library Alcove	☒
Visual	Rm 105 RR	☒	Visual	City Library Alcove	☒
Visual	Rm 106	☒	A/V	City Library Entry	☒
Visual	Rm 106 RR	☒	Visual	City Library Computer Rm	☒
Visual	Rm 107	☒	Visual	City Library Workroom	☒
Visual	Rm 107 RR	☒	Visual	City Library Breakroom	☒
Visual	Rm 108	☒	Visual	City Library RR	☒
Visual	Rm 108 RR	☒	Visual	City Library	☒
Visual	Music	☒	Visual	City Library	☒
Visual	Art	☒	Visual	City Library	☒
Visual	Art Kiln	☒	Visual	City Library	☒
A/V	Cafeteria	☒	Visual	City Conference Rm	☒
A/V	Cafeteria	☒	Visual	City Conference Rm	☒
A/V	Cafeteria	☒	Visual	City Conference Rm	☒
A/V	Cafeteria	☒	Visual	Clothing Center	☒
A/V	Kitchen	☒	Visual	Breakroom	☒
A/V	Kitchen	☒	Visual	HHSD Corridor	☒
A/V	Kitchen	☒	A/V	HHSD Corridor	☒
Visual	Kitchen RR Vest	☒	A/V	HHSD Corridor	☒
Visual	Kitchen RR	☒	Visual	HHSD Corridor	☒
Visual	Kitchen Receiving	☒	A/V	HHSD Corridor	☒
A/V	Gym	☒	A/V	HHSD Corridor	☒
A/V	Gym	☒	A/V	HHSD Corridor	☒
A/V	Gym	☒	A/V	HHSD Corridor	☒
A/V	Gym	☒	A/V	HHSD Corridor	☒
A/V	Weight Rm	☒	Visual	HHSD Food Pantry	☒
A/V	Stage Corridor	☒	Visual	HHSD LVN Office	☒
A/V	Stage Corridor	☒	Visual	HHSD Exam Rm	☒
Visual	Gym RR	☒	Visual	HHSD Office	☒
Visual	Gym RR	☒	Visual	HHSD Exam Rm	☒
		☐			☐

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

City of Austin/YMCA North Austin Community Recreation Center

1000 West Rundberg Lane
Austin, Texas 78758

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-16
Site Visit Date: September 28, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

City of Austin/YMCA North Austin Community Recreation Center
1000 West Rundberg Lane
Austin, Texas 78758
SF-0001419126-16

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 28, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			None		$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Repair	$50,050	$214,500
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair	$16,250	$443,080
5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, GYM, LOCKER ROOMS, AND TOILET ROOMS	X	X		Repair	$2,000	$45,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X			Replace	$500	$24,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace	$4,000	$204,200
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			Clean	$500	
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		$52,000
5.8 VERTICAL TRANSPORTATION	X			None		$10,000
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY	X			None	$2,000	
Totals					$75,300	$995,280

Summary	Today's Dollars	$/SF
Immediate Repairs	$75,300	$1.81

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$995,280.00	$23.93	$2.39
Replacement Reserves, w/10, 3.0% escalation	$1,279,019.89	$30.75	$3.07

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
1	**Mill and Overlay Asphalt Pavement**	Paved areas exhibiting block cracking were observed at select areas of the drive aisles. The asphalt pavement within these areas should be milled and resurfaced with a new application of asphalt.	SF	$3	7200	$21,600	
2	**Emulsion Sealcoat, Crack Seal and Restripe Asphalt Pavement**	The asphalt pavement was observed to be generally worn throughout. Additionally, low severity linear cracks were observed throughout the asphalt pavement. CBRE recommends crack sealing, sealcoating and restriping. Areas that do not receive a mill and overlay should have cracks repaired then sealcoated and restriped at this time.	SF	$0.3	71500	$21,450	
3	**Repair Sidewalk Cracks**	Sidewalks exhibit various cracks, sections of heaving and settlement. Most of these cracks can be patched with a non-shrinking grout. Special attention is directed to the area located near the southeast corner the building, which could be a tripping hazard.	Man Days	$500	2	$1,000	
4	**Rehabilitate Planting Area**	The planting area located at along the north side of the building was noted with dried and or dead plants. Rehabilitate area by removing the unhealthy plants, applying top soil, fertilizer, new plantings and mulch. This work will greatly improve the Subject's overall curb appeal.	Man Days	$500	3	$1,500	
5	**Repair Irrigation System**	The in-ground irrigation system zones are reportedly inoperable and is causing the areas of landscaping to become dry. The irrigation system should be repaired at this time and bare areas of lawn replaced via re-seeding or sod.	Allow	$4,500	1	$4,500	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$50,050	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
6	**Seal Pre-cast Concrete Panel Joints**	The sealant joints of the pre-cast concrete panel and parapet caps appear to be dried-out with numerous hairline splits. In some locations, it has lost its adhesion to the panel's surfaces or has large holes. Remove all dried-out and inelastic sealant, install backer-rod, and apply a new sealant.	LF	$5	1200	$6,000	
7	**Re-Caulk Flashing Termination**	Caulking at the parapet walls were noted to be brittle and cracked at the flashing termination and should be recaulked.	LF	$5	850	$4,250	
8	**Seal Window Frames**	Water infiltration was reported at the north windows in the Gym, and shrunken gaskets were observed at select windows throughout the building. All dry/brittle areas of caulking should be removed and new pliable caulking re-tooled to prevent stormwater infiltration through the sidewalls. Shrunken window gaskets should be replaced.	LF	$10	600	$6,000	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$16,250	
INTERIORS: LOBBY, OFFICES, CORRIDORS, GYM, LOCKER ROOMS, AND TOILET ROOMS							
9	**Concrete Slab Crack Repairs, Skim Coat and Stain to Match Existing**	There were minor linear cracks at concrete floors throughout the interiors and some areas appeared to be worn through to the aggregate. Cracks should be filled with non-shrinking epoxy. Worn areas of concrete flooring should be skim coated and re-stained to match existing.	Man Days	$500	2	$1,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Repair Interior Finishes**	The concrete floor is damaged at the south entry where car collision occurred and should be repaired. Several of the acoustic ceiling tiles were noted to be damaged and/or stained by condensate leaks or previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing. Peeling paint was observed at the men's shower room ceilings. Select areas of the concrete perimeter wall at the Gym was noted to be spalled. Ceilings should be repainted and walls patched.	Man Days	$500	2	$1,000	
		Subtotal INTERIORS: LOBBY, OFFICES, CORRIDORS, GYM, LOCKER ROOMS, AND TOILET ROOMS				$2,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
11	**Paint Gas Piping**	The gas piping was observed with peeling paint and rust. Scrape, prime, and repaint the gas piping at rooftop units.	LF	$500	1	$500	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$500	
HEATING, COOLING, AND VENTILATION							
12	**Inspect Shower Room Exhaust Fans**	Peeling paint was observed at the men's shower room ceiling. It is recommended to have the exhaust fans inspected and repaired as needed.	Allow	$3,000	1	$3,000	
13	**Replace Damaged Refrigerant Piping Insulation**	Several sections of the refrigerant piping insulation was found to be damaged and/or missing, limiting its effectiveness. Replace damaged/ missing refrigerant piping insulation.	Man Days	$500	2	$1,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$4,000	
ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
14	**Clear Area at Electrical Panels**	The smaller electrical rooms where distribution panels are located were generally observed with stored materials encroaching on the clear space at the electrical panels. A minimum area of 36" from the panels should be kept clear at all times. Remove all storage materials within 36" of the panels at this time.	Man Days	$500	1	$500	
		Subtotal ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER				$500	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
15	**Provide Under-Sink Pipe Protection**	Majority of the piping under the restroom sinks are not provided with pipe protection.	EA	$200	10	$2,000	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$2,000	
		Total:				**$75,300**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Site Drainage Maintenance	1	1	0	1	EA	$500.00	$500	500%	$500		$500		$500			$500		$500	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	10	10	71,500	SF	$3.00	$214,500	100%										$214,500	$214,500
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Investigate Building Envelope Leaks	0	0	0	1	Allow	$5,000.00	$5,000	100%	$5,000										$5,000
Annual Roof Maintenance Program	1	0	1	41,600	SF	$0.03	$1,248	1000%	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$12,480
Re-Roofing, TPO Single Ply System	20	10	10	26,600	SF	$16.00	$425,600	100%										$425,600	$425,600
5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, GYM, LOCKER ROOMS, AND TOILET ROOMS																			
Refinish Kitchen Finishes and Fixtures	20	10	10	1	SF	$20,000.00	$20,000	100%										$20,000	$20,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Resurface Swimming and Spa Pools	12	10	2	1	LS	$25,000.00	$25,000	100%		$25,000									$25,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Domestic Water Heater, Individual Tank-Type unit	15	10	5	3	EA	$8,000.00	$24,000	100%					$24,000						$24,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace RTUs	20	10	10	91	TON	$2,200.00	$200,200	100%									$100,100	$100,100	$200,200
Replace Split System, Air Cooled Condensing Unit	15	10	5	4	EA	$1,000.00	$4,000	100%					$4,000						$4,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	20	10	10	41,600	SF	$1.25	$52,000	100%										$52,000	$52,000
5.8 VERTICAL TRANSPORTATION																			
Upgrade Elevator Cab Finishes	20	10	10	1	EA	$10,000.00	$10,000	100%										$10,000	$10,000
Total (Uninflated)									$6,748.00	$26,248.00	$1,748.00	$1,248.00	$29,748.00	$1,248.00	$1,248.00	$1,748.00	$101,348.00	$823,948.00	$995,280.00

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$6,748.00	$27,035.44	$1,854.45	$1,363.72	$33,481.64	$1,446.77	$1,490.18	$2,149.82	$128,384.61	$1,075,065.26	$1,279,019.89

Evaluation Period:	10
# of SF:	41,600
Reserve per SF per year (Uninflated)	$2.39
Reserve per SF per year (Inflated)	$3.07

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1.0 EXECUTIVE SUMMARY

City of Austin/YMCA North Austin Community Recreation Center, the Subject, is a 41,600-SFG, two-story freestanding building on a 6.997-acre parcel in Austin, Texas. The building was constructed in 2012 and is approximately 10 years old. Specifically, the site is located on the north side of West Rundberg Lane, just east of Mearns Meadow Boulevard, and approximately one mile east of U.S. Route 183. The property is bounded by residential properties on three sides, and commercial properties on the east side.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided along West Rundberg Lane and Mearns Meadow Boulevard. A surface parking lot is provided northwest of the building. The Subject is currently under an operational agreement with the YMCA until 2030 in which the YMCA is responsible for interior maintenance, including tiles, floors and windows. Additionally, under this operational agreement, the general public is provided free access or reservation opportunities to many of the main floor amenities, including the gym, meeting rooms, lobby, restrooms, kitchen, and teen center. The swimming pool, locker rooms, and childcare facilities on the first floor, and the entire second floor, which houses open fitness areas, roof terrace, and fitness studios, are restricted to paying members.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its relatively recent construction, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include asphalt paving, landscaping, concrete joint sealants, and window sealants. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building matures into a midlife stage, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as

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needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
RTU Replacements	2022	Information not provided.

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

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$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.004.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department. The Department has not yet responded. CBRE will forward any pertinent information received within 30 days of the Report.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Certificate of Occupancy	A Certificate of Occupancy was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have not yet responded to our requests. We will forward any pertinent information received within 30 days of the date of this report.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations of areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however moisture intrusion and conditions conductive to microbial growth were noted. Specifically these conditions were observed at the shower rooms, and the Aquatics Director's office, and at the north side of the Gym. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

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ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Danny Dzialo, Facilities Manager	City of Austin	PARD	(512) 974-9508
PIR Team	City of Austin	Law Department	(512) 974-2197

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To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-16
Portfolio Name	PARD Recreation and Senior Centers
Site Name	City of Austin/YMCA North Austin Community Recreation Center
Street Address	1000 West Rundberg Lane
City, State and Zip	Austin, Texas 78758
Number of Parcels	One
Total Acreage	6.997
Number of Buildings	1 building
Number of Stories	Two Stories
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	41,600 SF
Building Age	The Property was constructed in 2012 and is 10 years old.
Parking Provisions	There are a total of 127 parking spaces, of which there are four standard ADA spaces and two van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	YMCA
Duration of Property Management	10 years
Escorted by	Danny Dzialo, Regional Facility Director, YMCA; Kinneth Ochoa, Associate Exective Director, YMCA; and Alyssa Tharrett, Project Manager, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 28, 2022
Weather	Sunny, 78F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Overall difference in elevation appears to be less than 5', with the exceptions of the on-site storm water detention basin in the northwest corner of the site. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of curb and gutter and drain inlets that discharge into the on-site storm water detention basin or to the municipal storm water system. Storm water at the roof is directed to internally plumbed roof and overflow drains which drain to rainwater collection tanks at the east side of the building or to the detention basin, and through-wall scuppers.

Retaining walls are limited to cast-in-place concrete planter walls that are 3' tall along the south street frontage.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0455J dated January 6, 2016.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good condition with no immediate action required. Retaining wall structures will require some maintenance over the term. Storm water management appears to be in good condition. We recommend a bi-annual jetting of the storm lines as part of maintenance to ensure positive flow. The potential flood risk is relatively low. Other than routine maintenance, no further action is required.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided at the north side of the building, with a connecting drive at the east side of the building. There are total of 127, of which four are designated accessible and two are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the south and west sides of the site. Concrete are generally 5' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, grass lawns, river rock, and mulch ground cover. The landscape is provided with a Hunter irrigation system with automatic controls and timers located at the west elevation of the building. Rainwater collection tanks located at the east side of the building provides irrigation for the community garden.

A pylon sign is provided at the main entrance. Chain-link fencing is provided along the north site perimeter and at the rainwater collection tank enclosure.

Observations & Comments

Asphalt paving is understood to be original to construction and was found in fair to poor condition. Paved areas exhibiting block cracking were observed at select areas of the drive aisles. The asphalt pavement within these areas should be milled and resurfaced with a new application of asphalt. The remaining areas of the asphalt pavement was observed to be generally worn throughout. Additionally, low severity linear cracks were observed throughout the asphalt pavement. CBRE recommends crack sealing, sealcoating and restriping the areas that are not overlaid at this time, with an overlay for these area at the end of the term.

Sidewalks are exhibiting various cracks, sections of heaving and settlement at some areas. Most of these cracks can be patched with a non-shrinking grout. Special attention is directed to the area located near the southeast corner the building, which could be a tripping hazard.

The planting area located at along the north side of the building was noted with dried and/or dead plants and should be rehabilitated. The in-ground irrigation system zones are reportedly inoperable, and the situation is causing the areas of landscaping to become dry. The irrigation systems should be repaired and bare areas of lawn replanted or sodded. Costs for repairs/replacements and/or corrective action have been included in the cost schedule.

The signage and fencing are in good condition. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The substructure of the building is assumed to be a shallow, reinforced concrete foundation system that consists of foundation piers and strip footings below load-bearing walls. The structural framing system consists of a steel and concrete superstructure with interior steel columns, and wide flange steel beams that span between the columns and perimeter walls. Roof construction is open webbed joists supporting a metal deck. Lateral resistance is provided by the rigid horizontal diaphragm of the roof deck, and perimeter shear walls.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of precast panels with stacked stone and vertical textured patterns of applied concrete veneer panels. A curtain wall system of glazing units and aluminum panels is also provided at the ground level of the north and south elevations and at the upper level roof terrace on the south elevation. Windows at the precast sidewalls are decorative vertical punched windows with glass panels covered with multicolor film at the gymnasium, swimming pool and around the building at the second floor spaces. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted hollow metal.

The building has two main roof areas, an upper and lower section. The roof appears to be a single-ply TPO roof system and is reported to be original and about 10 years old. Drainage is provided by sheet flow to internal drains that are assumed to connect to the on-site retention basin. Overflow drainage is achieved by internally plumbed overflow drains and parapet scuppers. Sealant and metal flashing are located at the perimeter of the roof.

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Appurtenances consist of RTUs, roof hatches, and gas supply piping. Access to the roof is provided by fixed ladders.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Upper Roof	25,600	Low-slope; thermoplastic polyolefin (TPO)	10 years
2	Lower Roof	1,000	Low-slope; thermoplastic polyolefin (TPO)	10 years
3	Rooftop Terrace	1,100	Concrete paver deck	10 years

Observations & Comments

Exterior sidewalls were generally found to be in good to fair condition. The sealant joints of the pre-cast concrete panel and parapet caps appear to be dried-out with numerous hairline splits. In some locations, it has lost its adhesion to the panel's surfaces or has large holes. All dried-out and inelastic sealant should be removed, backer-rod installed, and a new sealant applied. Caulking at the parapet walls were noted to be brittle and cracked at the flashing termination and should be re-caulked. Water infiltration was reported at the north windows in the Gym, and shrunken gaskets were observed at select windows throughout the building. All dry/brittle areas of caulking should be removed and new pliable caulking re-tooled to prevent stormwater infiltration through the sidewalls. Shrunken window gaskets should be replaced. It is recommended a licensed professional be engaged for further investigate if the issue persists after joint and window sealant repairs have been completed.

The drainage and roof appurtenances appear to be in generally good condition, though we recommend continued annual roof inspections to ensure continued operation and maintenance of these systems. Based on age, budgeting for replacement of the TPO roofing is recommended at the end of the term.

5.3 INTERIORS: LOBBY, OFFICES, CORRIDORS, GYM, LOCKER ROOMS, AND TOILET ROOMS

The building is organized around a two-story stacked core which consists of offices, men's and women's restrooms, a passenger elevator, and stairway to upper floor. The entrance lobby is at the southwest facing-center of the building. Ground floor corridors surrounding the core provides access to multi-purpose rooms and the gymnasium at the northeast corner of the building. Northwest of the entry lobby, is the men's and women's locker rooms and swimming pool complex which contains one lap pool, one instructional swimming pool, one spa pool, swimming pool mechanical rooms, and the aquatics director's office.

Corridors around the building core at the upper floor provide access to open cardio exercise rooms with aerobics, yoga and spinning studios at the north and southeast ends of the building. On the north side of the cardio room is access to the roof terrace; an open-air deck space.

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Interior finishes consist of stained polished concrete, commercial grade carpet and rubber flooring, painted gypsum board and exposed concrete walls, painted concrete, painted gypsum board and acoustic ceiling tile (ACT) panels. Lighting is provided by integrated light panels at the ACT ceilings and surface-mounted fluorescent light fixtures.

The kitchen is provided within the building core at the ground floor. The interior finishes include stained polished concrete floors, painted gypsum board walls and ACT ceilings. Stainless steel kitchen equipment and appliances were observed.

The Gym finishes include commercial grade sheet vinyl flooring, painted concrete walls and an exposed metal trusses and ceiling. Fluorescent lighting is mounted to the ceiling structure.

At the swimming pool and associated storage and mechanical rooms, interior finishes consist of sealed concrete floors, unfinished CMU masonry, unfinished concrete, and textured cast concrete walls, and exposed metal structure ceilings. The office at the swimming pool complex is provided with sealed concrete floors, painted gypsum board and textured cast concrete walls, and an ACT ceiling.

There are two pairs of separate men's and women's toilet rooms at the building core on the ground and upper floors, and a pair of men's and women's locker rooms located within the swimming pool complex. Restrooms and locker rooms are equipped with wall-mounted toilets and urinals with manual flush valves, under-mount porcelain sinks at solid surface countertops. Accessories consist of aluminum framed plate glass mirrors and plastic laminated floor mount partitions. Finishes consist of ceramic tile flooring and wainscots, painted gypsum board walls above, and painted gypsum board ceilings. Lighting is provided by recessed ceiling panels and wall-mounted fixtures.

Observations & Comments

Interior finishes are generally in good condition, with the following exceptions. There were minor linear cracks at concrete floors throughout the interiors and some areas appeared to be worn through to the aggregate. Cracks should be filled with non-shrinking epoxy. Worn areas of concrete flooring should be skim coated and re-stained to match existing. Several of the acoustic ceiling tiles were noted to be damaged and/or stained by condensate leaks or previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing. Peeling paint was observed at the men's shower room ceilings. Select areas of the concrete perimeter wall at the Gym was noted to be spalled. Ceilings should be repainted and walls patched. Based on their EUL, CBRE anticipates a systematic replacement of the kitchen FF&E during the term. No issues were noted or reported regarding the swimming pools, however, based on EUL, resurfacing of the swimming pools and spa pool should be anticipated during the term. Refer to Section 5.4 Supply, Waste Piping, and Domestic Hot Water for more information regarding swimming pool equipment.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

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The water meter for the city water line serving the building is located in an underground meter pit on the southwest of the building, near the connection to the city water main. The dedicated city water service line enters the fire riser room at the west side and serves the domestic water for the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping is arranged to exit the building on the west side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps or grease traps are provided. Natural gas serves domestic water heaters, RTUs, and kitchen equipment. A gas regulator and meter are located outside at the northeast corner of the building. Natural gas piping was observed to be black steel.

Domestic hot water for restrooms and break areas is provided by individual tank-type natural gas hot water heaters of 100-gallon capacity manufactured by State Industries. All of the equipment is original to the building and 10 years old.

The swimming pool equipment rooms are located at the west side of the building. Separate rooms supplying hydrochloric acid and calcium hypochlorite to the pools are additionally provided. Pool equipment includes two Lochnivar natural gas boiler for pool heating, Pentair sand filters, and Neptune-Benson water filters.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. Domestic water and sanitary sewer systems are in good condition overall. No immediate action is required, but costs should be anticipated for ongoing water heater replacement over the reserve term. We have included this item in the Capital Reserve Schedule. The swimming pool equipment appeared to be in overall good to fair condition with no issues noted or reported. No further action is required at this time.

5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by 10 RTUs with zoned, wall mounted thermostats manufactured by Aaon, Trane, and Engineered Air. The six Aaon units are about 10 years, and the three Trane units and one Engineered Air unit are one year old. The building is not provided with a building automation system. Additionally, four ductless split systems, original to construction, manufactured by LG, serve the office at the swimming pool area, the elevator machine room, FACP room, and communications room.

The RTUs are self-contained, direct expansion air-conditioning and gas-fired heating package units complete with a compressor, supply fan, evaporator coil, and an additional fan (condenser fan) to blow air over the finned condenser coils to discharge heat. Included within the units is a gas-fired heating system for the forced warm air heat. The Aaon units range from 5 to 20 tons in cooling capacity.

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The Trane units range from 5 to 17 tons, and the Engineered Air unit has an approximate 24-ton cooling capacity. The units have sheet metal ductwork for air delivery. Ventilation is provided by natural infiltration, through the RTUs and by roof mounted exhaust fans at the toilet rooms.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Peeling paint was observed at the men's shower room ceiling. It is recommended to have the exhaust fans inspected and repaired as needed. Using the tonnage of the units (91 tons) we calculated that one ton of air conditioning is provided for every 286 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use.

The four newer RTUs are anticipated to last beyond the term based on their age, but routine maintenance and repairs are warranted to extend the lives of the individual units. Based on age and condition, replacement of the remaining six RTUs and the four ductless split systems should be anticipated during the term as they are expected to reach their EUL within the evaluation term. Several sections of the refrigerant piping insulation were found to be damaged and/or missing, limiting its effectiveness. The damaged/missing refrigerant piping insulation should be replaced at this time.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pad-mounted utility-owned transformer located at the northwest corner of the building at the exterior. Power enters the building underground to a single cabinet switch breaker in the main electrical room. The breaker has capacity rated of 1200 amps at 480/277volt, 3-phase, 4-wire service. Distribution panels for the entire building are located in a secondary electrical rooms at the first and second floors, and the communications room. Distribution wiring consists of copper conductors.

Emergency power is not provided at the Subject.

Observation & Comments

The electrical systems provide 54.7 watts per square foot for the building. This is based upon the overall capacity of 1,200-amps, 480-volts, 3-phase, 14,600 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be higher than required. No further action is necessary.

Electrical gear appeared to be in good condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term.

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The smaller electrical rooms where distribution panels are located were generally observed with stored materials encroaching on the clear space at the electrical panels. A minimum area of 36" from the panels should be kept clear at all times.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is fully protected with a wet pipe sprinkler system. The building does not use a dry pipe sprinkler system. A dedicated 8” stepped down to 6” fire service enters the riser room and feeds the system utilizing street pressure with a mixture of Victaulic and black iron pipe. Fire department connections are provided at the west elevation. The fire water service line is equipped with a backflow preventer located in an underground vault at the southwest corner of the site. The riser piping has a tamper switch, flow control valve, and flow switch.

Supplemental fire protection is provided in the form of manual fire extinguishers. The extinguishers are located in recessed wall-mounted cabinets and are generally available throughout the common corridors.

Fire alarm and detection system devices consist of smoke detectors, duct detectors, heat detectors, hard-wired exit signs with battery back-up, illuminated exit lights, fire alarm pulls and audible and visible alarms. A central fire alarm control panel (FACP) that is manufactured by Siemens (Model Desigo FC2025) is located at the FACP room on the ground floor.

Emergency egress is provided by the north and south main entrance doors and exterior doors at the north side of the building. Doors at the north side discharge directly to the outside at grade, while doors on the south discharge to exterior stairs which then exit at grade. Egress from the second floor is provided via the main lobby stairs which connect to the ground floor egress path and a concrete stairwell at the southwest corner of the building which discharges to the exterior stairs.

Observation & Comments

Fire alarm tests are performed annually. The fire sprinklers were installed in 2012. The fire riser has an inspection tag dated April 11, 2022 and marked as acceptable. CBRE anticipates the fire protection and life safety system will require replacement based on age during the term. Routine inspections and maintenance practices are adequate and should continue to extend the life of the system.

Fire extinguishers are certified annually by Impact Fire. Service tags are current and are dated April 2022. No further action is required at this time.

5.8 VERTICAL TRANSPORTATION

There is one hydraulic elevator installed in the Subject. Refer to the table for a list of the elevators observed. The Schindler elevators were installed in 2012. Cab finishes consist of stainless-steel walls with plastic laminate panels, stainless steel ceiling system, and resilient flooring. Code required placarding is displayed within the cab.

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The elevator machine room is located directly behind the elevator shaft at the ground floor and secured with proper locking door mechanisms. The machine room is also provided with fire detection and suppression systems.

The table below summarizes the elevators observed.

Elevator Cab Schedule					
Car No.	**Type**	**Drive**	**Stops**	**Capacity (lbs.)**	**Speed (fpm)**
1	Passenger	Hydraulic	2	2500	Information not provided.

Observation & Comments

Overall, the elevator was considered to be in good condition. Management reported no issues with excessive callbacks or other problems. The rides taken aligned properly and operated smoothly and without excessive de-acceleration vibration.

Elevator cab finishes were considered to be in good condition showing some light wear. The elevator machine room was observed to be adequately ventilated, had a locked entrance door, and good housekeeping. The most recent annual inspection was found to be completed April 4, 2022.

CBRE anticipates the vertical transportation system will last past the evaluation period with routine maintenance. We do recommend an upgrade to the cab finishes late in the term.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the project was permitted on or after March 15, 2012, and is therefore required to comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did observe barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		
2	Have any ADA improvements been made to this property?		✔		
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			Ramp is at the south side of the building from the public sidewalk.
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?	✔			
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?	✔			
2	Is the “UP” button above the “DOWN” button?	✔			
3	Are there visual and audible signals inside cars indicating floor change?	✔			
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?	✔			
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?	✔			
6	Do elevator cabs have visual and audible indicators of car arrival?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✔			
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	✔			
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✔			
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?		✔		Most pipes are missing pipe protection.

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Limited drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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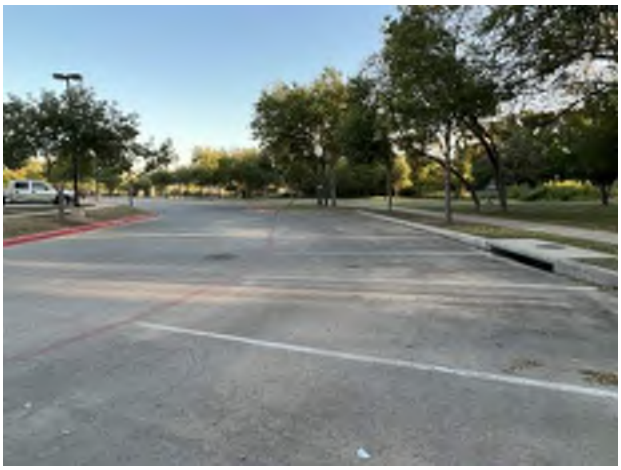
Photographs

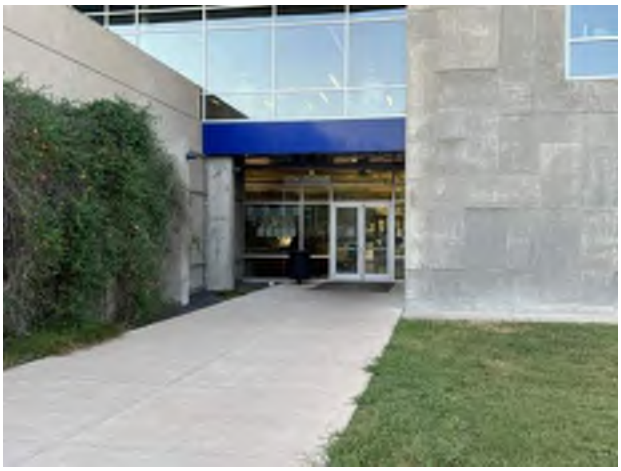
1. Drain inlet

2. Retention basin

3. Concrete planter wall



4. Asphalt parking lot



5. Main entry walkway

6. Landscaping at north side of building

7. Rainwater collection tanks

8. Community garden

9. Metal deck structure

10. Partial north elevation

11. East elevation

12. South elevation

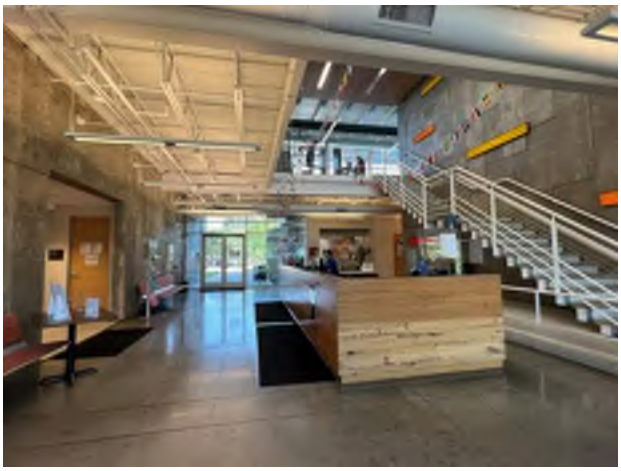
13. Storefront window system at south elevation

14. Rooftop terrace

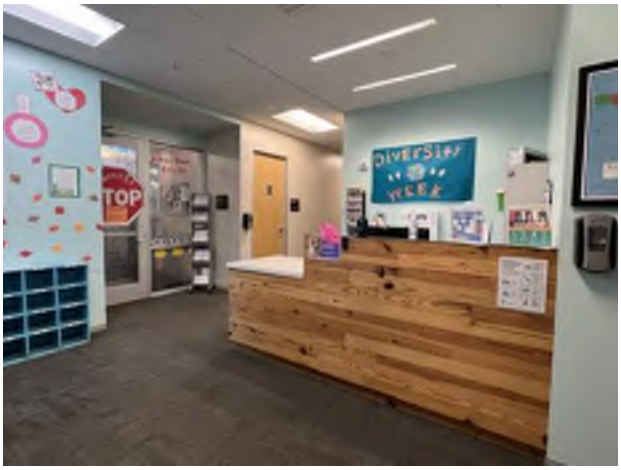
15. Upper roof

16. Lower roof

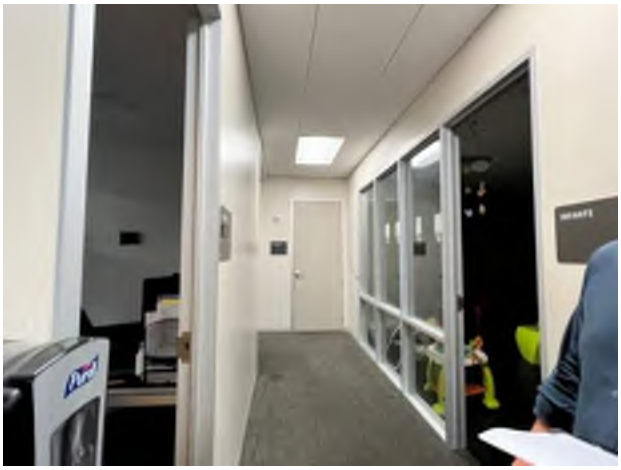
17. Roof and overflow drains



18. Main lobby



19. Daycare reception desk

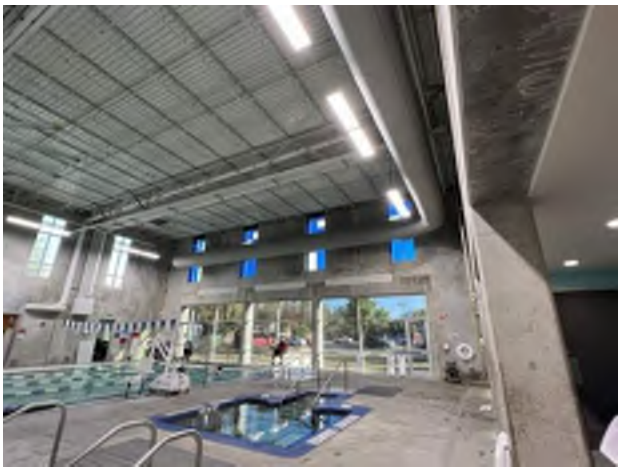


20. Corridor

21. Meeting room

22. Gym

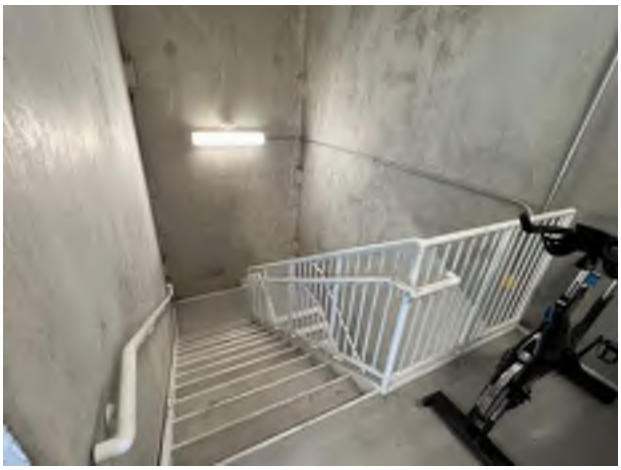
23. Fitness room



24. Swimming pool

25. Multi-user restrooms

26. Kitchen



27. Interior stairwell

28. Water meter and backflow preventer

29. Water supply

30. Water heater

31. Pool equipment room

32. Gas meter

33. Rooftop mechanical yard

34. Split system air conditioner

35. Transformer

36. Electrical room

37. Fire alarm control panel

38. Fire riser

39. Illuminated exit sign and fire alarm pull

40. Elevator pump

41. Elevator cab

42. Automatic door opener at main entrance door

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	City of Austin/YMCA North Austin Community Recreation Center	**Project No.:**	
Address:	1000 W Rundberg Ln.,	**Project Manager:**	
City, State Zip Code	Austin, Texas 78758	**Property No.:**	
Year Built and Age:	2013	**Tax I.D. # (Sec, Lot, Block):**	LOT 1 OAKWOOD-MEARNS MEADOW
Building Type:		**Size of Parcel (Acres):**	6.9970
Number of Buildings:	1	**Property Management Co.:**	YMCA of Austin TX
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:	Devon Farber	**Duration of Current Management:**	
Tel:	512.974.2434	**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Danny Dzialo	**Date:**	
Tel:	937.313.7969	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	Interior maintenance, tile, floors, windows is by YMCA

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard					
Handicap					
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where:

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐

If “Yes”, please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If “Yes”, please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If “Yes”, please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If “Yes”, please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building’s indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If “Yes”, please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality’s building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If “Yes”, please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If “Yes”, explain._____

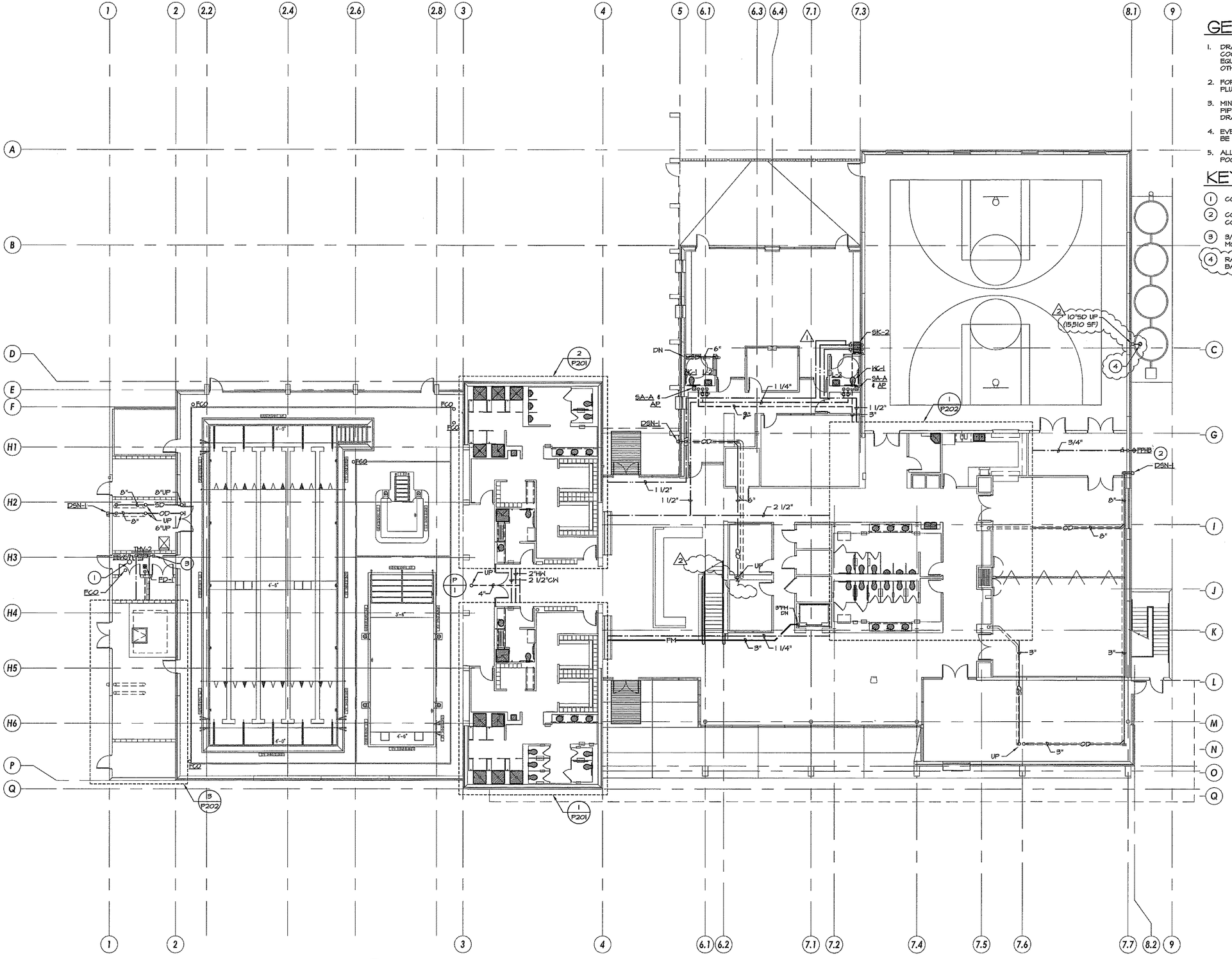
24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

If “Yes”, identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation



1 FIRST FLOOR PLUMBING PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
2. FOR PIPE SIZES NOT INDICATED ON DRAWING, SEE PLUMBING FIXTURE SCHEDULE & RISER DIAGRAMS.
3. MINIMUM SIZE OF ANY COLD WATER OR HOT WATER PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE ON DRAWINGS.
4. EVERY FLOOR DRAIN, FLOOR SINK, OR HUB DRAIN SHALL BE SERVED BY AN AUTOMATIC TRAP PRIMER.
5. ALL POOL EQUIPMENT AND POOL PLUMBING SPECIFIED BY POOL CONSULTANT.

KEYED NOTES:

1. COORDINATE LOCATION WITH DOOR SWINGS.
2. COORDINATE WALL PENETRATIONS w/ PRE-CAST CONCRETE WALLS (TYP).
3. 3/4"CW DROP TO ELECTRONIC TRAP PRIMER, PPP MODEL MP-500-115V.
4. RAINWATER COLLECTION TANKS, EQUIPMENT, WATER BACKUP, AND OVERFLOW ARE BY OTHERS. 2

Studio 8
architecture
planning
interiors

Tel 512.473.8989 | 512.473.8982 Fax
511 West Fifteenth Street Austin Texas 78701

STATE OF TEXAS
BRANDON N. REYES
106528
LICENSED
PROFESSIONAL ENGINEER
12.06.11

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Austin, Texas 78704
(512) 445-2000
Firm No. 3
Structural • Civil • Mechanical • Electrical

City of Austin / YMCA
North Austin Community Recreation Center
1000 W. Rundberg Ln.
Austin, Texas 78758

1 Revision #1 09/02/11
2 Bulletin #2 12/06/11

CONSTRUCTION DOCUMENTS

AUGUST 12, 2011

PROJECT
10-037

DRAWN BY
KS
DRAWING FILE
P101.DWG
XREF FILE
FLOOR1
PATH
J:\2010\10-037

P101
FLOOR PLAN

CADFILE: F:\10048\CADFILES\10048_P101 First Floor Plumbing Plan.dwg Plotted: Mon, Dec. 05, 2011 @ 10:58 AM By: jdeangelo Scale: 1:128

GENERAL NOTES:

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4. EVERY FLOOR DRAIN, FLOOR SINK, OR HUB DRAIN SHALL BE SERVED BY AN AUTOMATIC TRAP PRIMER.

KEYED NOTES:

(1) COORDINATE LOCATION & INSTALLATION W/ PEDESTAL-PAVER SYSTEM.

ROOF TERRACE
RD-1
(1,913 SF)
GYM BELOW
AEROBICS 201
CARDIO A 205
ROOF BELOW
POOL BELOW
STORAGE 202
STORAGE 203
YOGA 204
LOUNGE 208
OPEN
OFFICE 209
HALL 207
OFFICE 210
COMM. 213
ELEC. 212
JAN. 211
MEN'S RESTROOM 216
WOMEN'S RESTROOM 217
HALL 215
SPINNING 218
F. STAIRS 219
CARDIO B 206
RD-2
(417 SF)
ROOF BELOW
6"SD DN
6"OD DN
4"DN
4"UP TO VTR
8"DN
2"
2 1/2"
1"

1 SECOND FLOOR PLUMBING PLAN

SCALE: 3/32" = 1'-0"

CADFILE: F:\10048\CADFILES\10048_P102 Second Floor Plumbing Plan.dwg Plotted: Mon., Dec. 05, 2011 @ 10:59 AM By: jdeangelo Scale: 1:128

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△1 Bulletin #2 12/06/11

CONSTRUCTION DOCUMENTS

AUGUST 12, 2011

PROJECT
10-037

DRAWN BY
KS
DRAWING FILE
P102.DWG
XREF FILE
FLOOR2
PATH
J:\2010\10-037

P102
FLOOR PLAN

1DWLRQDO)ORRG +D]DUG /D\HU),50HWWH

FEMA

)HHW

/HJHQG

6,3&,$/)/22' +$=$5' $5($6 — :LWKRXW %DVH)ORRG (OHYDWLRQ %)(=RQH $ 9 $ — :LWK %)(RU 'HSWK =RQH $($2 $+ 9($5 — 5HJXODWRU\ )ORRGZD\

27+(5 $5($6 2))/22' +$=$5' — $QQXDO &KDQFH)ORRG +D]DUG $UHDV RI DQQXDO FKDQFH IORRG ZLWK DYHUDJH GHSWK OHVV WKDQ RQH IRRW RU ZLWK GUDLQDJH DUHDV RI OHVV WKDQ RQH VTXDUH PLOH =RQH ; —)XWXUH &RQGLWLRQV $QQXDO &KDQFH)ORRG +D]DUG =RQH ; — $UHD ZLWK 5HGXFHG)ORRG 5LVN GXH WR /HYHH 6HH 1RWHV =RQH ; — $UHD ZLWK)ORRG 5LVN GXH WR /HYHH =RQH '

27+(5 $5($6 — $UHD RI 0LQLPDO)ORRG +D]DUG =RQH ; — (IIHFWLYH /20 — $UHD RI 8QGHWHUPLQHG)ORRG +D]DUG =RQH '

*(1 6758&785(6 — &KDQQHO &XOYHUW RU 6WRUP 6HZHU — /HYHH 'LNH RU)ORRGZDOO

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Watanabe, Lena @ Los Angeles

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 26, 2022 11:14 AM
To: Watanabe, Lena @ Los Angeles
Subject: [Austin Public Records Center] :: C156583-101422

External

--- Please respond above this line ---

Re: Public Information Request of October 14, 2022, Reference # C156583-101422

Dear Lena Watanabe,

The City of Austin received a Public Information request from you on October 14, 2022, to request copies of records pertaining to the following:

"Subject: 1000 West Rundberg Lane Austin, TX 787 8

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***A**n**) 2**n# **'** n issues**3"**r#ble **(** s **'** it% re&erenced building**4**

Your Public Information Request Reference # C156583-101422 is still being processed. The City of Austin will make the effort to ensure information you have requested is made available in a timely manner. We anticipate completing your request on or before 11**35**0**36**0**66**7

Thank you for contacting the City of Austin.

PIR Team
City of Austin—Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Conley Guerrero Senior Activity Center

808 Nile Street
Austin, Texas 78702

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-07
Site Visit Date: September 27, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Conley Guerrero Senior Activity Center
808 Nile Street
Austin, Texas 78702
SF-0001419126-07

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 27, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Enrique Garcia
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

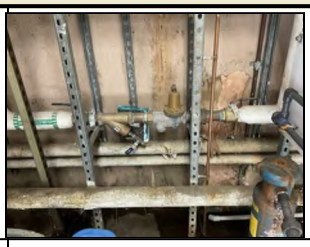
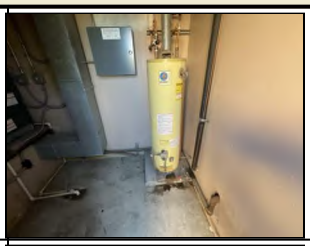
Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X			Repair	$500	
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Repair		$109,500
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Repair		$106,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Repair	$3,000	$18,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Repair	$10,000	
5.5 HEATING, COOLING, AND VENTILATION	X	X		Repair	$40,000	$100,600
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X			None		
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			None		
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None		
Totals					$53,500	$334,100

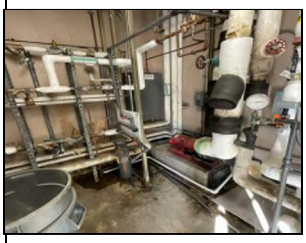
Summary	Today's Dollars	$/SF
Immediate Repairs	$53,500	$2.97

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$334,100.00	$18.56	$1.86
Replacement Reserves, w/10, 3.0% escalation	$383,829.89	$21.32	$2.13

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Provide Splash Blocks at Downspouts (where missing)**	Some of the downspouts are not provided with splash blocks, allowing ponding water to occur at the building perimeter. Allowance to provide concrete splash blocks at all downspouts.	Allow	$500	1	$500	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$500	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
2	**Mechanical Room Finish Replacement**	Mechanical pump room finishes are in fair to poor condition. Water damage to the walls were noted throughout, likely from previous leaking from adjacent water pipes. Cost is for cleaning, replacing and painting damaged dry wall.	EA	$3,000	1	$3,000	
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$3,000	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
3	**Replace Central Domestic Water Heater**	The individual tank water heaters are dated and have reached their EUL. We recommend to replaced them with instant water heaters to be on par with the recent water heater replacements in the building.	EA	$4,000	2	$8,000	
4	**Allowance to repair floor drain at Pump Room**	A floor drain in the Pump Room is likely clogged as standing water was noted at the drain. The drain should be unclogged and possibly hydro-jetted. Costs to replace drain the cover and repair the floor are included.	Allow	$2,000	1	$2,000	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$10,000	
HEATING, COOLING, AND VENTILATION							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Allowance to Replace Insulated Piping**	Insulated piping serving the central cooling system appears to beyond it's EUL. Multiple repairs to insulation and water staining on the outside of insulation were noted. CBRE recommends all piping be replaced at the same time and recommends not trying to salvage recently repaired areas, as the quality and age of the repairs cannot be determined and adding new pipe to old can cause severe failures. An allowance to replace all insulated piping is included. This is an estimate based on a sampling of the property. Further evaluation by a license plumbing contractor should be completed for a more accurate price.	Allow	$30,000	1	$30,000	
6	**Replace Central System Air Handler Units**	The air handler units connected to the central system have exceeded their EULs and should be replaced.	EA	$5,000	2	$10,000	
		Subtotal HEATING, COOLING, AND VENTILATION				$40,000	
		Total:				**$53,500**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	15	5	30,000	SF	$3.00	$90,000	100%					$90,000						$90,000
Concrete Site Maintenance	1	0	1	1	Allow	$3,000.00	$3,000	500%		$3,000		$3,000		$3,000		$3,000		$3,000	$15,000
Replace Exterior Site Fencing	10	5	5	300	LF	$15.00	$4,500	100%					$4,500						$4,500
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Repaint Exterior Finishes	7	4	3	1	Allow	$50,000.00	$50,000	200%			$50,000							$50,000	$100,000
Re-Caulk Exterior Façades	12	7	5	1,200	LF	$5.00	$6,000	100%					$6,000						$6,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Replace Common Area Carpeting	7	3	4	1	Allow	$10,000.00	$10,000	100%				$10,000							$10,000
Replace Dated VCT	10	9	1	1	Allow	$8,000.00	$8,000	100%		$8,000									$8,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
5.5 HEATING, COOLING, AND VENTILATION																			
Chiller Overhaul	10	5	5	1	EA	$35,000.00	$35,000	100%					$35,000						$35,000
Replace Central, Gas-Fired Heating Boiler	25	18	7	210	MBH	$200.00	$42,000	100%							$42,000				$42,000
Replace Water Pump	15	10	5	2	EA	$1,800.00	$3,600	100%					$3,600						$3,600
Replace Split System, Air Cooled Condensing Unit	20	17	3	3	EA	$3,000.00	$9,000	100%				$6,000		$3,000					$9,000
Replace Split System, Air Handling Unit	20	17	3	3	EA	$2,500.00	$7,500	100%				$5,000		$2,500					$7,500
Allowance to Replace Ducting in Split System AHU room		0		1	Allow	$3,500.00	$3,500	100%				$3,500							$3,500
Total (Uninflated)									$0.00	$11,000.00	$50,000.00	$27,500.00	$139,100.00	$8,500.00	$42,000.00	$3,000.00	$0.00	$53,000.00	$334,100.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Total (inflated)									$0.00	$11,330.00	$53,045.00	$30,049.99	$156,558.28	$9,853.83	$50,150.20	$3,689.62	$0.00	$69,152.98	$383,829.89

Evaluation Period:	10
# of SF:	18,000
Reserve per SF per year (Uninflated)	$1.86
Reserve per SF per year (Inflated)	$2.13

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Conley Guerrero Senior Activity Center, the Subject, is an approximately 18,000-SFG, single-story freestanding building on a 0.18-acre parcel in Austin, Texas. The building was constructed approximately in 1988 (34 years old) with a renovation completed in 2014. Specifically, the site is located on the south side of Nile Street between Walter Street and North Pleasant Valley Road. The property is bounded by residential properties on the north, municipal and commercial properties on the east and south, and Boggy Creek Greenbelt Trail on the west side.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided via three curb cuts along Nile Street and one curb cut at North Pleasant Road. At Nile Street, two of the curb cuts are dedicated to a drop-off loop; the third provides access to the west parking lot. The curb cut at North Pleasant Road provides access to the east parking lot. ADA parking spaces are provided in both parking lots. The ADA parking spaces lead to ramps that are along an accessible path of travel to building entrances.

1.1 FACILITY CONDITION

The Subject is considered to be in good condition with respect to the major structural systems and in fair condition with respect to major mechanical systems. For the most part, the Subject exhibits normal and expected wear and tear equal to its mature age. However, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include paving, sealants, interiors, and mechanical. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

Many systems are on their second or third life cycle based on the age of the building, and renovations have replaced other systems as needed. That said, continued replacements of exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems are recommended over the term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/ Comments**
Laminate Wood Floors in the Cafeteria	2021	
All Interior and Exterior Door and Frames Painted	2022	

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

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The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the the good range at 0.01.

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 5, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	The Certificates of Occupancy are being released by floor level and having varying dates. See Appendix of this Report for copies.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public - Neighborhood Plan Combining District

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests. No open code violations were reported, and documentation is included in the Exhibits.

MOISTURE AND MICROBIAL GROWTH ISSUES

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management. Evidence of some water damage was noted at the mechanical pump room, likely from leaking pipes over the years. Costs to repair water damage is included in the cost table.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any

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alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is possible that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Arturo Ramirez, Building Manager	City of Austin		(512) 978-2660
West Baxter (Pre-Survey Questionnaire)	City of Austin		(512) 978-2666

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-07
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Conley Guerrero Senior Activity Center
Street Address	808 Nile Street
City, State and Zip	Austin, Texas 78702
Number of Parcels	One
Total Acreage	0.18 acres
Number of Buildings	1 building
Number of Stories	Single Story
Basement / Crawl Space	Slab on Grade
Reported Building Size	18,000 SF
Building Age	The Property was constructed in 1988 (34 years old) and had a renovation completed in 2014 (8 years ago).
Parking Provisions	There are a total of 107 parking spaces, of which there are 6 standard ADA spaces and 2 van-accessible spaces.
Primary Use	Public Recreation / Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	34 Years
Escorted by	Arturo Ramirez, Building Manager, City of Austin
Field Observer	Enrique Garcia
Date of Site Visit	September 27, 2022
Weather	Clear, 75F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building is situated on a flat pad that slopes downward from east to west towards Boggy Creek. The flat area has been graded for drainage with slopes outward from the building. The overall difference between the highest point in the eastern parking lot and the finish floor appears to be approximately 10 feet, and approximately 5.5 feet from the finish floor to the lowest point on retaining wall located in the west side.

Storm water flows from the standing metal seam roof to a system of continuous gutters, and a series of downspouts. These downspouts discharge storm water on splash blocks, or on the perimeter sidewalk. The water then sheet flows towards the streets to curb integrated storm drains or towards the southwest side of the property to a small detention area covered in grass. In the courtyard area, storm water is discharged through a series downspouts connected to an underground drainage system which then connects to the municipal storm water system.

There is small 36" tall, by approximately 50' long stone masonry retaining wall at the west side of the property.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K, dated January 22, 2020. Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

CBRE anticipates the general topography and drainage systems will last past the evaluation period with routine maintenance.

The retaining wall at the west side of the property appears to be in good condition.

Some of the downspouts lack splash blocks, which could cause ponding water at the base of the building and ultimately affect the foundation. Splash blocks should be added to all downspouts where missing. An allowance is included in the costs. Continued monitoring by property maintenance staff is also recommended as part of routine maintenance practices.

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Of note, the detention basin located at the south lawn is overgrown with high grass. Maintenance reported the grass is scheduled to be cut at this property and no costs will be included for this item.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the east and west sides of the building. There are total of 107 parking spaces, of which 6 are designated accessible and 2 are van-accessible parking spaces. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the north and east sides of the site. Concrete sidewalks are generally 4' wide with regular contraction joints and a exposed aggregate finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass covered yards and parking lot islands. The landscape is provided with a Rainbird irrigation system with automatic controls and timers located within the electrical room of the building.

A central courtyard connects the main building with the workshop studios, which are accessed through covered walkways. The central courtyard has brick pavers and exposed aggregate concrete paving. floor finishes. The central courtyard also connects the building to the horticulture garden which is located on the west side of the building. An outdoor basketball hoop is also installed adjacent to the garden area.

Building signage is installed at the main entrance over the drop-off canopy and consists of aluminum lettering mounted on the exterior wall. Two monument signs are located at street frontages along Nile Street and North Pleasant Valley Road. Signs typically and consists of two metal posts with a sign mounted between.. Supplemental lighting was not observed at either of the signs.

There are three site access security gates to enter the building area. One gate is located between the west parking lot and the horticulture garden, another is between the mechanical yard and the east parking lot, and the last gate divides the courtyard and the east parking lot. Fencing and gates are either painted iron or galvanized steel and are mounted to intermittent sections of perimeter masonry walls.

The subject also has galvanized guardrails at the west side of the building's perimeter sidewalks. The rails protect people from falling down the slope of the site in this area.

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Observations & Comments

The asphalt pavement is in fair to poor condition with large cracks and alligator cracking noted throughout. The structure of the paving does not appear to be compromised, and a full replacement is not warranted at this time. Based on the observed condition and EUL, milling and resurfacing of the asphalt pavement is recommended during the term.

The sidewalks are in good to fair condition. We noted localized areas where sealant was missing or failing at control joints. We recommend a maintenance program be implemented to ensure sealant is properly maintained. Missing sealant can create gaps/trip hazards in the paving and allow water beneath the paving which can erode the subgrade over time. An allowance for this work has been added to the reserve table.

The perimeter fencing is in good condition. Routine maintenance is anticipated throughout the term. We have added costs to the reserve table

Lawns and plantings are maintained by Austin Parks and Recreations and are considered to be in good condition. Many of the grassy lawn areas were observed to be overgrown during CBRE's site visit and maintenance staff on site reported the grass was scheduled to be cut later in the week of our site visit. There are no significant improvements warranted at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The building appears to be founded with a slab on grade with continuous footings below the wood stud framed wall, isolated pad-type footings below columns, and grade beams below shear walls. Superstructure construction consists of brick veneer over wood stud framing, and steel column supports for the metal canopies.

The roof structure is conventional wood framing with wood studs supporting prefabricated wood trusses. The roof deck was not observed, but is likely plywood or OSB.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls consist of brick veneer and split face CMU. Glass blocks and aluminum windows provide natural light to the building interior. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted steel metal doors and frames. Painted steel members are found in the exterior drop-off canopy, and in the courtyard canopy.

The building has five roof areas, all at different heights. The roof is a standing seam metal panel system, and it appears to be set over plywood sheathing. All the roofs are sloped and are reported to be about 10 years old. Storm water flows from the standing metal seam roof to a system of continuous gutters, and a series of downspouts. These downspout discharge storm water on splash blocks, or on the perimeter sidewalk below. Storm water then flows towards the west side of the site towards Boggy Creek. The courtyard discharges storm water through a series downspouts and is connected to an underground drainage system which then connects to the municipal storm water system.

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No access to the roof was provided during the site visit.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Drop off Canopy, meeting rooms, admin, offices, game room, exercise room.	8,000	Metal (standing seam)	10
2	Multipurpose Room, kitchen.	6,500	Metal (standing seam)	10
3	Courtyard	3,500	Metal (standing seam)	10
4	Meeting Room, Multipurpose room. Module 1	3,000	Metal (standing seam)	10
5	Meeting Room, Multipurpose room. Module 2	3,000	Metal (standing seam)	10

Observations & Comments

Exterior sidewalls were generally found to be in good condition with a few isolated areas of scratched or impact damaged paint that warrant localized touch-ups as part of the routine maintenance program at this time. Provided those minor repairs are made the paint finish system should provide a couple of additional years of service before a full exterior painting program is anticipated early in the term.

Window sealants are in good conditions. However, we recommend periodical maintenance to reseal existing windows and all exterior joints. We have added cost to the term tables.

On-site personnel reported that there are currently no known active roof leaks.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a central corridor and a courtyard which lead to the different areas of the building. The multipurpose room, kitchen, meeting rooms, admin, offices, game room, exercise room are found in the north side of the courtyard. Module 1 & 2 houses the meeting rooms, and multipurpose rooms are south of the courtyard. The lobby has a security desk and provides a control point for the visitors.

Lobby finishes consist of terracotta floor tile, painted gypsum wall, and wall paper, as well as acoustic ceiling tiles. The offices and recreational rooms were observed to have recently installed laminate wood floors, painted gypsum walls, acoustic ceiling tiles, and wood doors on painted steel metal frames. Some of areas of the multipurpose room have carpet tile and a dated VCT floor finish.

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The restrooms finishes consist of ceramic tile flooring and walls, and ACT. The restrooms are equipped with wall-mounted toilets with manual flush-valves, wall-mounted flush-valve urinals, and wall-mount porcelain lavatories. Accessories consist of plate glass mirrors, floor hung painted steel partitions, and lighting is provided by ceiling-mounted fixtures.

Meeting and multipurpose rooms, Module 1 & 2, finishes consist of recently installed VCT, painted gypsum walls, acoustic ceiling tiles, and wood doors on painted steel metal frames. Both have their own single user men's and women's restrooms, and their finishes consist of ceramic tile on floors and walls, and ACT. The restrooms are equipped with floor-mounted toilets with automatic flushometers, wall-mounted flush-valve urinals, and wall-mount porcelain lavatory. Lighting is provided by ceiling-mounted fixtures.

The Kitchen has terracotta floors, and ceramic tile walls, and acoustic ceiling tiles. Commercial appliances consist of gas fire stove, hood with Ansul system, ice maker, commercial refrigerators , three-compartment commercial sink, hand washing sink, food warmer, as well as a dishwasher sink. It is worth noting that the kitchen has not been used since the start of the COVID19 pandemic.

Observations & Comments

Interior finishes are generally in good condition. Based on EUL, replacement of the multipurpose room carpet tile and dated VCT is anticipated during the evaluation term. Costs are included in the reserve table.

Mechanical pump room finishes are in fair to poor condition, there has been a water leak in the space and the floors and walls appear to be damaged and have possibly retained water. The walls and floors need to be repaired immediately to avoid possible mold issues. An allowance to repair this area is include in the Immediate cost table.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the northwest side of the main entrance along Nile Street. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping appears to exit the building on the south side and flow by gravity to the municipal sanitary mains at the main road. Sanitary waste and vent piping was not visible. No sump pumps were noted or reported, however an underground grease trap serving the commercial kitchen is located in the east side yard.

Natural gas serves domestic water heaters, boilers (211,200 BTU), and kitchen equipment. A gas regulator and meter are located outside on the west side of the entrance and south of the boiler room. Natural gas piping was observed to be black steel, but painted yellow to meet current standards.

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Domestic hot water for restrooms and break areas are provided by a combination of gas powered instant water heaters (two new 301 Ga/Hr), and tanked water heaters (30 Gallon capacity).

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. We simultaneously tested two plumbing fixtures and observed good flow to prevail. Domestic water and sanitary sewer systems are in good to fair condition overall. No immediate action is required other than the immediate replacement of the 35 year old 30 Gallon water heater-tanks. We have allocated a budget in cost tables.

Of note, the kitchen has not been used since the start of the COVID19 pandemic and the grease trap serving the kitchen should be inspected prior to re-use.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by two different systems, split system units and a central hot and chilled water system. Both systems utilized air handling units (AHU) located in mechanical room closets throughout the property. Air from the AHUs is distributed via insulated ductwork around the building.

The central system serves the multipurpose room, meeting rooms, administrative offices, game room, and exercise room, which are located north of the courtyard. The split system serves Module 1 & 2 which houses the meeting rooms and multipurpose rooms which are south of the courtyard.

For the central system, there are three main AHUs, each unit has an assembly of separate package components and is equipped with hot and chilled water coils. Units were manufactured by McQuay. Hot water for the heating loop is generated by a Raypack gas-fired boiler (210,000 BTU) and circulated by one 37 GPM-pump. Both the boiler and pump are located a designated boiler room.

Chilled water is generated by a York 52-ton chiller (Model No. YCAL0052EE17X). The unit is located outside, next to the boiler room, and utilizes R-410A refrigerant. Chilled water is circulated by two 65 GMP chilled water pumps.

Both chilled water and boiler appear to be approximately 17 years old.

The system includes control sequences, monitoring points, transducers, electric actuators, electronic sensors, monitoring points, VFDs (variable frequency drives), which is controlled by a Building Automated System (BAS).

There were three different areas with split systems in place and they are labeled Systems 1-4. Typically each system has two exterior pad-mounted condenser units located outside of mechanical closets that house the two air handlers which distribute air through duct work to the spaces. Manufacturers of the condensing units and air handlers included:

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System 1: Two RUUD condensers (labeled 2007) and two RUUD AHUs

System 2: Two American Standard condensers (labeled 2021) and two American Standard AHUs

Systems 3 and 4 are in the same area and the AHUs are located in the same mechanical closet.

System 3: One Goodman condenser (2005) and one Goodman AHU

System 4: One American Standard condenser (2021) and one American Standard AHU

Observations & Comments

Overall, the boiler and chiller systems appeared to be in good to fair condition. Overhaul of the chiller and replacement of the boiler is anticipated in the mid to late reserve term and costs are included. The central system's insulated piping and AHUs appear to be at the end of their EUL. Numerous repairs and water stains were noted on insulated piping indicating the piping may be original. The AHU units are weathered and evidence of previous heavy leaking was observed. Costs to replace the AHU's and an allowance to replace insulated piping is included in the reserve table. Replacement of the piping and AHU's can be completed in phases or all at one time.

Water pumps are in fair condition, replacement is expected during the reserve term and costs are included.

The split systems appear to be in overall good condition. However, the two RUUD condensing units and AHUs are approaching the end of their RUL. Costs to replace these units are included. The associated ducting in the mechanical closet for the RUUD AHUs was also noted to be heavily repaired. An allowance to replace ducting in this area is also included. The one Goodman split system also appears to be reaching the end of its RUL and cost to replace this system is included during the term.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company underground to utility owned transformer at the south side of the building. The transformer is located in the service yard outside the main electrical switchgear room. Power enters the building underground to a single distribution panel with multiple service switches. The panel has a rated capacity of 400 amps at 480/277 volt, 3-phase, 4-wire service.

Power is distributed to stacked electrical closets located throughout the facility where the power is stepped down to 120/208 volts as needed. All lighting is LED which was changed in 2020.

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Observation & Comments

The electrical systems provide 14.8 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 480-volts, 3-phase, 18,000 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

CBRE anticipates the electrical systems will last past the evaluation period with routine maintenance.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is protected with a fire alarm system and wall mounted fire extinguishers. The extinguishers are generally available throughout the common corridors and in the kitchen. The last inspection was in February 2022 with the next schedule inspection to happen in March 2023. The inspections were done by PYE Barker Fire & Protection.

The kitchen has an Ansul Fire Suppression system installed at the overhead cooking hood.

Fire alarm and detection system devices consist of smoke detectors and heat detectors at the lobby, kitchen, offices, and hard-wired exit signs with battery back-up, as well illuminated exit lights. There is an audible and visible alarm in the entrance lobby. The main fire alarm panel is located in the main office area.

Observation & Comments

Fire extinguishers are certified annually by PYE Barker Fire & Protection. No action is required.

The Ansul fire suppression system in the kitchen appears to be in good/fair condition, however CBRE could not confirm whether the system is operational, or the date of its last certification. Should the kitchen plan on re-opening for use, the system should be inspected and any replacements or repairs completed prior to re-opening. No information on whether the kitchen would re-open was provided, therefore no costs for this work are included.

Though there are assembly spaces within the building, a fire sprinkler system is not provided. Based on age, this condition is considered “grandfathered” but should be confirmed prior to any significant renovation.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal. We did not observe barriers of significance in the building.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?			✔	
2	Have any ADA improvements been made to this property?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?			✔	
6	Is any litigation pending related to ADA issues?			✔	
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			
C. Ramps					

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)	✔			
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔			
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?	✔			
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?				
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?			✔	
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. East Parking Lot

2. South Parking lot

3. Retaining Wall and Culvert

4. Storm Drain detention area

5. Front North Façade

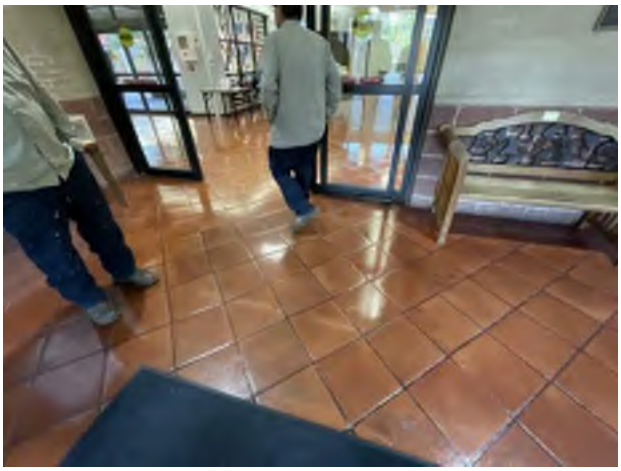
6. Drop Off Canopy

7. Southeast side of the property

8. West side of the property

9. Southwest Gate

10. Courtyard



11. Lobby Area

12. Office Area

13. Common Corridor

14. Multi Purpose Room

15. Module Multipurpose Room

16. Pottery Room

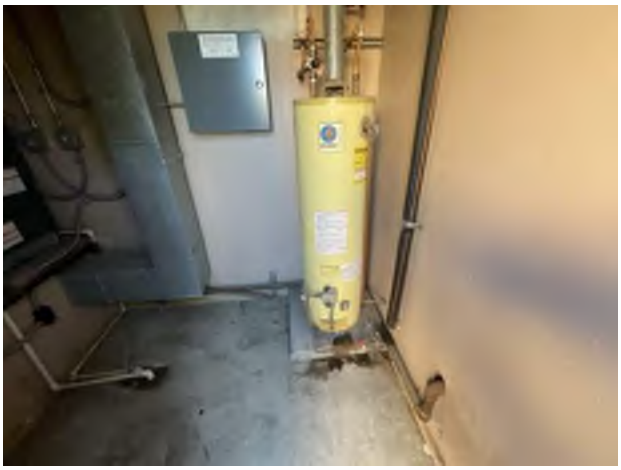
17. Kiln for Pottery

18. Weight Room

19. Kitchen

20. Restroom

21. Restroom



22. Water Heater

23. Chiller

24. Boiler and Water Heaters

25. Chiller Pump Room

26. Backflow preventer

27. Central System Air Handler

28. Split System Condensing Units

29. Split System AHUs

30. Transformer Yard

31. Distribution Panel

32. Circuit Breaker Panels

33. Main Fire Alarm

34. Fire Alarm

35. Fire Extinguisher

36. Hood and Ansul system

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Conley Guerrero Senior Activity Center	**Project No.:**	
Address:	808 Nile St	**Project Manager:**	
City, State Zip Code	Austin, TX 78702	**Property No.:**	
Year Built and Age:	1988	**Tax I.D. # (Sec, Lot, Block):**	LOT 4 BLK C OLT 12 DIV B ROSEWOOD VILLAGE SEC 8 AMENDED
Building Type:		**Size of Parcel (Acres):**	0.1800
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	(512) 978-2660
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	West Baxter	**Date:**	
Tel:	(512) 978-2666	**Date Sent to Recipient:**	September 12, 2022
Cell:	(512) 705-2224		
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	62				
Handicap	4				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☒ No ☐ U/K ☐

If yes, please list the problem areas. _____Looks like our waste water is way more than the water we put out on my budget which could be an issue

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☒

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☒

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐

If "Partial", list below what areas are not covered?_No sprinklers are in the building
_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☒
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☒
c. Exterior Insulation Finish System ("EIFS") water/moisture

infiltration problems? Yes ☐ No ☒

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☒ No ☐
e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☒
f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☒ No ☐
g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☒
h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☒ No ☐
i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☒
Please explain any YES response:
j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☒
k. Inadequate electrical capacity or distribution? Yes ☐ No ☒
l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☒
If "Yes", please state where:
m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☒
n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☒
o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☒
p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☒
q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☒
If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐
r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☒
s. On-site septic system? Yes ☐ No ☒ U/K ☐
If "Yes," any problems (explain below)? Yes ☐ No ☐
What is the date of the last septic tank pumping/cleaning?
t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☒
u. Chinese drywall? Yes ☐ No ☐ U/K ☒
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☒ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☒ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☒
If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☒ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☒ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☒
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject? _Plumbing and AC

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☒

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☒

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☒

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☒

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☒

21. Have any ADA related improvements been made to the property? Yes ☐ No ☒

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☒

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☒

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☒

If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

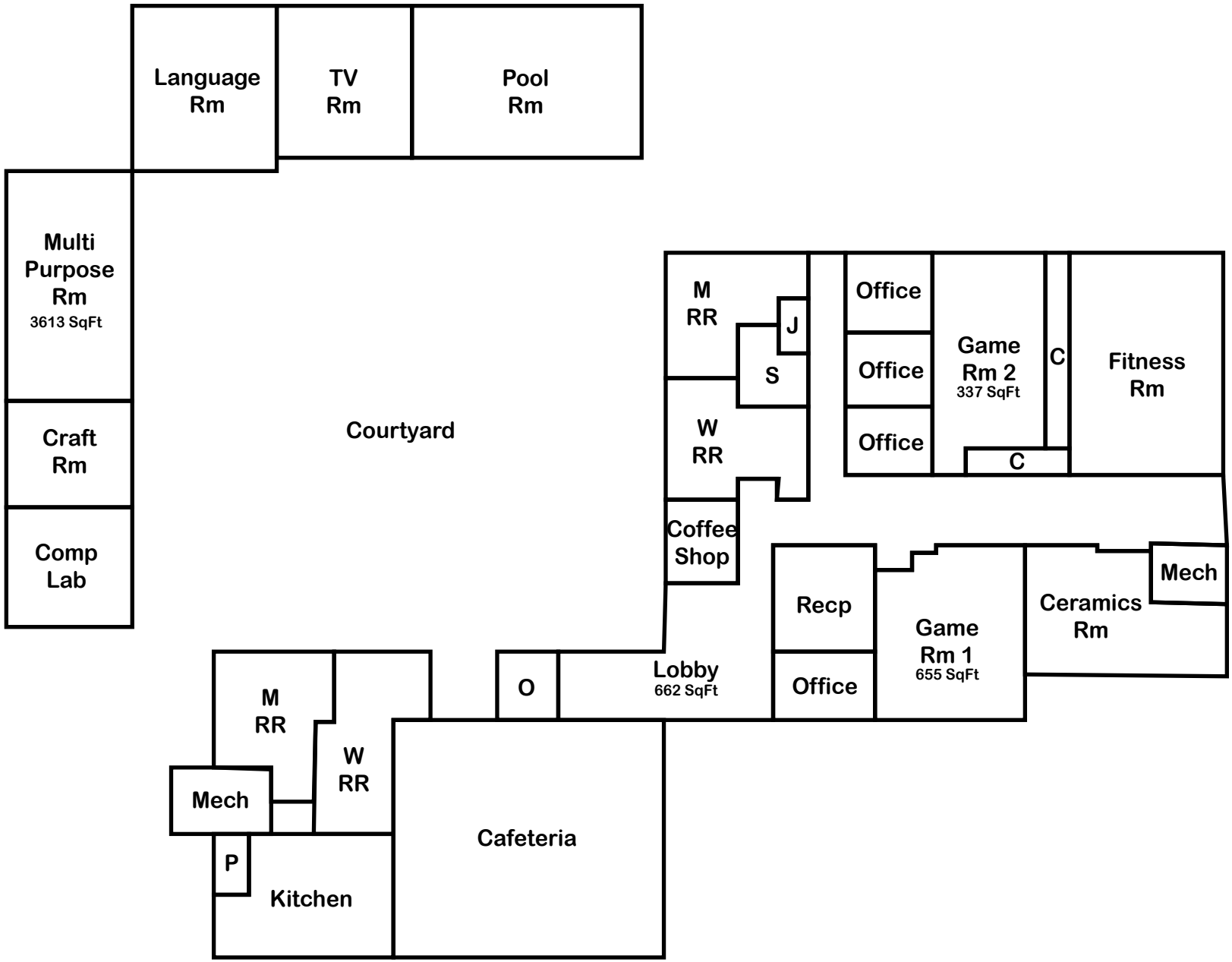
a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

Conley-Guerrero Senior Activity Center

808 Nile St.

Austin, Texas 78702

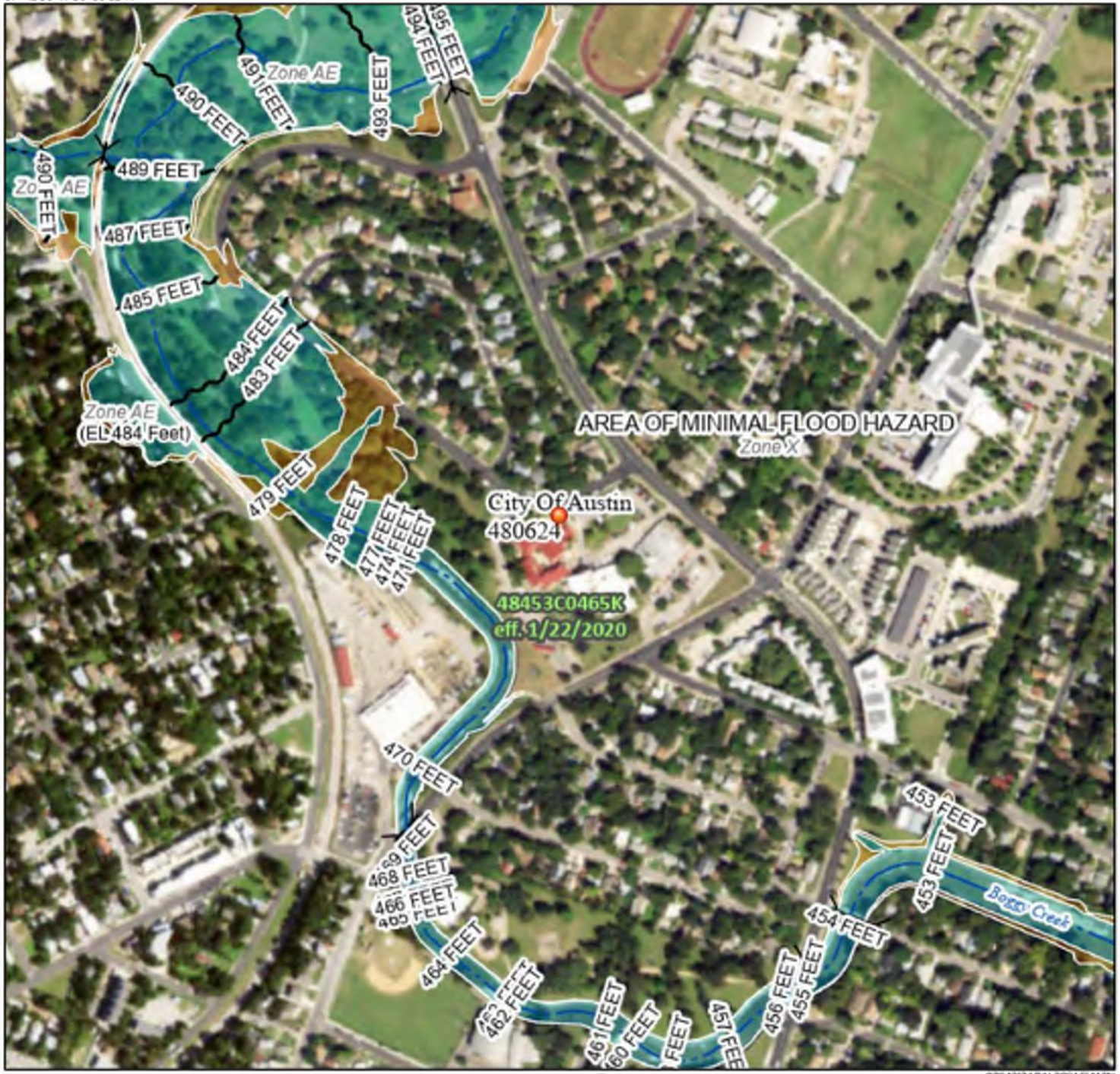


Number48453C0465K, effective on01/22/2020

National Flood Hazard Layer FIRMette

FEMA

97°42'58"W 30°16'12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

97°42'21"W 30°15'41"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/9/2022 at 10:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Garcia, Enrique @ New Orleans

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Garcia, Enrique @ New Orleans
Subject: [Austin Public Records Center] :: C154181-092222

Follow Up Flag: Follow up
Flag Status: Flagged

External

--- Please respond above this line ---

Re: Public Information Request of September 22, 2022, Reference # C154181-092222

Dear Franklin Garcia,

The City of Austin received a Public Information request from you on September 22, 2022, to request copies of records pertaining to the following:

"Hi there, I am requesting information regarding code, zoning, and fire for the following properties:

Austin Recreation Center - 1301 Shoal Creek Blvd. Austin, TX 78701

Alamo Recreation Center - 2100 Alamo St. Austin, TX 78722

Givens Recreation Center - 3811 East 12th Street Austin, TX 78721

Conley Guerrero Senior Activity Center - 808 Nile St, Austin, TX 78702

Dorris Miller Auditorium - 2300 Rosewood Ave, Austin, TX 78702

Delores Duffie Recreation Center - 1182 North Pleasant Valley Road Austin, TX 78702

Danny G McBeth Recreation Center - 2401 Columbus Drive Austin, 78746

South Austin Recreation Center - 1100 Cumberland Rd. Austin, TX 78704

Rodolfo "Rudy" Mendez Recreation Center - 2407 Canterbury Street Austin, TX 78702

Oswaldo A.B. Cantu/Pan American Recreation Center - 2100 East 3rd St. Austin, TX 78702

Virginia L. Brown Recreation Center - 7500 Blessing Ave. Austin, TX 78752"

The City of Austin has responsive information for your request. Please log in to the Open Records Center at the following link to download the responsive records.

Please be advised you have 30 days to access this information. Once that time has passed, you MUST RESUBMIT YOUR REQUEST as the records are no longer available. Furthermore, due to security reasons you have 3 attempts to download the documents before the system will lock the information. Your browser pop-up blockers must be TURNED OFF to successfully access the information. Please make sure these are turned off before attempting to download.

City of Austin - Multiple Departments - C154181-092222

ACD -
1301 Shoal Creek Blvd. – Property history attached
2100 Alamo St. – Property history attached
3811 East 12th Street – Property history attached
808 Nile St – Property history attached

2300 Rosewood Ave – Property history attached
1182 North Pleasant Valley Road – No responsive information
2401 Columbus Drive – Property history attached
1100 Cumberland Rd – Property history attached
2407 Canterbury Street – Property history attached
2100 East 3rd St. – Property history attached
7500 Blessing Ave. – Property history attached

Please note that copies of notices of violation are publicly available on our website, and can be downloaded by going to this link: http://austintexas.gov/department/citizen-connect, clicking on citizen connect, entering the case number in the search box and selecting "Case ID," then hit enter to search. Then click on the complaint, click on the case link, and then click on the NOV documents under folder attachment to download.

DSD-
DSD has responsive info; Planning and zoning information can be viewed at the links below

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12167437&t_selected_propertyrsn=143663

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=11930670&t_selected_propertyrsn=244141

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12851818&t_selected_propertyrsn=186733

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12794958&t_selected_propertyrsn=186733

Thank you for contacting the City of Austin.

PIR Team
City of Austin— Law Department
(512) 974-2197

To monitor the progress or update this request please log into the Austin Public Records Center

Powered by GovQA

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

Lamar Senior Activity Center

2874 Shoal Crest Avenue
Austin, Texas 78705

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-10
Site Visit Date: September 27, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

Lamar Senior Activity Center
2874 Shoal Crest Avenue
Austin, Texas 78705
SF-0001419126-10

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on September 27, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lena Watanabe
Project Manager

Reviewed By: Lisa Tippin
Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD	X	X		Repair	$6,500	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING	X	X		Repair	$6,000	$95,100
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			Investigate	$1,500	
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING		X		Replace	$58,300	$20,100
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X	X		Replace	$700	$125,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Replace		
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace	$2,500	$15,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER		X		Replace		$9,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X			Inspection	$250	$14,486
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		NA		None	$500	
Totals					$76,250	$281,186

Summary	Today's Dollars	$/SF
Immediate Repairs	$76,250	$76,250.00

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$281,186.00	$281,186.00	$28,118.60

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, w/10, 3.0% escalation	$311,808.01	$311,808.01	$31,180.80

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Grading Repairs**	The grading at the northwest window of the Fitness Room was observed to be sloping towards the building. The area should be regraded with slopes going away from the building for proper drainage.	Man Days	$500	2	$1,000	
2	**Drainpipe Repairs**	A downspout was observed to be misaligned with the drain pipe most likely due to ground settling. The drainpipe should be realigned with the downspout to promote proper drainage. The downspouts at the east side of the building do not have splash blocks. Provide splash blocks at the downspouts.	Man Days	$500	1	$500	
3	**Replace/Repair Stone Retaining Wall**	Retaining wall structures at the west side were noted to be cracked and failing at some areas. The damaged areas should be repaired and the walls overall will require some maintenance over the term. Costs also include repairs of the planter walls at the east side of the building.	Allow	$5,000	1	$5,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$6,500	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
4	**Repair Damaged & Spalled Sections of Concrete Curbing**	Sections of the concrete curbing were noted to be chipped, spalled and damaged. Repair such sections with a concrete patching compound to match existing.	Allow	$2,500	2	$5,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Grind Down Sidewalk Tripping Hazard Edges**	The concrete sidewalk at the west side of the building has settled or heaved over the years causing tripping hazards. While the sidewalk fields have not spalled or cracked, we recommend grinding down the trip edges only.	Man Days	$500	2	$1,000	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$6,000	
SUBSTRUCTURE AND SUPERSTRUCTURE							
6	**Conduct Carpenter/Ant Termite Inspection**	On-site staff reported there have been evidence of possible carpenter ants observed at the north wall of the Gym. It is recommended a qualified company be engaged to inspect the wood beams at that area for any infestations and perform repairs as required.	EA	$1,500	1	$1,500	
		Subtotal SUBSTRUCTURE AND SUPERSTRUCTURE				$1,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							
7	**Repoint Stone Façades, 10%**	The Subject's unpainted stone façades and stone masonry planter walls were noted to have several isolated step cracks, open joints and cracked mortar. All cracks and open joints should be repointed with a matching mortar to prevent stormwater infiltration into the sidewalls.	SF	$25	300	$7,500	
8	**Repair Wood Siding**	Select areas of the wood siding exterior was noted to have wood rot and/or damage and should be repaired. Once repaired prepare all areas for repainting.	SF	$25	400	$10,000	
9	**Repaint Exterior Finishes**	Based on its observed conditions and EUL, budgeting for repainting of the exterior finishes is recommended during the term.	SF	$2.5	2800	$7,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
10	**Replace Single Pane Windows**	Caulking and wood frames were noted to be cracked throughout. The northwest window at the Fitness Room was reported to leak from the bottom during heavy rains. It is recommended all single-pane and wood frames be replaced with aluminum double-pane glazing units.	EA	$750	34	$25,500	
11	**Investigate Roof Leaks**	On-site staff reported there are currently active ceiling leaks that have previously been investigated by the PARD HVAC team, however, results were inconclusive. It is recommended a licensed professional be engaged to investigate the roof and complete repairs as needed.	Allow	$5,000	1	$5,000	
12	**Repair Wood Steps**	The wooden steps at the west side of the building were noted with large gaps at the bottom tread and should be repaired.	Man Days	$500	1	$500	
13	**Re-Roofing, New Asphalt Shingles**	The asphalt shingle roof is past its EUL and requires replacement at this time.	SF	$3.5	800	$2,800	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$58,300	
INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS							
14	**Replace Damaged Acoustic Ceiling Tiles (ACT)**	Several of the acoustic ceiling tiles were noted to be damaged and/or stained by condensate leaks or previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing.	Man Days	$500	1	$500	
15	**Replace Damaged Interior Doors**	The interior door at the kitchen was found to be damaged and should be replaced with to match existing.	EA	$200	1	$200	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
		Subtotal INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS				$700	
HEATING, COOLING, AND VENTILATION							
16	**Balance A/C System**	Perform an engineering analysis of the supply and return capacity of the heating and cooling systems to develop recommendations for system changes to improve air temperature and distribution.	Allow	$2,000	1	$2,000	
17	**Replace Damaged Refrigerant Piping Insulation**	Several sections of the refrigerant piping insulation was found to be damaged and/or missing - limiting its effectiveness. Replace damaged/ missing refrigerant piping insulation.	Man Days	$500	1	$500	
		Subtotal HEATING, COOLING, AND VENTILATION				$2,500	
FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS							
18	**Pressure Test and Re-Tag Fire Extinguishers**	Several of the on-site fire extinguishers were found to have expired inspection tags or to be not fully charged. Each fire extinguisher should be pressure tested, re-charged (if needed) and re-tagged.	EA	$50	5	$250	
		Subtotal FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS				$250	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
19	**Replace Door Hardware with Lever Type**	Access to the Nut House is via knob type hardware which provides limited ADA access. Non-grasping lever type hardware should be installed at each.	Man Days	$500	1	$500	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$500	
		Total:				**$76,250**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Storm Water System Maintenance	2	0	2	1	EA	$500.00	$500	500%		$500		$500		$500		$500		$500	$2,500
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	1	19	31,700	SF	$3.00	$95,100	100%					$95,100						$95,100
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Repaint Exterior Finishes	7	7	0	2,800	SF	$2.50	$7,000	100%							$7,000				$7,000
Annual Roof Maintenance Program	1	0	1	13,100	SF	$0.10	$1,310	1000%	$1,310	$1,310	$1,310	$1,310	$1,310	$1,310	$1,310	$1,310	$1,310	$1,310	$13,100
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			
Refurbish Interior Finishes in Fair Condition		0		5,000	SF	$25.00	$125,000	100%			$125,000								$125,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Individual Domestic Water Heater	20	15	5	1	EA	$7,000.00	$7,000	0%					$0						
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Split System, Condensing Unit	15	9	6	5	EA	$3,000.00	$15,000	100%						$9,000	$6,000				$15,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Replace Electrical Panels	40	40	0	3	EA	$3,000.00	$9,000	100%	$6,000				$3,000						$9,000
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS																			
Replace Fire Alarm System	15	5	10	11,589	SF	$1.25	$14,486	100%										$14,486	$14,486

Total (Uninflated)	$7,310.00	$1,810.00	$126,310.00	$1,810.00	$99,410.00	$10,810.00	$14,310.00	$1,810.00	$1,310.00	$16,296.00	$281,186.00
Inflation Factor (3.0%)	1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)	$7,310.00	$1,864.30	$134,002.28	$1,977.84	$111,886.83	$12,531.75	$17,086.89	$2,226.07	$1,659.47	$21,262.58	$311,808.01

Evaluation Period:	10
# of SF:	1
Reserve per SF per year (Uninflated)	$28,118.60
Reserve per SF per year (Inflated)	$31,180.80

Table of Contents

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Table of Appendices

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1.0 EXECUTIVE SUMMARY

Lamar Senior Activity Center, the Subject, is a combined 11,589-SFG, contained in two single-story freestanding buildings on a 1.876-acre parcel in Austin, Texas. The buildings were constructed in approximately 1978 and 1987 and are approximately 44 and 35 years old. An addition to the south of the main building was completed in 1984. Specifically, the site is located at the southwest corner of West 29th Street and Shoal Crest Avenue, approximately a half mile east of MoPac Expressway. The property is bounded by commercial properties to the north, residential to the east and south, and North Lamar Boulevard to the west.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with dedicated vehicle parking. Vehicular access is provided along Shoal Crest Avenue with a main parking lot along the east side of the site and a newer surface overflow parking lot at the north side.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its relatively recent construction, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include site grading, roofing, exterior finishes, and windows. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

That said, as the building continues matures, increasing numbers of systems will start to reach their EUL's, and will need to be replaced during the reserve term. These components generally consist of, but are not limited to, exterior paint, sealant joints, selected roof membranes, interior finishes, and selected MEP systems. These items will need to be addressed during the reserve term.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a summary of capital expenditure projects completed within the last five years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/Comments**
Kitchen and Meeting Area Renovations	2020	Information not provided.
Parking Renovation	2021	$123,252.53

WORK-IN-PROGRESS

These costs have not been included in the cost tables of CBRE's Report.

WORK IN PROGRESS		
Work-in-Progress	**Reported Completion Date**	**Approximate Costs/Comments**
Gym Renovation	2022	Information not provided.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

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The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the good range at 0.02.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the City of Austin Building Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Fire Code Violations	CBRE submitted a FOIA request to the City of Austin Fire Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Frequency of Fire Inspections	Annually (municipal)
Zoning Department Code Violations	CBRE submitted a FOIA request to the City of Austin Planning Department, and received a response on October 10, 2022. According to the response received, there are no current violations outstanding on record. Refer to the Exhibits for documentation.
Certificate of Occupancy	Copies of the Certificate of Occupancy for the 1987 addition and various other improvements, dated May 6, 1987 through January 14, 2015 were received and are included in the Exhibits. A Certificate of Occupancy for the original building was requested but was not provided by the City or the Owner.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P-NP - Public-Neighborhood Plan

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the City of Austin Fire, Code Enforcement, and Planning Departments to determine if there are any open code violations on file for the Subject. The municipal agencies have responded to our requests and no open code violations were reported.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations of areas deemed to be easily visible and readily accessible areas of the Subject, CBRE did not observe indications of the presence of microbial growth; however moisture intrusion and conditions conductive to microbial growth were noted. Specifically these

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conditions were observed at the northwest window and offices. The moisture intrusion issues should be pinpointed and resolved and affected non-porous surfaces should be cleaned. Porous materials, namely drywall, should be removed and replaced.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located throughout the facility. Asbestos abatement has reportedly occurred with each renovation that has been completed. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is likely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

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RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Robert Morrison, Facilities	City of Austin	PARD	(512) 426-2698
Jerilyn Rainosek	City of Austin	PARD	(512) 978-2481
Records and Data Department	City of Austin	Public Records Center	on-line portal

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-10
Portfolio Name	PARD Recreation and Senior Centers
Site Name	Lamar Senior Activity Center
Street Address	2874 Shoal Crest Avenue
City, State and Zip	Austin, Texas 78705
Number of Parcels	One
Total Acreage	1.876
Number of Buildings	2 buildings
Number of Stories	Single Story
Basement / Crawl Space	None; Slab on Grade
Reported Building Size	11,589 SF
Building Age	The Property was constructed in 1978 and 1987 and is 44 and 35 years old.
Parking Provisions	There are a total of 91 parking spaces, of which there are five standard ADA spaces and one van-accessible spaces.
Primary Use	Public Recreation/Municipal
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	44 years
Escorted by	Robert Morrison, City of Austin
Field Observer	Lena Watanabe
Date of Site Visit	September 27, 2022
Weather	Sunny, 74F
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The topography of the property is sloping from east to west with overall differences in elevation to be less than 15'. The building pad is generally flat but has been graded for drainage with gentle slopes outward from the building. Finished grade elevations on the building pad perimeter are lower than the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins that discharge to the municipal storm water system. Roof drainage is via sheet flow to continuous gutters with downspouts that drain to grade or to storm drainage pipes which are assumed to be connected to the municipal storm water system.

Stone masonry retaining walls are provided at the landscaping along the entry drive, the planters along the east side of the building, the walkway along the north side, and the patio walls at the west side.

The potential flood risk is relatively low. The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0465K dated January 22, 2020.

Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in overall good to fair condition. Storm water management appears to be in good condition with exception of the northwest area. A downspout was observed to be misaligned with the drain pipe most likely due to ground settling. Splash blocks were not observed at the downspouts on the east side of the building. The drainpipe should be realigned with the downspout, and splash blocks provided to promote proper drainage. The grading at the northwest window of the Fitness Room was observed to be sloping towards the building. The area should be regraded with slopes going away from the building for proper drainage. We recommend a bi-annual jetting of the storm lines as part of maintenance to ensure positive flow. Retaining wall structures at the west side were noted to be cracked and failing at some areas. The damaged areas should be repaired and the walls overall will require some maintenance over the term.

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4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

An asphalt parking lot is provided on the east side of the building and an overflow parking lot to the north. There are total of 91, of which five are designated accessible and one is van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at the main parking lot.

Concrete sidewalks connect the parking areas to the front entrance of the building. There are also municipal sidewalks on the south and east sides of the site. Concrete are generally 6' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with trees, shrubs, and grass lawns. The landscape is provided with an irrigation system with automatic controls and timers.

The Nut House, located to the south of the main building, is connected to the building by a covered walkway with a standing metal seam roof.

A pylon sign is provided at the main site access point at Shoal Crest Avenue. Fencing is limited to the wood-slat mechanical yard enclosure at the east side of the building.

Observations & Comments

Asphalt crack repairs and sealcoat were reportedly completed within the last year. The paving was found to be in good to fair condition; based on age, we would recommend a mill and overlay during the middle of the term. Ongoing maintenance will be required on a periodic basis and have been included in the reserve term.

The sidewalks are in overall good condition with exception to the west side where setting and heaving were observed creating tripping hazards. These areas should be ground down for safety measures. Costs are included in immediate needs.

The irrigation system was reported to be maintained by the landscaping crew and in good working order. Other than routine maintenance, no further action is anticipated.

Signage and wood fencing are in good condition. No further action is required at this time.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The two buildings are founded with a slab on grade with continuous strip-type footings below exterior load-bearing walls and grade beams below shear walls. The structure is conventional wood framing with wood studs supporting prefabricated wood trusses., and plywood roof deck.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roof, based on the areas surveyed, appeared to be in good-to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems.

On-site staff reported there have been evidence of possible carpenter ants observed at the north wall of the Gym. It is recommended a qualified company be engaged to inspect the wood beams at that area for any infestations and perform repairs as required.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The exterior sidewalls consist of a combination of painted wood siding and stone masonry. Windows are single-pane fixed and operable systems set in a combination of wood and aluminum frames. The main entrance has a double-leaf automatic painted metal and glass sliding doors set in painted metal frames. The entrance door at the Nut House and secondary exterior doors at the main building consist of painted hollow metal doors set in painted metal frames.

The main building consists of a pitched standing metal seam system that was reportedly replaced approximately in 2011. The Nut House roof consists of fiberglass shingles that are original to construction. Drainage is provided by sheet flow to continuous gutters with downspouts that drain to grade. Sealant and metal flashing are located at the perimeter of the roof. Access to the roof is via portable ladder.

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Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main Building	12,300	Metal (standing seam)	11 years
2	Nut House	800	Roofing Shingle / Felt Paper	35 years

Observations & Comments

Exterior sidewalls were generally found to be in fair condition. We noted signs of age throughout the exterior wall systems and mortar joints. The wood panels are exhibiting deterioration and rot along the edge at grade. The panels are required to be replaced. Rust was observed at the doorway lintel at the west side, and should be repainted concurrently with building exterior repainting throughout the term. Open joints and cracks at the stone masonry mortar joints were observed. The windows are single-pane, and the wood frames and caulking are cracked throughout. Several windows show previous sealant repairs. The northwest window at the Fitness Room was reported to leak from the bottom during heavy rains. It is recommended all single-pane and wood frames be replaced with aluminum double-pane glazing units which will additionally improve building insulation. Costs have been included to address these issues at this time. A downspout at the west side of the building was observed to be misaligned with the drainpipe. Refer to Section 4.1 Topography, Drainage, and Flood Hazard for more information.

On-site staff reported there are currently active ceiling leaks have previously been investigated by the PARD HVAC team, however, results were inconclusive. It is recommended a licensed professional be engaged to investigate the roof and complete repairs as needed.

The wooden steps at the west side of the building were noted with large gaps at the bottom tread and should be repaired.

The metal roof is in good condition and anticipated to endure through the term with routine maintenance and inspections. The asphalt shingle roof at the Nut House has reached its EUL and replacement is recommended at this time. Costs have been included in immediate needs for this work.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The building is organized around a central lobby at the east side and a corridor that runs the north/south length. The Multipurpose Gym and Card Room are located at the north and south ends, respectively. Offices are generally provided along the east side of the building. The Arts and Crafts Room, library, lounge, and Game Room are located along the west side. A kitchen, and the media room are located north of the lobby on the east side. Mechanical and electrical equipment are located at the janitor closet and mechanical lofts in the attic spaces.

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Interior finishes generally consist of uncoursed stack stone, and painted gypsum board walls, lay-in acoustical tile and glue-up acoustical tile ceilings, and hardwood, ceramic tile, vinyl composite tile (VCT) , luxury vinyl tile (LVT), and commercial-grade carpet flooring. Lighting is provided with recessed troffer fixtures.

There is one set of men's and women's multi-user toilet rooms north of the lobby, and a single-user accessible toilet room and a shower room to the south. The multi-user toilet rooms are equipped with floor-mounted toilets, head-rail braced toilet partitions, quartz countertops with undermounted sinks. The single-user toilet rooms are equipped with wall-mounted toilets, and wall-mounted sinks. The shower is provided with ceramic tile surrounds. Lighting is provided by recessed fixtures.

Observations & Comments

Interior finishes are generally in good conditions at the newly renovated areas and in fair condition at the remaining areas. Several of the acoustic ceiling tiles were noted to be damaged and/or stained by condensate leaks or previous roof leaks. Once the cause of the water has been addressed, all affected tiles should be replaced with similar type to match existing. The interior door at the kitchen was found to be damaged and should be replaced with similar door to match existing.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building was not observed but is assumed to be located in an underground meter pit near the connection to the city water main. The dedicated city water service line enters from the east side and serves the domestic water for the building. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report.

Sanitary drainage piping is arranged to exit the building on the northeast side and utilizes a grinder pump to reach the sanitary mains at the main road. Sanitary waste and vent piping are reported to be cast iron. Natural gas serves the boiler, the domestic water heater, and kitchen equipment. A gas regulator and meter is located outside on the east side of the building. Natural gas piping was observed to be black steel.

Domestic hot water for restrooms and break areas is provided by an individual tank-type natural gas hot water heater of 50-gallon capacity manufactured by Rheem.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. The Subject's individual domestic water heater located in mechanical loft should be replaced at this time as it has realized its EUL. Domestic

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water and sanitary sewer systems are in good to fair condition overall. No immediate action is required, but costs should be anticipated for ongoing water heater replacement over the reserve term. We have included this item in the Capital Reserve Schedule.

5.5 HEATING, COOLING, AND VENTILATION

Heating and cooling are provided by two Trane and three Carrier split systems. The condensers are located at the mechanical yard at the northeast corner of the building and one at the southwest side of the building. The two Trane units are manufactured in 2013 (9 years old), utilize R-410A refrigerant, and are of 3- and 5-ton capacities. The three Carrier units are manufactured in 2013 and 2014 (8 and 9 years old), utilize R-410A refrigerant, and are of 7.5-, 10- and 15-ton capacities. The total tonnage provided to the building is 40.5 tons.

Outside air is brought into the building via the AHU's. There are dedicated roof-mounted exhaust fans serving the common area restrooms. The equipment is controlled by wall mounted thermostats and there is no building automation system provided.

Observations & Comments

Overall, the mechanical systems appeared to be in good operating condition and well maintained. Using the tonnage of the units (40.5 tons) we calculated that one ton of air conditioning is provided for every 286 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of useable space for office use, however, on-site staff has reported insufficient cooling within the spaces. It is recommended to perform an engineering analysis of the supply and return capacity of the heating and cooling systems to develop recommendations for system changes to improve air temperature and distribution.

Based on age and condition, routine and regular replacements of the split systems are recommended and included over the term. Several sections of the refrigerant piping insulation was found to be damaged and/or missing - limiting its effectiveness. Replace damaged/missing refrigerant piping insulation.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by a pole-mounted utility-owned transformer located northeast corner of the site. Power enters the building overhead to a single cabinet switch breaker. The breaker has capacity rated of 400 amps at 120/208 volt, 3-phase, 4-wire service. Distribution panels for the entire building are located in the electrical room and at the Nut House. Distribution wiring consists of copper conductors.

Emergency power is not provided at the Subject.

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Observation & Comments

The electrical systems provide 9.95 watts per square foot for the building. This is based upon the overall capacity of 400-amps, 208-volts, 3-phase, 11,589 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally lower than average, but no issues were reported during our site visit. Additional research may be necessary to determine if there is an electrical capacity issue. We have not included costs for this work as the study can be completed in house at little to no cost.

Electrical gear to be in good condition but serviceable condition. The electrical panels will reach their EULs during the evaluation term. Budgetary costs for replacement have been included in the reserve term.

5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The Subject is not improved with a fire sprinkler. The lack of a sprinkler system installation was reported to CBRE as a 'grandfathered' condition. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

Supplemental fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are wall-mounted and generally available throughout the common corridors and in mechanical rooms.

Fire alarm and detection system devices consist of smoke detectors and audible and visible alarms and are tied to a central fire alarm control panel (FACP). The FACP is manufactured by Simplex (Model 4007 ES) and is connected to an outside monitoring agency by telephone. The fire alarm panel is located in the janitor closet and was installed in 2017.

Emergency egress is provided by the main entrance doors and exterior doors at the north and south sides of the building. All doors discharge directly to the exterior at grade.

Observation & Comments

Fire alarm tests are performed annually. The fire alarm control panel was installed in 2017 and is in good condition. CBRE anticipates the fire protection and life safety system will require replacement late in the term based on age.

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Fire extinguishers are certified annually by Pye Barker Fire and Safety. Several of the on-site fire extinguishers were found to have expired inspection tags or to be not fully charged. Each fire extinguisher should be pressure tested, re-charged (if needed) and re-tagged.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand that the subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 20 years old and the obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows: 1) Access from public sidewalks, parking, or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and 4) Access in remaining ways to goods and services provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified. Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations. Actual use should be confirmed prior to undertaking barrier removal.

Based on conducting a limited scope visual survey, we did observe some barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
2	Have any ADA improvements been made to this property?	✔			
3	Does a Barrier Removal Plan exist for the property?		✔		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?	✔			
3	Is the width between railings at least 36 inches?	✔		✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3	Can the alternate accessible entrance be used independently?	✔			
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✔		

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?			✔	
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Catch basin

2. No splash block at east downspouts

3. Asphalt parking lot

4. Catch basin and wood fencing

5. Disintegrated mortar joints at planter wall

6. Wood-framed roof structure

7. North elevation

8. South elevation

9. Nut House

10. Wood siding and wood framed windows

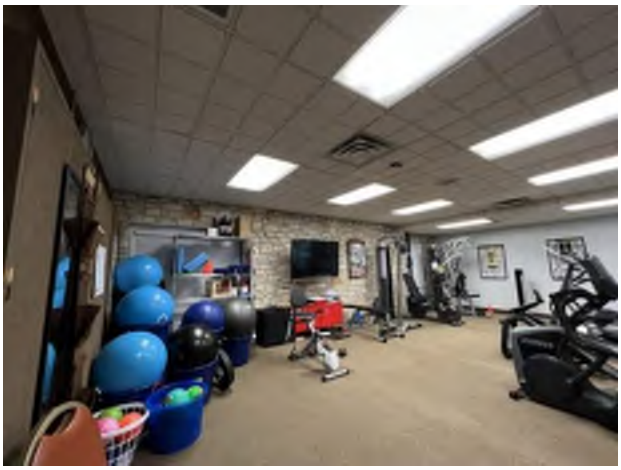
11. Recaulked east windows

12. Standing metal seam roof

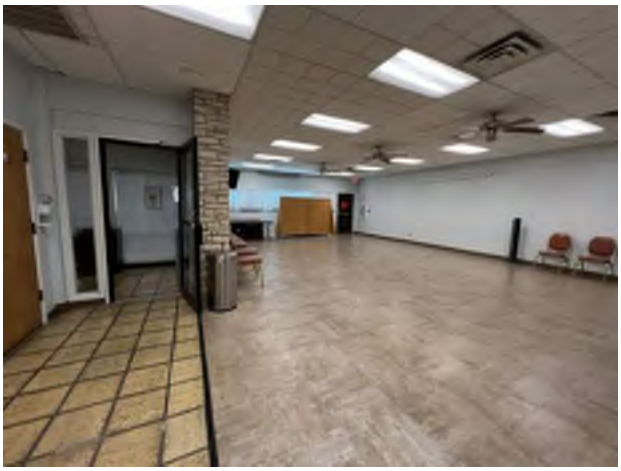
13. Main entrance lobby

14. Lobby lounge

15. Corridor

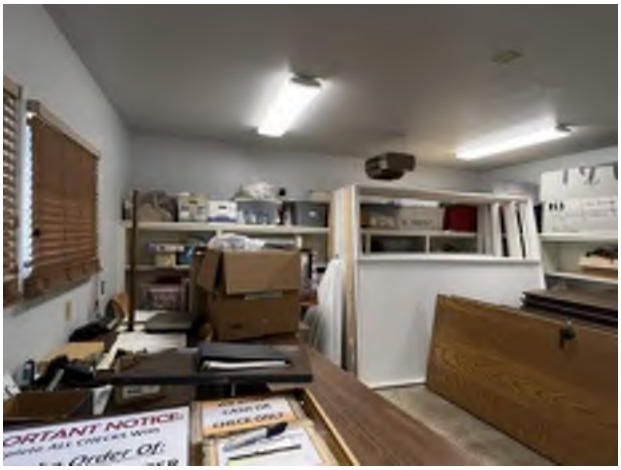


16. Fitness room



17. Card Room

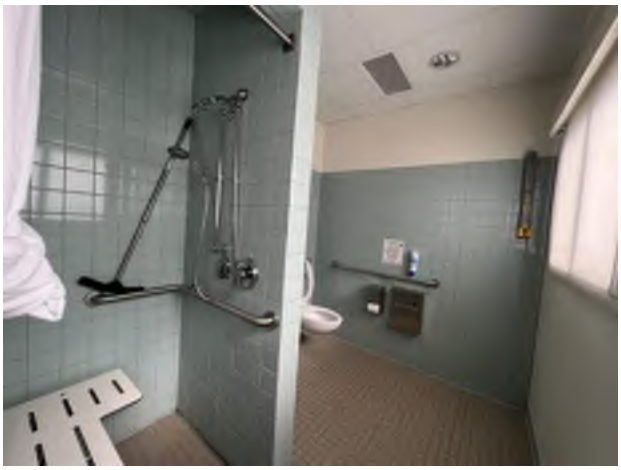
18. Gym finishes



19. Nut House interior

20. Kitchen

21. Restroom finishes



22. Shower room

23. Water heater and boiler

24. Grinder pump

25. Gas meter

26. Mechanical yard

27. Fire alarm control panel

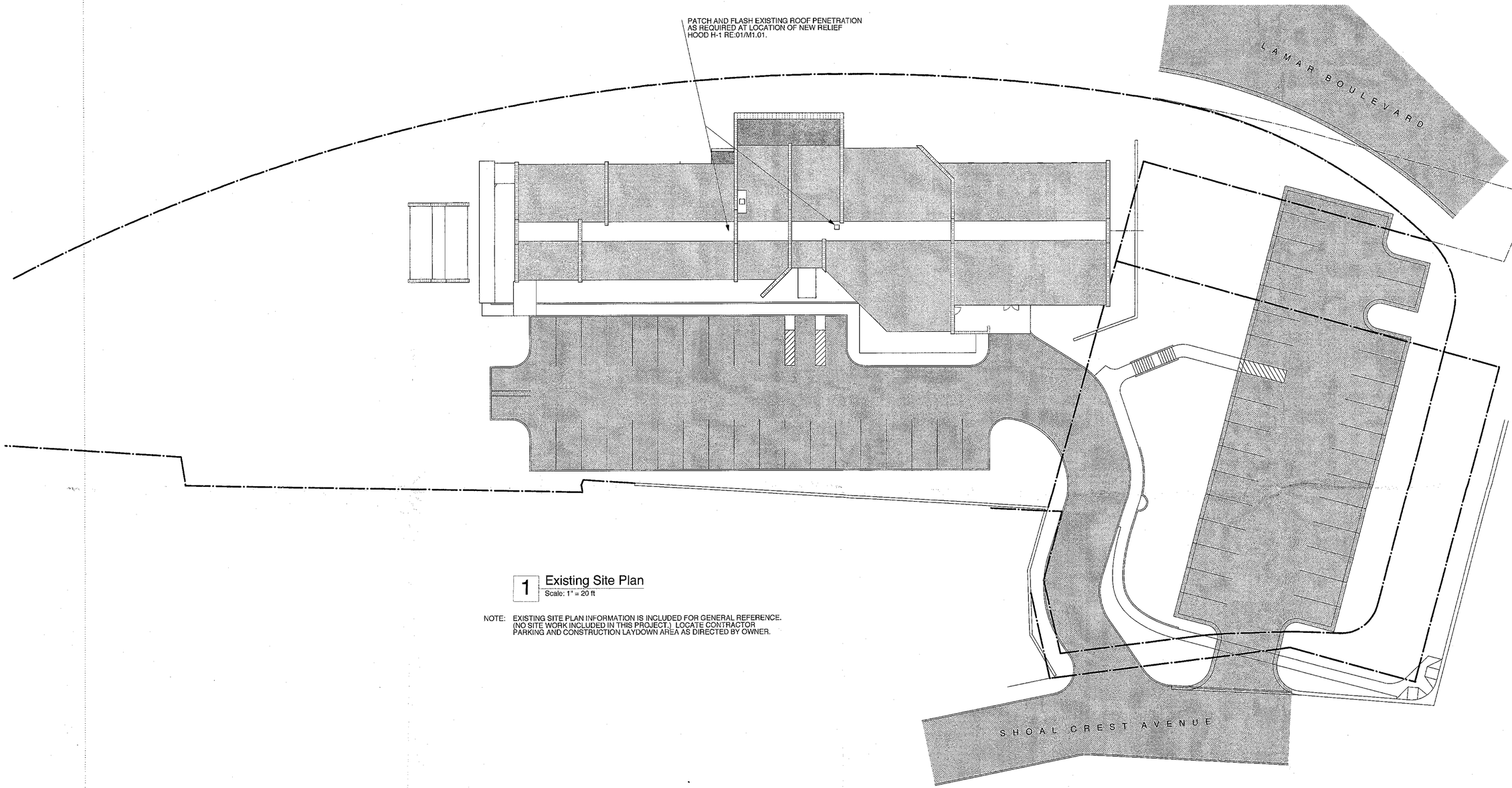
28. Emergency exit

29. Accessible toilet stall

30. Accessible parking spaces

Supplementary Documentation

TR-2014-0452



1 Existing Site Plan
Scale: 1" = 20 ft

NOTE: EXISTING SITE PLAN INFORMATION IS INCLUDED FOR GENERAL REFERENCE. (NO SITE WORK INCLUDED IN THIS PROJECT.) LOCATE CONTRACTOR PARKING AND CONSTRUCTION LAYDOWN AREA AS DIRECTED BY OWNER.

DISCLAIMER

THIS SITE PLAN IS BASED ON THE SITE PLAN INCLUDED IN THE ORIGINAL CONSTRUCTION DRAWINGS OF 1977 BY PETERS & FIELDS ARCHITECTS. THAT DRAWING (SHEET A1) DEPICTS THE PROPERTY BOUNDARIES GRAPHICALLY, BUT LACKS METES AND BOUNDS INFORMATION. THIS SITE PLAN IS, THEREFORE, SHOWN FOR INFORMATION PURPOSES ONLY, AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.

LIMBACHER & GODFREY ARCHITECTS
2124 East 6th Street, Suite 102 Austin, Texas 78702

Alfred Godfrey
Texas Registration No. 10911

REGISTERED ARCHITECT ALFRED GODFREY 10911 STATE OF TEXAS

05/09/2014

Parks and Recreation Department

LAMAR SENIOR ACTIVITY CENTER—RENOVATIONS

2874 SHOAL CREST AVENUE AUSTIN, TEXAS 78705

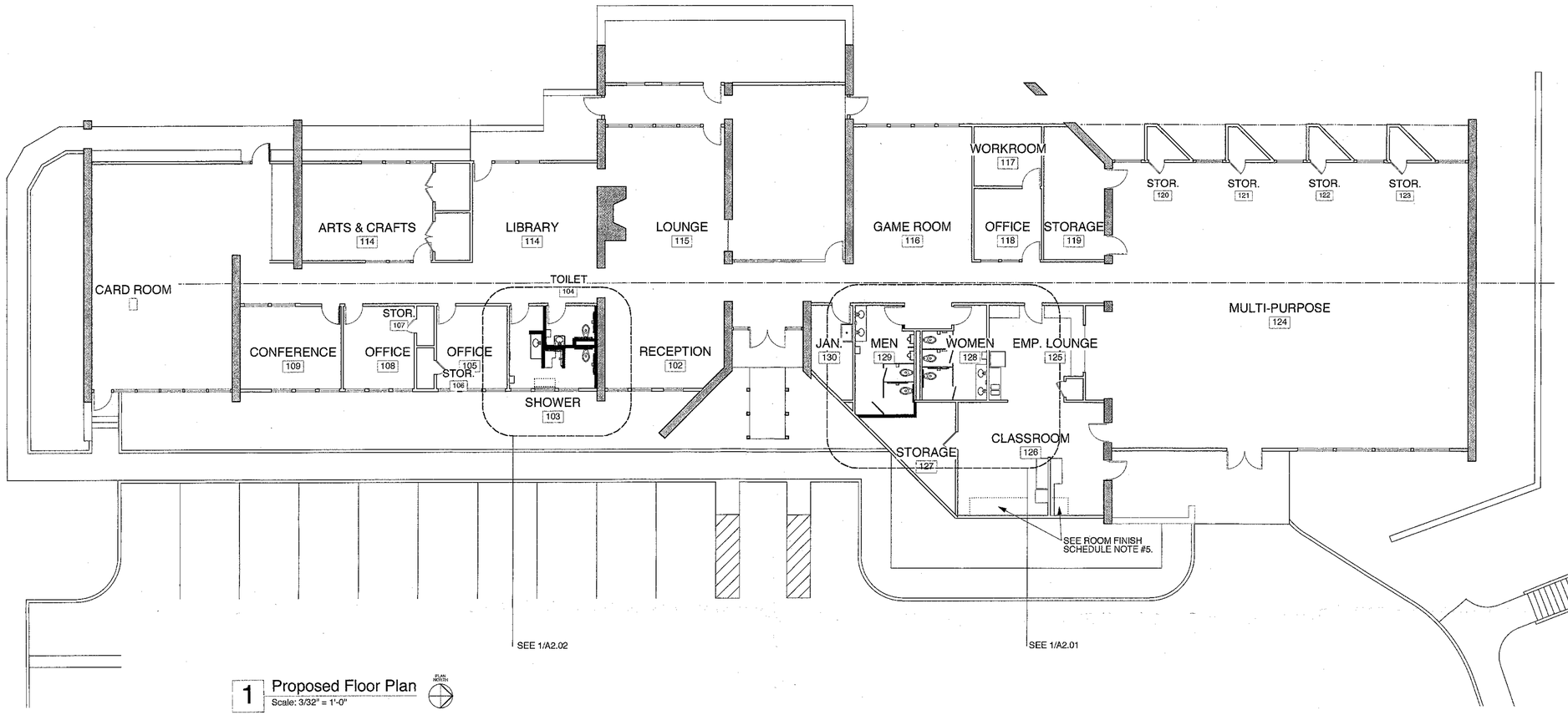
Drawn by

Date: May 9, 2014

Revisions

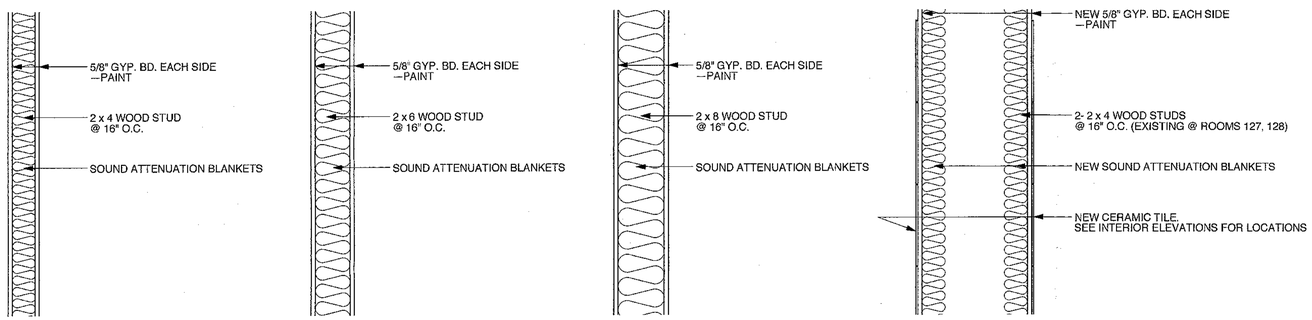
EXISTING SITE PLAN

SP1.01



1 Proposed Floor Plan

Scale: 3/32" = 1'-0"



1. USE CEMENT BOARD INSTEAD OF GYP. BD. ON ALL PLUMBING WALLS, WET WALLS AND SHOWER WALLS, AND BEHIND ALL CERAMIC TILE FINISHES.
2. USE CEMENT BOARD INSTEAD OF GYP. BD. ON ALL PLUMBING WALLS, WET WALLS AND SHOWER WALLS, AND BEHIND ALL CERAMIC TILE FINISHES.
3. USE CEMENT BOARD INSTEAD OF GYP. BD. ON ALL PLUMBING WALLS, WET WALLS AND SHOWER WALLS, AND BEHIND ALL CERAMIC TILE FINISHES.
4. USE CEMENT BOARD INSTEAD OF GYP. BD. ON ALL PLUMBING WALLS, WET WALLS AND SHOWER WALLS, AND BEHIND ALL CERAMIC TILE FINISHES.

2 Wall Types

Scale: 1" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL N	WALL E	WALL S	WALL W	CEILING	CEILING HEIGHT	NOTES
103	SHOWER	F1	B2	W1/W2	W1	W1/W2	W1/W2	C4	H1	1, 4
104	TOILET	F1	B2	W1/W2	W1/W2	W1	W1	C1	H1	
110	CORRIDOR	F2	B1	W1/W3	W1/W3	W1/W3	W1/W3	C3	H2	6
125	EMPLOYEE LOUNGE	F2	B3	W3	W3	W3	W3	C3	H2	
126	CLASSROOM	F2	B3	W3	W3	W1/W3	W1/W3	C3	H2	5
127	STORAGE	F2	B1/B3	W3	W3	W1	W3	C3	H2	2
128	WOMEN	F1	B2	W1/W2	W1/W2	W1/W2	W1/W2	C1	H1	
129	MEN	F1	W1/W2	W1/W2	W1/W2	W1/W2	W1/W2	C1	H1	
130	JANITOR	F2	B3	W3	W3	W3	W1/W3	C3	H2	3

NOTES:
1. CERAMIC TILE CEILING AT SHOWER STALL.
2. NEW WORK AT WEST WALL ONLY.
3. PATCH, PAINT WALL AND FLOOR AS REQUIRED AT NEW JANITOR'S SINK.
4. SEE INTERIOR ELEVATIONS FOR LOCATION OF VARIOUS FINISHES.
5. PATCH SUSPENDED ACOUSTICAL TILE CEILING AS REQUIRED AT LOCATIONS WHERE DEFUNCT HOODS ARE REMOVED (MAINTENANCE WORK) WITH MATCHING MATERIALS.
6. PATCH, REPAINT WALL AS NEEDED AT LOCATION OF NEW/RELOCATED DOORS. MATCH ADJACENT SURFACE.

FINISH KEY

FLOOR	
F1	NEW CERAMIC TILE
F2	EXISTING TO REMAIN
BASE	
B1	NEW 6" RUBBER BASE
B2	NEW CERAMIC TILE
B3	EXISTING TO REMAIN
WALLS	
W1	PAINTED GYPSUM WALL BOARD
W2	CERAMIC TILE
W3	EXISTING WALL FINISH TO REMAIN
CEILING	
C1	NEW 2' x 2' ACOUSTICAL TILE
C2	PAINTED GYPSUM WALL BOARD
C3	EXISTING TO REMAIN
C4	VINYL-COVERED GYP. BD.
CEILING HEIGHTS	
H1	8'-6"
H2	EXISTING TO REMAIN

LIMBACHER & GODFREY ARCHITECTS
2124 East 6th Street, Suite 102 Austin, Texas 78702

Alfred Godfrey
Texas Registration No. 10911

REGISTERED ARCHITECT ALFRED GODFREY 10911 STATE OF TEXAS

05/09/2014

Parks and Recreation Department

LAMAR SENIOR ACTIVITY CENTER—RENOVATIONS

2874 SHOAL CREST AVENUE AUSTIN, TEXAS 78705

Drawn by

Date: May 9, 2014

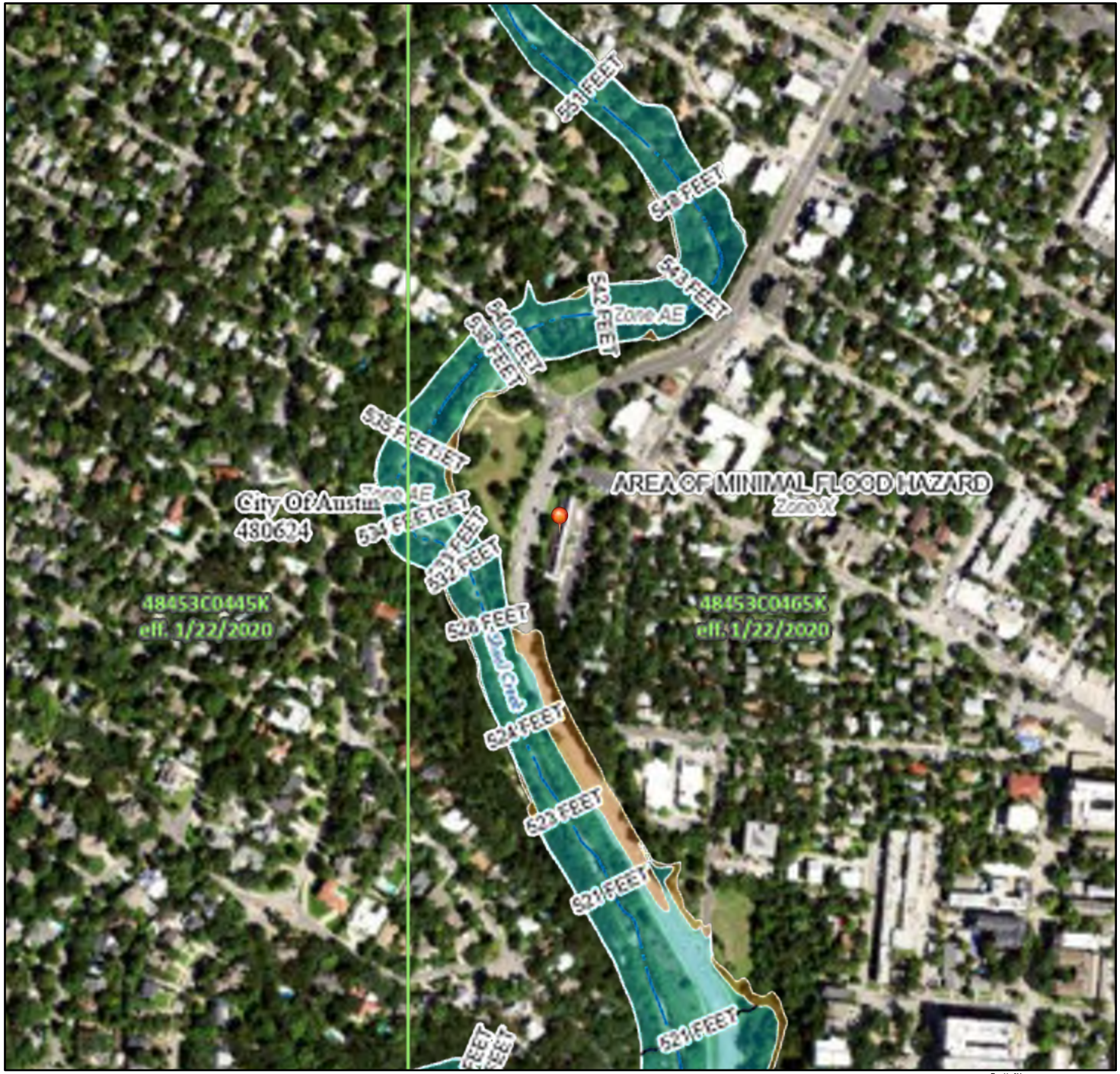
Revisions

PROPOSED FLOOR PLAN

A1.01

1DWLRQDO)ORRG+D]DUG'DWD)ORRGZD\6WXGLHV

FEMA



)HHW

%DVHG RQ 86 1DWLRQDO 2FHDQLF DQG $WPRVSKHULF $GPLQLVWUDWLRQ

/HJHQG

6)+$ $UHDV RI (TXDO)ORRG+D]DUG

L:WKRXW %DVH)ORRG(OHYDWLRQ %)(
=RQH$ 9 $
L:WK%)(RU'HSWK =RQH$($+ $2 $5 $9 $(
5LVNPDWUL[)ORRGZD\

$QQXDO &KDQFH)ORRG+D]DUG $UHDV
R DQQXDO FKDQFHORRGZDWHUDH
G+BWKROHV WKDQRQHIRRW RU ZKGUDLQDJH
DUHDV R OHVV WKDQRQH VTXDUHPLOH=RQH;

)WXUH&RQGLWLRQV $QQXDO
&KDQFH)ORRG+D]DUG =RQH;
$UHDZLWK5HGXFHG)ORRG5LVNGHWR
/HYHH 6HH1RWH =RQH;
$UHDZLWK)ORRG5LVNGHWR/HYHH =RQH'

$UHDRI1RQLBO)ORRG+D]DUG =RQH;
(IIHFWLYH/LQH
$UHDR 8QGHWHUPLQHG)ORRG+D]DUG =RQH'

&KDQQHO &XOYHUW RU 6WUXFWXUH
/HYHH'LNH RU)ORRGZDOO

&URVV6HFWLRQV ZLWK$QQXDO &KDQFH
DWHU 6XUIDFH(OHYDWLRQ
&RDVWDO 7UDQVHFW
%DVH)ORRG(OHYDWLRQ/LQH %)(
/LPLW R 6WUXFWXUH
-XULVGLFWLRQ%RXQGDU\
&RDVWDO 7UDQVHFW %DVHOLQH
3URMHFW%DVHOLQH
+GURJUDSKLF)HDWXUH

L'LWDWDDWD$YDLODEOH
R'LWDWDDWD$YDLODEOH
8QPDSSHG

7KHSLQGLVSOD\HGRQWKHSLV DQDSSURSULDWH
SRQW VHOHFWHGEWKHXVHU DQGGRHV QRW UHSUHV
DQDWWKRULWDWLYHSURSHUW\ORFDWLRQ

7KLVPSFRROLHVZLWKJVVWDQGDUGIRU WKHXVHR
GLLWDO IORRGPS/LI LW LVQRW YRLGDV GHVFULEHGEHORZ
7KHEDVHPHVVKRZQFRROLHVZLWKJVEDVHPS
DFFXUDWHWDQGDUG/

7KHIORRGKDUGLQRUBWLRQLV GHULYHGGLUHFWO\IURPWKH
DWKRULWDWLYH JEEVHUYLFHVSURYLGHGEJ 7KLVPS
ZVHSRUWHGRQ DW 3 DQGGRHVQRW
UHOHFWFKDQJHVRU DPGPQWV VXEVHXHQW WRWKLVGDWHDQG
WLFH 7KHJHDGGHIHFWLYHLQRUBWLRQBFKDQJHRU
EHFRPVXSHUVHGEQHZGDWDRYHU WLFH

7KLVPSLBHLVYRLGLI WKHIQHRU RUHR WKHIOORZLQJPS
HOHPQWVGRQW DSSHDU EDVHPSLBHU\ IORRGRQHODEOHV
OHHQG VFDOHEDU PSFUHDWLRQGDWH FRRLW\LGHQWLILHUV
)SSDQO QBEU DQG)SHIFWLYHGDWH DSLBHVIRU
XQPSHGDQQRQHUGLQJDUHDVFDQQRW EHXVHGIRU
UHJXODWRU\SURSRV

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2011-004861 BP

ISSUE DATE : 04/07/2011

BUILDING ADDRESS: 2874 SHOAL CREST AVE

LEGAL DESCRIPTION: LOT A SENIOR CITIZENS ACTIVITY CENTER

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Life Safety - Life Safety C.O. for Addition to existing Community Center ... Expired Permit Number: 1984-010803BP

BUILDING GROUP/DIVISION:

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: City of Austin Parks and Recreation

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 2:15 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2011-004862 BP

ISSUE DATE : 04/07/2011

BUILDING ADDRESS: 2874 SHOAL CREST AVE

LEGAL DESCRIPTION: LOT A SENIOR CITIZENS ACTIVITY CENTER

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Life Safety - Life Safety C.O. for Accessory Storage Building to existing Community Center ... Expired Permit Number: 1998-001363BP

BUILDING GROUP/DIVISION:

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: City of Austin Parks and Recreation

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BUILDING CODE REVIEWER : Ron Menard

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For Carl Wren, Building Official

Printed : 09/28/2022 2:15 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2011-004863 BP

ISSUE DATE : 04/07/2011

BUILDING ADDRESS: 2874 SHOAL CREST AVE

LEGAL DESCRIPTION: LOT A SENIOR CITIZENS ACTIVITY CENTER

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Life Safety - Life Safety C.O. for Addition to existing Community Center ... Expired Permit Number: 2001-001355BP

BUILDING GROUP/DIVISION:

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR: City of Austin Parks and Recreation

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BUILDING CODE REVIEWER : Ron Menard

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 2:15 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 1984-000014 BP

ISSUE DATE : 06/09/1986

BUILDING ADDRESS: 2874 Shoal Crest Avenue A 00000

LEGAL DESCRIPTION: LOT A SENIOR CITIZENS ACTIVITY CENTER

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Senior Citizens Center Add. Accoustal Boxes

BUILDING GROUP/DIVISION:

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR:

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BUILDING CODE REVIEWER :

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

Printed : 09/28/2022 2:15 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO

ISSUE DATE :

BUILDING ADDRESS:

LEGAL DESCRIPTION:

PROPOSED OCCUPANCY:

BUILDING GROUP/DIVISION:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

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BUILDING CODE REVIEWER :

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For , Building Official

Printed : 09/28/2022 2:15 pm

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 1987-007688 BP

ISSUE DATE : 05/06/1987

BUILDING ADDRESS: 2874 Shoal Crest Avenue A A00000

LEGAL DESCRIPTION: LOT A SENIOR CITIZENS ACTIVITY CENTER

PROPOSED OCCUPANCY:

C- 437 Addn, Alter, Convn-NonRes Addition - Addition & Remodel To Existing Bldg

BUILDING GROUP/DIVISION: A-3

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR:

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BUILDING CODE REVIEWER :

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 1987-007689 BP

ISSUE DATE : 05/06/1987

BUILDING ADDRESS: 2874 Shoal Crest Avenue A B00000

LEGAL DESCRIPTION: LOT A SENIOR CITIZENS ACTIVITY CENTER

PROPOSED OCCUPANCY:

C- 328 Commercial Other Nonresident Bldg New - New Workshop

BUILDING GROUP/DIVISION: B-2

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR:

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BUILDING CODE REVIEWER :

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2014-059062 BP

ISSUE DATE : 01/14/2015

BUILDING ADDRESS: 2874 SHOAL CREST AVE

LEGAL DESCRIPTION: LOT A SENIOR CITIZENS ACTIVITY CENTER

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - Interior Remodel to existing Public Community Recreation Center: Restrooms, health office, janitor closet

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 595 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 12 **CODE TYPE:** ibc

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 000

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Warden Construction

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BUILDING CODE REVIEWER : Tom Migl

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Carl Wren, Building Official

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO

ISSUE DATE :

BUILDING ADDRESS:

LEGAL DESCRIPTION:

PROPOSED OCCUPANCY:

BUILDING GROUP/DIVISION:

SPRINKLER SYSTEM:

CODE YEAR: **CODE TYPE:**

FIXED OCCUPANCY: **NON FIXED OCCUPANCY:**

TYPE OF CONSTRUCTION:

CONTRACTOR:

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BUILDING CODE REVIEWER :

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For , Building Official

Printed : 09/28/2022 2:15 pm

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Long Description: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Parking lot detention in good condition, minimal amount of sediment at outlet area.

Asset: 1206661 Pond, R01346, PARKING_LOT_DETENTION

Location:

Address:

Job Plan #: 2140 Res Pond Inspection, MM

Failure Class:

Problem Code:

General Information	
Site:	WPD
Work Group:	PONDS
Supervisor:	BOGERM
Owner/Lead:	BARTHC
Crew:	
Classification:	Public Pond Inspection
Task Order:	
Parent:	21-133931
Alt Reference:	

Schedule Information	
Sched Start:	
Sched Finish:	
Target Start:	10/31/21
Target Finish:	10/31/21
Actual Start:	3/9/22
Actual Finish:	3/9/22
Report Date:	11/1/21
Reported By:	MAXADMIN
On Behalf Of:	

Status Information	
Priority:	3
Work Type:	PM
Status:	5CLOSED
CAF Num:	
Job Plan:	2140
Hold Reason:	
Vendor:	
Reimbursable:	N

CSR Information	
Citizen Name:	
Citizen E - Mail:	
Citizen Phone:	
311 CSR Number:	

Permitting Information	
Regulation:	N
Regulation Num:	
ROWMAN Permit #:	
ROWMAN Exp. Date:	
Dig Exp Date:	
Dig TESS Num:	

Cost Information	
Asset Cost Weight:	1.00
Asset Allocated Cost:	$ 0.00
Loc. Cost Weight:	0.00
Loc. Allocated Cost:	$ 0.00
Total Cost:	$ 0.00
GL Account:	

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Specifications

Attribute	Description	Domain Description	ALN Value	Numeric Value	Unit of Measure
COND_INFLOW	Inflow Conveyance Pipe or Channel (A) - Condition		2		
COND_INLET_STRUC	Inlet Structure (Inlet/Splitter/Apron) (B) - Condition		0		
COND_PERIMETER	Perimeter (Berm/Slope/Wall) (C) - Condition		0		
COND_1ST_BASIN_FL	"First Basin Floor (Detention Basin/Sediment Basin/Wet Pond Forebay) (D1) - Condition"		0		
COND_2ND_BASIN_FI	"Second Basin FloorV (Filtration Basin/ Permanent Pool) (D2) - Condition"		0		
COND_RISER			0		
COND_INTERIOR_SEI	Interior Separator (Wall/Berm) (F) - Condition		0		
COND_OUTLET_STRL	Outlet Structure (Flow Control/Pipe/Apron) (G) - Condition		2		
COND_OUTFLOW	Outflow Conveyance Pipe or Channel (I) - Condition		2		
COND_OVERALL_RAT	Overall Pond Condition Rating		2		
MAINT_SECURE_ACC	Security and Access - Maintenance		0		
MAINT_VEG	Vegetation/Mowing		0		
MAINT_BLOCK_DEB	Blockage/Debris/Trash		0		
MAINT_SEDIMENT	Sediment Build-up		1		
MAINT_STAND_WATE	Standing/Stagnant or Leaking Water		0		
MAINT_VECTOR_PES	Vector/Pest Control		0		
MAINT_INTERNAL_CC	Minor Internal Component Repair		0		
MAINT_EROSION_VOI	Erosion/Voids		0		
MAINT_CONCRETE	Pipe/Concrete Repair		0		
MAINT_MISC	Miscellaneous Maintenance		0		
WO_REQUIRED	Work Order Required		N		
WO_PRIORITY	Recommended Work Order Priority		0		
COND_SPILLWAY	Overflow Spillway (H) - Condition		0		

Planned Labor

Task ID	Craft	Crew	Labor	Vendor	Contract	Qty	Hours	Rate	Line Cost
	ENG-ASCB					1	00:00	26.62	0.00
								Total Planned Labor:	0.00

Planned Tools

Task ID	Tool	Description	Qty	Hrs	Rate	Line Cost
	PICKUP	WPD Pickup	1	00:30	6.09	3.04
					Total Planned Tools:	3.00

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Related Records

Ticket	Description	Class	Status	Relationship
CSR21-00539463	Tree Issue ROW/Hanging/1600 W 29th St	SR	CLOSED	ORIGINATOR

Asset Detail

Asset:	1206661	**Description:**	Pond, R01346, PARKING_LOT_DETENTION
Warranty Expiration Date:		**Status:**	
Feature Class:	PONDASSETS		

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
STADDRESS	Street Address			
PLACE_ID	Place ID	107637		
WATERSHED	Watershed Property is Within	SHL		
COMMRES	Commercial or Residential Pond Indicator	R		
AREA_ACRES	Area Acres		0.2075691500	
DATE_BUILT	Date Pond Built			
JURISDICTION_LABEL	Jurisdiction Label	AUSTIN FULL PURPOSE		
COUNCIL_DIST	Council District	9		
IRRIGINSPNEED	Irrigation Inspection Needed			
BSZ_LEVEL	BSZ Level - 1 or 2			
TCEQ_DAM	TCEQ Dam	F		
DRAINAGE_ID	Drainage ID			
SUBTYPE	Subtype		2.0000000000	
MAPSCO	MAPSCO	555W		
FIELDOPS_ZONE	Field Ops Zone		2.0000000000	
SUBSURFACE	Subsurface	F		
LINK_ID	Link ID		352875.0000000000	
WATERREG_AREA	Water Reg Area	URBAN		
RECHARGE_ZONE	Recharge Zone	NONE		
OP_PERMIT_NO	Operating Permit Number			
CREATED_DATE	Created Date	2010-02-19T00:00:00.000Z		
CAPTURE_DEPTH	Capture Depth	N/A_FLOOD_CONTROL		
CREATED_BY	Created By	EWOOD		
FULL_STREET_NAME	Full Street Name	2874 SHOAL CREST AVE		
PARTIAL	Partial	N/A		
PROJECT_NAME	Project Name	Lamar Senior Activity Center		
REVIEW_ACCEPTED_DATE	Review Accepted Date			
DEPTH	Depth			

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
EROSION_CONTROL	Erosion Control	F		
FLOOD_CONTROL	Flood Control	T		
PILOT_CHANNEL	Pilot Channel	N		
PUMP	Pump	F		
RSMP	RSMP	N		
REGIONALWQ	Regional Water Quality	N		
VOLUME	Volume			
WQ_CONTROL	Water Quality Control	F		
POND_TYPE	Pond Type	PARKING_LOT_DETENTION		
MAINTENANCE	Maintenance	COA_WPD		
MAP_INDEX	Map Index	J25		
ACCOUNT_NO	Property ID	211105		

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
PARCELNO	Parcel Number	0217000502		
LEGACY_SITE_ID	Legacy Site ID	R01346		
BUSINESS	Business			
ACCESSADDRESS	Access Address			
CASE_NUM	Case Number			
INSPECTION	INSPECTION	COA_WPD		

Long Description: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Parking lot detention in good condition, minimal amount of sediment at outlet area.

Asset: 1206661 Pond, R01346, PARKING_LOT_DETENTION
Location:
Address:
Job Plan #: 2140 Res Pond Inspection, MW
Failure Class:
Problem Code:

General Information	
Site:	WPD
Work Group:	PONDS
Supervisor:	BOGERM
Owner/Lead:	BARTHC
Crew:	
Classification:	Public Pond Inspection
Task Order:	
Parent:	21-133931
Alt Reference:	

Schedule Information	
Sched Start:	
Sched Finish:	
Target Start:	10/31/21
Target Finish:	10/31/21
Actual Start:	3/9/22
Actual Finish:	3/9/22
Report Date:	11/1/21
Reported By:	MAXADMIN
On Behalf Of:	

Status Information	
Priority:	3
Work Type:	PM
Status:	5CLOSED
CAF Num:	
Job Plan:	2140
Hold Reason:	
Vendor:	
Reimbursable:	N

CSR Information	
Citizen Name:	
Citizen E - Mail:	
Citizen Phone:	
311 CSR Number:	

Permitting Information	
Regulation:	N
Regulation Num:	
ROWMAN Permit #:	
ROWMAN Exp. Date:	
Dig Exp Date:	
Dig TESS Num:	

Cost Information	
Asset Cost Weight:	1.00
Asset Allocated Cost:	$ 0.00
Loc. Cost Weight:	0.00
Loc. Allocated Cost:	$ 0.00
Total Cost:	$ 0.00
GL Account:	

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Specifications

Attribute	Description	Domain Description	ALN Value	Numeric Value	Unit of Measure
COND_INFLOW	Inflow Conveyance Pipe or Channel (A) - Condition		2		
COND_INLET_STRUC	Inlet Structure (Inlet/Splitter/Apron) (B) - Condition		0		
COND_PERIMETER	Perimeter (Berm/Slope/Wall) (C) - Condition		0		
COND_1ST_BASIN_FL	"First Basin Floor (Detention Basin/Sediment Basin/Wet Pond Forebay) (D1) - Condition"		0		
COND_2ND_BASIN_FI	"Second Basin FloorV (Filtration Basin/ Permanent Pool) (D2) - Condition"		0		
COND_RISER			0		
COND_INTERIOR_SEI	Interior Separator (Wall/Berm) (F) - Condition		0		
COND_OUTLET_STRL	Outlet Structure (Flow Control/Pipe/Apron) (G) - Condition		2		
COND_OUTFLOW	Outflow Conveyance Pipe or Channel (I) - Condition		2		
COND_OVERALL_RAT	Overall Pond Condition Rating		2		
MAINT_SECURE_ACC	Security and Access - Maintenance		0		
MAINT_VEG	Vegetation/Mowing		0		
MAINT_BLOCK_DEB	Blockage/Debris/Trash		0		
MAINT_SEDIMENT	Sediment Build-up		1		
MAINT_STAND_WATE	Standing/Stagnant or Leaking Water		0		
MAINT_VECTOR_PES	Vector/Pest Control		0		
MAINT_INTERNAL_CC	Minor Internal Component Repair		0		
MAINT_EROSION_VOI	Erosion/Voids		0		
MAINT_CONCRETE	Pipe/Concrete Repair		0		
MAINT_MISC	Miscellaneous Maintenance		0		
WO_REQUIRED	Work Order Required		N		
WO_PRIORITY	Recommended Work Order Priority		0		
COND_SPILLWAY	Overflow Spillway (H) - Condition		0		

Planned Labor

Task ID	Craft	Crew	Labor	Vendor	Contract	Qty	Hours	Rate	Line Cost
	ENG-ASCB					1	00:00	26.62	0.00
								Total Planned Labor:	0.00

Planned Tools

Task ID	Tool	Description	Qty	Hrs	Rate	Line Cost
	PICKUP	WPD Pickup	1	00:30	6.09	3.04
					Total Planned Tools:	3.00

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Related Records

Ticket	Description	Class	Status	Relationship
CSR21-00539463	Tree Issue ROW/Hanging/1600 W 29th St	SR	CLOSED	ORIGINATOR

Asset Detail

Asset:	1206661	**Description:**	Pond, R01346, PARKING_LOT_DETENTION
Warranty Expiration Date:		**Status:**	
Feature Class:	PONDASSETS		

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
STADDRESS	Street Address			
PLACE_ID	Place ID	107637		
WATERSHED	Watershed Property is Within	SHL		
COMMRES	Commercial or Residential Pond Indicator	R		
AREA_ACRES	Area Acres		0.2075691500	
DATE_BUILT	Date Pond Built			
JURISDICTION_LABEL	Jurisdiction Label	AUSTIN FULL PURPOSE		
COUNCIL_DIST	Council District	9		
IRRIGINSPNEED	Irrigation Inspection Needed			
BSZ_LEVEL	BSZ Level - 1 or 2			
TCEQ_DAM	TCEQ Dam	F		
DRAINAGE_ID	Drainage ID			
SUBTYPE	Subtype		2.0000000000	
MAPSCO	MAPSCO	555W		
FIELDOPS_ZONE	Field Ops Zone		2.0000000000	
SUBSURFACE	Subsurface	F		
LINK_ID	Link ID		352875.0000000000	
WATERREG_AREA	Water Reg Area	URBAN		
RECHARGE_ZONE	Recharge Zone	NONE		
OP_PERMIT_NO	Operating Permit Number			
CREATED_DATE	Created Date	2010-02-19T00:00:00.000Z		
CAPTURE_DEPTH	Capture Depth	N/A_FLOOD_CONTROL		
CREATED_BY	Created By	EWOOD		
FULL_STREET_NAME	Full Street Name	2874 SHOAL CREST AVE		
PARTIAL	Partial	N/A		
PROJECT_NAME	Project Name	Lamar Senior Activity Center		
REVIEW_ACCEPTED_DATE	Review Accepted Date			
DEPTH	Depth			

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
EROSION_CONTROL	Erosion Control	F		
FLOOD_CONTROL	Flood Control	T		
PILOT_CHANNEL	Pilot Channel	N		
PUMP	Pump	F		
RSMP	RSMP	N		
REGIONALWQ	Regional Water Quality	N		
VOLUME	Volume			
WQ_CONTROL	Water Quality Control	F		
POND_TYPE	Pond Type	PARKING_LOT_DETENTION		
MAINTENANCE	Maintenance	COA_WPD		
MAP_INDEX	Map Index	J25		
ACCOUNT_NO	Property ID	211105		

21-133935: 3/9/2022 RPI: Pond, R01346, PARKING_LOT_DETENTION

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
PARCELNO	Parcel Number	0217000502		
LEGACY_SITE_ID	Legacy Site ID	R01346		
BUSINESS	Business			
ACCESSADDRESS	Access Address			
CASE_NUM	Case Number			
INSPECTION	INSPECTION	COA_WPD		

AFD Inspection Report

City of Austin Fire Marshal's Office | 6310 Wilhelmina Delco Drive | Austin, Texas 78752 | ph 512- 974-0160

Property Details

Senior Adult Center
2874 Shoal Crest Ave.
Austin, Tx.
Contact:
Contact Phone:
Contact Email:
Scheduler Comments:

Inspection Details

Date: 08/10/2017
Type: Alarm System Inspection
Inspector: Christopher Shewmaker, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
Previously Identified Hazards were corrected	Corrected

8/10/17 - Tested A/V in card room

Fire Alarm Approved.

7/18/17 - Fire alarm inspection, reviewed approved plans, checked candela rating and tested all A/V's. Tested all pull stations, smoke detectors, and HVAC duct detectors. Checked monitoring.

Need to install one A/V in card room.

Fire Alarm Not Approved.

Pre-Survey Questionnaire

CBRE

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	Lamar Senior Activity Center	**Project No.:**	
Address:	2874 Shoal Crest Ave	**Project Manager:**	
City, State Zip Code	Austin, TX 78705	**Property No.:**	
Year Built and Age:	1978, renovation 2014 - Jeff Rum ADA	**Tax I.D. # (Sec, Lot, Block):**	LOT A SENIOR CITIZENS ACTIVITY CENTER
Building Type:		**Size of Parcel (Acres):**	1.8760
Number of Buildings:	2	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Jerilyn Rainosek	**Date:**	
Tel:	512-978-2481	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	85				
Handicap	6				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ No ☐ U/K ☐X

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐X

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐X

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐ **N/A**

If "Partial", list below what areas are not covered? NO SPRINKLER SYSYTEM IN ANY PART OF THE FACILITY_

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐X No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems?

Yes ☐X No ☐

SEVERAL ROOF LEAKS THROUGH OUT THE BUILDING CAUSING CEILING TILE AND WALL DAMAGE

c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐ **UNKNOWN**

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐ **UNKNOWN**

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ **X** No ☐

WATER TAKES A WHILE TO GET WARM BUT NEVER GET HOT

g. Heating capacity, distribution or equipment deficiencies? Yes ☐**X** No ☐

UNITS TRY TO COOL/HEAT TOO MANY ROOMS RESULTING IN SOME HOT/COLD; NO EVEN DISTRIBUTION OF HEAT/COOL

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ **X** No ☐

UNITS TRY TO COOL/HEAT TOO MANY ROOMS RESULTING IN SOME HOT/COLD; NO EVEN DISTRIBUTION OF HEAT/COOL

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐ **UNKNOWN**

Please explain any YES response:

ii. Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐**X**

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ **X**
No ☐
If "Yes", please state where: **FLOORS AND WALLS THROUGHOUT THE FACILITY**

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐ **X**

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐ **X**

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐ **X**

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐ **X**

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐ **X**
If "Yes", have the Omega heads been replaced prior to January 1, 1999?
Yes ☐ No ☐ U/K ☐ **X**

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐ **X**

s. On-site septic system? Yes ☐ No ☐ U/K ☐ **X**
If "Yes," any problems (explain below)? Yes ☐ No ☐
What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐ **X**

u. Chinese drywall? Yes ☐ No ☐ U/K ☐ **X**
If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ **X** **No** ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ **X** No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ **X** No ☐
If "Yes", please explain: **CURRENTLY WORK ON ASBESTOS REMOVAL AND NEW FLOOR IN MPR**

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐ **X**

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐ NO ELEVATORS

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐ **UNKNOWN**
If "Yes", who conducted such a survey and when was it performed?
If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject?

_____

15. Has any portion of the site incurred flooding as a result of backup of municipal stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐ **X**

If "Yes", please explain and identify location.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐ **NEAR**

If "Yes", please provide any information as to the extent of historical flooding.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐ **UNKNOWN**

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐ **X**

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ **X** No ☐

If "Yes", please explain and identify location and the date of the improvements.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐ **UNKOWN**

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐ **X**

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐ **X**

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ **X** No ☐

If "Yes", identify location.___**MOST ROOMS EXECPT: MPR, LOBBY, ANNEX, LOBBY OFFICE, SHED, PUMP ROOM**

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease: **COA-PARD RESPONSIBLE FOR ALL OF THE FACILITY AND GROUNDS**

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
Managing Director, FACS Business Line Lead
CBRE | Facility Condition Assessments
321 North Clark Street, 34th Floor | Chicago, IL 60654
C +1 312-405-6779
Ariz.Master@CBRE.com

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Facility Condition Assessment

South Austin Senior Center

3911 and 3903 Menchaca Road
Austin, Texas 78704

Prepared for:
City of Austin Parks & Recreation Department
Austin, Texas

Project No. SF-0001419126-23
Site Visit Date: October 4, 2022
Final Report Date: January 17, 2023

CBRE

THIS REPORT IS THE PROPERTY OF CBRE HEERY, INC. AND AUSTIN PARKS & RECREATION DEPARTMENT, CITY OF AUSTIN (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

CBRE
321 North Clark Street, 34th Floor
Chicago, Illinois 60654
www.cbre.com

January 17, 2023

Alyssa Tharrett, Project Manager
City of Austin Parks & Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9508
alyssa.tharrett@austintexas.gov

RE: Facility Condition Assessment

South Austin Senior Center
3911 and 3903 Menchaca Road
Austin, Texas 78704
SF-0001419126-23

Dear Alyssa Tharrett,

Attached is our Facility Condition Assessment (FCA) outlining the general physical conditions observed on October 4, 2022, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this FCA. The report was prepared solely for the use of City of Austin Parks & Recreation Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE Heery, Inc. – FACILITY CONDITION ASSESSMENTS

Lisa Tippin
Project Manager

Reviewed By: Morris Neal
Senior Director

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD		X		Repair	$1,000	$5,000
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING		X		Replace	$18,500	$150,000
5.1 SUBSTRUCTURE AND SUPERSTRUCTURE	X			None		
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING	X	X		Replace	$7,500	$172,040
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS	X			Replace		$30,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER	X	X		Repair	$500	$14,000
5.5 HEATING, COOLING, AND VENTILATION	X	X		Replace		$30,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER	X	X		None		$17,500
5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS	X	X		None		
6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY		X		Repair	$2,000	
Totals					$29,500	$418,540

Summary	Today's Dollars	$/SF
Immediate Repairs	$29,500	$2.40

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$418,540.00	$34.00	$3.40
Replacement Reserves, w/10, 3.0% escalation	$446,388.54	$36.26	$3.63

FCA IMMEDIATE COST TABLE

*The cost tables indicate budgetary numbers. Some items may incur additional design and management costs and be subject to general contractor overhead and profit, depending upon scope and whether the work is completed by in-house staffing.

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD							
1	**Clear Detention Basin**	We noted the storm water detention structure is overgrown with trees and weeds. We recommend clearing the brush and overgrowth at this time and periodically over the term to promote good drainage.	Man Days	$500	2	$1,000	
		Subtotal TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD				$1,000	
PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING							
2	**Repair Irrigation System**	The site irrigation system was reported to be inoperable at the time of the site visit. We recommend repairing the system at this time. Costs are an allowance, and the extent of the repairs is an unknown condition. Verification of the cost through further verification is recommended.	Allow	$10,000	1	$10,000	
3	**Replace Damaged Concrete Curbing Sections**	The concrete curbing was in generally good condition, but we noted a few areas of deteriorated and damaged sections, generally located in the east parking lot. We have included costs to remove the damaged section and replace with new curbing to match the existing.	Allow	$8,000	1	$8,000	
4	**Refresh Fire Lane Markings**	The red paint on the curb to denote the fire lane is faded and chalky. We recommend repainting all fire lane markings at this time.	Man Days	$500	1	$500	
		Subtotal PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING				$18,500	
EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING							

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
5	**Repaint Exterior Metal Doors**	The steel doors on the east and west exposure are in fair condition, but we observed some faded and damaged paint surfaces. We recommend wire brushing, priming and repainting all such metal surfaces at this time.	Man Days	$500	2	$1,000	
6	**Seal Open Gutter Joints and Clean Wall**	We noted stained wall surfaces at open joints in the gutter system. We recommend sealing the open joints or replacing the gutters and cleaning the stained wall surfaces. Costs have been included in immediate needs.	Allow	$6,500	1	$6,500	
		Subtotal EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING				$7,500	
SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER							
7	**Insulate Water Supply Pipe - Annex**	The water line serving the Annex does not appear to be insulated. We recommend providing insulation and perhaps active freeze protection at this time.	Man Days	$500	1	$500	
		Subtotal SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER				$500	
AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY							
8	**Provide Access Aisle at Accessible Parking Spaces**	Of the six accessible parking spaces provided on the east and southeast sides of the building, none appear to have a 60" access aisle. Restripe the parking and relocate signage as appropriate to create a 60" aisle at each space. Adjacent spaces can share an access aisle.	EA	$250	8	$2,000	
		Subtotal AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY				$2,000	
			Total:			**$29,500**	

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD																			
Detention Pond Maintenance	1	0	1	1	Man Days	$500.00	$500	1000%	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$5,000
4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING																			
Mill and Overlay Asphalt Pavement	20	19	1	50,000	SF	$3.00	$150,000	100%	$150,000										$150,000
5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING																			
Replace Modified Bitumen Roof	25	22	3	8,700	SF	$17.00	$147,900	100%			$147,900								$147,900
Annual Roof Maintenance Program	1	0	1	14,600	SF	$0.10	$1,460	900%	$1,460	$1,460		$1,460	$1,460	$1,460	$1,460	$1,460	$1,460	$1,460	$13,140
Repaint Exterior Finishes	7	4	3	1,200	SF	$2.50	$3,000	100%			$3,000								$3,000
Re-Caulk Exterior Façades	12	9	3	800	LF	$5.00	$4,000	200%			$4,000							$4,000	$8,000
5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Replace Commercial Kitchen Finishes and Equipment	20	13	7	1,000	SF	$30.00	$30,000	100%							$30,000				$30,000
5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER																			
Replace Individual 100- Gallon Domestic Water Heaters	25	24	1	2	EA	$7,000.00	$14,000	100%	$14,000										$14,000
5.5 HEATING, COOLING, AND VENTILATION																			
Replace Older AHUs	25	23	2	4	EA	$3,000.00	$12,000	100%		$3,000	$3,000	$3,000	$3,000						$12,000
Replace Split System, Air Cooled Condensing Unit	15	7	8	6	EA	$3,000.00	$18,000	100%								$6,000	$6,000	$6,000	$18,000
5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER																			
Infrared Survey, Commercial Scale	2	0	2	1	EA	$3,500.00	$3,500	500%		$3,500		$3,500		$3,500		$3,500		$3,500	$17,500
Total (Uninflated)									$165,960.00	$8,460.00	$158,400.00	$8,460.00	$4,960.00	$5,460.00	$31,960.00	$11,460.00	$7,960.00	$15,460.00	$418,540.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$165,960.00	$8,713.80	$168,046.56	$9,244.47	$5,582.52	$6,329.64	$38,161.91	$14,094.35	$10,083.49	$20,171.79	$446,388.54

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	Total Cost
Evaluation Period:									10										
# of SF:									12,311										
Reserve per SF per year (Uninflated)									$3.40										
Reserve per SF per year (Inflated)									$3.63										

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1.0 EXECUTIVE SUMMARY

South Austin Senior Center, the Subject, is comprised of two municipal buildings. The main building is the senior center and is 12,311-SFG in area and was built in 1995 (27 years old). The ancillary building, referred to as The Annex, is an approximately 900 SFG structure that was converted from an open structure to an enclosed meeting area in 2017 (5 years old). The annex is located on the north side of the site and is connected by a sidewalk to the main parking lot. Both buildings are single-story freestanding buildings within a park setting on a 3.7445-acre parcel in Austin, Texas. Specifically, the site is located between Menchaca Road and Valley View Road east of Prather Lane. The property is bounded by residential or light commercial properties on all sides.

The Subject is part of the Parks and Recreation Department for the City of Austin and is in a suburban area with interior roadways and dedicated vehicle parking. Primary vehicular access is provided from Menchaca Road to the northwest. A connecting drive through the site provides a secondary access point from Valley View Road on the southeast. Parking lots have been developed from the drive lanes near the buildings, with the largest lot to the east of the main building.

1.1 FACILITY CONDITION

The Subject is considered to be in good to fair condition with respect to the major structural and mechanical systems, and for the most part exhibits normal and expected wear and tear equal to its age of construction, however, the Subject does have some deficiencies that should be addressed at this time. Systems that fall into this category include asphalt pavement deficiencies, faded paint surfaces on exterior door and metal roof and other minor, miscellaneous deficiencies discussed in the body of the report. Routine and preventative maintenance procedures are considered to be appropriate for a building in this stage of its life cycle.

As the building continues to age, cyclical replacement of pavement surfaces, exterior paint and HVAC units will be warranted and are included in our capital reserve schedule.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

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

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REPORTED CAPITAL EXPENDITURES

Property management provided a verbal summary of capital expenditure projects completed within the last two years. The summary excluded cost information. Significant items are listed in the table below. The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the cost tables of CBRE's Report.

REPORTED CAPITAL EXPENDITURES		
Reported Capital Expenditures	**Year Completed**	**Approximate Costs/ Comments**
Interior Renovation - New Laminate Flooring throughout the building	2022	Not Provided
Upgraded Fire Alarm Control Panel	2022	Not Provided

WORK-IN-PROGRESS

No capital projects are currently taking place or reported at the property.

PLANNED CAPITAL EXPENDITURES

No capital expenditure information was provided.

BENCHMARKING - FACILITY CONDITION INDEX (FCI)

Today, many organizations utilize facility condition index (FCI) data to support their mission and strategic goals regarding building renovations and repairs. This key performance indicator will give the City of Austin Park & Recreation Department the ability to establish target condition ratings, compare buildings to each other, and support master facility plans.

The FCI is a benchmark metric to analyze the overall condition of a building and the effect of investing in facility improvements. It is the ratio of deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key estate assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

The estimated replacement value for the building was based on appraisal data provided by the City of Austin.

The FCI equation is shown below:

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$$FCI = \frac{\text{Deferred Maintenance Cost}}{\text{Replacement Cost}}$$

The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on type of building and the services it provides. The Building Owners and Managers Association International provides a standard FCI rating: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10). When the FCI exceeds 0.4, the building should be considered for replacement.

This rating system is shown below:

Therefore, the lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value. For example, an FCI of 0.07 signifies a 7% deficiency ratio which is generally considered to be in the fair range. An FCI of 0.7 means that 70% of the building needs extensive repairs or replacement. The FCI is a relative indicator of condition and should be tracked over time to maximize its benefit.

One of the major goals of the FCA is to calculate the FCI for the City of Austin portfolio of buildings for benchmarking purposes and to appropriately allocated funding for repairs and capital expenditures or improvements. The calculation is based on an FCI scale described and shown above.

The FCI value is considered to be in the high end of the good range at 0.005

REPORTED COMPLIANCE WITH CODE AND REGULATIONS

REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Building Department Code Violations	CBRE submitted a FOIA request to the Austin Building Department via on-line records request. The Department has not yet responded. CBRE will forward any pertinent information received within 30 days of the Report.

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REPORTED COMPLIANCE WITH CODE AND REGULATIONS	
Item	**Comment**
Fire Code Violations	CBRE submitted a FOIA request to the Austin Fire Department via on-line records request, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Frequency of Fire Inspections	Not Provided
Zoning Department Code Violations	CBRE submitted a FOIA request to the Austin Planning Department via on-line records request, which has not yet responded to our request. CBRE will forward any pertinent information received within 30 days of this Report.
Certificate of Occupancy	Certificates of occupancy were not provided and likely do not exist based on the age of the facility.
Building Codes	IBC 2021 with Local Amendments
Zoning Classification	P - Public - Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

MUNICIPAL AGENCY AND REQUESTED DOCUMENTATION REVIEW AND FOLLOW-UP

We have contacted the Austin Fire, Code Enforcement, and Planning Departments via on-line records request to determine if there are any open code violations on file for the Subject. The municipal agencies have not yet responded to our requests. We will forward any pertinent information received within 30 days of the date of this report.

MOISTURE AND MICROBIAL GROWTH ISSUES

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth, conditions conducive to microbial growth, or evidence of substantial water infiltration or water damage. No current or past microbial growth or microbial growth-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

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ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed, it is unlikely that asbestos containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

LEAD PAINT TESTING

Based on the age of the building, it is unlikely that lead based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

RESEARCH AND INTERVIEWS

The facility manager was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Robert Morison, Facilities	Parks & Recreation Department	City of Austin, Quality Improvement Specialist	(512) 426-2698
Jason Miller	Austin Parks & Recreation Department	Property Manager	(512) 974-2850
Joe Acevado	Austin Parks & Recreation Department	Maintenance	(512) 974-2850

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RESEARCH & INTERVIEW SCHEDULE			
Name	**Company**	**Affiliation**	**Phone No.**
Records and Data Department	City of Austin	Public Records Center	on-line portal

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

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2.0 SALIENT ASSIGNMENT INFORMATION

SALIENT ASSIGNMENT INFORMATION	
Project Number	SF-0001419126-23
Portfolio Name	PARD Recreation and Senior Centers
Site Name	South Austin Senior Center
Street Address	3911 and 3903 Menchaca Road
City, State and Zip	Austin, Texas 78704
Number of Parcels	One
Total Acreage	3.7445
Number of Buildings	2 buildings
Number of Stories	single story (Each)
Basement / Crawl Space	None; Slab on Grade (Main Building) Crawl space/ conventional framing (Annex)
Reported Building Size	12,311 SF - Main Building, and 900 SF - Annex Total for both buildings is 13,211 SF
Building Age	The Property was constructed in 1995 and 2017 (Main Building and Annex, respectively) and is 27 and 5 years old.
Parking Provisions	There are a total of 123 parking spaces, of which there are 9 standard ADA spaces and 2 van-accessible spaces.
Primary Use	Senior Center/ Recreation
Reported Occupancy	100%
Property Management	City of Austin Parks & Recreation Department
Duration of Property Management	27 years
Escorted by	Robert Morison, Facilities, Parks & Recreation Department
Field Observer	Lisa Tippin
Date of Site Visit	October 4, 2022
Weather	Sunny and clear mid to high 50s
Potable Water Service Provider	City of Austin
Sanitary Sewer Service Provider	City of Austin
Storm Water Management Provider	City of Austin
Natural Gas Service Provider	Texas Gas Service
Electrical Service Provider	Austin Energy

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3.0 SUMMARY, COST, ADA AND RESERVE SCHEDULES OPINIONS OF COSTS

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. ***The buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.***

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building

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code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

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4.0 SITE SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

4.1 TOPOGRAPHY, DRAINAGE, AND FLOOD HAZARD

The building pads are generally flat but have been graded for drainage with gentle slopes outward from the buildings. Overall difference in elevation appears to be less than 10'. Finished grade elevations on the building pad perimeters are even with the adjacent parcels. The ground floor elevations are at, or, slightly above the finished grade and pavement.

Storm water drains via sheet-flow to a system of catch basins that drain to the municipal system. There is also an on-site detention system on the northeast side of the parking lot that has concrete head walls and drains protected with a chain link fence at the perimeter. The buildings are provided with gutter and downspouts that drain to grade or pavement.

There is a long, low concrete retaining wall along the north side of the park setting. The wall is more than 40' long and is cast in place concrete, but less than 18" in height.

The site is located in Flood Hazard Zone X per FEMA Flood Insurance Rate Map Panel No. 48453C0585H dated September 26, 2008. Zone X - (i) areas outside the one-percent annual chance floodplain, (ii) areas of one-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of one-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the one-percent annual chance flood by levees. Insurance purchase is not required in this zone according to FEMA.

Observations & Comments

The site, drainage systems and gentle slope are in good to fair condition. The site contact indicated that there are no issues with standing water or infiltrating into the building. However, we noted the storm water detention structure is overgrown with trees and weeds. We recommend clearing the brush and overgrowth at this time and periodically over the term to promote good drainage. Retaining wall structures will require only routine maintenance over the term. The flood zone is the least restrictive zone with no further action required.

4.2 PAVEMENT, CURBING, SIDEWALKS, LIGHTING, AND LANDSCAPING

Asphalt parking lots and drives are provided through the center of the site, connecting the two main bounding streets, Menchaca and Valley View Roads. Parking is provided along the roadway and in dedicated lots to the west of the annex building and to the east of the main senior center. Parking is

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provided onsite for visitors and employees. There are a total of 123 spaces, of which 9 are designated accessible and 2 are van-accessible. Concrete curbing is typical throughout the lot. Concrete wheel stops are provided at select spaces.

Concrete sidewalks connect the parking areas to the front and side entrances of the building. There are also municipal sidewalks on the west and east sides of the site. Concrete sidewalks are generally 4' wide with regular contraction joints and a broom finish.

Site lighting is provided by pole-mounted parking lot fixtures and supplemental building-mounted fixtures. The site is landscaped with mature native trees, shrubs, and grass covered yards and parking lot islands The site is provided with a Hardie Total Control irrigation system with automatic controls and timers located within the electrical room of the building.

A protective canopy is provided at the main entrance on the north side of the senior center. Benches are placed on either side of the sidewalk leading to the main entrance. A community "Garden of Eating" is located along the east side of the main building with several planter bed developed in the grassy area.

A painted steel sign is provided at the main entrance from Menchaca. It is a simple pole sign with painted signage. Chain link fencing is provided around the detention systems. Wood stockade fencing is provided along the northern and southern borders of the site, where the park abuts the residential areas. The east and west frontages are open to the main road.

A black painted steel picket fence with gates is located on the south side of the main building, creating a secured area behind the main building. This area also have some low stone walls surrounding some of the mature trees.

Observations & Comments

Paving and flatwork is of unknown age, but noted to be aging, with multiple areas of fine cracking and longer block cracks throughout the surface. Based on the widespread nature of the cracking, we recommend an overlay within the first year of the capital reserve schedule. Once the overlay is completed, the pavement should endure through the remainder of term.

The amount of parking appears to be adequate, and the accessible parking is above requirements, though not all stalls have access aisles. Additional information is provided in the ADA section of the report.

The concrete curbing was in generally good condition, but we noted a few areas of deteriorated and damaged sections, generally located in the east parking lot. We have included costs to repair at this time.

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The sidewalks are in good condition, but we noted a few areas on the east and south sides of the building where settlement is occurring, creating possible trip hazards. We recommend grinding the edges smooth or replacing sections as required. Costs to address this issues are included in immediate needs.

The irrigation system was reported to be maintained by in-house staff and was not working at the time of the site visit. Repairs to the irrigation system are warranted at this time and included in the cost tables.

The perimeter fencing, signage and miscellaneous site features are in good condition. Routine maintenance is anticipated throughout the term. No further action is required.

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5.0 BUILDING SYSTEMS

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

5.1 SUBSTRUCTURE AND SUPERSTRUCTURE

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

The main building is founded with a slab on grade with continuous strip-type footings below exterior brick walls, isolated pad-type footings below columns, and grade beams below shear walls. Construction consists of non-load bearing brick masonry perimeter walls with a steel frame superstructure consisting of wide flange and tubular columns and beams. OWJ support a metal roof deck.

The annex building appears to have conventional framing with a concrete stem wall at the perimeter of the building supporting wood framing. The interior space reveals heavy timber trusses supporting a wood roof deck. The annex building has a covered porch area on the south side of the building. It appears to be a separate steel structure with a cantilevered rigid steel frame.

Observations & Comments

Based on our representative areas of observation, the building did not reveal any evidence of apparent structural distress. The building foundations appeas stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the roof-lines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing for the floors and roofs, based on the areas surveyed, appeared to be in good-to-fair condition consistent with the various ages of the structure. There were no excessive deflections noted that would affect the serviceability of the framing systems.

5.2 EXTERIOR WALLS, DOORS, SERVICE AREAS, WINDOWS, AND ROOFING

The primary exterior walls at the main building consist of brick veneer in two colors, brown and cream, creating a decorative pattern at the exterior walls. Windows are punched opening around all sides of the building. The glazing units are inoperable fixed units of insulated glazing set into aluminum frames. Main entrance doors consist of glass and aluminum set into conventional storefront glazing. Service doors are painted hollow metal.

The primary exterior walls at the annex consist of painted cementitious board siding. It was reported that this was an open structure that was enclosed in 2017. Windows consist of four punched openings, two on the east and two on the west side of the building. The glazing units are inoperable fixed

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units of insulated glazing set into aluminum frames. The main entrance door is located on the south elevation and is a painted steel door in a metal frame adjacent to three sets of sliding wood and glass doors, providing access to the main meeting room/ interior space.

Roof access was not provided during the site visit, and we observed the system from grade. The main building has six main roof areas, including two gabled standing seam metal roofs on the west and east side of the front portion of the building, two shed roofs over a covered porch and a metal canopy over the drop-off area at the main entrance. The remainder of the roof for the main building is a modified bitumen roof system. We requested a copy of a warranty or latest inspection report, but neither was provided at the time of the site visit. Roof drainage is provided by sheet flow to internal drains and continuous gutters with downspouts that drain to the municipal storm system. Overflow drainage is achieved by overflow at the roof area, as there are no parapet walls, just a metal drip edge. Sealant and metal flashing are located at the perimeter of the roof.

The roof for the annex is an asphalt shingle roof, assumed to date to construction and 5 years old. The porch on the south side of the annex is metal, also assumed to be 5 years old. The roofs are drained by gutters and downspouts. Access to the roof areas is provided by portable ladder; no fixed access is available.

Roof Schedule				
Area	**Location**	**Area (SF)**	**Type**	**Age**
1	Main Building	3,400	Standing Seam Metal Roof	27 Years
2	Main Building	8,700	Modified Bituminous	Unknown - Not observed. Likely Original
3	Main Building - Canopy and Front Entrance	1,400	Standing Seam Metal Roof	27 Years
4	Annex	900	Shingles/asphalt	5 Years
5	Annex	200	Metal (standing seam)	5 Years

Observations & Comments

Exterior sidewalls were generally found to be in good condition. The brick units were sound with no deterioration noted. The mortar joints were also in good to fair condition and no obvious deterioration or cracked sections. The age and condition of the system does not warrant tuck-pointing at this time. We observed the exterior sealants to be in fair condition, with minor shrinkage noted at the western exposure. Based on age and condition, replacement of exterior sealants is recommended early in the term.

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The steel doors on the east and west exposure are in fair condition, but we observed some faded and damaged paint surfaces. We recommend wire brushing, priming and repainting all such metal surfaces at this time.

The exterior materials on the annex are in good condition Repainting of the exterior materials at the annex is recommended in about 3 years and again at the end of the term based on age. Otherwise, no immediate repairs are required.

On-site personnel reported that there are currently no known active roof leaks. The modified bitumen roof was not able to be visually inspected during the site visit as no access was provided. We also were not provided with a roof inspection report. Based on limited information provided, including original drawings and aerial photographs, we have assumed the roof is original and about 27 years old. A modified bitumen roof can last 25 years with regular maintenance and proactive repairs. However, this roof is past its EUL. We recommend budgeting for replacement within the next three years. Additionally, we noted stained wall surfaces at open joints in the gutter system. We recommend sealing the open joints or replacing the gutters and cleaning the stained wall surfaces. Costs have been included in immediate needs.

We observed chalky surfaces on the metal roof areas, generally indicating that the finish is beginning to deteriorate due to ultraviolet exposure. The condition is cosmetic only and does not affect the efficacy of the roof. Evaluation of whether to paint the roof surface due to aesthetic reasons is an Owner decision; we have not included costs as this is basically a cosmetic rather than functional concern. If the Owner chooses to paint the metal roof surfaces, re-painting is recommended every 7 years or so. Otherwise, the metal roof is anticipated to endure through the term.

The drainage and roof appurtenances appear to be in generally good condition, though we recommend continued annual roof inspections to ensure continued operation and maintenance of these systems.

5.3 INTERIORS: LOBBY, OFFICES CORRIDORS, SUPPORT SPACES AND TOILET ROOMS

The main building has an open lobby space adjacent to the main entrance. Corridors lead to the other functional spaces which include two multipurpose rooms, with an exercise room, ceramic and craft room to the west and two large meeting spaces/ multipurpose rooms to the east, divided by a folding partition. The meeting spaces are served by a central kitchen which has commercial quality fixtures and equipment. The remaining spaces include a small office area behind the reception deck, storage areas and public toilets, including a set of men's and women's multi-user restrooms with about six stalls each and two unisex restrooms.

Lobby finishes consist of laminated wood flooring, rubber base, painted gypsum board walls and ceilings, ACT ceiling and recessed light fixtures. The reception desk is clad in plastic laminate and is located west of the main entrance doors.

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The offices are located behind the open reception desk. Office finishes consist of laminate wood flooring, painted gypsum board walls and ACT ceilings, and recessed fluorescent light fixtures.

The large multipurpose rooms are used for meeting and gathering and are served by a commercial kitchen. The rooms have the same laminate wood flooring that was recently installed, painted wall and ceilings with areas of ACT. A folding partition separates the space as needed to expand the area. A metal rolling door provides access to a serving window between the main room and the kitchen. The kitchen has epoxy flooring, painted walls and painted ceilings. A full complement of commercial equipment was observed. A commercial cook stove with hood protected and an Ansul fire suppression system was also observed.

There is a pair of separate men's and women's restrooms on the west wing of the building. The restrooms are equipped with floor-mounted toilets with manual flush valves, wall-mounted flush-valve urinals, and under-mount ceramic sinks at synthetic built-in countertops. Accessories consist of plate glass mirrors and floor mounted metal steel partitions. Interior finishes consist of ceramic tile flooring and wainscots, and painted gypsum board walls and ACT ceilings. Lighting is provided by ceiling-mounted fixtures.

The unisex restrooms are similar in finishes and fixtures and were generally observed to have accessible features.

Observations & Comments

Interior finishes are generally in good condition. Based on EUL, replacement of the main FF&E is not anticipated as most of these finishes were recently installed. Touch up painting and minor work can be completed by in-house staff as part of routine expenditures. We have included costs to refurbish the kitchen finishes and equipment based on age later in the term. Refer to the Reserve Tables for an allocated budget.

5.4 SUPPLY, WASTE PIPING, AND DOMESTIC HOT WATER

The water meter for the city water line serving the building is located in an underground meter pit on the southeast side of the main parking lot, near the connection to the city water main. The dedicated 2” city water service line enters the building in a mechanical room on the east side of the building and provides the domestic water for the main building. A similar water entry was noted on the northeast corner of the Annex. The domestic water service line is equipped with a Watts backflow preventer. The one-story buildings both operate from city water pressure, without the use of a booster pump. Piping is generally concealed. The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Distribution piping observed was partially insulated.

Sanitary drainage piping is arranged to exit the building on the southeast side of the site and flow by gravity to the municipal sanitary mains at Valley View Road. Sanitary waste and vent piping was observed to be cast iron. No sump pumps are provided. Roof drainage for the flat roof areas is provided

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using roof drains connected to interior leaders with emergency overflow drainage provided by drainage from the roof edge. Natural gas serves domestic water heaters, boilers, and kitchen equipment. A gas regulator and meter are located on the exterior building wall, near the areas served. The meter is on the south wall and a separate regulator is located on the west wall. Natural gas piping was observed to be black steel. The various piping systems are assumed to be original to the building and 27 years old.

Domestic hot water for restrooms, kitchens and break areas is provided by two 100-gallon individual tank-type natural gas hot water heaters. The water heaters are located in the mechanical room near the kitchen on the east side of the building and were manufactured by State in 1995 (27 Years old) and appear to be original to the building. A fractional HP pump circulates the water through a looped system to the bathroom and kitchen areas.

Observations & Comments

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. Domestic water and sanitary sewer systems are in good to fair condition overall, consistent with the advancing age of the system. No immediate action is required, as it was reported that the water heaters are currently functional. However, based on age, we recommend replacement of both units early in the term.

5.5 HEATING, COOLING, AND VENTILATION

The building is heated and cooled by 13 split systems. The condensers are located around the property on concrete pads, usually in groups of two or three. The interior fan coil units are located in dedicated mechanical rooms near the areas served. The units are a mix of ages but were generally replaced from 2015 to 2019. The newer condensers are American Standard units, two of the oldest units, replaced in 2015, are manufactured by Lennox. The condensers range from 3 to 5 tons, with a total calculated tonnage of approximately 56 tons. The interior furnace units are well insulated in unconditioned mechanical rooms. Heating is provided by natural gas, and cooling utilizing 410a refrigerant. The heating units range in age, but most appear to have been replaced around 2017. We observed two older, perhaps original units.

Outside air is brought into the building via the AHU's. There are dedicated roof-mounted exhaust fans serving the common area restrooms and larger multi-purpose rooms. The HVAC equipment is controlled by zoned, wall-mounted thermostats throughout the space. The Automated Logic building automation system provides control, monitoring, and troubleshooting for the mechanical and lighting equipment. The system includes control sequences, monitoring points, electronic sensors, alarms, and can be controlled on-site or remotely.

The annex is heated and cooled by one split system. It is an 3-ton American Standard unit installed in 2017.

Observations & Comments

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Overall, the mechanical systems appeared to be in good operating condition and well maintained. Maintenance is reported to be performed by in-house staff on a regular basis. Using the tonnage of the units (56 tons) we calculated that one ton of air conditioning is provided for every 220 SF of building space. This appears adequate based on a rule of thumb of about 1 ton for every 300 SF of usable space for office use.

Based on age and condition, routine maintenance and regular replacements of the condensers and furnaces are recommended, and included over the term.

5.6 ELECTRICAL SERVICE, METERING, DISTRIBUTION, AND EMERGENCY POWER

Electrical power is provided by the utility company from pole mounted transformers located in the service yard outside the main electrical switchgear room on the south side of the site. Power enters the building overhead to a single exterior mounted cabinet with one main service switches MDP. The main switchgear has a rated capacity or 800 amps at 120/208 volt, 3-phase, 4-wire service. Power for the building is master metered via an exterior wall mounted meter. The primary panelboards are Cutler Hammer Pow-R-Line dating from construction in 1995. Power is distributed to multiple distribution panels located in the main mechanical room. Overload protection is provided by circuit breakers and distribution wiring consists of copper conductors.

A separate power panel is provided at the annex. It consists of a Square D switch dating from 2017 construction.

Emergency power for the building is not provided.

Observation & Comments

The electrical systems provide 18.7 watts per square foot for the main building. This is based upon the overall capacity of 800-amps, 208-volts, 3-phase, 12,311 building square feet, and a power factor of 0.8. General design guidelines for office buildings, gymnasiums and classrooms range on average from 10.3 to 11.5 watts per square foot. Power factor is the amount of energy delivered to the electrical device and we assume that a 20% loss is a conservative estimate, though no testing was completed to determine the actual power factor. The electrical capacity appears to be generally acceptable with no issues observed or reported.

The electrical gear appeared to be in generally good condition and well maintained. With appropriate routine maintenance they should provide many additional years of service before replacements are required beyond the term. We recommend performing periodic infrared testing of the circuit breaker panels to identify any loose connections. An allowance for the testing is included in the Reserve table.

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5.7 FIRE SPRINKLER, STANDPIPES, FIRE ALARMS, AND EMERGENCY EGRESS

The building is not provided with an automatic wet-pipe sprinkler system. The kitchen hood was observed to have an Ansul automatic fire suppression system with current inspection tags.

Supplemental fire protection is provided in the form of wall mounted fire extinguishers. The extinguishers are located in recessed wall mounted cabinets and are generally available throughout the common corridors and in mechanical/ electrical rooms.

Fire alarm and detection system devices consist of smoke detectors, duct smoke detectors, fire alarm pull stations, hard-wired exit signs with battery back-up, and illuminated exit lights. The fire alarm devices are tied to a central fire alarm control panel (FACP) that is manufactured by Simplex (Model 4007ES) and connected to an outside monitoring agency by telephone. The fire alarm panel is located in the office area in a room near the reception desk. The system has recently been updated as part of a system-wide upgrade.

The Annex has similar devices and an annunciator panel that appears to be tied into the main panel at the Senior Center.

Emergency egress is provided by multiple doors at grade from the various corridor and multi-purpose rooms.

Observation & Comments

The fire alarm control panel has been recently updated (November 2020) and has a current inspection tag.

Fire extinguishers are certified annually by Pye Barker Fire and Safety. Service tags are current. The ansul system is also inspected annual. The hood and canister have current inspection tags. Other than continued maintenance and inspections, no further action is required.

Though there are assembly spaces within the building, a fire sprinkler system is not provided. The lack of a sprinkler system installation was reported to CBRE as a ‘grandfathered’ condition. CBRE has not received any information that contradicts this assertion. Any significant renovations to these assembly spaces may result in the authorities having jurisdiction over such systems to require fire suppression systems to be installed. Further review of the necessity of installation of fire sprinkler systems by the Owner is recommended.

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6.0 AMERICANS WITH DISABILITIES ACT (ADA) COMMENTARY

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993,; facilities with first certificate of occupancy is issued after January 26, 1993,. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was readily achievable to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

· the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.

· the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or

· the start of physical construction or alteration if no permit is required.

Properties commencing construction before March 15, 2012 and complying with the 1991 Standards will generally qualify for Safe Harbor; however, facilities and features newly covered under the 2010 Standards, such as pool lifts, are subject to the "readily achievable" barrier removal standard. There is no defined formula for determining what is readily achievable. The Department of Justice looks at projects on a case-by-case basis and considers the financial strength of the ownership and that could include parent corporations. The trend is toward the premise that access should be provided unless it can be demonstrated that it is not financially or structurally feasible.

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We understand the subject project obtained first occupancy on or after January 26, 1993,, but before March 15, 2012, and is therefore required to comply with the 1991 Standards or may comply with the 2010 Standards. CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. Where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliance items that have not been identified.

Based on conducting a limited scope visual survey, we did observe some barriers of significance. Costs have been included in the Opinions of ADA Modifications.

ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
A. Building History					
1	Has an ADA survey previously been completed for this property?	✔			
2	Have any ADA improvements been made to this property?	✔			Parking spaces and toilet stalls
3	Does a Barrier Removal Plan exist for the property?			✔	
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			✔	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		✔		
6	Is any litigation pending related to ADA issues?		✔		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			There are 123 total spaces provided, 11 of which are marked as accessible. Only 5 spaces are required.
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading “Van Accessible” at van spaces?	✔			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6	Does signage exist directing you to accessible parking and an accessible building entrance?			✔	
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			✔	
2	Are ramps longer than 6 feet complete with railings on both sides?			✔	
3	Is the width between railings at least 36 inches?			✔	
4	Is there a level landing for every 30-foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			✔	
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	✔			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3	Can the alternate accessible entrance be used independently?			✔	
4	Is the door hardware easy to operate (lever/ push type hardware, no twisting required and not higher than 48 inches above floor)?	✔			

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
5	Are main entry doors other than revolving doors available?	✔			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✔	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✔			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✔			
3	Is at least one wheelchair-accessible public telephone available?			✔	
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
5	Is there a path of travel that does not require the use of stairs?	✔			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			✔	
2	Is the “UP” button above the “DOWN” button?			✔	
3	Are there visual and audible signals inside cars indicating floor change?			✔	
4	Are there standard raised and Braille makings on both jambs of each hoist way entrance?			✔	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			✔	
6	Do elevator cabs have visual and audible indicators of car arrival?			✔	

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ADA ACCESSIBILITY (ASTM Tier II Format)					
	ITEM	**YES**	**NO**	**N/A**	**COMMENTS**
7	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✔	
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✔	
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
G. Toilet Rooms					
1	Are common-area public toilet rooms located on an accessible route? Signage?	✔			
2	Are door handles push/pull or lever type?	✔			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✔			
4	Are corridor access doors wheelchair accessible (at least 32 inches wide)?	✔			
5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?	✔			
6	In unisex toilet rooms are there safety alarms with pull cords?	✔			
7	Are toilet stall doors wheelchair accessible (at least 32 inches wide)?	✔			
8	Are grab bars provided in toilet stalls?	✔			
9	Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?	✔			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✔			
11	Are exposed pipes under sinks sufficiently insulated against contact?	✔			

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7.0 PURPOSE AND SCOPE

Purpose

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

This FCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of a potential buyer, the time available to conduct physical due diligence, any warrantees or representations provided by ownership, the size, scope and age of the asset, a potential purchaser may want to increase the level of due diligence exercised. This FCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this FCA was specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due

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diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This FCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey and representative observation of a minimum of approximately 20% of the office areas, and 100% of the mechanical areas, roof, parking garages, and façade visible from grade, roofs, etc. This FCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this FCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this FCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed a minimum of approximately 100% of the office areas and 100% of the common areas. CBRE also performed interviews with property management concerning the potential for mold growth and HVAC maintenance history.
- A survey to opine on indoor air quality is explicitly excluded.
- Research of the Subject’s maintenance history with selected service companies that have serviced the Subject’s major building systems.

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8.0 PROCEDURES AND PROTOCOL

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the “Checklists”) were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this CBRE. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE’s Checklists were returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this FCA’s due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE’s office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

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become generally familiar with the scope of the improvements. Drawings were made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

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9.0 QUALIFICATIONS

9.1 Limiting Conditions

1. CBRE has prepared this Property Condition Report (PCR) under an agreement (the "Agreement") between CBRE and City of Austin Parks & Recreation Department. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCR, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCR, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCR is not to be relied upon or to benefit any party other than City of Austin Parks & Recreation Department, nor used for any purpose other than that specifically stated in our Agreement or within this PCR's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCR should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.

   This report is the property of CBRE and the client and was prepared for a specific use, PURPOSE, and reliance as defined within the agreement between CBRE and the client and this report. This report MAY NOT be used OR relied upon by any other party without the expressed written permission of CBRE. **THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN, *AND THE TERMS AND LIMITING CONDITIONS OF THE CONTRACT BETWEEN CBRE AND ITS CLIENT ARE APPLICABLE TO THIRD PARTY BENEFICIARIES.***

2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the ASTM guide also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.

3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Costs for repairs and/or replacements.

4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls,

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inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.

5. This PCR is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their estimated useful life. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

6. **A single individual conducted the walk-through survey, unless this report states otherwise, in general compliance with ASTM E 2018 - 15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process." Refer to the Exhibits for a schedule of issues that are outside the scope of an ASTM PCA survey.**

7. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as units, tenant spaces, guestrooms, corridors, facades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

8. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey for asbestos, or an opinion of indoor air quality.

9. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this

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PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.

10. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA; opinions regarding the ADA are based only upon anecdotal observations of a limited scope.

11. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.

12. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.

13. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.

14. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.

15. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

16. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

9.2 CBRE Certification

CBRE, Inc. certifies that:

A. We have no present or contemplated future interest in the real estate that is the subject of this report;

B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;

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C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;

D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Costs expressed herein, or the use of this report;

E. This report was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and

F. This PCR was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

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ACRONYMS AND DEFINITIONS

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

ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
ABA	Architectural Barriers Act	**GWB**	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	**HID**	High Intensity Discharge
ACM	Asbestos Containing Material	**HUD**	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	**HVAC**	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	**IAQ**	Indoor Air Quality
AHU	Air Handling Unit	**IBC**	International Building Code
Amp	Ampere	**ICC**	International Code Council
ASTM	American Society for Testing and Materials	**LED**	Light Emitting Diode
ACT	Acoustical Ceiling Tile	**LEED**	Leadership in Energy and Environmental Design
AVG	Average	**MAP**	HUD Multifamily Accelerated Processing
BMS	Building Management System	**MAU**	Makeup Air Unit
BOMA	Building Owners and Managers Association	**MBH**	Thousands of British Thermal Units
BTU	British Thermal Unit	**MDP**	Main Distribution Panel
BTUH	British Thermal Units per Hour	**MEP**	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	**MRL**	Machine Room-Less (Elevator)
CAV	Constant Air Volume	**NFPA**	National Fire Protection Association
CBS	Concrete Block and Stucco	**NLA**	Net Leasable Area
CMU	Concrete Masonry Unit	**OSB**	Oriented Strand Board
CO	Certificate of Occupancy	**OS&Y**	Outside Screw and Yoke
CO	Change Order	**OWJ**	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	**PCA**	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	**PCR**	Property Condition Report

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ACRONYMS AND DEFINITIONS			
Acronym	**Definition**	**Acronym**	**Definition**
DWH	Domestic Water Heater	**PML**	Probable Maximum Loss
DWV	Drainage, Waste and Vent	**PSI**	Pounds per Square Inch
DX	Direct Expansion	**PTAC**	Packaged Terminal Air Conditioner
EFF	Effective	**PVC**	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	**RPZ**	Reduced Pressure Zone
EMF	Electromagnetic Field	**RTU**	Rooftop Unit
EMS	Energy Management System	**RUL**	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	**SEL**	Scenario Expected Loss
EUL	Expected Useful Life	**SF**	Square Feet
FCU	Fan Coil Unit	**SFG**	Square Foot Gross
FEMA	Federal Emergency Management Agency	**SFR**	Square Foot Rentable
FFHA	Fair Housing Act	**SOG**	Slab-on-Grade
FHA	Forced Hot Air	**STC**	Sound Transmission Classification
FHW	Forced Hot Water	**SUL**	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	**TPO**	Thermoplastic Polyolefin
FM	Factory Mutual	**UBC**	Uniform Building Code
FOIA	Freedom of Information Act	**UFAS**	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	**UL**	Underwriters Laboratories
FRP	Fiber Reinforced Panel	**V**	Volt
FRT	Fire Retardant Treated	**VAV**	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	**VCT**	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	**VWC**	Vinyl Wall Covering
GLA	Gross Leasable Area	**W**	Watt
GPM	Gallons Per Minute		

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Photographs

1. Catch Basin

2. Detention Pond

3. Asphalt Pavement with Concrete Curbing

4. Accessible Parking Spaces

5. Signage at Main Entrance

6. Fencing, Sidewalk and stacked stone planters

7. Perimeter Stockage Fencing

8. Trash Enclosure and Electrical Entrance

9. Front Entrance Canopy

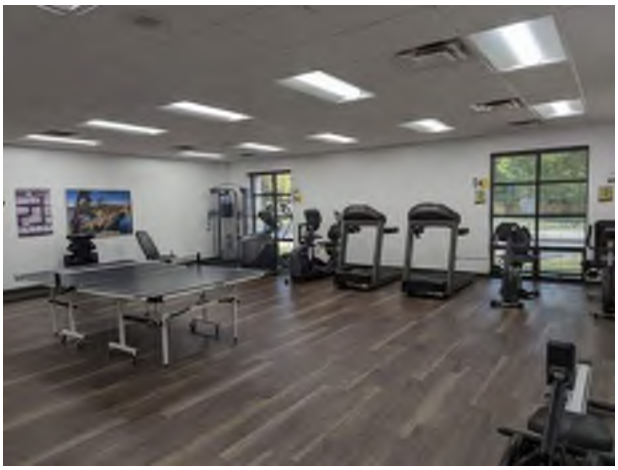
10. West Elevation

11. Rear Elevation

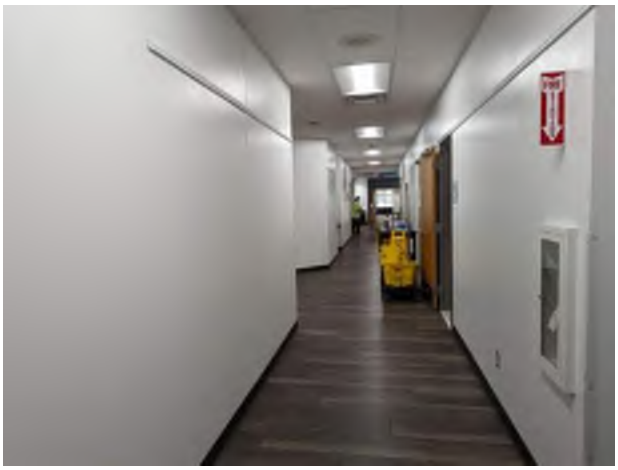
12. Side exit door

13. Annex Building

14. Annex Building - East Elevation



15. Weight Room at Main Building



16. Typical Corridor with laminate flooring

17. Multi-Purpose Room

18. Kitchen Area

19. Typical Multi-User Bathroom

20. Accessble Stall

21. Gas Meter

22. Hot Water Heaters

23. Building Automatic Panel

24. Condenser Units

25. Air Hanlder Unit (Split System)

26. Pole Mounted Transformer

27. Electrical Meter on South Wall

28. Main Electrical Panels

29. Fire Alarm Control Panel

30. Fire Extiguisher in Recessed Cabinet

Pre-Survey Questionnaire

700 Commerce Drive, Suite 450
Oakbrook, Illinois 60523
630.368.4692 (dir)

Return to: Lisa Tippin at lisa.tippin@cbre.com

Pre-Survey Questionnaire

To the best of your knowledge, please provide written responses to this questionnaire. For those questions, which are not applicable to the Subject, please respond with a "N/A". This document is to be signed below by the owner or his representative. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or fax to the number above. **This document along with your written responses will be an exhibit within CBRE's Property Condition Report (PCR).**

Name of Property:	South Austin Recreation Center	**Project No.:**	
Address:	1100 Cumberland Rd.	**Project Manager:**	
City, State Zip Code	Austin, TX 78704	**Property No.:**	
Year Built and Age:	1974	**Tax I.D. # (Sec, Lot, Block):**	ABS 8 SUR 20 DECKER I ACR 23.79
Building Type:		**Size of Parcel (Acres):**	23.7900
Number of Buildings:	1	**Property Management Co.:**	
Number of Stories:	1	**Tel:**	
Ownership Entity:	City of Austin	**Fax:**	
Borrower's/Owner's Representative:		**Duration of Current Management:**	
Tel:		**Prepared and Submitted by:**	
Fax:		**Signature:**	
Site Contact :	Marcos Nates	**Date:**	
Tel:	512-978-2440	**Date Sent to Recipient:**	September 12, 2022
Cell:			
Fax:			

General Questions

1. Who provides the following utilities and maintenance services to the Subject?

Domestic Water	City of Austin
Waste/Sewer	City of Austin
Electrical	City of Austin
Natural Gas	City of Austin
Utility Steam	City of Austin
Storm Water	City of Austin
Roof Maintenance	PARD
HVAC Maintenance	PARD
Elevator Maintenance	N/A
Fire Protection Equipment Maintenance	PARD
Other	

2. How many parking spaces are available to the site, if applicable?

	At Grade	Garage	Carport	Off Site	Totals
Standard	35				
Handicap	4				
Totals					

3. To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.? Yes ☐ **No** ☐ U/K ☐

If yes, please list the problem areas. _____

4. To the best of your knowledge, is the contractor that installed the Subject's roof still in business? Yes ☐ No ☐ U/K ☐

5. Is the roofing system still under warranty? Yes ☐ No ☐ U/K ☐

If "Yes", how long is the warranty period and when did it start? _____
Please provide a copy of the warranty.

6. Is the building covered by a fire sprinkler system? Full ☐ Partial ☐ None

If "Partial", list below what areas are not covered?_____

7. To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

a. Roof leakage? Yes ☐ No ☐
b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes ☐ No ☐
c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration problems? Yes ☐ No ☐

d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes ☐ No ☐

e. Cellar/Basement/Crawlspace water/moisture infiltration? Yes ☐ No ☐

f. Domestic hot water capacity, distribution or equipment deficiencies? Yes ☐ No ☐

g. Heating capacity, distribution or equipment deficiencies? Yes ☐ No ☐

h. Air conditioning capacity, distribution or equipment deficiencies? Yes ☐ No ☐

i. Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Yes ☐ No ☐

Please explain any YES response:

j. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes ☐ No ☐

k. Inadequate electrical capacity or distribution? Yes ☐ No ☐

l. Asbestos insulation, fireproofing or Transite panels? Yes ☐ No ☐

If "Yes", please state where: Birck walls contain vermiculite

m. Presence of phenolic roof insulation? Yes ☐ No ☐ U/K ☐

n. Aluminum branch or distribution wiring? Yes ☐ No ☐ U/K ☐

o. Polybutylene water supply piping? Yes ☐ No ☐ U/K ☐

p. Fire retardant treated plywood roof sheathing? Yes ☐ No ☐ U/K ☐

q. Omega or Star sprinkler heads? Yes ☐ No ☐ U/K ☐

If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes ☐ No ☐ U/K ☐

r. Central, Gem or Star sprinkler heads recalled in July 2001? Yes ☐ No ☐ U/K ☐

s. On-site septic system? Yes ☐ No ☐ U/K ☐

If "Yes," any problems (explain below)? Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

t. Repairs or replacement to the water supply or drainage piping? Yes ☐ No ☐ U/K ☐

u. Chinese drywall? Yes ☐ No ☐ U/K ☐

If "Yes," please detail any remediation efforts below.

8. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

9. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

10. Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000? Yes ☐ No ☐

If "Yes", please explain:_____

11. Does the building(s) contain galvanized iron or brass water supply piping? Yes ☐ No ☐ U/K ☐

12. Are the elevators, if any, fitted with a "firemen's" return? Yes ☐ No ☐ U/K ☐

13. To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last three (3) years to opine on the subject's physical condition? Yes ☐ No ☐

If "Yes", who conducted such a survey and when was it performed?

If "Yes", please provide a copy.

14. Work Orders

What are the 10 most common work orders related to the Subject? Sink Repair | Pot holes | water leaking in gym|

15. Has any portion of the site incurred flooding as a result of backup of municipal

stormwater system, levee, stream/creek/lake overflow, tidal conditions, etc.? Yes ☐ No ☐
But close.

If "Yes", please explain and identify location. - East wall at two door entrances. milimeters from taking on water in September. Only a matter of time before it will happen again.

16. Is any portion of the site located in a flood plain? Yes ☐ No ☐

If "Yes", please provide any information as to the extent of historical flooding.
But on a down slope to a creek, the with heavy rain the run off accumulates in between two exit doors on east of building, if run off cannot keep up a water will enter the building.

17. Is there any underground stormwater retention or detention system? Yes ☐ No ☐

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

18. Is any portion of the site encumbered by wetlands? Yes ☐ No ☐

If "Yes", please provide any information as to the size and location of these areas.

19. Have there been any additions made to the property? Yes ☐ No ☐

If "Yes", please explain and identify location and the date of the improvements.
On the field west of building, leveled field, added fencing, irrigation and sod. 2022, ongoing.

20. Have there ever been any written or verbal complaints regarding the building's indoor air quality? Yes ☐ No ☐

21. Have any ADA related improvements been made to the property? Yes ☐ No ☐

If "Yes", please identify the improvements._____

Have there been any ADA or disability complaints of any kind lodged against the property?_____

22. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? Yes ☐ No ☐

If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.

23. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? Yes ☐ No ☐

If "Yes", explain._____

24. Does any portion of the building(s) have a fire-rated suspended ceiling system? Yes ☐ No ☐

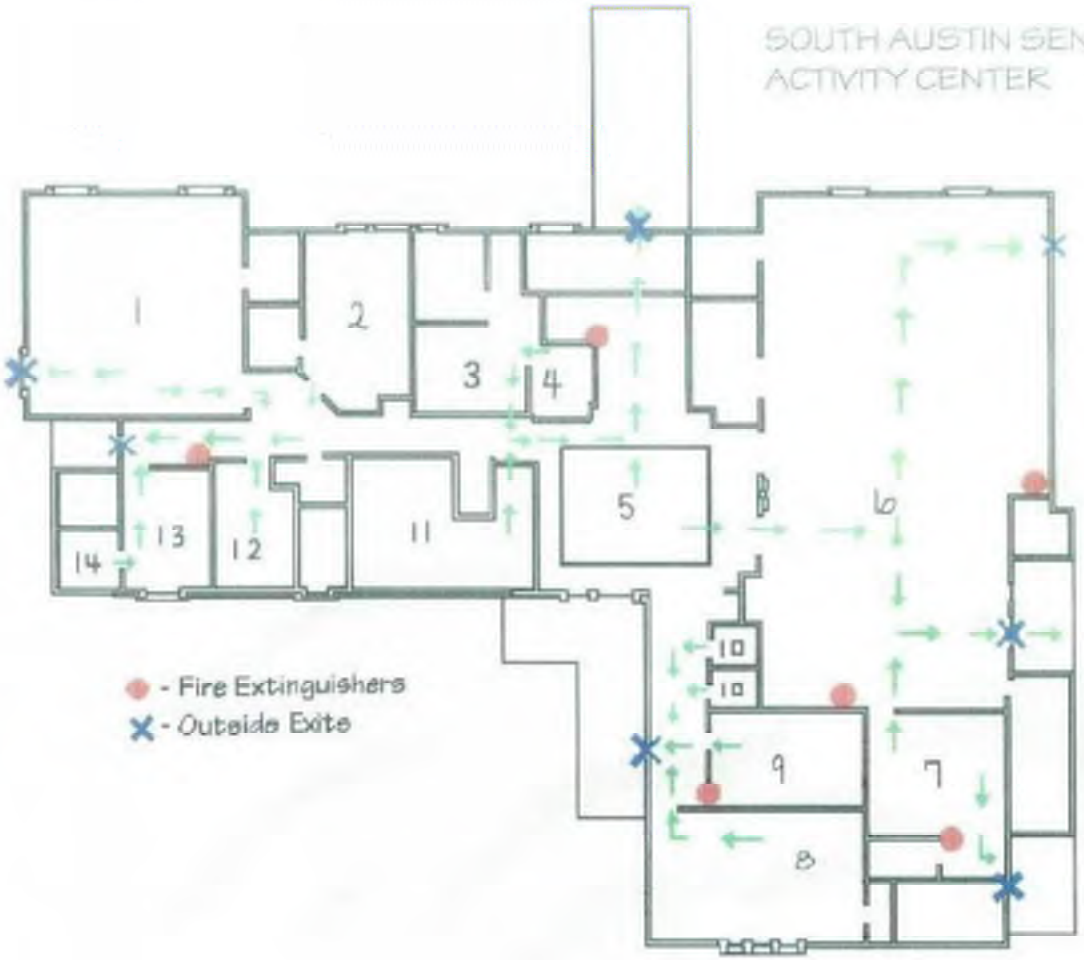
If "Yes", identify location._____

26. Please identify the following components or systems where **tenants are solely responsible** for repair, servicing/maintenance, and replacement under the terms of their lease:

a. Domestic Hot Water Heaters ☐
b. Rooftop Air Conditioning Units ☐
c. Air-cooled DX Condensers/Compressors ☐

Supplementary Documentation

SOUTH AUSTIN SENIOR ACTIVITY CENTER



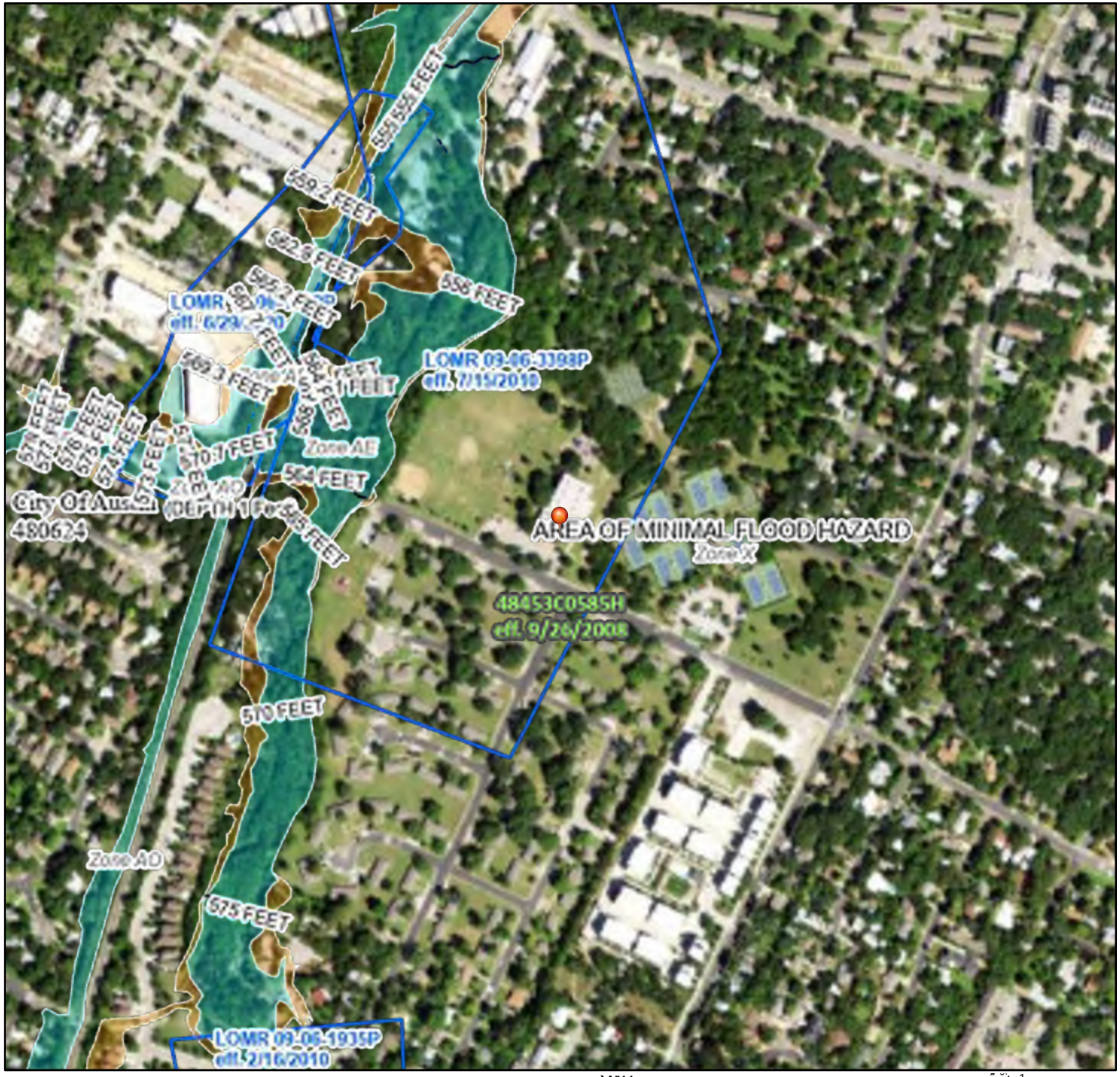
1. GAME ROOM
2. ARTS & CRAFTS ROOM
3. OFFICE
4. RECEPTION DESK
5. LOBBY
6. MULTIPURPOSE ROOM
7. KITCHEN
8. RECREATION ROOM
9. SNACK ROOM
10. RESTROOM
11. WOMEN'S RESTROOM
12. MEN'S RESTROOM
13. CERAMICS ROOM
14. KILN ROOM

* RENDEZVOUS POINT - NORTHEAST SIDE OF PARKING LOT

1DWLRQDO)ORRG-EDUGDHU)6WWH

FEMA

48453C0585H, effective on09/26/2008



)HHW

%DVHPHQW 86 DWLRQDO 2FHDQLF DQG $WPRVSKHULF $GPLQLVWUDWLRQ

/HJHQG

6)+$ $UHDV RI (TXDO)ORRG +D]DUG

/:KHUH %DVH)ORRG (OHYDWLRQV DUH 3URYLGHG

6SHFLDO)ORRG +D]DUG $UHDV

$QQXDO &KDQFH)ORRG -HRSDUGV
R DQQXDO FKDQFH IORRG ZDWHUV ZKHUH GHSWKV DUH DQWLFLSDWHG DUHDV R OHVV WKDQ RQH IRRW RU ZKHUH GUDLQDJH DUHDV R OHVV WKDQ RQH VTXXDUH PLOH

)XWXUH &RQGLWLRQV $QQXDO &KDQFH)ORRG -HRSDUG

$UHDV WKDW +DYH EHHQ 5HPRYHG)URP WKH)ORRG 6HOHFWHG

$UHDV WKDW)ORRG 5HVWULFWLRQV HYHQ

$UHDV RI 0LQLPDO)ORRG -HRSDUG

(IIHFWLYH %DV

$UHDV 8QGHWHUPLQHG)ORRG -HRSDUG

&KDQQHO &XOYHUW RU 6WUXFWXUH

/HYHH L'LNH RU)ORRGZDOO

&URVV 6HFWLRQV ZLWK $QQXDO &KDQFH DVH 6UIDFH (OHYDWLRQ

&RDVWDO 7UDQVHFW

%DVH)ORRG (OHYDWLRQ /LQH

/LPLW R 6WUXFWXUH

-XULVGLFWLRQ %RXQGDU\

&RDVWDO 7UDQVHFW %DVHOLQH

3URILOH %DVHOLQH

*URXQGEUHDN)DXOW

L'LJLWDO DWD $YDLODEOH

1R'LJLWDO DWD $YDLODEOH

8QSSHG

7KHVH QG VODEHG WKHVH SDQHOV DQG SURFHVVHG
SRQW VHOHFWHG EWKHUV DQG GRHV QRW UHSUHVHQW DQ DXWKRULWDWLYH SURFHUW\ OHYHO

7KLV SFRRDLHV ZLWK WKH VWDQGDUG IRU WKH XHR GLJLWDO IORRG PS/LI LW LV QRW YRLGDV/GHVFULEHGEHORZ
7KHEDVHPHQW VKRZQ RQ WKLV ZKHWKH EDVHPHQW DFFXUDWH WDQGDUG/

7KH IORRGKDUGLQRUPDWLRQ LV GHULYHG GLUHFWO\ IURP WKH DWWRULWDWLYH)ORRG ZDWHUV RFHQ DW 7KLV PS ZDV GRQH DQG WKH DVVRFLDWHG GDWDEDVH FRQWDLQV DGGLWLRQDO LQIRUPDWLRQ WKDW 7KH)DQG HIIHFWLYH GDWH RI WKLV GRFXPHQW DQG WKH DVVRFLDWHG)ORRG +D]DUG %RXQGDU\ DQG)ORRGZD\ 'DWD DUH VXSHUVHGHG EQHZ GDWD RU HXVHG IRU UHJXODWRU\ SXUSRVHV

%DVHPHQW 86 DWLRQDO 2FHDQLF DQG $WPRVSKHULF $GPLQLVWUDWLRQ

Tippin, Lisa @ Oklahoma City

From: Austin Public Records Center <austintx@govqa.us>
Sent: Wednesday, October 26, 2022 9:40 AM
To: Tippin, Lisa @ Oklahoma City
Subject: Public Information Act Request :: C157636-102622

External

Dear Lisa Tippin:

Thank you for contacting the City of Austin. Your request was received in this office on 10/26/2022 and given the reference number C157636-102622 for tracking purposes. Your request will be forwarded to the relevant City departments to locate the information you seek.

Records Requested: Regarding the recreation center at 3911 Menchaca Road can you provide the following information: -Certificate of occupancy -Open building, fire or zoning violations -copies of the last inspection

Pursuant to the Texas Public Information Act, you will receive communication from the City of Austin within 10 business days informing you of one or more of the following:

• The date the information will be available or a copy of the records sought

• A cost estimate/invoice

• A letter advising there is no responsive information for your request or that some/all the responsive information may or must be withheld by the City of Austin in accordance with the law

• The need for clarification from you.

Please note your request must ask for records that already exist. The Texas Public Information Act does not require a governmental body to create new information, perform legal research, or answer questions.

You can monitor the status of your request using the "My Request Center" menu option at the Austin Public Records Center.

You will receive an email once your request is complete.

AFD Inspection Report

City of Austin Fire Marshal's Office | 505 Barton Springs Road, 2nd Floor | Austin, Texas 78704 | ph 512- 974-0160 | fx 512-974-0162

Property Details

Pard-south Austin Senior Center
3911 Manchaca Rd.
Austin, Tx.
Contact: Maria
Contact Phone:
Contact Email: Maria.reyes2@austintexas.gov
Scheduler Comments: Annual Maint

Inspection Details

Date: 08/01/2019
Type: Maintenance Inspection
Inspector: Aimee Beasley, Fire Prevention
Permit #:
Row ID: 0
Transaction ID: 0

Item(s)	Status
No violation found	No Hazard Noted

08-01-2019:
Checked exit signs, emergency lights, exit pathways, exit doors. All good.
All fire extinguishers have current inspection tags.
All fire systems have current inspections tags with no deficiencies.

No violations found.

Approved annual fire inspection.

**Can be approved for Cold Weather Shelter if needed.

Thank you

For more information:

Lisa Tippin, RA
Property Condition Assessment Director
CBRE | Facility Condition Assessments
3401 NW 63rd Street | Oklahoma City, OK 73115
C +1 (405) 589 6633
Lisa.Tippin@cbre.com

Ariz Master, R.A., NCARB
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