



FACILITY CONDITION ASSESSMENT

CITY OF GREELEY
CPRD
2020 FACILITY ASSESSMENT

Final Report

February 2, 2021

City of Greeley Colorado

CANNONDESIGN

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

Summary Statement:
The purpose of the executive summary is to answer the four fundamental questions underlying an objective assessment: what is owned (Current Replacement Value); what is the current-state of condition (Facility Condition Index); what are the estimated direct and project costs* to maintain (Funding Needs); and how to strategically plan for the future needs (Priority Planning).

This summary and report are based on our field assessments, interviews with client staff, our professional opinions, and comparative analysis of assessment items within our expansive facility condition assessment database. The following is a summary of our findings and recommendations.

Facility Condition Index Ranking Scale Summary:
The FCI Scale is an industry standard scale used to communicate condition. It assigns the numeric value of the FCI Equation to five general condition rankings: Good, Fair, Poor, Critical, and Divest.

Current Replacement Value (CRV) and Facility Condition Index (FCI):
An FCI value can be understood as the ratio of the cost to correct all deferred maintenance deficiencies within an asset divided by its CRV. For example, an asset scoring a "Good" FCI of 0.05 means that only 5% of the CRV is recommended for repairs or replacement. The overall asset condition is determined by the 5-year FCI ranking and score. Please see the following page for an expanded description of CRV and FCI.

Results			Direct (CRV)	Project (CRV) Direct + 40%
CPRD - CRV			$222,772,937	$311,882,112
	Ranking	FCI		
FCI Scoring - 1-YEAR FCI	GOOD	0.00	$1,024,376	$1,434,127
FCI Scoring - 5-YEAR FCI	FAIR	0.10	$21,433,535	$30,006,949
FCI Scoring - 10-YEAR FCI	POOR	0.14	$31,760,856	$44,465,198

Rolling Clock:
The 10-year total Deferred Maintenance Deficiencies (DMD) include the 5-year total DMD (cumulative value(s)). The 10-year DMD total may be revised if 5-year needs are cured within the assessment 5-year window. As each year passes, remaining deficiencies generally have action timeframes reduced by one year, which may impact the priority. The industry-standard recommendation is to perform a re-assessment in 5-years to capture new 10-year needs.

Funding Needs - By Priority, Year, and Term

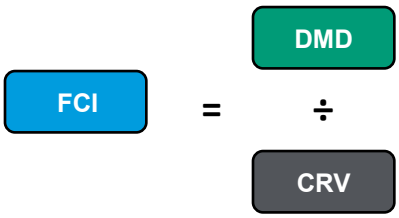
	PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 - 10	TOTAL (Years 1 - 10)
Direct Cost:	$1,024,376	$4,948,962	$15,460,196	$10,327,321	**$31,760,856**
Project Value: DMD + 40%	$1,434,127	$6,928,547	$21,644,274	$14,458,250	**$44,465,198**
	Immediate	Short-Term		Long-Term	

Each priority group includes the assessed DMD that falls into each respective term regardless of the discipline. Detailed descriptions of observed issues, recommendations, and associated costs are included within the building report.

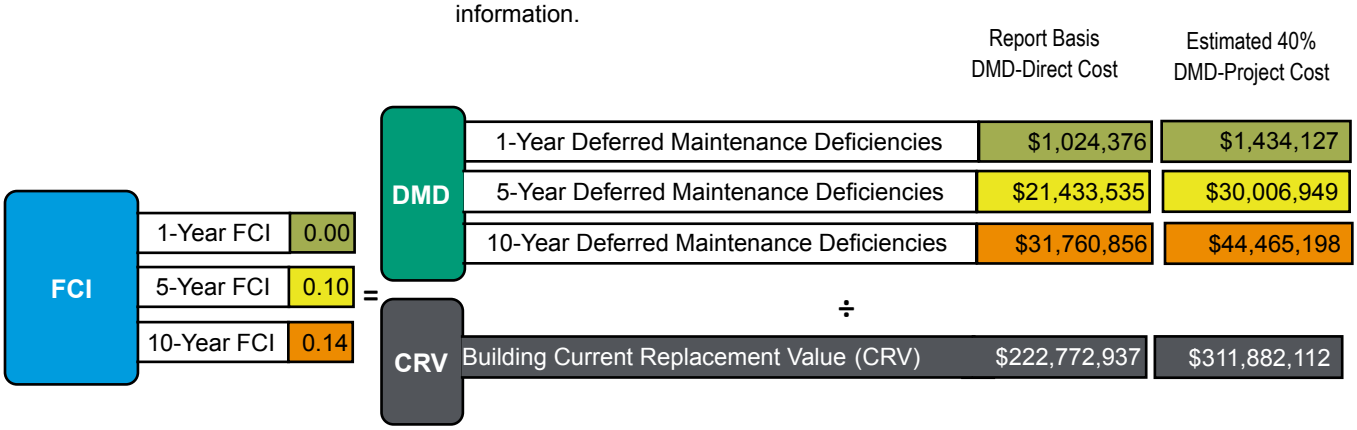
***This report is based on funding needs by year. Costs are inclusive of Direct Costs, i.e. labor and materials only.** For convenience we have provided a projected Project Value that includes a 40% increase for non-inclusive project costs. Please refer to the Results Section - "Understanding the Facility Condition Index Costing Methodology" for an expanded description, definitions, and the applied methodology regarding Direct Costs vs. Project Costs.

RANKING METRICS

Current Replacement Value (CRV) is the cost of labor, material and equipment, including demolition, at the present time which would be required to replace a building or asset. The CRV is based on direct cost methodology and does not include project costs such as design, general conditions, a contractor's overhead and profit or land acquisition.



Facility Condition Index (FCI) Equation: The FCI is calculated by adding the estimated value for all of the assessed Deferred Maintenance Deficiencies (DMD) by assigned Priority. Priority 1 contains assessment year 1, Priority 2 and 3 contain years two though five and Priority 4 contains years six through ten. These two number sets are then grouped into three value categories: The 1-year, 5-year and 10-year DMD. These numbers are each divided by the Current Replacement Value (CRV) of the asset in the equation shown below. Please refer to the Glossary of Terms in the Appendix for more detailed information.



Discipline Condition Index (DCI) and System Condition Index (SCI) Ranking Scales: A similar scale to the Facility Condition Index scale is used in describing SCI and DCI. The two major differences between the FCI scale and the DCI / SCI scale shown below is that the "Divest" ranking has been omitted, and the "Critical" score has been expanded to 1.00. The reason for these changes is to illustrate that an asset's systems or disciplines cannot be divested. They usually require full replacement to enable the asset to function as originally designed and intended.

Discipline Condition Index

Disciplines	CRV	CRV/SF	1 YR Needs	5 YR Needs	10 YR Needs	1 YR DCI	5 YR DCI	10 YR DCI
Structural	$37,136,475	$42	$19,620	$564,417	$677,888	0.00	0.02	0.02
Architectural	$110,085,043	$124	$279,218	$6,926,243	$11,775,446	0.00	0.06	0.11
Plumbing	$10,295,747	$12	$16,889	$175,540	$352,755	0.00	0.02	0.03
Mechanical	$21,423,217	$24	$64,037	$4,125,597	$5,538,591	0.00	0.19	0.26
Fire Protection	$2,213,992	$2	$22,263	$22,263	$22,263	0.01	0.01	0.01
Electrical	$22,340,087	$25	$370,868	$7,987,085	$9,821,492	0.02	0.36	0.44
Communications	$5,514,139	$6	$0	$572,562	$1,960,676	0.00	0.10	0.36
Safety and Security	$2,389,000	$3	$202,105	$633,667	$1,152,904	0.08	0.27	0.48
Civil	$11,131,104	$13	$49,376	$182,028	$214,709	0.00	0.02	0.02
ADA Assessments	$244,133	$0	$0	$244,133	$244,133	0.00	1.00	1.00
						FCI	FCI	FCI
Direct Cost Total	**$222,772,937**	**$250**	**$1,024,376**	**$21,433,535**	**$31,760,856**			
Estimated Project Cost Total (Includes 40%)	**$311,882,112**	**$351**	**$1,434,127**	**$30,006,949**	**$44,465,198**	**0.00**	**0.10**	**0.14**

Asset Portfolio

BUILDING CONDITION INDEX

Portfolio Name	# of Buildings	CRV / SF	SF	Portfolio CRV	1 Yr Needs	1 Yr FCI	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI
City of Greeley	66	$250	889,609	$222,772,937	$1,024,376	0.00	$21,433,535	0.10	$31,760,856	0.14

Site Name	# of Buildings	CRV / SF	SF	Site CRV	1 Yr Needs	1 Yr FCI	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI
CPRD	66	$250	889,609	$222,772,937	$1,024,376	0.00	$21,433,535	0.10	$31,760,856	0.14

Building Name	Build Year	Size	CRV	1 Yr Needs	1 Yr FCI	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI
Active Adult Center	1979	37,023	$11,720,425	$45,024	0.00	$1,372,054	0.12	$2,817,523	0.24
Anna Gimmestad Park Combined	2001	2,208	$280,102	$2,959	0.01	$93,512	0.33	$129,652	0.46
Archibeque Park Combined	2018	1,820	$265,349	$1,327	0.01	$9,004	0.03	$11,176	0.04
Balsam Park	1999	2,232	$268,161	$1,440	0.01	$27,351	0.10	$42,487	0.16
Bittersweet Park Combined	1978	3,954	$765,546	$1,573	0.00	$83,792	0.11	$100,036	0.13
Boomerang Golf Course Combined	1991	15,000	$3,832,149	$56,731	0.01	$210,408	0.05	$469,027	0.12
Broadview Park Combined	1976	1,465	$165,906	$2,853	0.02	$58,640	0.35	$58,640	0.35
Butch Butler Field	1978	2,860	$277,887	$1,933	0.01	$10,415	0.04	$20,586	0.07
Centennial Park Combined	1985	4,830	$982,048	$1,921	0.00	$356,906	0.36	$459,516	0.47
Centennial Village Combined	1885	31,453	$6,575,077	$76,967	0.01	$837,501	0.13	$949,178	0.14
Coyote Run Park	2000	450	$15,224	$0	0.00	$1,303	0.09	$2,894	0.19
Discovery Bay Swimming Pool	2007	3,979	$589,118	$3,245	0.01	$69,784	0.12	$109,476	0.19
East Memorial Park	1993	2,600	$233,610	$1,839	0.01	$39,643	0.17	$58,348	0.25
Farr Park	2004	1,560	$194,940	$621	0.00	$37,700	0.19	$46,412	0.24
Forbes Field Combined	2005	1,940	$277,089	$772	0.00	$41,090	0.15	$65,882	0.24
Forestry Division Office/JB Jones Combined	1983	3,466	$726,843	$24,310	0.03	$136,444	0.19	$187,409	0.26
Glenmere Park	1930	2,600	$350,991	$2,873	0.01	$42,669	0.12	$42,669	0.12
Greeley West Park	2004	350	$21,797	$0	0.00	$1,547	0.07	$1,547	0.07
Highland Hills Golf Course Combined	1970	13,620	$3,693,296	$60,181	0.02	$332,345	0.09	$515,020	0.14
History Museum	2005	34,000	$10,640,498	$13,525	0.00	$685,176	0.06	$1,612,700	0.15
Ice Haus	2005	54,322	$19,776,326	$38,417	0.00	$681,786	0.03	$1,552,013	0.08
IG Buckle Club	2016	5,500	$1,352,312	$2,188	0.00	$23,152	0.02	$59,999	0.04
Island Grove Arena Combined	1995	149,403	$24,461,741	$81,873	0.00	$2,530,142	0.10	$2,798,203	0.11
Island Grove Bunkhouse	1888	4,500	$916,991	$24,111	0.03	$143,354	0.16	$172,453	0.19
Island Grove Events Center	2001	90,000	$18,508,599	$36,838	0.00	$1,118,795	0.06	$2,213,960	0.12
Island Grove Maintenance Shop	1985	4,300	$585,659	$1,711	0.00	$35,188	0.06	$51,476	0.09
Island Grove Managers Office	1880	980	$232,069	$3,572	0.02	$37,069	0.16	$49,613	0.21
Island Grove Outrider Building	1980	990	$185,170	$394	0.00	$20,947	0.11	$49,258	0.27
Island Grove Parks Admin Combined	1980	6,862	$1,441,917	$2,730	0.00	$202,339	0.14	$380,615	0.26
Island Grove Poudre River Pavilion	2002	9,000	$688,671	$796	0.00	$19,077	0.03	$51,740	0.08
Island Grove Restroom and Pavilion	2010	2,750	$293,754	$851	0.00	$31,324	0.11	$31,324	0.11
Island Grove Saddle Club	1880	1,600	$316,476	$20,161	0.06	$83,574	0.26	$95,009	0.30
Island Grove Splash Pad	1971	600	$80,903	$10,670	0.13	$49,433	0.61	$54,074	0.67
Island Grove Support Combined	1980	3,700	$144,863	$327	0.00	$28,898	0.20	$28,898	0.20
Jimmy's Park	1997	350	$20,869	$0	0.00	$19,207	0.92	$19,207	0.92
Kiwanis Park	2007	250	$10,385	$0	0.00	$3,050	0.29	$3,050	0.29
Lincoln Park Combined	2016	550	$161,551	$4,862	0.03	$15,753	0.10	$19,521	0.12
Linn Grove Cemetery Combined	1979	8,882	$804,292	$23,434	0.03	$216,485	0.27	$233,345	0.29
Luther Park	2006	1,813	$367,394	$1,508	0.00	$18,084	0.05	$23,685	0.06
Meeker Museum Combined	1870	1,582	$437,478	$6,110	0.01	$59,510	0.14	$95,728	0.22
Monfort Park	2004	2,900	$458,589	$1,795	0.00	$55,535	0.12	$67,840	0.15
Monfort Park Office/Shops Combined	1983	4,266	$655,436	$8,831	0.01	$164,164	0.25	$201,334	0.31
NAT /Parks Homestead Park Combined	2013	600	$21,902	$0	0.00	$6,623	0.30	$8,833	0.40
NAT Natural Areas & Trails Office	1959	3,200	$489,378	$43,917	0.09	$91,200	0.19	$118,441	0.24
NAT/SDT McCloskey Nat. Area	2020	40	$2,608	$0	0.00	$1,105	0.42	$1,105	0.42

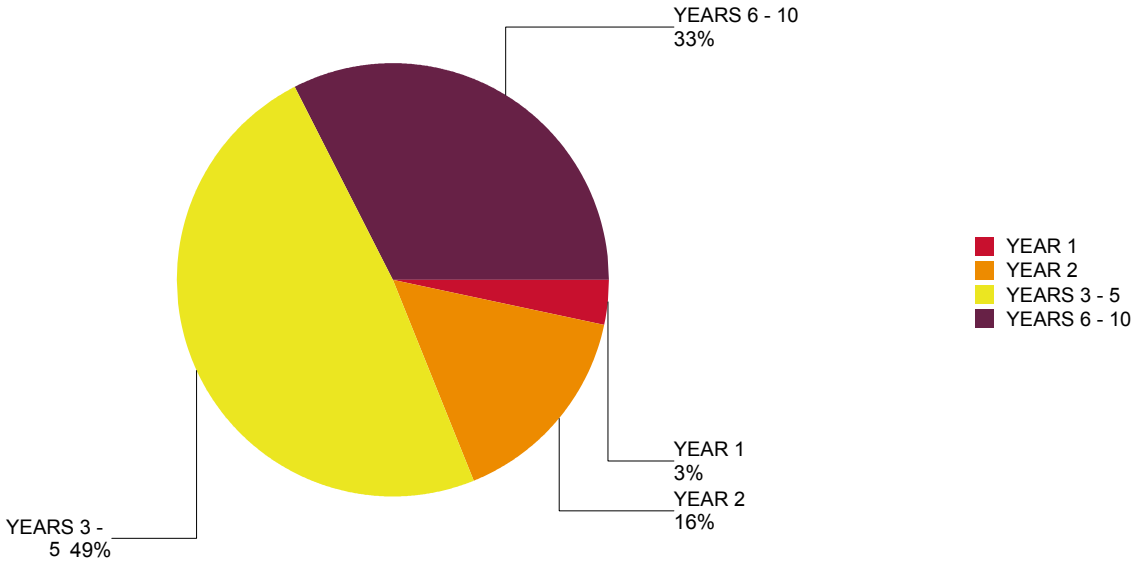
Peak View Park	2001	1,600	$195,255	$1,132	0.01	$13,070	0.07	$29,748	0.15
Pheasant Run Park	1986	460	$168,802	$183	0.00	$25,895	0.15	$26,220	0.16
Poudre Learning Center	2011	40	$3,327	$0	0.00	$1,061	0.32	$1,061	0.32
Poudre Ponds Combined	2011	490	$37,340	$0	0.00	$1,193	0.03	$1,193	0.03
Promontory Park Combined	2002	2,500	$141,144	$0	0.00	$23,269	0.16	$23,269	0.16
Ramseier Park Combined	2009	576	$75,176	$0	0.00	$14,906	0.20	$14,906	0.20
Recreation Center	1985	131,660	$42,998,478	$289,300	0.01	$4,311,326	0.10	$5,167,100	0.12
Roche Baseball Training Facility	2002	15,000	$4,306,986	$5,966	0.00	$539,979	0.13	$670,183	0.16
Rodarte Community Center	1980	20,800	$6,132,447	$8,274	0.00	$376,562	0.06	$670,239	0.11
Rover Run Dog Park	0	50	$4,966	$0	0.00	$1,739	0.35	$1,739	0.35
Sanborn Park	2004	2,500	$299,057	$1,768	0.01	$31,807	0.11	$37,332	0.12
Sherwood Park Combined	2015	880	$192,977	$622	0.00	$5,595	0.03	$17,826	0.09
Signature Bluffs Combined	1999	1,540	$150,555	$0	0.00	$14,556	0.10	$19,388	0.13
Steel Horse Barn	1991	25,000	$2,308,492	$884	0.00	$174,612	0.08	$221,389	0.10
Sunrise Splash Park & Filter House	1976	400	$106,649	$707	0.01	$15,448	0.14	$51,948	0.49
Twin Rivers Park & Family Fun Plex Combined	2005	71,256	$23,542,713	$64,590	0.00	$1,125,289	0.05	$2,882,615	0.12
UCCC	1988	79,107	$25,185,753	$31,469	0.00	$4,001,146	0.16	$5,120,172	0.20
Westmoor Park Combined	2016	854	$169,895	$0	0.00	$5,631	0.03	$6,103	0.04
White-Plumb Farmhouse	1907	2,545	$691,719	$1,907	0.00	$235,784	0.34	$268,777	0.39
Woodbriar Park	2018	736	$111,185	$293	0.00	$2,061	0.02	$2,874	0.03
Youth Sports Complex Combined	2006	5,265	$1,658,632	$2,094	0.00	$409,531	0.25	$445,874	0.27

PRIORITY PLANNING DASHBOARDS - (Report Basis Direct Cost)

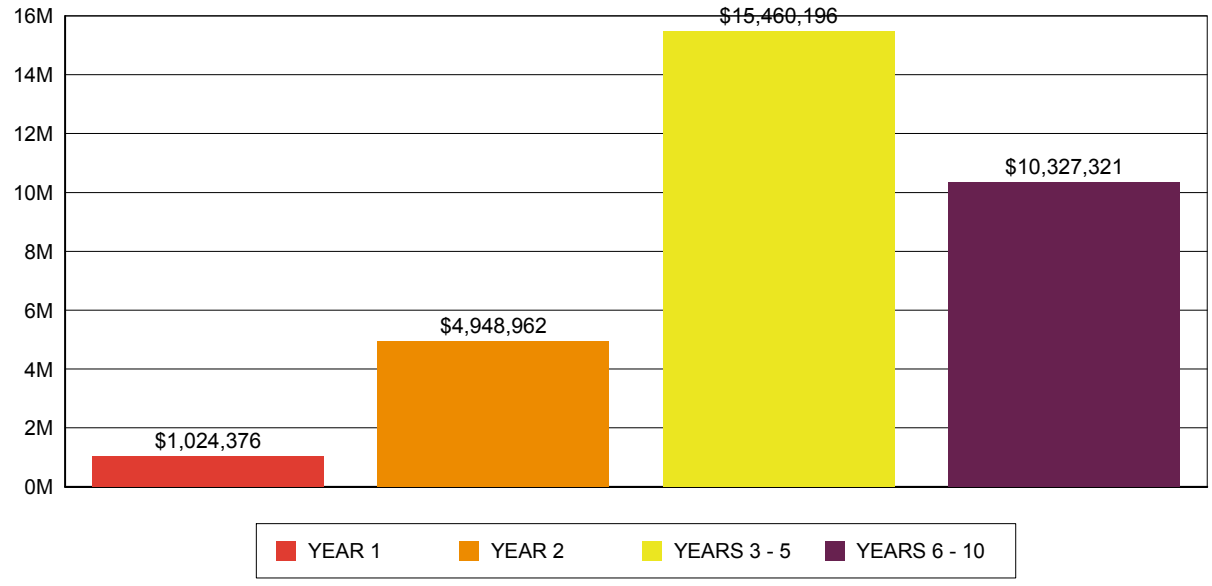
Capital Planning and Funding Needs:
The Funding Needs for the asset are shown below by Priority and Percentage and Year .

FUNDING NEEDS ALLOCATION				
PRIORITY 1 Year 1	**PRIORITY 2** Year 2	**PRIORITY 3** Years 3 - 5	**PRIORITY 4** Years 6 -10	**TOTAL**
$1,024,376	$4,948,962	$15,460,196	$10,327,321	**$31,760,856**

TOTAL FUNDING NEEDS BY PRIORITY AND PERCENT

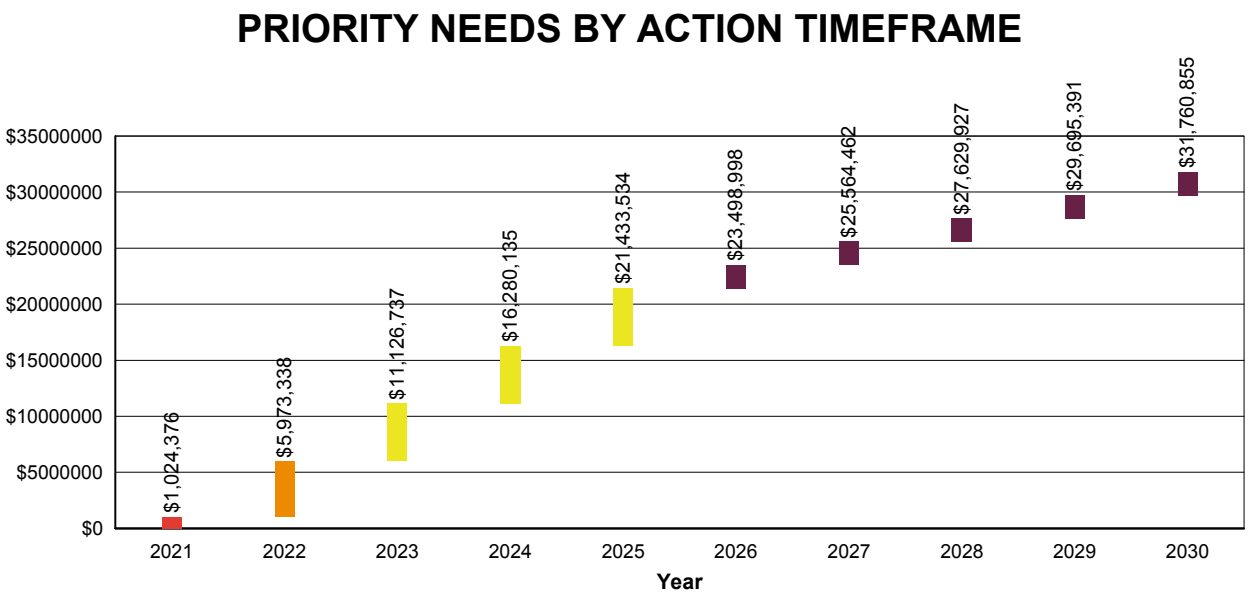


PRIORITIZATION OF TOTAL NEEDS BY YEAR



PRIORITY NEEDS BY ACTION TIMEFRAME:

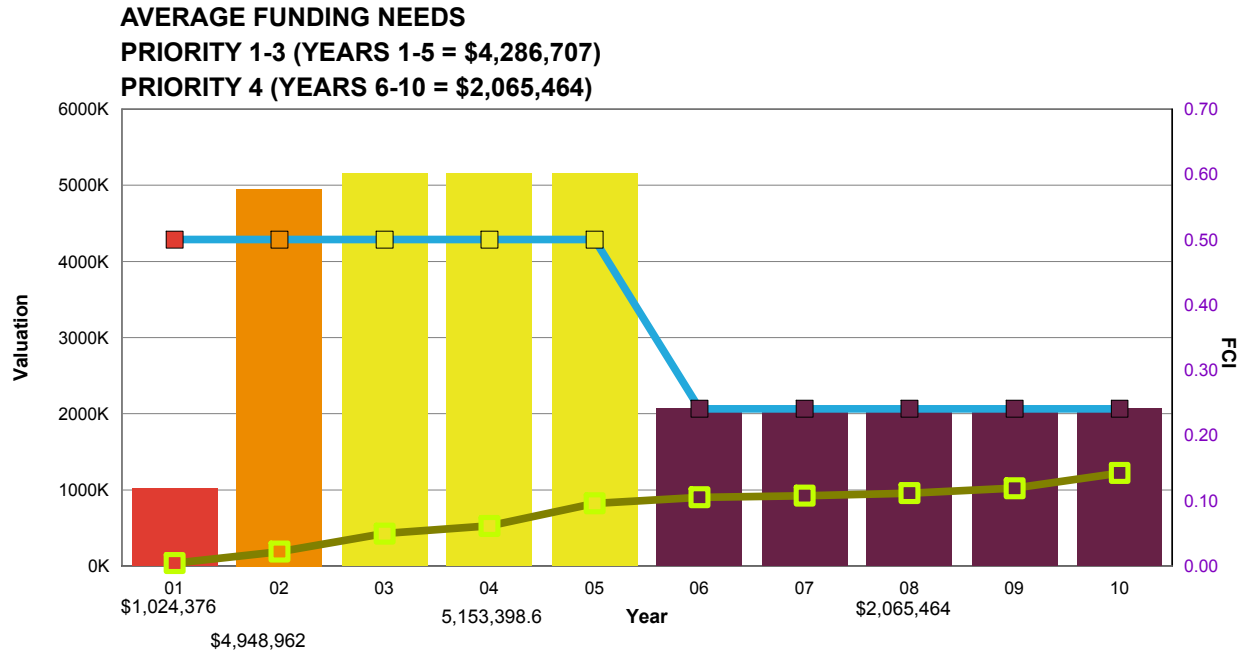
The Priority Funding Needs for the asset are further expanded to break out each estimated annual cost. This is helpful to understand years with lulls or spikes in funding needs and helps proactively plan year over year.



AVERAGE FUNDING:

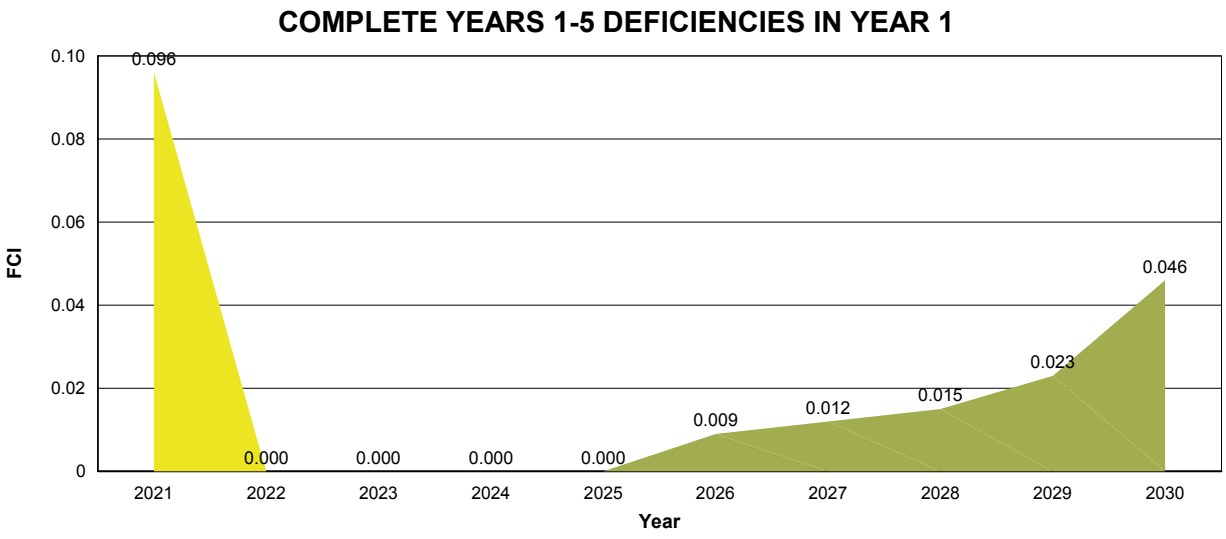
The below graph shows the current asset FCI Trend line when the 5-year needs are averaged and spread over 5-years. Years 6 through 10 needs are handled in the same manner. This approach may be useful if funding is limited, or there are spikes in a single year cost.

Blue Line - Averaged costs years 1-5 and 6-10
Green Line - FCI trend without funding



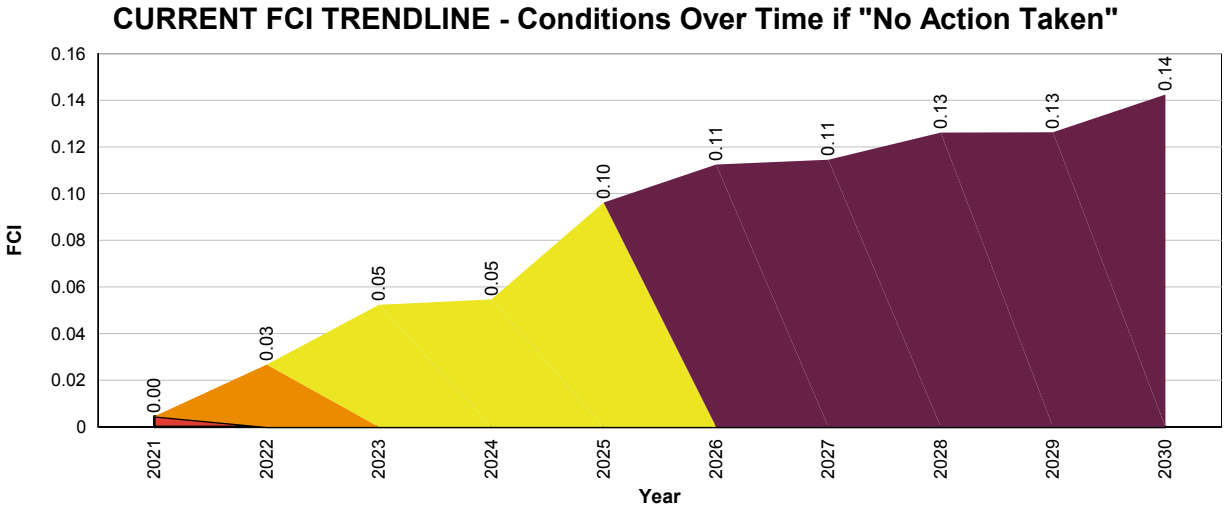
PROACTIVE STATE - RAPID IMPROVEMENT:

Summary: The below graph shows the current asset FCI Trend line after the entire 5-year needs are met in Year 1. This substantially reduces (improves) the 10-Year FCI score if funding is available.



FUTURE STATE - DO NOTHING:

Summary: The below graph shows the current asset FCI Trend line projecting out to year 10. This shows the minimum potential of new 10-year needs awaiting the asset, and the subsequent increases in FCI.



Projected Growth Of Funding Needs Over Time

ADA / Accessibility Observations:

ADA Accessibility Ranking Scale:
Summary: The CannonDesign FOS team developed an ADA / Accessibility Ranking system to assist our clients to better understand how their portfolio of buildings ranks toward achieving ADA and applicable state accessibility requirements. A ranking for each building was assigned based on our general observations* to one of three general accessibility rankings: Essentially Accessible, Moderately Accessible, and Insufficiently Accessible.

* General observations of: Site Accessibility, Building Accessibility, Access to Building Services, Restrooms, and Communication Features were observed during the FCA survey. Specifics of our methodology are described in the Methodology section of this report.

This **is not** a full ADA / Accessibility assessment, nor documentation of compliance with the ADA or with state building codes. Further analysis may be warranted based on the building's level of accessibility, age and use.

CPRD	Moderately Accessible (3)

ADA Compliance:
The Americans with Disabilities Act (ADA) is federal civil rights legislation, as opposed to a standard building code, and is enforced by the Department of Justice (DOJ). All public, commercial, and state / local government facilities have been subject to the ADA since 1990. Compliance with the ADA is an ongoing obligation. No public facility is exempt or grandfathered, and strict adherence to applicable standards is required in order to achieve compliance. Many organizations which have not upgraded their facilities or prepared a written transition plan toward achieving full compliance are at risk. Cost associated with proactive facility planning is far less than the cost to settle a complaint.

	Description	Essentially Accessible (5 of 5)	Moderately Accessible (3 or 4 of 5)	Insufficiently Accessible (Less than 3 of 5)
1	Exterior Accessible Routes		3	
2	Interior Accessible Routes		3	
3	Access to Service		3	
4	Restroom Access		3	
5	Communication Features		3	
	SUB TOTAL		15	
	AVERAGE TOTAL		3	

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Active Adult Center

Site: CPRD

Building Type: Recreation Center

Building #: 2

Floors: 0

Gross S.F. Size: 37,023.00

Year Constructed: 1979

LOCATION

Address: 1010 6th Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $11,720,425

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.12 / 0.24

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $45,024 / $1,372,054 / $2,817,523

ASSESSMENT DATE:

9/23/2020

BUILDING SUMMARY:

General Description:

The Active Adult Center building, constructed in 1979, is a single-story building with a basement located at the corner of 10th Avenue and 6th Street. The facility is used for providing seniors with social events, group activities, and personal health assistance.

B10 - Structure:

The building substructure components include cast-in-place foundations with spread footings and reinforced concrete floor slab. The exterior utilizes a steel column and beam structure. Roof structures consist of steel joists with composite metal decking.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised primarily of brick masonry veneer , with concrete masonry unit walls and accents. The exterior boasts exposed metal structural elements at the entrance to act as a decorative sunshade. Aluminum framed windows and storefront systems can be found throughout. Exterior doors and frames consist of aluminum frames with integral glazing and heavy-duty hardware and some metal utility doors and frames.

B30 - Exterior Horizontal Enclosures (Roofing):

The facility has a low slope roofing system consisting of an EPDM membrane roof with some areas having a stone ballast topcoat and metal coping units.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include sheet carpeting, VCT, hardwood flooring, and sealed concrete. Wall finishes include painted gypsum wallboard or plaster over stud framing partitions, ceramic wall tile. Ceiling finishes include acoustical tile in suspended metal T-grid, painted plaster ceiling system, painted gypsum wallboard (GWB). Windows are fixed aluminum with single-pane glazing. Doors are solid-core slab-type with paint-grade and stain-grade wood veneer finishes. Door frames are knock-down and welded hollow metal. Cabinets are stain-grade wood and stain-grade plastic laminate, Countertops are plastic laminate, stain-grade wood, and solid-surface materials. Toilet partitions are sheet metal.

D10 - Conveying:

One 2,000 lb. capacity, 2 stop passenger elevator with stainless steel and wood veneer walls panels and trim, stainless-steel ceiling panels, and sheet carpet floor.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures,

equipment, and stormwater drainage system. A 2" underground water service supplies the domestic water system is a traditional 3 pipe (hot, cold, and hot water recirculation) system featuring soldered copper pipe and fittings. Hot water is generated by a gas-fired tank-type 35-gallon water heater. The sanitary waste and vent system consists of cast iron pipe and operates with a duplex sewage ejector in the basement. The stormwater system consists of roof drains with an overflow system connected to cast iron pipe and fittings gravity drained. Plumbing fixtures such as sinks, lavatories, water closets, urinals, mop service sinks, and drinking fountains. Comprised of mostly vitreous china bathroom fixtures, stainless steel, with manual and some sensor-operated flush valves and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by a heating hot water system supplied to one indoor air handler and the terminal units. Heating hot water is generated by two condensing hot water boilers located in the basement mechanical room. Redundant inline pumps supply hot water to cabinet unit heaters, convectors, and reheat coils located throughout the building. The building is heated and cooled by a packaged rooftop air handling unit with natural gas heat and direct expansion (DX) cooling. Ventilation air is circulated throughout the building by means of galvanized ductwork. All supply ductwork should be wrapped with blanket type Fiberglas insulation. Building automation is a mix of pneumatics and direct digital controls.

D40 - Fire Protection:

The building is partially sprinklered in the basement only with a wet-pipe fire suppression system consisting of a 4" service entrance. The system uses grooved steel piping mains, threaded distribution piping, and fittings and includes upright, side-wall, and pendent quick response sprinkler heads. The building has a pre-engineered fire suppression system protecting the kitchen cooking equipment consisting of a bottled wet chemical (Ansul type) system under the kitchen hood with 7 discharge nozzles, and the server room is protected by an FM-200 gaseous fire suppression system.

D50 – Electrical:

The building was constructed in 1978 and the original equipment consists of ITE switchboards and panelboards. Newer panelboards are also present. Building electrical service and power distribution is supplied underground by a pad-mounted transformer to 208Y/120V, 3 phase, 4 wire, 1200 A main switchboard that supplies secondary 600V switchboards for mechanical equipment and panelboards for general-purpose use. Interior lighting consists mainly of fluorescent troffers, surface-mounted fluorescent, and compact fluorescent recessed fixtures which are controlled using light switches. Exit signs are green letters with a white background, some contain integral battery backup. Emergency lighting is also accomplished with a stand-by generator. Site lighting consists of HID wall-mounted fixtures, controls, and associated wiring. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

Voice and data network consists of structured equipment boards, wiring systems, WIFI, outlets, and ceiling speakers that are maintained by an internal IT department.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of proximity card readers at the exterior doors. The video surveillance system consists of security surveillance cameras located throughout the interior and exterior of the building. A commercial addressable Fire Alarm System extended throughout the facility, which consists of a Honeywell Notifier panel connected to an autodialer.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Anna Gimmestad Park Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 2,208.00

Year Constructed: 2001

LOCATION

Address: 19th Ave & 31st St Rd

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $280,102

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.33 / 0.46

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $2,959 / $93,512 / $129,652

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The Anna Gimmestad Park Site contains a modular building, constructed in 2001, utilized for restrooms and afternoon programs along with an adjacent park shelter.

B10 - Structure:

The site substructure components include assumed reinforced cast-in-place slab-on-grade with spread footings. The exterior and roof are assumed to utilize stick frame construction for the modular building and steel construction for the park shelter.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised of painted wood panels and skirting . The building has painted metal doors with vinyl window systems with painted wood deck and ramp systems.

B30 - Exterior Horizontal Enclosures (Roofing):

The modular facility has an asphalt shingle roof with an associated gutter and downspout system. The park shelter has a corrugated metal roof over tongue and groove wood decking.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The interior architectural components of the building include sheet and vinyl tile flooring, with some vinyl or FRP wall finishes. Stained wood or plastic laminate fixed furnishings can be found within the facility along with stained grade wood doors and frames.

D10 - Conveying:

N/A

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as sinks, lavatories, water closets. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by two air source heat pumps. Ventilation air is circulated throughout the building by means of galvanized ductwork, bathroom exhaust fans are ceiling residential type. Building

temperatures are controlled by a local low voltage thermostat.

D40 - Fire Protection:

None present.

D50 – Electrical:

The modular was constructed in 2001 and the original equipment consists of Cutler-Hammer panels. The building's electrical service is supplied underground to the 120/240V electric service to the main panelboards and equipment. Interior lighting consists mainly of fluorescent troffers. The building has exit signs with green letters and white backgrounds with integral backup battery packs. Emergency lighting is provided by wall mounted lighting fixtures with battery packs. Site Lighting consists of wall-mounted LED light fixtures, fixtures with unknown lamps, controls, and associated wiring. Basic line voltage switching is used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

The modular has a data system consisting of a structured wiring system and wireless capabilities. A wired phone system is present.

D70 - Electronic Safety and Security:

The Modular Building: Access control and intrusion detection consist of keyed door locks and door alarms routed through a monitored security panel. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Archibeque Park Combined

Site: CPRD

Building Type: Restroom Building

Building #:

Floors: 0

Gross S.F. Size: 1,820.00

Year Constructed: 2018

LOCATION

Address: 12th Street and 3rd Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $265,349

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.03 / 0.04

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,327 / $9,004 / $11,176

ASSESSMENT DATE:

10/5/2020

BUILDING SUMMARY:

General Description:

The Archibeque Park site contains a restroom building and park shelter, constructed in 2018, to service the surrounding park and recreational space.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructure of the restrooms is reinforced concrete masonry. The superstructure of the pavilion is a pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Wall finishes include painted CMU and painted fiberboard. Doors and door frames are hollow metal. Windows are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include exposed concrete. Wall finishes include painted CMU and painted fiberboard. Ceiling finishes include painted fiberboard and gypsum wallboard.

D10 - Conveying:

None observed.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a tankless electric water heater for the fixtures in the restrooms. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as electric drinking fountain, lavatories, water closets, comprised of stainless steel with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The heating in the mechanical room is an electric unit heater.

D40 - Fire Protection:

None.

D50 – Electrical:

The buildings are fed underground to a 120/240V Delta panel for mechanical equipment & general-purpose use. Interior lighting consists mainly of surface-mounted and wall- mounted CFL & LED fixtures which are controlled using light switches and occupancy sensors. The buildings have wall-mounted emergency lighting with battery packs. Site lighting consists of various types of LED wall-mounted fixtures and site lighting poles with HID fixtures, controls, and associated wiring.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

None observed.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Balsam Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 2,232.00

Year Constructed: 1999

LOCATION

Address: 2043 Balsam Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $268,161

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.10 / 0.16

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,440 / $27,351 / $42,487

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Balsam Park structure is a single-story shelter that includes men's and women's bathrooms, a storage room, and a covered picnic area.

B10 - Structure:

The substructure appears to be a structural slab-on-grade foundation. The superstructure is a pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Fluted concrete masonry unit (CMU) block walls. Doors and door frames are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal roofing.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include exposed concrete. Wall finishes include painted CMU. Ceiling finishes include painted gypsum wallboard.

D10 - Conveying:

None observed.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures. The domestic water system consists of soldered copper piping and fittings, and the water has a backflow preventer. The sanitary waste and vent system consists of PVC piping and is original to the building. Plumbing fixtures such as lavatories, water closets, urinals, and a drinking fountain. Comprised of stainless steel bathroom fixtures, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building has two electric unit heaters and two residential type exhaust fans for bathroom ventilation.

D40 - Fire Protection:

None present.

D50 – Electrical:

The electrical service consists of a 480Y/277V, 3-phase, 4-wire electric service to the 250 A rated

Siemens main switchboard and transformer to reduce the voltage for the 208Y/120V, 3-phase, 4-wire panelboard, and equipment. Lighting is provided predominantly by surface-mounted fluorescent fixtures and surface-mounted fixtures with unknown lamps. Basic line voltage switching is being used to control the building.

D60 – Communications:
None present.

D70 - Electronic Safety and Security:
Access control and intrusion detection consist of keyed door locks and door alarms routed through a monitored security panel. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):
Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:
Pump House has a single vertical upright pump rated at 25 HP each set on a prefabricated skid assembly including a side stream filter.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Bittersweet Park Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 3,954.00

Year Constructed: 1978

LOCATION

Address: 35th Avenue and 16th Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $765,546

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.11 / 0.13

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,573 / $83,792 / $100,036

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Bittersweet Park Combined have single-story buildings which includes a maintenance shop, men and women's bathrooms building with a storage room, and two pavilion picnic shelters.

B10 - Structure:

All the buildings and pavilions have reinforced concrete cast in place structural slab-on-grade foundation, concrete masonry walls, and dimensional wood-framed superstructures. The maintenance building has pre-engineered metal frame, and dimensional wood-framed superstructure.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

All the buildings have concrete masonry unit (CMU) block walls. Doors and door frames are hollow metal at the maintenance building and restrooms building. Pavilions - pre-engineered steel frames.

B30 - Exterior Horizontal Enclosures (Roofing):

All the buildings have corrugated metal roofs.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

All buildings floor finishes are exposed concrete. The maintenance building and restrooms building wall finishes include painted CMU. Ceiling finishes include painted fiberboard and gypsum wallboard.

D10 - Conveying:

None observed.

D20- Plumbing:

Restrooms - The restroom plumbing system consists of incoming water service, copper water piping, and PVC waste and vent sanitary piping. Stainless steel institutional style plumbing fixtures are used, such as water closets, lavatories, and urinals all fixtures use manual controls. Additional fixtures include a plastic laundry tub and dual height electric drinking fountain.

Shelters - None present.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

Restrooms - The building is heated by an electric unit heater suspended from the ceiling. Ventilation is by two inline exhaust fans, one for each restroom.

Shelters - None present.

D40 - Fire Protection:

None present in any of the buildings.

D50 – Electrical:

The park is fed underground to the pump house and to the storage building which then distributes the power to the park which includes pedestal panels and a subpanel. Interior lighting consists mainly of surface-mounted and wall-mounted LED and fluorescent fixtures which are controlled using light switches and a few occupancy sensors. Site lighting consists of surface-mounted LED and HID light fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. Some of the general-purpose receptacles appear to be original.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

Restroom Building: Access control and intrusion detection consist of keyed door locks and door alarms routed through a monitored security panel. There is no electronic surveillance system or fire detection and alarm system.

Other Buildings: None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:

The Pump House has two vertical turbine pumps rated at 40 HP each set on a prefabricated skid assembly including a side stream filter.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Boomerang Golf Course Combined

Site: CPRD

Building Type: Clubhouse

Building #: 146

Floors: 0

Gross S.F. Size: 15,000.00

Year Constructed: 1991

LOCATION

Address: 7309 W. 4th Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $3,832,149

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.05 / 0.12

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $56,731 / $210,408 / $469,027

ASSESSMENT DATE:

10/8/2020

BUILDING SUMMARY:

General Description:

18-Hole golf course with a one-story clubhouse that has a full basement that is partially below grade, several maintenance buildings, two restroom structures, two irrigation pump houses, and a greenhouse.

B10 - Structure:

Clubhouse - The substructure consists of reinforced cast-in-place concrete spread footings, foundation walls, and a basement floor slab. The superstructure is dimensional wood framed with TJI joists supported by structural steel beams and steel posts for the upper-level floor. The outer edge of the elevated porch is supported by a glulam beam on steel jack posts with cast-in-place concrete foundations.

Maintenance Building – The substructure appears to be a structural slab-on-grade foundation. The superstructure is a structural steel rigid frame.

Pole Barn – Dimensional wood pole framed superstructure bearing on a reinforced cast-in-place concrete structural floor slab.

Sheds – Dimensional wood framed. The greenhouse is aluminum framed.

Restrooms – Reinforced cast-in-place concrete structural floor slabs. Concrete masonry walls. Dimensional wood-framed roofs.

Pump Stations – Dimensional wood-framed superstructures on reinforced cast-in-place concrete structural floor slabs.

Greenhouse - Metal frame vertical structure and roof truss system.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Clubhouse- The walls are dimensional wood framed with a four-inch brick veneer. The gable ends have painted Dutch-lap siding. Exterior ceilings are painted plywood. Windows are aluminum-clad wood. Doors are hollow metal with hollow metal and wood frames. There is a sectional metal overhead door at the basement storage room. There is a dimensional wood-framed pergola roof above the elevated porch on the northwest elevation of the building. The porch has rubber playground-type surfacing.

Maintenance Building – The walls have texture painted corrugated metal panel finishes. Windows are aluminum. Doors are hollow metal. There are three sectional metal overhead doors.

Pole Barn – The walls have corrugated metal panel finishes. The door is aluminum-clad wood slab-type. There is a sectional metal overhead door.

Sheds – Wall finishes include painted T1-11 siding with painted wood trim and corrugated polycarbonate. Doors are aluminum-clad wood with wood frames.

Restrooms – Concrete slump block walls. Hollow metal doors and frames. Painted plywood ceilings.

Pump Stations – Painted T1-11 siding with painted wood trim. Doors are hollow metal with hollow metal frames.

Greenhouse - Translucent polycarbonate wall panels affixed to a wood frame system with

aluminum-framed doors.

B30 - Exterior Horizontal Enclosures (Roofing):
Clubhouse- Asphalt shingle roofing with wood-framed and clad cupolas.
Maintenance Building – Corrugated metal with transparent polycarbonate corrugated panel skylights.
Pole Barn – Corrugated metal.
Sheds/Restrooms/Pump Stations – Asphalt shingle.
Greenhouse - Barrel-vaulted corrugated translucent polycarbonate panel system.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):
Clubhouse- Floor finishes include sheet carpeting, vinyl composition tile, and ceramic tile. Wall finishes include gypsum wallboard with a painted textured finish, ceramic tile, and fiber-reinforced plastic (FRP) paneling. Ceiling finishes include gypsum wallboard with a painted textured acoustical finish. Doors are solid core slab-type with stain-grade wood veneer and painted finishes. Door frames are painted wood. Reception casework is stain-grade wood. Cabinets are stain-grade wood and plastic laminate. Countertops are plastic laminate and solid surface. The bar millwork has painted beadboard wall paneling and a plastic laminate countertop with stain-grade edging and arm rail. Toilet partitions are stainless steel.
Maintenance Building – Floor finishes include VCT and sheet carpeting. Wall finishes include painted gypsum wallboard and FRP paneling. Ceiling finishes include painted gypsum wallboard and acoustical tile in suspended metal T-grid. Doors are painted wood slab-type with wood frames. Cabinets are stain-grade wood. Countertops are plastic laminate. Toilet partitions are steel.
Restrooms – Floor finishes include epoxy paint. Wall finishes include painted concrete slump block, FRP paneling, and painted gypsum wallboard.
Greenhouse - Gravel flooring and wood storage shelving.

D20- Plumbing:
Clubhouse- The plumbing system consists of domestic water service with backflow prevention, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by two natural gas-fired tank-type water heaters. The sanitary waste and vent system consists of PVC piping and is original to the building. Plumbing fixtures such as sinks, lavatories, water closets, and a drinking fountain. Comprised of mostly vitreous china bathroom fixtures, with manually operated flush tanks and faucets.

Maintenance Building – The building has domestic water, and sanitary waste, and vent piping. There is a tank-less bottled gas-fired water heater supplying hot water to bathroom fixtures such as lavatory, shower, water closet, and an emergency eyewash unit.

Pole Barn – None.

Restrooms – The building has copper water piping and PVC waste and vent piping. Fixtures would include a water closet with a flush tank and a wall-hung lavatory.

Sheds – None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
Clubhouse- The building is served by a gas-fired condensing forced hot air furnace with a residential type DX air conditioner. Condenser units are mounted at grade on composite pads. Each unit has an individual thermostat controlling the unit. The kitchen has a gas-fired make-up air unit on the roof. Air is distributed via a ducted supply system consisting of galvanized ductwork. Air return is accomplished via a centralized return. Lavatory exhaust fans are energized via the lavatory light switch. Temperature controls are standalone thermostats.

Maintenance Building – The building is heated by tubular infrared heaters in the ceiling space, electric cabinet heaters, and electric finned tube radiation.

Pole Barn – The building is heated by two propane fired unit heaters and has a sidewall exhaust fan.

Sheds/Restrooms - None

D40 - Fire Protection:
Clubhouse- A bottled wet chemical system with a pull station was observed under the kitchen hood with 3 discharge nozzles.

Maintenance Building – None.

Sheds/Restrooms/Pump Stations - None.

D50 – Electrical:
The Clubhouse has a three-phase, 208/120V main electrical service which is provided from a utility-owned pad-mounted transformer. There are three 200A service disconnects located in the basement of the clubhouse. Power is brought to distribution panelboards throughout the facility. The Maintenance Building has a single phase 240/120V, 150A main electrical service. The Greenhouse has a single-phase, 240/120V, 100A electrical service. The restrooms do not have electrical service. The Maintenance Building, Greenhouse, Pole Barn, and Pump Houses all have surface mounted fluorescent fixtures that are controlled with light switches. The Clubhouse interior lights consist of surface mounted

fluorescent fixtures, recessed CFL fixtures, and LED track lighting. Interior lighting at the Clubhouse is controlled with wall mounted light switches. Exterior lighting at the Clubhouse consists of pole-mounted LED area light fixtures, wall-mounted Edison base fixtures, and surface mounted soffit fixtures.

D60 – Communications:

Phone and data systems are distributed throughout the Clubhouse and the Maintenance Building.

D70 - Electronic Safety and Security:

The Maintenance Building has a Silent Knight fire alarm system. A video surveillance system is installed in the Clubhouse and Maintenance Building. A security system is installed throughout the Maintenance Building and the Clubhouse. The system is not monitored and is a local alarm only.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Broadview Park Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 1,465.00

Year Constructed: 1976

LOCATION

Address: West 6th Street and 28th Ave.

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $165,906

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.02 / 0.35 / 0.35

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $2,853 / $58,640 / $58,640

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Broadview Park Combined has a single-story shelter that includes men's and women's bathrooms, a storage room, and a covered picnic area. Park maintenance storage shed.

B10 - Structure:

Shelter House/Restroom - The substructure appears to be a structural slab-on-grade foundation. The superstructure is glulam front porch posts and beam roof support.

Storage Shed - The substructure is reinforced cast-in-place concrete. The superstructure is dimensional wood framed.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Shelter House/Restroom - Fluted concrete masonry unit (CMU) block walls. Doors and door frames are hollow metal.

Storage Shed - Wood siding walls and a sectional metal overhead door.

B30 - Exterior Horizontal Enclosures (Roofing):

Shelter House/Restroom - Corrugated metal roofing.

Storage Shed - Corrugated metal roofing.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Shelter House/Restroom - Floor finishes include exposed concrete. Wall finishes include painted CMU. Ceiling finishes include painted gypsum wallboard.

Storage Shed - Wood structural framing and seal concrete floor.

D10 - Conveying:

None observed.

D20- Plumbing:

The restroom plumbing system consists of a 1" incoming water service, copper water piping, and cast iron and PVC waste and vent sanitary piping. Stainless steel institutional style plumbing fixtures are used, such as water closets, and lavatories all fixtures use manual controls.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None present.

D40 - Fire Protection:

None present.

D50 – Electrical:

The electrical service is supplied underground to the 120/240V panelboards in the buildings for mechanical systems and general-purpose use. Interior lighting consists mainly of surface-mounted incandescent fixtures and aged square recessed fixtures with unknown lamps which are controlled using light switches. Site Lighting consists of HID wall-mounted fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. Several of the general-purpose receptacles appear to be original.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

Access control consists of keyed door locks. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Butch Butler Field

Site: CPRD

Building Type: Restroom Building

Building #:

Floors: 0

Gross S.F. Size: 2,860.00

Year Constructed: 1978

LOCATION

Address: 2201 23rd Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $277,887

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.04 / 0.07

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,933 / $10,415 / $20,586

ASSESSMENT DATE:

10/6/2020

BUILDING SUMMARY:

General Description:

Park structures include a restroom building with a covered picnic area and concession stand, a press box at the baseball field, and a park maintenance building.

B10 - Structure:

Restroom - Reinforced cast in place concrete structural slab-on-grade foundation. Tongue-and-groove glulam log wall construction. The roof over the restrooms is dimensional wood-framed. The roof over the picnic area is glulam framed.

Pressbox – The substructure is a reinforced cast-in-place concrete structural slab. The superstructure consists of precast concrete walls and roof panels.

Maintenance Building – The substructure consists of reinforced cast-in-place concrete spread footings. The superstructure consists of concrete masonry walls and a dimensional wood-framed roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Restroom - Wall finishes include painted log walls and tongue-and-groove wood paneling on the gable ends. Windows are aluminum. Doors are hollow metal.

Pressbox – The walls are precast concrete panels with exposed aggregate finishes. The door is a hollow metal Dutch door with a hollow metal frame. The two window openings have coiling overhead security doors.

Maintenance Building – Walls are painted concrete masonry. Windows are aluminum. The door is hollow metal with a hollow metal frame. There is a sectional metal overhead door.

B30 - Exterior Horizontal Enclosures (Roofing):

Restroom - Asphalt shingle

Pressbox - Concrete

Maintenance Building – Standing seam metal

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Restroom - Floor finishes include painted concrete. Wall finishes include painted gypsum wallboard and ceramic tile. Ceilings are painted gypsum wallboard. Toilet partitions are plastic-type. Cabinets are plastic laminate. Countertops are plastic laminate. Doors are painted solid-core slab-type.

Pressbox – The floor finish is epoxy paint. The walls are painted concrete. The ceiling is painted concrete. There is a precast concrete countertop with an epoxy paint finish.

Maintenance Building – Floor finishes include painted concrete. Wall and ceiling finishes are painted gypsum wallboard and fiber reinforced plastic (FRP) paneling. Doors are painted solid core slab type with hollow metal frames. Cabinets and countertops are plastic laminate. Lockers are steel.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by an electric tank-type water heater rated at 50 gallons of storage. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as sinks, lavatories, water closets, and electric drinking fountains. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets. The garage area has typical bathroom fixtures and an emergency eyewash unit and mop sink

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building uses an electric forced-air furnace and electric unit heaters for heating. The restrooms each have a small residential exhaust fan operated by a wall switch. The press box has electric fin tube radiation.

D40 - Fire Protection:

None.

D50 – Electrical:

Each building's electrical service is 120/240V to a panelboard for equipment and general-purpose use. The interior lighting consists mainly of fluorescent & LED surface-mounted fixtures and LED recessed fixtures, which are controlled using light switches and occupancy sensors. Exterior lighting consists of LED wall-mounted fixtures.

D60 – Communications:

Restroom building: none observed.

The press box building and the maintenance shop/storage building: a wired phone system is present.

D70 - Electronic Safety and Security:

The maintenance shop/storage has a security system, there were none observed in the other buildings.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Centennial Park Combined

Site: CPRD

Building Type: Maintenance Shop

Building #: 96

Floors: 1

Gross S.F. Size: 4,830.00

Year Constructed: 1985

LOCATION

Address: 2201 23rd Avenue

City: Greeley

State: CO

Zip Code: 80634

CRV DATA:

CRV: $982,048

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.36 / 0.47

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,921 / $356,906 / $459,516

ASSESSMENT DATE:

10/9/2020

BUILDING SUMMARY:

General Description:

The assets assessed at Centennial Park include a one-room storage shed, a park restroom building, a public pool house, and a pool equipment building.

B10 - Structure:

Tennis Shed - The substructure is assumed to be a reinforced cast-in-place concrete structural slab-on-grade. The superstructure is dimensional wood framed.

Restroom - The substructure is assumed to consist of reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs. The superstructure consists of concrete masonry walls and a dimensional wood-framed roof.

Pool House - The substructure is assumed to consist of reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs. The superstructure consists of concrete masonry walls and a structural steel framed roof.

Pool Equipment Bldg - The substructure is assumed to consist of reinforced cast-in-place concrete spread footings and floor slabs with concrete masonry foundation walls. The superstructure consists of concrete masonry walls, dimensional wood framed walls, and a dimensional wood framed roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Tennis Shed - The wall finish is painted T1-11 plywood siding. There is a metal-clad hollow core wood door with a steel exterior security door and a sectional metal overhead door.

Restroom - Wall finishes include painted concrete masonry and painted fiber cement clapboard siding. Soffits are painted stucco. Doors are hollow metal with hollow metal frames.

Pool House - Wall finishes include painted concrete masonry. Windows are aluminum. Doors are hollow metal with hollow metal frames. There are coiling metal overhead security doors at the pool house reception and equipment distribution windows. Ceilings and soffits are painted plaster.

Pool Equipment Bldg - Wall finishes include painted concrete masonry and painted T1-11 siding. There is a hollow metal door with a hollow metal frame.

B30 - Exterior Horizontal Enclosures (Roofing):

Tennis Shed - Asphalt shingle

Restroom - Standing seam metal

Pool House - Built-up bituminous

Pool Equipment Bldg - Asphalt shingle

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Tennis Shed - Floor finishes include sheet carpeting. Wall finishes include painted gypsum wallboard.

Ceiling finishes include painted gypsum wallboard.
Restroom - Wall finishes include painted concrete masonry and painted gypsum wallboard. Ceiling finishes include painted gypsum wallboard.
Pool House - Floor finishes include a slip-resistant epoxy coating. Wall finishes include painted concrete masonry. Ceiling finishes include painted gypsum wallboard. Shower stalls have solid phenolic doors. There are long dimensional wood benches in the bathrooms. Countertops are plastic laminate.
Pool Equipment Bldg - Wall finishes include painted concrete masonry.

D20- Plumbing:
Tennis Court and Restrooms - The plumbing system consists of domestic water service, sanitary waste and vent, and plumbing fixtures. The domestic water system consists of soldered copper piping and fittings. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as lavatories, water closets, plastic laundry tub, and the electric drinking fountain are comprised of stainless steel, with manually operated flush tanks and metering faucets.

Bathhouse - The plumbing system consists of domestic water service, sanitary waste and vent, and plumbing fixtures. The domestic water system has 2" incoming service with backflow prevention and consists of soldered copper piping and fittings. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as lavatories, water closets, urinals are comprised of vitreous china, with manually operated flush tanks and metering faucets, tiled showers, and a stainless steel electric drinking fountain

Filter and Heating Plant - The building has two gas-fired pool water heaters, one rated at 3000 MBH and the other at 650 MBH. Pool water piping is a mix of PVC and minor amounts of copper. The two pool water pumps are rated at 7-1/2 HP and 5 HP respectively, additional equipment includes two base mount end-suction pumps rated at 20 HP, sand filters, and chemical controllers.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
Tennis Court and Restrooms - The building is heated by an electric unit heater, ventilation is two residential type exhaust fans for each restroom.

Bathhouse - The building is heated and cooled by a gas-fired forced-air furnace and a direct expansion (DX) cooling coil with an air-cooled condensing unit located on the rooftop.

Filter and Heating Plant - None.

D40 - Fire Protection:
None present.

D50 – Electrical:

The building's electrical service is supplied underground to a 208Y/120V, 3-phase, 4-wire electric service to the panelboards, and equipment. The electrical distribution equipment is of varying ages and conditions. Interior lighting consists mainly of troffers, surface mounted fixtures, and pendant mounted fluorescent fixtures which are controlled using light switches and some occupancy sensors. Exit signs are green letters on a white background with battery packs, some have integral emergency egress lighting. Site lighting consists of HID & LED wall-mounted luminaires.

D60 – Communications:

The building has a modern data network, phone, and wireless system.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Centennial Village Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 2

Gross S.F. Size: 31,453.00

Year Constructed: 1885

LOCATION

Address: 550 North 14th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $6,575,077

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.13 / 0.14

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $76,967 / $837,501 / $949,178

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Centennial Village Museum provides a living history experience featuring over 35 historical and replica buildings ranging from outhouses to fire stations and large Victorian houses.

B10 - Structure:

Most buildings and pavilions have reinforced cast-in-place concrete spread footings, concrete masonry foundation walls, and dimensional wood-framed superstructures. The Carriage House has brick walls. The Fire Station has concrete masonry walls with a partial brick veneer. Friends Pavilion is timber-framed with steel connection brackets. The Granary and Silo have stacked, interwoven dimensional wood walls. The Hispanic Heritage Building, Spanish Colony House, and Overland Forge have adobe brick walls. The Hispanic Heritage Building has a wood pole framed roof. The Streetcar Shelter is steel framed with a dimensional wood-framed roof. The Weld County Courthouse has a timber construction while the Stone House utilizes stacked stone. The windmill is steel construction.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Siding types include painted wood clapboard, Dutch-lap, board and batten, and shingle. Other wall finishes include brick, painted concrete masonry, timber with thinking, stone with mortar, and stucco. Windows are predominantly wood. The Restroom Building has vinyl windows. Doors are predominantly wood. Metal clad hollow-core wood doors are present in several locations. The Hall House and Union Pacific Depot have aluminum storm windows.

B30 - Exterior Horizontal Enclosures (Roofing):

Roofing types include asphalt shingle, wood shingle, corrugated sheet metal, brazed tin, fully adhered single-ply membrane, and modified bituminous membrane.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include wood plank, hardwood, sheet carpeting, sheet vinyl, and painted concrete. Wall finishes include papered plaster, wallpaper, wood paneling ranging from rough-cut lumber to high-end stain grade hardwood veneer paneling, painted gypsum wallboard, and fiber-reinforced plastic (FRP) paneling. Ceiling finishes include papered plaster, painted plaster, painted gypsum wallboard, wood paneling ranging from rough-cut lumber to high-end stain-grade hardwood coffered ceiling. Doors are painted wood. Cabinets are painted wood and stain-grade wood.

D10 - Conveying:

There is a one-person two-stop passenger elevator in the Monofort House.

D20- Plumbing:

The plumbing system for the Village consists of domestic water service , sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of mostly soldered copper piping and fittings with minor amounts of PEX tubing in select locations. Hot water is generated by both natural gas-fired and electric tank-type water heaters. The sanitary waste and vent system consists primarily of PVC and cast iron piping. Plumbing fixtures such as stainless steel and enameled steel kitchen sinks, wall hung and countertop lavatories, water closets, urinals, and drinking fountains. Comprised of mostly vitreous china bathroom fixtures, with manually operated flush tanks and faucets. Additionally, there are several buildings with historically correct antique plumbing fixtures.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The HVAC systems for the Village buildings are heated and cooled by gas fired forced hot air furnaces , typically in a horizontal orientation with a residential type direct expansion (DX) air conditioner. The condenser unit is mounted at grade on a composite or concrete pad. Air is distributed via a ducted supply system consisting of galvanized ductwork. The bathroom exhaust fan is energized via the lavatory light switch. Building temperature controls are standalone low-voltage thermostats.

D40 - Fire Protection:

None present in any of the buildings.

D50 – Electrical:

The buildings are fed by various vintages, manufacturers, and models of panelboards. Interior lighting consists mainly of LED/fluorescent/incandescent troffers, surface-mounted fluorescent, track lighting, and compact fluorescent recessed fixtures that are controlled by wall switches. Site lighting consists of various types of HID/incandescent wall-mounted fixtures, controls, and associated wiring.

D60 – Communications:

The building has a voice and data network consisting of structured equipment boards, cable racks, wiring systems, and WIFI.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of motion detectors and wall-mounted controllers. The building has a fire alarm system that is connected to an auto-dialer with smoke/heat detectors.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent

required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Coyote Run Park

Site: CPRD

Building Type: Shelter Building

Building #:

Floors: 0

Gross S.F. Size: 450.00

Year Constructed: 2000

LOCATION

Address: 5051 A Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $15,224

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.09 / 0.19

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $1,303 / $2,894

ASSESSMENT DATE:

10/7/2020

BUILDING SUMMARY:

General Description:

Coyote Run park has a single-story pavilion and a portlet.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructure is a pre-engineered metal frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The portlet has perforated metal sides.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The floor finish is exposed concrete. The ceiling finish is an unfinished wood plank and painted oriented strand board (OSB).

D10 - Conveying:

Non observed.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

The park has one utility meter pedestal with an integral panel.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

None observed.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Discovery Bay Swimming Pool

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 3,979.00

Year Constructed: 2007

LOCATION

Address: 715 East 24th Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $589,118

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.12 / 0.19

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $3,245 / $69,784 / $109,476

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Discovery Bay Swimming Pool is a public pool house.

B10 - Structure:

The substructure is assumed to be a reinforced cast-in-place concrete structural slab-on-grade. The superstructure consists of concrete masonry walls and a dimensional wood-framed roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Walls are split-face concrete masonry unit (CMU) block combined with glass block masonry units. Windows are aluminum. Doors are hollow metal with hollow metal frames.

B30 - Exterior Horizontal Enclosures (Roofing):

Asphalt shingle.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Wall finishes include painted concrete masonry.

D10 - Conveying:

None observed.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, vent, plumbing fixtures, and equipment. A 3” water service with backflow prevention supplies the domestic water system is a traditional 3 pipe (hot, cold, and hot water recirculation) system featuring soldered copper pipe and fittings. Hot water for the pool is a gas-fired boiler rated at 2000 MBH and for the building is gas-fired heating hot water rated at 300 MBH, 1 for each of the pool areas. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as showers, lavatories, water closets, urinals, mop service sinks, and drinking fountains. Comprised of vitreous china bathroom fixtures, with manual flush valves and faucets. Pool water piping consists of PVC pipe and fittings and a continuous trench drains around each pool. The pool has 8 different base mount pumps and 2 sand filters for the pool's service.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building's ventilation is provided by multiple exhaust fans, both inline and ceiling-mounted fans.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building's electrical service is supplied underground to a 480Y/277V, 400A, 3-phase, 4-wire electric service to the main switchboard and transformer to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboard, and equipment. Interior lighting consists mainly of surface-mounted and wall-mounted fluorescent fixtures along with surface-mounted fixtures with CFL lamps which are controlled using light switches. Exit signs are green letters on a white background with battery packs, some have integral emergency egress lighting. Site lighting consists of various types of LED retro wall-mounted fixtures, various surface-mounted fixtures with HID and unknown lamps, and site lighting poles with LED retro fixtures

D60 – Communications:

The facility has a structured cabling system for voice and data communications with ceiling loudspeakers, outlets, and wiring located throughout the building.

D70 - Electronic Safety and Security:

The physical security of the building is accomplished with keyed locks. The video surveillance system consists of security surveillance cameras located throughout the interior and exterior of the building. There is no fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: East Memorial Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 2,600.00

Year Constructed: 1993

LOCATION

Address: 2044 Balsam Ave

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $233,610

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.17 / 0.25

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,839 / $39,643 / $58,348

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

East Memorial Park Combined has three single-story shelters and maintenance storage shed.

B10 - Structure:

Shelters - The substructures are structural slab-on-grade foundations. The superstructures are pre-engineered steel frames.

Storage Shed - The substructure is reinforced cast-in-place concrete. The superstructure is dimensional wood framed.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Shelters - Pre-engineered steel frames.

Storage Shed - Wood siding walls.

B30 - Exterior Horizontal Enclosures (Roofing):

Shelters - Standing seam metal roofing.

Storage Shed - Corrugated metal roofing.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Shelters - None.

Storage Shed - Wood structural framing and seal concrete floor.

D10 - Conveying:

None observed.

D20- Plumbing:

None present.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None present.

D40 - Fire Protection:

None present.

D50 – Electrical:

The park is fed underground to a 120/240V meter pedestal, with an integral distribution panel which then feeds the storage shed and lighting. There is also another 120/240V utility meter pedestal with an integral

distribution panel for receptacles and lighting.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

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BUILDING DATA

Portfolio: City of Greeley

Building: Farr Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 1,560.00

Year Constructed: 2004

LOCATION

Address: 25th Street and 12th Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $194,940

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.19 / 0.24

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $621 / $37,700 / $46,412

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Farr Park structure is a single-story shelter that includes men's and women's bathrooms, a storage room, and a covered picnic area.

B10 - Structure:

The substructure appears to be a structural slab-on-grade foundation. The superstructure is a pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Fluted concrete masonry unit (CMU) block walls. Doors and door frames are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal roofing.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include exposed concrete. Wall finishes include painted CMU. Ceiling finishes include painted gypsum wallboard.

D10 - Conveying:

None observed.

D20- Plumbing:

The restroom plumbing system consists of incoming water service, copper water piping, and PVC waste, vent sanitary piping. Stainless steel institutional style plumbing fixtures are used, such as water closets, lavatories, urinals all fixtures use manual controls. There is a three-tier drinking fountain outside of the building.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by a small electric surface mounted unit heater. Ventilation consists of three exhaust fans, one for each of the restroom and the concession area.

D40 - Fire Protection:

None present

D50 – Electrical:

The electrical service consists of a 225A rated main switchboard and transformer to reduce the voltage

for the 240Y/120V, 1-phase, 3-wire panelboard, and equipment. Lighting is provided predominantly by surface-mounted fluorescent fixtures and recessed fixtures with unknown lamps. A lighting control panel is being used to control the interior and exterior lighting.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and a Securitron security panel.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Forbes Field Combined

Site: CPRD

Building Type: Press Box

Building #:

Floors: 0

Gross S.F. Size: 1,940.00

Year Constructed: 2005

LOCATION

Address: 8th Street and 22nd Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $277,089

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.15 / 0.24

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $772 / $41,090 / $65,882

ASSESSMENT DATE:

10/6/2020

BUILDING SUMMARY:

General Description:

The primary structure at Forbes Field is a park restroom, pressbox, and storage building with a covered picnic table area. Additionally, there are two small storage buildings.

B10 - Structure:

Restroom - Reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs with concrete masonry walls and a dimensional wood-framed roof.

Field Storage - Reinforced cast-in-place concrete spread footings and floor slab, concrete masonry foundation walls, concrete masonry superstructure walls, and a dimensional wood-framed roof.

Storage Shed - Reinforced cast-in-place concrete slab-on-grade foundation, dimensional wood-framed superstructure.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Restroom - Ribbed split-faced and common concrete masonry walls. The soffit finish is painted T1-11 paneling. The fascia finish is powder-coated aluminum. Doors are hollow metal. There is a sectional metal overhead door at the storage bay and another at the press box.

Field Storage - Painted concrete masonry walls and hollow metal doors. The soffits and gable ends have painted wood paneling finishes.

Storage Shed - Painted plywood wall paneling, dimensional wood-framed doors.

B30 - Exterior Horizontal Enclosures (Roofing):

Restroom/ Field Storage - Standing seam metal

Storage Shed - Corrugated metal

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Restroom - Floor finishes include fluid-applied epoxy and vinyl composition tile. Walls are painted concrete masonry. Ceilings are painted gypsum wallboard. Countertops are plastic laminate. Toilet partitions are plastic-type.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and

equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by an electric tank-type water heater. The sanitary waste and vent system consists of PVC piping and is original to the building. Plumbing fixtures such as sinks, lavatories, water closets. Comprised of mostly stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
The building has two cube type indoor exhaust fans, one for each of the two restrooms.

D40 - Fire Protection:
None.

D50 – Electrical:
The storage building is fed underground to two SQ D 225A, 208Y/120V panels for mechanical and general use.
The restroom building is fed underground to a GE 225A, 120/240V GE panel for mechanical and general use.
The interior lighting consists mainly of fluorescent surface-mounted, CFL recessed fixtures, and porcelain keyless fixtures with CFL lamps which are controlled using light switches and occupancy sensors.

D60 – Communications:
The restroom building has a phone line for the security system.

D70 - Electronic Safety and Security:
The restroom building has access control and intrusion detection which consists of keyed door locks and motion detectors routed through a monitored security panel to a wall-mounted controller.

G20 - Site Improvements (Civil):
Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Forestry Division Office/JB Jones Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 2

Gross S.F. Size: 3,466.00

Year Constructed: 1983

LOCATION

Address: 2631 52nd Avenue Court

City: Greeley

State: CO

CRV DATA:

CRV: $726,843

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.03 / 0.19 / 0.26

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $24,310 / $136,444 / $187,409

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Two-story semi-subterranean residential-style structure converted for use as an office building, two picnic shelters, a porta-john shelter, and modular storage shed.

B10 - Structure:

Forestry Office- The building substructure components include cast-in-place foundations with spread footings and reinforced concrete floor slabs. There is a wood-framed balcony located on the South elevation, that utilizes a steel column and wood beam construction. Roof structures consist of conventionally wood-framed rafters and joists, with asphalt shingle tile.

Picnic Shelters - The substructures are cast-in-place concrete slabs. The superstructures are steel frames with dimensional wood roof decking.

Porta-John Shelter - The substructure is a cast-in-place concrete slab. The superstructure is a steel frame with plywood roof decking.

Shed - Dimensional wood-framed shed on a cold-formed steel framed sled.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Forestry Office- The facility's exterior architectural vertical enclosure is comprised primarily of brick masonry veneer, with concrete masonry unit walls and accents.

Picnic Shelters - N/A

Porta-John Shelter - There are painted steel mesh panels between the frame elements on three sides.

Shed - Painted T1-11 siding with wood trim and site-built doors.

B30 - Exterior Horizontal Enclosures (Roofing):

Forestry Office- The facility has a low slope roofing system consisting of asphalt shingles.

Picnic Shelters - Standing seam metal.

Porta-John Shelter - Corrugated metal.

Shed - Asphalt shingle.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Forestry Office- Floor finishes include sheet carpeting, VCT, hardwood flooring, and sealed concrete. Wall finishes include painted gypsum wallboard or plaster over stud framing partitions, ceramic wall tile. Ceiling finishes include acoustical tile in suspended metal T-grid, painted plaster ceiling system, painted gypsum wallboard (GWB). Windows are fixed aluminum with single-pane glazing. Doors are solid-core slab-type with paint-grade and stain-grade wood veneer finishes. Door frames are knock-down and welded hollow metal. Cabinets are stain-grade wood and stain-grade plastic laminate, Countertops are plastic laminate, stain-grade wood, and solid-surface materials. Toilet partitions are sheet metal.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a natural gas-fired tank-type water heater rated at 40 gallons. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as stainless steel sinks, lavatories, water closets, and a shower unit. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by two gas-fired forced hot air furnaces rated at 80% efficiency with residential type direct expansion (DX) air conditioners. The condensing units are mounted at grade on a composite pad. Air is distributed via a ducted supply system consisting of galvanized ductwork. The bathroom exhaust fan is energized via the lavatory light switch. Temperature controls are single-zone programmable thermostats. The garage is heated by a gas-fired unit heater suspended from the structure.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building's electrical service is 120/240V to panelboards for equipment and general-purpose use. Interior lighting consists mainly of wall-mounted emergency fixtures, surface-mounted fluorescent, incandescent, and LED retrofitted fixtures which are controlled using light switches. Site lighting consists of building-mounted HID and incandescent light fixtures, controls, and associated wiring.

D60 – Communications:

The building has a data system consisting of a structured wiring system and wireless capabilities. A wired phone system is present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks, a security system with motion detectors, and wall-mounted controllers. The building has battery-operated smoke detectors.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent

required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Glenmere Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 2,600.00

Year Constructed: 1930

LOCATION

Address: Glenmere Blvd and 14th Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $350,991

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.12 / 0.12

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $2,873 / $42,669 / $42,669

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Glenmere Park has a pavilion and restroom building.

B10 - Structure:

All slabs and foundations assumed to have reinforced cast in place concrete. The superstructure of the pavilion is post and beam. The superstructure of the restroom is assumed CMU walls with a plaster finish.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The pavilions guardrail and columns are painted cast in place concrete. The restroom structure has a mixture of hollow metal door assemblies, louvers, and W.I. security gates.

B30 - Exterior Horizontal Enclosures (Roofing):

Both structures have corrugated metal roofing panels.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The pavilions floor finishes include painted and exposed concrete. The restroom finishes include painted concrete masonry. Ceiling finishes include painted concrete, and tongue and groove wood boards. Doors are solid core slab-type with paint-grade wood veneer finishes. Toilet partitions are plastic.

D10 - Conveying:

None observed.

D20- Plumbing:

The restroom plumbing system consists of incoming water service, copper water piping, and cast-iron waste, and vent sanitary piping. Stainless steel institutional style plumbing fixtures are used, such as water closets, lavatories, and urinals. All fixtures use manual controls.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None Present.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building was constructed in 1930 and the equipment consists of Eaton panelboards that were installed in 2017. The electrical service consists of a 480Y/277V, 3-phase, 4-wire electric service to a

225A rated panelboard and transformer to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboard, and equipment. Lighting is provided predominantly by surface-mounted retro LED fixtures. Site lighting consists of surface-mounted LED retro fixtures, and site lighting poles with LED fixtures and LED bollards. Basic line voltage switching, which includes multi-level switching, is used to control the building.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present. Mock cameras on the gazebo platform.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Greeley West Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 350.00

Year Constructed: 2004

LOCATION

Address: 3900 W 22nd St

City: Greeley

State: CO

Zip Code: 80634

CRV DATA:

CRV: $21,797

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.07 / 0.07

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $1,547 / $1,547

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Picnic shelter with three picnic tables.

B10 - Structure:

Structural steel superstructure frame with cast-in-place concrete column footings and a dimensional wood decked roof.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

D20- Plumbing:

None Present.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None Present.

D40 - Fire Protection:

None Present.

D50 – Electrical:

None Present.

D60 – Communications:

None Present.

D70 - Electronic Safety and Security:

None Present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:

The Pump House has two vertical turbine pumps rated at 20 HP each set on a prefabricated skid

assembly including a side stream filter.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Highland Hills Golf Course Combined

Site: CPRD

Building Type: Clubhouse

Building #: 87

Floors: 0

Gross S.F. Size: 13,620.00

Year Constructed: 1970

LOCATION

Address: 2200 Clubhouse Drive

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $3,693,296

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.02 / 0.09 / 0.14

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $60,181 / $332,345 / $515,020

ASSESSMENT DATE:

10/8/2020

BUILDING SUMMARY:

General Description:

18-Hole golf course with a one-story clubhouse that has a full basement that is partially below grade, a maintenance building, two on-course restrooms, and a shade structure.

B10 - Structure:

Clubhouse – The substructure consists of reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs. The superstructure is concrete masonry composite wall construction with a steel bar joist framed roof.

Maintenance Building - The substructure appears to be a structural slab-on-grade foundation. The superstructure is a structural steel rigid frame.

Restrooms – Reinforced cast-in-place concrete structural floor slabs. Concrete masonry walls. Glulam front porch posts and beam roof support. Dimensional wood-framed roofs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Clubhouse – Wall finishes include brick and T1-11 paneling. Windows are aluminum and hollow metal. Doors are hollow metal and aluminum. Ceilings are metal paneling.

Maintenance Building –Wall finishes include painted corrugated metal paneling and concrete masonry. Windows are wood and aluminum. Doors are hollow metal and aluminum. There are four sectional metal overhead doors.

Restrooms – Wall finishes include fiber cement clapboard siding and cultured stone veneers. Windows are hollow metal. Doors are hollow metal. Ceilings are painted plywood.

B30 - Exterior Horizontal Enclosures (Roofing):

Clubhouse – EPDM with standing seam metal mansards.

Maintenance Building – Corrugated metal.

Restrooms – Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Clubhouse – Floor finishes include carpet tile, ceramic tile, sheet carpeting, and vinyl composition tile (VCT). Wall finishes include painted concrete masonry, painted gypsum wallboard, ceramic tile, and stain-grade oak paneling. Ceiling finishes include acoustical tile in suspended metal T-grid and painted gypsum wallboard. Doors are stain-grade pine with painted wood frames and painted solid-core slab-type with hollow metal frames. Storefronts are bronze-anodized aluminum. Cabinets are stain-grade oak. Countertops are stain-grade oak veneers with oak edging and solid surfaces. Reception casework is stain-grade oak. Toilet partitions are stainless steel.

Maintenance Building – Floor finishes include sheet carpeting and VCT. Wall finishes include painted

gypsum wallboard and stain-grade softwood tongue-and-groove paneling. Ceiling finishes include painted gypsum wallboard. Doors are hollow-core slab-type with stain grade wood veneer finishes. Cabinets are stain-grade wood. Countertops are plastic laminate.
Restrooms – The floor finish is painted concrete. Wall and ceiling finishes are fiber-reinforced plastic (FRP)paneling.

D20- Plumbing:
Clubhouse – The plumbing system consists of domestic water service with backflow prevention, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a gas-fired tank-type water heater rated at 75 gallons. The sanitary waste and vent system consists of PVC and some cast iron piping. Plumbing fixtures such as sinks, lavatories, water closets, and a drinking fountain. Comprised of mostly vitreous china bathroom fixtures, with manually operated flush tanks and faucets. The kitchen area has a grease interceptor in the basement below.
Maintenance Building – The building has copper domestic water, and PVC sanitary waste, and vent piping. There is a tank-type gas-fired water heater rated at 40 gallons supplying hot water to bathroom fixtures such as lavatory, shower, water closet, and emergency eyewash unit. An upright simplex air compressor supplies shop air via a rubber hose.
Restrooms – The plumbing system consists of copper water piping and PVC waste and vent piping. Fixtures include an electric drinking fountain lavatories with manual metering faucets, water closets, and a urinal. Equipment would include a simplex sump pump and a pressurized water booster tank.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
Clubhouse – The building is served by three packaged rooftop air conditioning units with gas-fired heating and direct expansion (DX) cooling. The kitchen has a make-up air handler on the roof with gas-fired heating and evaporative cooling and an upblast hood exhaust fan. Air is distributed via a ducted supply system consisting of galvanized ductwork. Air return is accomplished via a centralized return. Lavatory exhaust fans are energized via the lavatory light switch. Temperature controls are standalone thermostats.
Maintenance Building – The building has a gas-fired forced-air furnace for the office area and gas-fired unit heaters for the garage area. Cooling is supplied by an evaporative (swamp) cooler is used in the garage and a portable window air conditioner for the office. Furnace ventilation is by galvanized ductwork.
Restrooms – Electric cabinet unit heaters provide heating.

D40 - Fire Protection:
Clubhouse – A bottled wet chemical system with a pull station was observed under the kitchen hood with 5 discharge nozzles.
Maintenance Building – None.

Restrooms – None.

D50 – Electrical:

Clubhouse- The Clubhouse has a three-phase 208/120V main electrical service and distribution system. The interior lighting system is composed primarily of surface mounted fluorescent fixtures, recessed incandescent, mini recessed halogen fixtures, quartz pendants, exit signs, and emergency lighting fixtures. Exterior lighting at the clubhouse consists of two retro-fitted LED floodlights, seven retro-fitted LED recessed fixtures, two LED wall packs, and two HID wall packs. A light pole with two HID fixtures illuminates the parking area.

Maintenance Building- The Maintenance Building has a single-phase, 240/120V electrical service with panelboards distributing power throughout the building. Interior lighting consist of various surface mounted fluorescent fixtures. Interior lighting is typically controlled with wall mounted light switches. Exterior lighting consists of two HID wall packs.

Restrooms- The West Restroom has a 240/20V, 100A electrical service fed from the Pumphouse. The East Restroom is electrified with an underground service with an exterior panelboard mounted and locked on the exterior of the building. Both restrooms interior and exterior lighting consist of washdown rated ceiling-mounted fixtures. The exterior lights are controlled with an occupancy sensor and while interior lighting is controlled with light switches.

D60 – Communications:

A phone and data system was observed in the Clubhouse and Maintenance Building.

D70 - Electronic Safety and Security:

Security systems are installed in the restrooms, Maintenance Building, and Clubhouse. A video surveillance system is installed in the Clubhouse.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:

West Pump House has three vertical upright pumps rated at 25 HP each set on a prefabricated skid assembly including two side stream filters.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: History Museum

Site: CPRD

Building Type: Museum

Building #: 144

Floors: 0

Gross S.F. Size: 34,000.00

Year Constructed: 2005

LOCATION

Address: 714 8th Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $10,640,498

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.06 / 0.15

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $13,525 / $685,176 / $1,612,700

ASSESSMENT DATE:

9/23/2020

BUILDING SUMMARY:

General Description:

Three-story museum. The garden floor level is partially below grade.

B10 - Structure:

The substructure consists of reinforced cast in place concrete spread footings, foundation walls, and floor slabs. The superstructure consists of a combination of multi-wythe brick masonry walls, structural clay tile walls, structural steel framing, reinforced cast in place concrete framing, timber framing with steel connections, and reinforced cast-in-place concrete floor slabs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows and Doors):

Walls finishes include brick, painted concrete, glazed terra cotta, corrugated metal paneling, painted concrete masonry, and painted stucco (much with painted murals applied). Windows are steel with, and without, decorative iron paneling. Doors are aluminum and hollow metal. Storefronts are aluminum and cast iron. There is a cast-iron canopy above the north entrance. There are steel framed canopies on the east elevation and at the south alleyway entrance. There are two sectional metal overhead doors on the south elevation of the building.

B30 - Exterior Horizontal Enclosures (Roofing):

Fully adhered EPDM roofing system. Skylights are aluminum framed.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include sheet carpeting, VCT, hardwood flooring, terrazzo, and sealed concrete. Wall finishes include painted gypsum wallboard or plaster over stud framing partitions, prefinished wood paneling. Ceiling finishes include acoustical tile in suspended metal T-grid, painted plaster ceiling system, painted gypsum wallboard (GWB). Windows are fixed wood with single-pane glazing. Doors are solid-core slab-type with paint-grade and stain-grade wood veneer finishes. Door frames are knock-down and welded hollow metal. Cabinets are stain-grade wood and stain-grade plastic laminate, Countertops are plastic laminate, stain-grade wood, and solid-surface materials. Toilet partitions are sheet metal.

D10 - Conveying:

One 2,500 lb., 3-stop passenger elevator with stone tile flooring, stained wood wall panels, and stainless-steel ceiling panels. There are a loading dock leveler and an exterior platform lift on the south elevation of the building.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures,

equipment, and stormwater drainage system. A 2" underground water service supplies the domestic water system is a traditional 3 pipe (hot, cold, and hot water recirculation) system featuring soldered copper pipe and fittings. Hot water is generated by an electric hot water heater rated at 40 gallons of storage. The sanitary waste and vent system consists of cast iron piping. The stormwater system consists of single body roof drains connected to cast iron pipe and fittings gravity drained. Plumbing fixtures such as sinks, lavatories, water closets, urinals, mop service sinks, and drinking fountains. Comprised of mostly vitreous china bathroom fixtures, stainless steel, with manually operated flush valves and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by a heating hot water system supplied to the terminal units. Heating hot water is generated by two hot water boilers rated at 700 MBH located in the ground mechanical room. Redundant inline pumps supply hot water to hydronic heaters, convectors, and fan terminal boxes with reheat coils located throughout the building. The building is heated and cooled by 2 packaged rooftop air handling units with natural gas heat and direct expansion (DX) cooling. Ventilation air is circulated throughout the building utilizing galvanized spiral ductwork. Building automation is a digitally controlled Johnson Controls system with a PC interface.

D40 - Fire Protection:

The building is fully sprinklered by an automatic wet pipe fire protection system with a 6" incoming service and 4" double-check detector assembly (DCDA) and grooved steel piping mains, and threaded distribution piping, fittings including quick response sprinkler heads.

D50 – Electrical:

The Building was constructed in 2005 and the equipment consists of GE switchboards and panelboards. The building's electrical service is supplied underground to a 208Y/120V, 3-phase, 4-wire, 2000 A main switchboard and is distributed throughout for mechanical systems and panelboards for general-purpose use. Interior lighting consists of various lighting fixtures including 2x2, 2x4 fluorescent troffer fixtures, CFL recessed fixtures, wall sconces, decorative chandeliers, and track lighting. Exit signs are green letters on a variety of backgrounds including white & black with integral battery back-up. Site Lighting consists of wall-mounted light fixtures with unknown lamps, LED wall-mounted floodlights, controls, and associated wiring. Basic line voltage switching, which includes multi-level switching, and occupancy sensors are being used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

The building has a data system consisting of a structured wiring system and wireless capabilities. A wired phone system is present.

D70 - Electronic Safety and Security:

The security system consists of door alarms and access control which is restricted to selected entrances of the building with the use of proximity card readers linked with door controllers. There are also proximity card readers at select locations on the interior of the building. The video surveillance system consists of security surveillance cameras located throughout the interior and exterior of the building that are routed to a central system. A commercial addressable Fire Alarm System extended throughout the facility , which consists of a Simplex 4010 panel connected to a wireless autodialer.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Ice Haus

Site: CPRD

Building Type: Hockey Arena - Indoor

Building #: 158

Floors: 0

Gross S.F. Size: 54,322.00

Year Constructed: 2005

LOCATION

Address: 900 8th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $19,776,326

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.03 / 0.08

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $38,417 / $681,786 / $1,552,013

ASSESSMENT DATE:

9/23/2020

BUILDING SUMMARY:

General Description:

The Ice Haus building, constructed in 2005, is a two-story building located at the corner of 8 th Avenue and 9th Street directly north of the City Center South. The facility is connected to the Greeley History Museum building and primarily houses services for the Greeley building department, community development, fire safety, as well as planning and zoning departments.

B10 - Structure:

The building substructure components include reinforced caissons and reinforced concrete floor slab. The exterior utilizes a steel column and beam structure. Roof structures consist of steel joists with composite metal decking.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised primarily of brick masonry veneer or exposed aggregate concrete wall paneling. Aluminum framed windows and storefront systems can be found throughout. Exterior doors and frames consist of aluminum frames with integral glazing and heavy-duty hardware and some metal utility doors and frames.

B30 - Exterior Horizontal Enclosures (Roofing):

The facility has a standing metal seam roofing and a low slope roofing system consisting of an exposed EPDM roof membrane with metal coping.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The interior architectural components of the building primarily include resilient athletic flooring, sheet carpeting, sheet vinyl, ceramic tile, and concrete flooring, with painted gypsum wallboard, wood slat wall, or painted concrete masonry unit partitions. Interior doors consist of stained wood or painted metal doors with integral glazing and painted metal frames. The ceilings are composed of an acoustic tile and grid system, painted plaster, or open to structural elements above. Restrooms contain painted metal floor-mounted toilet compartments.

D10 - Conveying:

The building contains one two-stop passenger elevator.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures, equipment, and stormwater drainage system. A 2-1/2" underground water service supplies the domestic water system is a traditional 3 pipe (hot, cold, and hot water recirculation) system featuring soldered

copper pipe and fittings. Hot water is generated by a natural gas-fired hot water boiler rated at 399 MBH and two gas-fired tankless semi-instantaneous water heaters, each rated at 199 MBH. The sanitary waste and vent system consists of cast iron piping. The stormwater system consists of single body roof drains connected to cast iron pipe and fittings gravity drained. Plumbing fixtures such as sinks, lavatories, water closets, urinals, mop service sinks, and drinking fountains. Comprised of mostly vitreous china bathroom fixtures, stainless steel, with manually operated flush valves and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
The building is heated by a heating hot water system supplied to the terminal units. Heating hot water is generated by two hot water boilers located in the ground mechanical room. Redundant base mount pumps supply hot water to cabinet unit heaters, convectors, and VAV boxes with reheat coils located throughout the building. The building is heated and cooled by 2 packaged rooftop air handling units with natural gas heat and direct expansion (DX) cooling and a custom rooftop air handler with a desiccant wheel for dehumidification. Ventilation air is circulated throughout the building utilizing galvanized ductwork. All supply ductwork should be wrapped with blanket type Fiberglas insulation. Building automation is a digitally controlled Johnson Controls system with a PC interface.

D40 - Fire Protection:
The building is fully sprinklered by an automatic wet pipe fire protection system with a 6" incoming service and 4" double-check detector assembly (DCDA) and grooved steel piping mains, and threaded distribution piping, fittings including quick response sprinkler heads.

D50 – Electrical:
The facility was constructed in 2005 and the original equipment consists of SQ D equipment. The building's electrical service is supplied underground to a 480Y/277V, 2000A, 3-phase, 4-wire electric service to the main switchboard, secondary switchboards, panelboards, and transformers to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboards, and equipment, most of the panels and transformers are original. Interior lighting consists mainly of fluorescent troffers, surface mounted fluorescent lights, compact fluorescent fixtures. The building has exit signs with green letters and brushed aluminum backgrounds, most are of similar ages. Emergency lighting is provided by wall mounted lighting fixtures with battery packs and a Myers Power Products Illuminator centralized emergency lighting inverter for the egress lighting system. . Site Lighting consists of wall-mounted LED light fixtures, controls, and associated wiring. Basic line voltage switching, which includes multi-level switching, is used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:
The building has a modern data network, phone, and wireless system managed and monitored by the IT staff.

D70 - Electronic Safety and Security:

The security system consists of motion detectors, door alarms, and access control which is restricted to selected entrances of the building with the use of proximity card readers linked with door controllers. There are also proximity card readers at select locations on the interior of the building. The video surveillance system consists of security surveillance cameras located throughout the interior and exterior of the building that are routed to a central system. A commercial addressable Fire Alarm System extended throughout the facility, which consists of a Notifier panel that is connected to an auto-dialer.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: IG Buckle Club

Site: CPRD

Building Type: Museum

Building #:

Floors: 2

Gross S.F. Size: 5,500.00

Year Constructed: 2016

LOCATION

Address: 525 N. 14th Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $1,352,312

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.02 / 0.04

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $2,188 / $23,152 / $59,999

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The Buckle Club Building, constructed in 2016, is a two-story concession, clubhouse, and restroom structure located with the professional rodeo grandstands at Island Grove.

B10 - Structure:

The building substructure components include assumed reinforced cast-in-place slab-on-grade with spread footings. The exterior utilizes reinforced concrete masonry block walls with steel column and beam structure. Roof structures consist of steel joists and decking.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised of concrete masonry unit walls or corrugated metal wall panels. Exterior doors and frames consist of painted metal units and frames or aluminum framed doors. The building has aluminum framed dual-glazed windows and metal slat-type coiling doors at pass-through service windows.

B30 - Exterior Horizontal Enclosures (Roofing):

The facility has a sloped standing seam metal roof system with associated gutters and downspouts.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The interior architectural components of the building primarily include sealed concrete flooring, tile carpeting, or vinyl plank flooring, with some painted CMU or plaster wall finishes. Solid surface countertops are located throughout the building, and restrooms utilize stainless steel floor mounted partitions.

D10 - Conveying:

The building contains one two-stop passenger elevator system.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system has a 2" incoming service with two backflow preventers, sized at 2" and 1-1/2" and consists of soldered copper piping and fittings. Two semi-instantaneous gas-fired tankless water heaters supply domestic hot water. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as mop sink, lavatories, urinals, and water closets. The gang bathrooms are comprised of stainless steel bathroom fixtures, with manually operated flush tanks and metering faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by a gas-fired forced hot air furnace with a residential type direct expansion (DX) air conditioner. The condenser unit is mounted at grade on a composite pad. Air is distributed via a ducted supply system consisting of galvanized ductwork. The bathroom exhaust fans are energized via the lavatory light switch. The mechanical spaces are heated by electric unit heaters suspended from the structure.

D40 - Fire Protection:

The building is fully-sprinklered with a wet-pipe fire suppression system consisting of both a 6" service entrance and a dry-pipe system for the outdoor canopy. Both systems use grooved steel piping mains, threaded distribution piping, and fittings that include upright, side-wall, and pendent sprinkler heads.

D50 – Electrical:

The facility was constructed in 2016 and the electrical equipment consists of Eaton equipment. Interior lighting consists mainly of surface-mounted and recessed LED fixtures. The building has exit signs with green letters and white backgrounds that include integral backup battery packs and some with egress lighting. Emergency lighting is provided by wall-mounted lighting fixtures with battery packs. Site Lighting consists of surface-mounted and recessed LED light fixtures, controls, and associated wiring. Basic line voltage switching, which includes multi-level switching, is used to control the building.

D60 – Communications:

The building has a voice and data network consisting of wiring systems and ceiling speakers that are maintained by an internal IT department.

D70 - Electronic Safety and Security:

The physical security of the building is accomplished with keyed locks. There is not a video surveillance system. A commercial addressable Fire Alarm System extended throughout the facility, which consists of a Fire-Lite MS-9050UD panel.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Arena Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 2

Gross S.F. Size: 149,403.00

Year Constructed: 1995

LOCATION

Address: 550 North 14th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $24,461,741

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.10 / 0.11

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $81,873 / $2,530,142 / $2,798,203

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

15,000 Person capacity open-air professional rodeo arena and grandstand with two restroom buildings.

B10 - Structure:

Arena – The substructure consists of reinforced cast-in-place concrete piers, spread footings, foundation walls, and floor slabs. The superstructure consists of precast concrete framing with structural steel bracing, precast concrete floor slabs, precast concrete wall panels, and structural steel framed roofs. The grandstand connector stairway and ramp are structural steel. Grandstand interior stairways are steel and reinforced cast-in-place concrete.

Restrooms – The substructures consist of reinforced cast-in-place concrete spread footings and foundation walls. The superstructures consist of concrete masonry walls and dimensional wood-framed roofs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows and Doors):

Arena – Wall finishes include concrete masonry and stucco. Doors are hollow metal. There are coiling metal overhead doors at the restrooms and concession stands. Windows are vinyl sliding-type and hollow metal.

Restrooms – Wall finishes include painted and unpainted concrete masonry and painted stucco.

B30 - Exterior Horizontal Enclosures (Roofing):

Arena – The north and south grandstand wings have corrugated metal roofs. The central grandstand has fully adhered single-ply membrane roofs.

Restrooms – Asphalt shingle roofing with aluminum-framed skylights that have domed polycarbonate glazing.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Arena – Floor finishes include epoxy paint, tile carpeting, and ceramic tile. Wall finishes include painted concrete masonry, stain-grade wood paneling, reclaimed wood paneling, painted gypsum wallboard, fiber-reinforced plastic paneling, and corrugated metal paneling. Ceiling finishes include acoustical tile in suspended metal T-grid. Doors are solid-core slab-type with stain-grade wood veneer finishes. Cabinets are stain-grade wood and plastic laminate. Countertops are plastic laminate and ceramic tile. Toilet partitions are steel and plastic types. The lower level and box seating are cast-iron framed with plastic seats and backs. The upper-level seating is aluminum benches.

D10 - Conveying:

There is one 4500-lbs two-stop passenger elevator.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by tank-type water heaters. The sanitary waste and vent system consists of cast iron piping and is original to the building. Plumbing fixtures such as sinks, lavatories, water closets. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The buildings appear to be heated by gas-fired air handling units and electric unit heaters in the bathroom areas. Ventilation is by galvanized ductwork.

D40 - Fire Protection:

The building is partially-sprinklered with a dry-pipe fire suppression system. The system uses grooved steel piping mains, threaded distribution piping, and fittings and includes upright, side-wall, and pendent quick response sprinkler heads.

D50 – Electrical:

Building electrical service and power distribution are supplied underground by a pad-mounted transformer to 480Y/208V, 3 phase, 4 wire, 1000A main switchboard that supplies two 600A distribution switchboards that supply mechanical equipment, transformers, and panelboards for general-purpose use. Interior lighting consists mainly of LED fixtures which are controlled using light switches. Exit signs are white letters with a green background. Emergency lighting consists of wall-mounted fixtures that contain integral battery backup. Emergency lighting is also accomplished with a stand-by generator. Site lighting consists of various types of HID and LED fixtures, controls, and associated wiring.

D60 – Communications:

Voice and data network consists of structured equipment boards, wiring systems, WIFI, outlets, and speakers.

D70 - Electronic Safety and Security:

None.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent

required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Bunkhouse

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 4,500.00

Year Constructed: 1888

LOCATION

Address: 1607 N 15th Aveune

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $916,991

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.03 / 0.16 / 0.19

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $24,111 / $143,354 / $172,453

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

90 Person capacity convention space with a large covered patio.

B10 - Structure:

The substructure consists of reinforced cast-in-place concrete spread footings and foundation walls. The superstructure is a dimensional wood framed. The front porch has stone masonry foundation walls.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The walls have painted plywood siding with wood batten strips. The windows are aluminum-clad wood. The doors are residential grade hollow metal. The porch ceiling is painted plywood with wood battens over the panel joints.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include sheet carpeting and vinyl composition tile. Wall and ceiling finishes include stain-grade plywood with wood battens over the panel joints and painted gypsum wallboard. Doors are hollow-core slab-type with stain-grade wood veneer finishes and wood frames. Cabinets are stain-grade wood. Countertops are plastic laminate. Toilet partitions are steel.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a natural gas-fired tank-type water heater installed in 2014 and is rated at 40 gallons. The sanitary waste and vent system consists of mostly PVC piping. Plumbing fixtures such as kitchen sink, lavatories, water closets. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by a gas-fired forced-air furnace with a direct expansion (DX) cooling coil rated at 3-1/2 tons cooling, the furnace, and the condensing unit was installed in 2014. Ventilation is supplied through galvanized ductwork. Temperature controls are a low-voltage thermostat.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building's electrical service is 120/240V for equipment and general-purpose use. Interior lighting consists mainly of LED track lighting, surface-mounted fluorescent fixtures, LED pendant-mounted, and retro LED recessed fixtures which are controlled using light switches. Exit signs are green letters with a white background with battery back-up. Site lighting consists of various types of LED recessed and HID wall-mounted fixtures, controls, and associated wiring. Basic line voltage switching is being used to control the building.

D60 – Communications:

A wired phone system is present.

D70 - Electronic Safety and Security:

The physical security of the building is accomplished with keyed locks.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Events Center

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 90,000.00

Year Constructed: 2001

LOCATION

Address: 425 North 15th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $18,508,599

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.06 / 0.12

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $36,838 / $1,118,795 / $2,213,960

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Convention center with large unobstructed floor space that is used for exhibitions, conferences, sporting competitions, banquets, livestock shows, and other live events.

B10 - Structure:

Reinforced cast-in-place concrete spread footings, pilasters, and floor slabs. The superstructure is structural steel rigid framed. The exterior entrance canopies are supported by reinforced cast-in-place concrete columns that were cast in corrugated galvanized steel pipes.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Walls are metal stud framed with metal paneling, precast concrete paneling, and split-faced concrete masonry finishes. Windows are aluminum. Doors are slab-type aluminum with aluminum frames and hollow metal with hollow metal frames. Storefronts are aluminum. There are two hanger style doors in the Great Room. There are several sectional metal overhead doors.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal sloped roofs. There are two small mechanical areas with white single-ply membrane low slope roofs and two small mechanical areas with built-up bituminous low-slope roofs.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include polished and stained concrete, sheet carpeting, and ceramic tile. Wall finishes include painted gypsum wallboard, corrugated galvanized steel paneling, painted concrete masonry, and ceramic tile. Ceiling finishes include painted gypsum wallboard and acoustical tile in suspended metal T-grid. Doors are solid core slab-type with stain-grade wood veneer finishes and hollow metal with hollow metal frames. There are two folding panel partitions in the Conference Rooms. There is a sectional metal overhead door in the Great Room. Cabinets are plastic laminate. Countertops are plastic laminate and solid surface. There are two coiling overhead metal security doors at the ticketing office distribution windows and another at the kitchen. Toilet partitions are plastic-type.

D10 - Conveying:

None observed.

D20- Plumbing:

The Island Grove Events Center sanitary system consists of PVC and cast iron vent and drain pipes. The storm drainage system consists of gutters, leaders, and roof drains. The domestic water system consists of a metered backflow protected system and steel and copper pipe. There are approximately three

tank-type, gas-fired water heaters. Plumbing fixtures consist of water closets, urinals, drinking fountains, lavatories, and sinks.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The Island Grove Events Center heating system consists of four 3000 MBH hot water boilers. Chilled water is provided by a 250-ton air-cooled chiller. Hot water and chilled water is distributed by a four-pipe system of steel and copper pipes and inline pumps. The ventilation system consists of numerous built-up and modular air handling units and dedicated outside air units. Air handling units have either chilled water cooling coils or dx-cooling coils. Air handling units have either gas-fired heating coils or hot water heating coils. There is a metered natural gas service for the building. The HVAC systems are controlled by a building automation system.

D40 - Fire Protection:

The Island Grove Events Center is fully sprinkled with a wet fire suppression system.

D50 – Electrical:

The building was constructed in 2002 and the original equipment consists of Square D switchboards, transformers, and panelboards. Building electrical service and power distribution are supplied underground by a pad-mounted transformer to 480Y/208V, 3 phase, 4 wire, 30000 A main switchboard that supplies mechanical equipment, transformers, and panelboards for general-purpose use. Interior lighting consists mainly of fluorescent troffers, surface-mounted fluorescent, and compact fluorescent recessed fixtures which are controlled using wall switches, dimming switches, and lighting control panels. High-bay lighting is HID-type fixtures. Exit signs are green letters with a white background, some contain integral battery backup. Emergency lighting is also accomplished with a stand-by generator. Site lighting consists of various types of HID, incandescent, and quartz ceiling/wall-mounted fixtures, controls, and associated wiring. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

Voice and data network consists of structured equipment boards, wiring systems, WIFI, outlets, and ceiling speakers that are maintained by an internal IT department.

D70 - Electronic Safety and Security:

The building has a Notifier Inertia APF-300 fire alarm system that is connected to an auto-dialer with smoke/heat detectors, A/V alarm notification devices, and manual pull stations. System operation is accomplished through a wall-mounted control panel.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the

building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Maintenance Shop

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 4,300.00

Year Constructed: 1985

LOCATION

Address: 602 North 14th Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $585,659

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.06 / 0.09

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,711 / $35,188 / $51,476

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The Island Grove Maintenance Shop, constructed in 1985, is a single-story storage garage and office space.

B10 - Structure:

Reinforced cast-in-place concrete foundations and floor slabs. Structural steel rigid framed superstructure.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Corrugated sheet metal siding with several translucent fiberglass panels. Windows are vinyl. Doors are hollow metal with hollow metal frames. There are three sectional metal overhead doors.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal roof system with associated gutters and downspouts.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include vinyl plank, vinyl composition tile (VCT), and sheet carpeting. Wall finishes include metal paneling, painted gypsum wallboard, and fiber-reinforced plastic (FRP) paneling. Ceiling finishes include painted gypsum wallboard. Windows are vinyl framed. Doors are hollow core with stain-grade wood veneer finishes and wood frames. Cabinets are painted wood. Countertops are plastic laminate.

D10 - Conveying:

N/A

D20- Plumbing:

The Island Grove Maintenance building's sanitary system consists of PVC and cast iron vent and drain pipes. The storm drainage system consists of gutters and leaders. The domestic water system consists of a metered backflow protected system and steel and copper pipe. There one tank-type, gas-fired water heater. Plumbing fixtures consist of water closets, urinals, drinking fountains, lavatories, and sinks. Air compressors feed hard copper and soft rubber distribution lines for compressed air feeds throughout shop areas.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The Island Grove Maintenance Shop is heated by gas-fired radiant heaters and floor-mounted electric heaters. The building has a metered natural gas service.

D40 - Fire Protection:

The Island Grove Maintenance building is fully sprinkled with a wet fire suppression system.

D50 – Electrical:

The electrical service is 120/240V for equipment and general-purpose use.

D60 – Communications:

The voice and data network consists of structured equipment boards, cable racks, wiring systems, WIFI, and outlets that are maintained by an internal IT department.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Managers Office

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 980.00

Year Constructed: 1980

LOCATION

Address: 501 North 14th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $232,069

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.02 / 0.16 / 0.21

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $3,572 / $37,069 / $49,613

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

One-story park office building.

B10 - Structure:

Reinforced cast-in-place concrete foundations and floor slabs. Dimensional wood-framed superstructure.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Painted T1-11 plywood and cultured stone tile siding. Aluminum and wood windows. Residential grade hollow metal doors.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include sheet carpeting and vinyl tile. Wall finishes include painted gypsum wallboard and wallpaper. Ceiling finishes include painted gypsum wallboard and stain-grade wood beadboard. Doors are hollow core with stain-grade wood veneer finishes and wood frames. Cabinets are stain-grade wood. Countertops are plastic laminate and cultured stone.

D20- Plumbing:

The Island Grove Management Office plumbing system consists of domestic water service and residential-style shower/tub, water closet, and sinks.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The Island Grove Management Office has a metered natural gas service. The natural gas piping is steel with screw fittings. The building is heated and cool by a residential-style gas-fired furnace with dx-cooling and a remote condensing unit.

D40 - Fire Protection:

The Island Grove Management Office has no fire suppression system.

D50 – Electrical:

The building's electrical service is 120/240V for equipment and general-purpose use. Interior lighting consists mainly of LED track lighting, surface-mounted fluorescent fixtures, LED pendant-mounted, and retro LED recessed fixtures which are controlled using light switches. Site lighting consists of incandescent recessed fixtures, HID exterior surface-mounted fixtures, controls, and associated wiring.

D60 – Communications:

Voice and data network consists of structured equipment boards, cable racks, wiring systems, WIFI, and outlets that are maintained by an internal IT department.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of a security panel, motion detectors, and intercom systems.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Outrider Building

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 990.00

Year Constructed: 1980

LOCATION

Address: 1229 D Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $185,170

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.11 / 0.27

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $394 / $20,947 / $49,258

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The Outrider Building, constructed in 1980, is a single-story event facility containing restrooms and offices. The building, which is located on the corner of D Street and Vern Schafer Boulevard, is utilized as a scheduling office.

B10 - Structure:

The building substructure components include assumed reinforced cast-in-place slab-on-grade with spread footings. The exterior and roof are assumed to utilize stick frame construction.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised of painted wood board and batten walls. The building has painted composite doors with vinyl window systems with painted wood trim or frames.

B30 - Exterior Horizontal Enclosures (Roofing):

The facility has a low slope PVC membrane roof with standing seam metal fascia and painted wood soffits.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The interior architectural components of the building include sheet carpeting and vinyl tile flooring, with some painted plaster wall finishes. Stained wood or plastic laminate fixed furnishings can be found within the facility along with stained grade wood doors and frames.

D10 - Conveying:

N/A

D20- Plumbing:

The Outrider Building/IG Scheduling Office sanitary systems consist of PVC vent and drain pipes. The storm drainage system consists of gutters and leaders. The domestic water system consists of a metered backflow protected system and steel and copper pipe. Plumbing fixtures consist of water closets, urinals, drinking fountains, lavatories, and sinks.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The Outrider Building/IG Scheduling Office is conditioned by two mini-split systems and one evaporative cooler.

D40 - Fire Protection:

The Outrider Building/IG Scheduling Office is fully sprinkled with a wet fire suppression system.

D50 – Electrical:

Building electrical service and power distribution are supplied underground to 120/240V, 100 A panelboard for general-purpose use. Interior lighting consists mainly of LED and fluorescent troffers, surface-mounted fluorescent lights, and recessed lighting. Lighting is controlled with light switches. Exit signs are green letters with white background, integral emergency lighting, and backup battery packs. Exterior lighting is LED fixtures.

D60 – Communications:

Voice and data network consists of structured equipment boards, cable racks, wiring systems, WIFI, outlets, and ceiling speakers.

D70 - Electronic Safety and Security:

None.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Parks Admin Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 6,862.00

Year Constructed: 1980

LOCATION

Address: 1607 C Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $1,441,917

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.14 / 0.26

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $2,730 / $202,339 / $380,615

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Park maintenance compound and offices.

B10 - Structure:

Shed – Dimensional wood-framed superstructure on a cast-in-place concrete slab.

Tire Garage – Prefabricated dimensional wood-framed shed with no foundation.

Park Admin and Shop – Reinforced cast-in-place concrete foundations and floor slabs. Structural steel rigid framed superstructure.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Shed – Painted plywood siding with wood trim. Doors are dimensional wood framed with plywood panels.

Tire Garage – Painted plywood siding with wood trim. There is one sectional metal overhead door and one metal-clad wood man door with a wood frame. There is one aluminum slider window.

Park Admin and Shop – Corrugated sheet metal siding with several translucent fiberglass panels and areas of painted wood siding or brick veneer. Windows are vinyl. Doors are hollow metal with hollow metal frames. There are four sectional metal overhead doors.

B30 - Exterior Horizontal Enclosures (Roofing):

Shed – Asphalt shingle with domed polycarbonate skylights.

Tire Garage – Corrugated metal.

Park Admin and Shop – Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Park Admin and Shop – Floor finishes include vinyl composition tile (VCT), and sheet carpeting. Wall finishes include painted plaster or gypsum wallboard, and ceramic wall tile. Ceiling finishes include painted gypsum wallboard. Doors are hollow core with stain-grade wood veneer finishes and wood frames. Cabinets are stained wood. Countertops are plastic laminate.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a natural gas-fired tank-type water heater installed in 2000 and is rated at 40 gallons. The sanitary waste and vent system consists of mostly PVC piping. Plumbing fixtures such as kitchen sink, lavatories, water closets. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by a gas-fired forced-air furnace with a direct expansion (DX) cooling coil rated at 5 tons cooling, the furnace, and the condensing unit was installed in 2016. Ventilation is supplied through galvanized ductwork. Temperature controls are a low-voltage thermostat.

The chemical shed is heated by an electric unit heater and gas-fired infra-red tubular heater.

D40 - Fire Protection:

None present.

D50 – Electrical:

The electrical service is supplied underground to the 120/240V panelboards in the building for mechanical systems and general-purpose use. Interior lighting consists mainly of surface-mounted fluorescent & LED fixtures which are controlled using light switches. Site Lighting consists of HID & LED wall-mounted fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. Some receptacles show signs of damage or wear and some receptacles near wet or in damp locations do not appear to be GFCI protected. Receptacle contacts and wiring terminations become loose with use which could cause overheating resulting in damage to wiring and devices.

D60 – Communications:

A wired data communication system is present.

D70 - Electronic Safety and Security:

Access is restricted to selected entrances of the building with the use of proximity card readers linked with door controllers operated by access control panels. Door contacts are routed through a monitored security panel to a wall-mounted controller. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Poudre River Pavilion

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 9,000.00

Year Constructed: 2002

LOCATION

Address: SE of C St. and N 15th Ave

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $688,671

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.03 / 0.08

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $796 / $19,077 / $51,740

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Large structural steel-framed pavilion with standing seam metal roofing on reinforced cast-in-place concrete point foundations. The area beneath the pavilion is cast-in-place concrete paved.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

The building's electrical power is supplied overhead to 240/120V, 225A, Cutler-Hammer distribution equipment including general-purpose receptacles. Site lighting consists of incandescent fixtures, controls, and associated wiring.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Restroom and Pavilion

Site: CPRD

Building Type: Restroom Building

Building #:

Floors: 0

Gross S.F. Size: 2,750.00

Year Constructed: 2010

LOCATION

Address: 550 North 14th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $293,754

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.11 / 0.11

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $851 / $31,324 / $31,324

ASSESSMENT DATE:

10/22/2020

BUILDING SUMMARY:

General Description:

Park restroom building with a covered picnic area containing eight fixed aluminum picnic tables.

B10 - Structure:

The substructure consists of reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs. The superstructure consists of concrete masonry walls, steel posts, and dimensional wood-framed roofs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The walls are split-faced and ribbed concrete masonry. Ceilings and soffits are painted plywood paneling. There are eight fixed steel picnic tables beneath the pavilion roof. Doors are hollow-core aluminum with fiber-reinforced plastic (FRP) panel finishes and aluminum frames. There are two sectional metal overhead doors.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include epoxy coated concrete. Wall finishes include painted concrete masonry. Ceiling finishes include painted gypsum wallboard. Doors are hollow metal. Toilet partitions are plastic-type. Site lighting consists of incandescent fixtures, controls, and associated wiring.

D20- Plumbing:

The Island Grove Restroom and Pavilion sanitary systems consist of PVC vent and drain pipes. The storm drainage system consists of gutters and leaders. The domestic water system consists of a metered backflow protected system and steel and copper pipe. Plumbing fixtures consist of water closets, urinals, drinking fountains, lavatories, and sinks.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The Island Grove Restroom and Pavilion are heated by electric unit heaters. The toilet rooms are exhausted by two exhaust fans.

D40 - Fire Protection:

The Island Grove Restroom and Pavilion are fully sprinkled with a wet fire suppression system.

D50 – Electrical:

The building's electrical power is supplied overhead to 480Y/277V, 400A, Cutler-Hammer panelboard that supplies mechanical equipment, transformers, and general-purpose power. Interior lighting consists mainly of LED lighting. Lighting throughout the facility is typically controlled with wall mounted light switches and occupancy sensors. Emergency lighting is accomplished with wall-mounted battery-backup fixtures. Site lighting consists of incandescent fixtures, controls, and associated wiring.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

A security camera is mounted in the ceiling of the pavilion. A security panel and motion detector are in the mechanical room for intrusion detection.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Saddle Club

Site: CPRD

Building Type: Ranger Station

Building #:

Floors: 2

Gross S.F. Size: 1,600.00

Year Constructed: 1880

LOCATION

Address: 899 N 11th Ave.

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $316,476

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.06 / 0.26 / 0.30

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $20,161 / $83,574 / $95,009

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The Saddle Club facilities consist of two outdoor arenas, the Rock House, believed to be constructed in 1880, which is a single-story event facility containing restrooms and a kitchen, and a white storage barn.

B10 - Structure:

Rock House - The building components include cast-in-place slab-on-grade with some reinforced concrete masonry block walls in renovated areas. The structure is primarily a joisted masonry construction with timber columns and roof members over stone and mortar exterior walls.

White Barn - The substructure appears to be a reinforced cast-in-place concrete structural floor slab. The superstructure is a dimensional wood frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Rock House - The facility's exterior architectural vertical enclosure is comprised of stone and mortar exterior walls, with some masonry unit wall blocks, and cedar shakes located at the gable end walls. Exterior doors and frames consist of painted metal units and wood frames along with wood or vinyl window systems.

B30 - Exterior Horizontal Enclosures (Roofing):

Rock House and White Barn - Corrugated metal roofing.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Rock House - The interior architectural components of the building primarily include sealed concrete flooring, with some painted wood or plaster wall finishes. Stained wood or plastic laminate fixed furnishings can be found within the facility.

D10 - Conveying:

N/A

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures. The domestic water system consists of soldered copper piping and fittings. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures include one double bowl stainless steel sink, two lavatories, and two water closets. Comprised of mostly vitreous china bathroom fixtures, with manually operated flush tanks and manual metering faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is cooled by a single portable window air conditioning unit. Exhaust ventilation consists of two residential type bathroom ceiling fans.

D40 - Fire Protection:

None present.

D50 – Electrical:

Rock House's electrical service is 120/240V to a panelboard for equipment and general-purpose use. The building has exit signs with green letters and white backgrounds. Site lighting consists of an exterior surface-mounted LED fixture, and a site lighting pole with an HID fixture, controls, and associated wiring. The Rock House & White Barn's interior lighting consists mainly of surface-mounted fluorescent fixtures and pendant mounted LED & CFL fixtures which are controlled using light switches.

D60 – Communications:

The Rock House has a wired data communication system is present.

D70 - Electronic Safety and Security:

Access control consists of keyed door locks. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Splash Pad

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 600.00

Year Constructed: 1971

LOCATION

Address: 302 North 14th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $80,903

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.13 / 0.61 / 0.67

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $10,670 / $49,433 / $54,074

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Small two-room utility building.

B10 - Structure:

Reinforced cast-in-place concrete spread footings and floor slabs. Concrete masonry foundation walls. Dimensional wood-framed walls and roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Walls have fiber cement clapboard siding. Doors are hollow metal with hollow metal frames. Louvers are aluminum.

B30 - Exterior Horizontal Enclosures (Roofing):

Fully adhered white single-ply membrane.

D20- Plumbing:

The Splash Park Pump & Filter House has a pool heater, two pool sand filters, and a pool water treatment system. The pool distribution and circulation pipes are PVC.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The Splash Park Pump & Filter House has no heating system. There is one exhaust fan. There is a natural gas service for the pool water heater.

D40 - Fire Protection:

The Splash Park Pump & Filter House has no fire suppression system.

D50 – Electrical:

The building's electrical power is supplied overhead to 240/120V Hi-Leg, 100A, Cutler-Hammer distribution equipment. Interior lighting consists mainly of fluorescent and incandescent lighting. Lighting throughout the facility is typically controlled with wall mounted light switches. Emergency lighting is accomplished by a wall-mounted battery-backup fixture. Site lighting consists of HID site lighting poles with fixtures, controls, and associated wiring.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Island Grove Support Combined

Site: CPRD

Building Type: Storage Building - Low Cost

Building #:

Floors: 1

Gross S.F. Size: 3,700.00

Year Constructed: 1980

LOCATION

Address: 531 North 18th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $144,863

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.20 / 0.20

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $327 / $28,898 / $28,898

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Park maintenance storage barns.

B10 - Structure:

Mower Storage – Dimensional wood pole barn construction with a dimensional wood truss framed roof.

Metal Shed – The substructure is reinforced cast-in-place concrete. The superstructure is a structural steel rigid frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Mower Storage – The walls have metal panel finishes. The doors are hollow-core slab-type with powder-coated aluminum finishes. There are three sectional metal overhead doors.

Metal Shed – The walls have metal panel finishes. The door is hollow metal. There is a two-panel overhead track sliding door.

B30 - Exterior Horizontal Enclosures (Roofing):

Mower Storage – Corrugated metal.

Metal Shed – Corrugated metal.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

The building's electrical power is supplied overhead to 240/120V, 100A, Cutler-Hammer distribution equipment. Interior lighting consists mainly of surface-mounted lighting. Lighting throughout the facility is typically controlled with wall mounted light switches. Site lighting consists of HID wall-mounted fixtures, controls, and associated wiring.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Jimmy's Park

Site: CPRD

Building Type: Shelter Building

Building #:

Floors: 0

Gross S.F. Size: 350.00

Year Constructed: 1997

LOCATION

Address: 338 23rd Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $20,869

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.92 / 0.92

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $19,207 / $19,207

ASSESSMENT DATE:

10/6/2020

BUILDING SUMMARY:

General Description:

Jimmy's Park is a single-story pavilion.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructure is a pre-engineered metal structure.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Non observed.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The floor finish is exposed concrete. The ceiling finish is painted oriented strand board (OSB).

D10 - Conveying:

Non observed.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

The park has one utility meter pedestal with an integral panel and one site lighting pole light with an LED fixture.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

None observed.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Kiwanis Park

Site: CPRD

Building Type: Shelter Building

Building #:

Floors: 0

Gross S.F. Size: 250.00

Year Constructed: 2007

LOCATION

Address: 613 14th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $10,385

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.29 / 0.29

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $3,050 / $3,050

ASSESSMENT DATE:

10/6/2020

BUILDING SUMMARY:

General Description:

Steel framed shade structure with a metal roof and two fixed steel-framed picnic tables that have aluminum tops and seats.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

D20- Plumbing:

None

D30-Heating, Ventilation, and Air Conditioning (HVAC):

None

D40 - Fire Protection:

None

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Lincoln Park Combined

Site: CPRD

Building Type: Restroom Building

Building #:

Floors: 0

Gross S.F. Size: 550.00

Year Constructed: 2016

LOCATION

Address: 800 10th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $161,551

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.03 / 0.10 / 0.12

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $4,862 / $15,753 / $19,521

ASSESSMENT DATE:

10/5/2020

BUILDING SUMMARY:

General Description:

Park gazebo and restroom structure.

B10 - Structure:

Gazebo - The substructure consists of reinforced cast-in-place concrete spread footings, foundation walls, stairs, and an elevated floor slab. The superstructure is a dimensional wood frame.

Restroom - Prefabricated steel frame and panels on cast-in-place concrete pavement.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Gazebo - The foundation walls have painted stucco finishes. The posts have fiber-reinforced plastic doric column surrounds. The column covers, rafter tails, and facias have paint finishes. The ceiling finish is painted stucco. There are painted steel railings around the perimeter of the raised floor.

Restroom- Powdercoated steel paneling and frame

B30 - Exterior Horizontal Enclosures (Roofing):

Gazebo - Asphalt shingle roofing

Restroom - Metal paneling

D20- Plumbing:

Gazebo - None

Restroom - The plumbing system consists of a stainless steel water closet with a flush valve. The sanitary waste and vent piping is cast iron. domestic water piping is copper with backflow prevention.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

Gazebo - None

Restroom - None

D40 - Fire Protection:

Gazebo - None

Restroom - None

D50 – Electrical:

The park is fed underground to a 400A, 120/240V meter pedestal, with an integral distribution panel which

then feeds numerous single-sided and double-sided electrical pedestals along with the gazebo and the fountain.

D60 – Communications:

The park has an amplified audio system for playing music throughout the park.

D70 - Electronic Safety and Security:

None observed.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Linn Grove Cemetery Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 8,882.00

Year Constructed: 1979

LOCATION

Address: 1700 Cedar Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $804,292

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.03 / 0.27 / 0.29

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $23,434 / $216,485 / $233,345

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Cemetery established in 1874 containing a cemetery office building and several storage sheds.

B10 - Structure:

Office Bldg – The substructure is assumed to consist of reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs. The superstructure consists of concrete masonry walls and a dimensional wood-framed roof with structural steel girders. A portion of the roof is framed with TGI joists.

Storage Shed North – The substructure consists of a reinforced cast-in-place concrete structural floor slab. The superstructure is dimensional wood framed.

Storage Shed Northeast – Dimensional wood pole barn framed with dimension wood truss roof framing.

Storage Shed Northwest – The substructure consists of reinforced cast-in-place concrete spread footings, floor slab, and concrete masonry foundation walls. The superstructure consists of concrete masonry walls and a dimensional wood-framed roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Office Bldg – The wall finish is painted stucco. Windows are aluminum. Doors are hollow metal with hollow metal frames and stain-grade wood with painted wood frames. There are several sectional metal overhead doors.

Storage Shed North – The wall finish is painted wood Dutch lap siding. There is a sliding site-built door.

Storage Shed Northeast – The walls have corrugated metal paneling. There is one hollow metal door. There are two sectional metal overhead doors.

Storage Shed Northwest – The walls are painted split-faced concrete masonry with painted wood Dutch lap siding on the gable ends. There is a sectional metal overhead door.

B30 - Exterior Horizontal Enclosures (Roofing):

Office Bldg – Sloped roofs have asphalt shingle roofing. Low slope roofs are corrugated metal with fiber-reinforced plastic panel skylights, modified bituminous, and single-ply membrane.

Storage Shed North – Asphalt shingle.

Storage Shed Northeast – Corrugated metal.

Storage Shed Northwest – Asphalt shingle.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Office Bldg – Floor finishes include ceramic tile, sheet carpeting, and vinyl composition tile. Wall finishes include painted gypsum wallboard, wallpaper, vinyl-coated fiberboard paneling, and stain-grade wood paneling. Ceiling finishes include acoustical tile in suspended metal T-grid and painted gypsum wallboard. Doors are hollow core slab type with stain-grade and painted wood veneer finishes, stain-grade solid

wood, and hollow metal. Cabinets are stain-grade wood. Countertops are plastic laminate. Reception casework is stain-grade wood.
Storage Shed Northeast – Cast-in-place concrete floor slabs.

D20- Plumbing:
The office plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a natural gas-fired tank-type water heater rated at 40 gallons. The sanitary waste and vent system consists of PVC and cast iron piping. Plumbing fixtures such as sinks, lavatories, water closets, and urinals. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
The cemetery office is heated and cooled with a gas-fired forced-air furnace with a direct expansion (DX) cooling coil and an air-cooled condensing unit. Ventilation air is circulated throughout the building by means of galvanized ductwork. There are two spun aluminum exhaust fans on the roof, and the bathroom use residential type ceiling mounted exhaust fans. Terminal units include unit heaters. Temperature controls are local low voltage thermostats.
Some of the storage sheds and pump houses have unit heaters for heating and sidewall fans for ventilation.

D40 - Fire Protection:
None present.

D50 – Electrical:
The electrical service and distribution equipment for the combined buildings consists of various vintages, models, voltages, and amperages. Site Lighting consists of wall-mounted HID and incandescent light fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. The quantity of general-purpose receptacles appears to be original.

D20- Plumbing:
The office plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a natural gas-fired tank-type water heater rated at 40 gallons. The sanitary waste and vent system consists of PVC and cast iron piping. Plumbing fixtures such as sinks, lavatories, water closets, and urinals. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The cemetery office is heated and cooled with a gas-fired forced-air furnace with a direct expansion (DX) cooling coil and an air-cooled condensing unit. Ventilation air is circulated throughout the building by means of galvanized ductwork. There are two spun aluminum exhaust fans on the roof, and the bathroom use residential type ceiling mounted exhaust fans. Terminal units include unit heaters. Temperature controls are local low voltage thermostats.

Some of the storage sheds and pump houses have unit heaters for heating and sidewall fans for ventilation.

D50 – Electrical:

The electrical service and distribution equipment for the combined buildings consists of various vintages, models, voltages, and amperages. Site Lighting consists of wall-mounted HID and incandescent light fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

Voice and data network consists of structured equipment boards, wiring systems, WIFI, outlets, wall speakers, and a paging system that are maintained by an internal IT department.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and motion detectors routed through a monitored security panel to a wall-mounted controller. An electronic surveillance system consists of security cameras located throughout the interior and exterior of the building and routed to a central system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:

Pump Houses have vertical upright booster pumps.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Luther Park

Site: CPRD

Building Type: Restroom Building

Building #: 36-37

Floors: 1

Gross S.F. Size: 1,813.00

Year Constructed: 2006

LOCATION

Address: 10th Street and 23rd Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $367,394

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.05 / 0.06

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,508 / $18,084 / $23,685

ASSESSMENT DATE:

10/9/2020

BUILDING SUMMARY:

General Description:

The Luther Park Site, roughly constructed in 2006, contains is a single-story shelter house and restroom structure.

B10 - Structure:

The building substructure components include a reinforced concrete slab-on-grade for the restroom, along with concrete masonry unit (CMU) walls. The roof structure is comprised of steel columns with additional wood beams for the shelter.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised of concrete masonry unit walls . Exterior doors and frames consist of painted metal frames and FRP clad doors .

B30 - Exterior Horizontal Enclosures (Roofing):

The restroom and shelter have a sloped corrugated metal roof system.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The interior architectural components of the building primarily include concrete flooring or epoxy flooring, with some painted CMU or plaster wall finishes. Restrooms utilize floor-mounted partitions.

D10 - Conveying:

Buildings do not have elevators.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, and plumbing fixtures. The domestic water system consists of soldered copper piping and fittings and includes a 1-1/2" backflow preventer. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as drinking fountains, lavatories, water closets, and urinal. Comprised of stainless steel bathroom fixtures with manually operated flush valves and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by an electric unit heater mounted on the wall. Ventilation consists of two inline bathroom exhaust fans and a rooftop aluminum exhaust fan.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building's electrical service is supplied underground to a 120/240V, 225 A SQ D panelboard. Interior lighting consists mainly of recessed fixtures with incandescent lamps which are controlled using light switches and occupancy sensors. Site lighting consists of HID wall-mounted fixtures.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

A Securitron security system is present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:

Pump House has two vertical upright pumps rated at 20 HP each set on a prefabricated skid assembly including a side stream filter.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Meeker Museum Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 0

Gross S.F. Size: 1,582.00

Year Constructed: 1870

LOCATION

Address: 1324 9th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $437,478

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.14 / 0.22

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $6,110 / $59,510 / $95,728

ASSESSMENT DATE:

10/5/2020

BUILDING SUMMARY:

General Description:

Two-story house listed on the National Register of Historic Places with a basement and a brick masonry chimney. There is a restroom and storage building in the northeast corner of the site.

B10 - Structure:

House -The substructure consists of reinforced cast-in-place concrete spread footings and foundation walls. The superstructure consists of adobe brick walls with dimensional wood-framed floors and roof.

Restroom/Storage - The substructure is a reinforced cast-in-place concrete structural slab-on-grade. The superstructure consists of reinforced cast-in-place concrete walls and roof slab.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

House - The wall finish is painted stucco tooled to look like stone masonry. Fascias are painted wood. Windows are wood double-hung. The windows have exterior aluminum storm windows and fixed wood shutters. Window sills, jambs, and casing are painted wood. Doors are painted wood stile-and-rail type with wood frames.

Restroom/Storage - The wall finish is painted concrete. Doors are hollow metal with hollow metal frames.

B30 - Exterior Horizontal Enclosures (Roofing):

House - Wood shake.

Restroom/Storage - Built-up bituminous with a gravel topping.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

House - Floor finishes include hardwood, painted wood plank, and stain-grade softwood plank. Wall finishes include wallpaper on plaster and painted plaster with paint-grade wood base and casing. The fireplace surround is paint-grade wood. Ceiling finishes include wallpaper on plaster and painted plaster. Doors are paint-grade wood stile-and-rail type with wood frames.

Restroom/Storage - Floor finishes include vinyl composition tile. Wall finishes include fiber-reinforced plastic paneling. Ceiling finishes include Z-spline type acoustical tile. There is a stain-grade wood cabinet in the restroom.

D10 - Conveying:

None observed.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a small electric tank-type water heater. The sanitary waste and vent system consists of cast iron piping. Plumbing fixtures such as sinks, lavatories, water closets. Comprised of mostly vitreous china bathroom fixtures

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by a gas-fired forced-air furnace, the furnace is equipped with a split system air conditioning unit with an air-cooled condensing unit located at grade. Supplemental heat is supplied by electric fin tube radiation. Temperature controls are a standalone local thermostat.

D40 - Fire Protection:

The Museum is protected with a wet pipe fire protection system consisting of steel piping and pendent sprinkler heads.

D50 – Electrical:

The house was built in 1870 and at a later date the electrical service was added and there are only a few light switches and receptacles in the house. There is also a building on the property that is used for storage and a public restroom and this building has a small panel for lights and general use receptacles.

D60 – Communications:

There is a phone line that is used for communications and the security panel.

D70 - Electronic Safety and Security:

There is a security panel in the house.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Monfort Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 2,900.00

Year Constructed: 2004

LOCATION

Address: 2255 47th Avenue

City: Greeley

State: CO

Zip Code: 80634

CRV DATA:

CRV: $458,589

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.12 / 0.15

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,795 / $55,535 / $67,840

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Park assets include a picnic shelter with restrooms and a concession stand as well as a one-story utility building with several rooms.

B10 - Structure:

Shelter- The substructure consists of reinforced cast-in-place concrete spread footings, foundation walls, and column piers. The superstructure consists of steel columns and a glulam/dimensional wood-framed roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Shelter- The walls are split-faced ribbed concrete masonry. Ceilings are painted T1-11 plywood. Doors are aluminum with fiber-reinforced-plastic (FRP) finishes. There is a sectional metal overhead door.

B30 - Exterior Horizontal Enclosures (Roofing):

Shelter- Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Shelter- Floor finishes include vinyl composition tile and slip-resistant epoxy. Wall finishes include painted concrete masonry. Ceilings are painted gypsum wallboard. Toilet partitions are plastic-type.

D20- Plumbing:

House - The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a natural gas-fired tank-type water heater. The sanitary waste and vent system consists of cast iron piping which is original to the building and some PVC piping. Plumbing fixtures such as stainless steel kitchen sink, lavatories, water closets, and a bathtub/shower. Comprised of mostly vitreous china bathroom fixtures, with manually operated flush tanks and faucets.

Garage, Shed, Park Shop - The garage has an upright shop air compressor

Restrooms - The restroom plumbing system consists of incoming water service, copper water piping, PVC waste, and vent sanitary piping. An electric tank-type water heater is used. Stainless steel institutional style plumbing fixtures are used, such as water closets, lavatories, and urinals all fixtures use manual controls. There is a three-tier drinking fountain outside of the building.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

House - The building is heated and cooled by a forced-air furnace with gas-fired heating and direct expansion (DX) cooling coil. Ventilation air is circulated throughout the building by means of galvanized ductwork. The bathroom exhaust fan is a residential ceiling type. All supply ductwork should be wrapped with blanket type Fiberglas insulation. Temperature controls are simple low-voltage thermostats.

Garage, Shed, Park Shop - The building is heated by gas-fired and electric unit heaters suspended from the ceiling. Ventilation is by a single sidewall exhaust fan.

Restrooms - The restroom has a gas-fired hot water boiler with two inline circulation pumps. Piping distribution is insulated copper pipe. Ventilation is served by two inline cube fans, one for each restroom with galvanized ductwork.

D40 - Fire Protection:
None present in any of the buildings.

D50 – Electrical:
The facility was constructed in 2004 and the original equipment consists of GE equipment. The building's electrical service is supplied underground to a 480Y/277V, 3-phase, 4-wire electric service to the main switchboard and transformer to reduce the voltage for a 208Y/120V, 3-phase, 4-wire panelboard, and equipment, the panels and transformers are original. Interior lighting consists mainly of surface-mounted LED fixtures, incandescent recessed and surface-mounted fixtures which are controlled using light switches and occupancy sensors. Site lighting consists of surface-mounted HID fixtures, recessed fixtures with unknown lamps, controls, and associated wiring. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:
A wired phone system is present.

D70 - Electronic Safety and Security:
Access control and intrusion detection consist of keyed door locks and door alarms routed through a monitored security panel. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):
Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:

The Pump House has three vertical turbine pumps rated at 60 HP each set on a prefabricated skid assembly including a side stream filter.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Monfort Park Office/Shops Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 4,266.00

Year Constructed: 1983

LOCATION

Address: 2000 48th Avenue Court

City: Greeley

State: CO

Zip Code: 80634

CRV DATA:

CRV: $655,436

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.25 / 0.31

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $8,831 / $164,164 / $201,334

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The park facilities include a one-story house with a full basement and three storage buildings.

B10 - Structure:

Garage- The substructure consists of reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs. The superstructure is dimensional wood framed.

Shop- The substructure consists of reinforced cast-in-place concrete spread footings, floor slabs, and concrete masonry foundation walls. The superstructure consists of concrete masonry walls and a dimensional wood-framed roof.

House – The substructure consists of reinforced cast-in-place concrete spread footings, foundation walls, and floor slabs. The superstructure is dimensional wood framed.

Shed – The substructure is a reinforced cast-in-place concrete structural slab. The superstructure consists of concrete masonry walls with a dimensional wood-framed roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Garage- The wall finish is fiber cement siding. The window is aluminum. The door is metal clad hollow core wood. There is a sectional metal overhead door.

Shop- Walls finishes include concrete masonry, painted T1-11 plywood, and galvanized sheet metal. Windows are aluminum. There is a sectional metal overhead door.

House – Wall finishes include brick and wood tongue and groove. Windows are wood. Doors are painted wood slab-type and stile-and-rail type. There are two sectional metal overhead doors.

Shed – Walls finishes include concrete masonry and painted T1-11 plywood.

B30 - Exterior Horizontal Enclosures (Roofing):

Garage- Asphalt shingle.

Shop- Corrugated galvanized metal.

House – Asphalt shingle.

Shed – Corrugated galvanized metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Garage- N/A

Shop- Floor finishes include sheet carpeting. Wall finishes include painted gypsum wallboard and painted concrete masonry. Ceiling finishes include painted gypsum wallboard.

House – Floor finishes include sheet vinyl, hardwood, and sheet carpeting. Wall finishes include painted gypsum wallboard/plaster, prefinished wood paneling, and ceramic tile. Ceiling finishes include painted gypsum wallboard. Doors are hollow core slab type with stain-grade wood veneer finishes. Cabinets are

stain-grade and painted wood. Countertops are plastic laminate and cultured stone.
Shed – N/A

D20- Plumbing:
Garage - Equipment includes a 60 gallon upright simplex air compressor.
Shed - None present
House - The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings. Hot water is generated by a natural gas-fired tank-type water heater rated at 40 gallons. The sanitary waste and vent system consists of both PVC and cast iron piping, the cast iron is original to the building. Plumbing fixtures such as stainless steel kitchen sink, countertop lavatories, water closets, bathtub/ shower unit, and a plastic laundry tub. Comprised of mostly vitreous china bathroom fixtures, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
Garage - The garage is heated by a single gas-fired unit heater suspended from the structure with a low-voltage thermostat.
Shed - None present
House - The building is heated and cooled by a gas-fired forced hot air furnace with a residential type direct expansion (DX) air-cooled condensing unit rated at four tons cooling. The condenser unit is mounted at grade on composite pad. Air is distributed via a ducted supply system consisting of galvanized ductwork. The bathroom exhaust fan is energized via the lavatory light switch. Temperature controls are a simple rotary thermostat.

D40 - Fire Protection:
None present in any of the buildings.

D50 – Electrical:
The building's electrical service is 120/240V to panelboards for equipment and general-purpose use. The electrical distribution equipment is of varying ages and conditions. Interior lighting consists mainly of surface-mounted fluorescent, incandescent, and CFL fixtures which are controlled using light switches. Site Lighting consists of wall-mounted HID light fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:
House: A wired data communication system is present.
Shop, Shed, & Garage: None Present.

D70 - Electronic Safety and Security:

Shop, Garage, and House: Access control and intrusion detection consist of keyed door locks.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: NAT /Parks Homestead Park Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 600.00

Year Constructed: 2013

LOCATION

Address: 3814 West 29th Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $21,902

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.30 / 0.40

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $6,623 / $8,833

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Homestead Park has two-story pavilions and a portlet.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructure is a pre-engineered metal frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The portlet has perforated metal sides.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The floor finish is exposed concrete. The overhead enclosure finish is an unfinished wood plank and painted oriented strand board (OSB).

D10 - Conveying:

Non observed.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

Site lighting consists of two Sol Oasys solar lighting systems.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

None.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: NAT Natural Areas & Trails Office

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 3,200.00

Year Constructed: 1959

LOCATION

Address: 321 North 16th Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $489,378

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.09 / 0.19 / 0.24

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $43,917 / $91,200 / $118,441

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Paddock House is a one-story office building.

B10 - Structure:

The substructure appears to be a structural slab-on-grade foundation. Dimensional wood-framed roofs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The walls are dimensional wood framed with a four-inch brick veneer. Windows are aluminum. Doors are aluminum-clad wood with wood frames.

B30 - Exterior Horizontal Enclosures (Roofing):

Asphalt shingle roofing with wood-framed.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include vinyl composition tile and ceramic tile. Wall finishes include gypsum wallboard. Ceiling finishes include gypsum wallboard. Doors are solid core slab-type with stain-grade wood veneer and painted finishes. Doors are painted wood slab-type with wood frames. Cabinets are stain-grade wood and plastic laminate. Countertops are plastic laminate.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of 3/4" incoming service with backflow prevention, soldered copper piping, and fittings. Hot water is generated by a natural gas-fired tank-type water heater rated at 40 gallons installed in 2012. The sanitary waste and vent system consists of PVC and copper DWV piping. Plumbing fixtures such as stainless steel kitchen sink, lavatories, water closets, and a shower enclosure. Comprised of mostly vitreous china bathroom fixtures, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by a gas-fired forced hot air furnace with a residential type direct expansion (DX) air conditioner and was installed in 2018. The condenser unit is mounted at grade on a concrete pad and is rated at three tons of cooling. Air is distributed via a ducted supply system consisting of galvanized ductwork. The bathroom exhaust fan is energized by a wall switch.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building was constructed in 1959 but was renovated in 2019. The building's electrical service is 120/240V to panelboards for equipment and general-purpose use. The electrical distribution equipment is of varying ages and conditions. Interior lighting consists mainly of surface-mounted and pendant-mounted LED fixtures and CFL surface-mounted fixtures which are controlled using light switches. Site lighting consists of exterior canopy-mounted fixtures and surface-mounted LED fixtures. Basic line voltage switching, some with integral occupancy sensors are being used to control the building.

D60 – Communications:

The building has a data system consisting of a structured wiring system and wireless capabilities. A wired phone system is present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and motion detectors routed through a monitored security panel to a wall-mounted controller.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: NAT/SDT McCloskey Nat. Area

Site: CPRD

Building Type: Maintenance Shop

Building #: 92

Floors: 1

Gross S.F. Size: 40.00

Year Constructed: 2020

LOCATION

Address: 1212 71st Ave

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $2,608

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.42 / 0.42

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $1,105 / $1,105

ASSESSMENT DATE:

10/9/2020

BUILDING SUMMARY:

General Description:

The NAT/SDT McCloskey Nat. Area portolet restroom was constructed in 2020, and is a metal screen for a portable restroom.

B10 - Structure:

The restroom screening utilizes a steel column and beam frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The portolet vertical enclosure is of steel columns.

B30 - Exterior Horizontal Enclosures (Roofing):

None observed.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

None observed.

D10 - Conveying:

None observed.

D20- Plumbing:

None present.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None present.

D40 - Fire Protection:

None present.

D50 – Electrical:

None present.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Peak View Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 1,600.00

Year Constructed: 2001

LOCATION

Address: 5601 13th Street Road

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $195,255

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.07 / 0.15

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,132 / $13,070 / $29,748

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Peak View Park structure is a single-story shelter that includes men's and women's bathrooms, a storage room, and a covered picnic area.

B10 - Structure:

The substructure appears to be a structural slab-on-grade foundation. The superstructure is a pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Fluted concrete masonry unit (CMU) block walls. Doors and door frames are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal roofing.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include exposed concrete. Wall finishes include painted CMU. Ceiling finishes include painted gypsum wallboard.

D10 - Conveying:

None observed.

D20- Plumbing:

The restroom plumbing system consists of a 1" incoming water service with backflow protection, copper water piping, and PVC waste and vent sanitary piping. Stainless steel institutional style plumbing fixtures are used, three water closets, two lavatories, and one urinal, all fixtures use manual controls. There is a single-tier drinking fountain outside of the building.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by an electric unit heater mounted on the back wall.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building was constructed in 2001 and the original equipment consists of a Cutler-Hammer panelboard. The building's electrical service is 120/240V to a panelboard for equipment and

general-purpose use. Interior lighting consists mainly of surface mounted fluorescent lights, compact fluorescent fixtures which are controlled using light switches, some with integral occupancy sensors. Site Lighting consists of wall-mounted HID light fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and a Securitron security system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Pheasant Run Park

Site: CPRD

Building Type: Shelter Building

Building #:

Floors: 0

Gross S.F. Size: 460.00

Year Constructed: 1986

LOCATION

Address: 4620 3rd Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $168,802

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.15 / 0.16

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $183 / $25,895 / $26,220

ASSESSMENT DATE:

10/7/2020

BUILDING SUMMARY:

General Description:

Pheasant Run park has a single-story shelter that includes men and women's bathrooms and two storage areas.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructure of the restroom is dimensional wood framed.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The wall finish is painted wood plank. Doors and door frames are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The floor finish is exposed and painted concrete. Wall finishes are fiber-reinforced plastic (FRP), painted CMU, painted and unfinished wood plank. The ceiling finish is an unfinished wood plank.

D10 - Conveying:

Non observed.

D20- Plumbing:

The plumbing consists of two wall-hung lavatories and two water closets with manual flush valves. The domestic water system is copper piping, cold water only. The sanitary waste and vent are PVC connected to the underground cast iron pipe.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

The building was built in 1986 and the electrical is fed underground to the original 60 A 120/240V SQ D panel. The interior lighting is the original CFL surface-mounted fixtures controlled by the original light switches. The exterior lighting is the original HID fixtures.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

There is a Securitron security system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Poudre Learning Center

Site: CPRD

Building Type: Restroom Surrounds

Building #:

Floors: 0

Gross S.F. Size: 40.00

Year Constructed: 2011

LOCATION

Address: North 83rd Avenue and CR62

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $3,327

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.32 / 0.32

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $1,061 / $1,061

ASSESSMENT DATE:

10/8/2020

BUILDING SUMMARY:

General Description:

Steel framed porta-john shade structure bolted to a cast-in-place concrete slab. The roof consists of corrugated metal roofing on plywood paneling. There is partial steel screening between the four corner columns on three sides of the structure.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

None.

D60 – Communications:

None.

D70 - Electronic Safety and Security:

None.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Poudre Ponds Combined

Site: CPRD

Building Type: Restroom Building

Building #:

Floors: 0

Gross S.F. Size: 490.00

Year Constructed: 2011

LOCATION

Address: 924 North 35th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $37,340

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.03 / 0.03

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $1,193 / $1,193

ASSESSMENT DATE:

10/7/2020

BUILDING SUMMARY:

General Description:

Poudre ponds has three single-story pavilions and two Portolet restroom enclosures.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructures for the pavilions and Portolet enclosures are pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The pre-engineered steel frame at the learning center is clad in stone.

B30 - Exterior Horizontal Enclosures (Roofing):

Two pavilions and one portolet have corrugated metal. The learning center pavilion has an asphalt roof.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The floor finish is exposed concrete. The ceiling finish is painted plywood, unfinished wood planks, and exposed roof metal.

D10 - Conveying:

Non observed.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

None

D60 – Communications:

None.

D70 - Electronic Safety and Security:

None.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Promontory Park Combined

Site: CPRD

Building Type: Maintenance Shop

Building #: 96

Floors: 1

Gross S.F. Size: 2,500.00

Year Constructed: 2002

LOCATION

Address: 1719 Promontory Parkway

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $141,144

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.16 / 0.16

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $23,269 / $23,269

ASSESSMENT DATE:

10/9/2020

BUILDING SUMMARY:

General Description:

The Promontory Park contains an outdoor shade structure and three additional picnic shelters that are believed to have been constructed in 2002.

B10 - Structure:

The shelters utilize a painted metal framing and roof structure with assumed cast-in-place concrete footings with concrete slab-on-grade.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The shelters are an open-air structure with no vertical enclosures. Vertical metal structural components have a painted finish.

B30 - Exterior Horizontal Enclosures (Roofing):

The roofing system is comprised of painted standing seam metal affixed to a painted metal frame .

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The shelters are an open-air structure with no fixed interior elements.

D10 - Conveying:

Buildings do not have elevators.

D20- Plumbing:

None present.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None present.

D40 - Fire Protection:

None present.

D50 – Electrical:

None present.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Ramseier Park Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 576.00

Year Constructed: 2009

LOCATION

Address: 2828 C Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $75,176

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.20 / 0.20

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $14,906 / $14,906

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The Ramseier Park contains an outdoor shade structure and 2 additional picnic shelters that are believed to have been constructed in 2009.

B10 - Structure:

The shelters utilize a painted metal framing and roof structure with assumed cast-in-place concrete footings with concrete slab-on-grade.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows and Doors):

The shelters are an open-air structure with no vertical enclosures. Vertical metal structural components have a painted finish.

B30 - Exterior Horizontal Enclosures (Roofing):

The roofing system is comprised of painted standing seam metal affixed to a painted metal frame .

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The shelters are an open-air structure with no fixed interior elements.

D10 - Conveying:

None present

D20- Plumbing:

None present.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None present.

D40 - Fire Protection:

None present.

D50 – Electrical:

None present.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

None present.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Recreation Center

Site: CPRD

Building Type: Recreation Center

Building #: 142

Floors: 0

Gross S.F. Size: 131,660.00

Year Constructed: 1985

LOCATION

Address: 651 10th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $42,998,478

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.10 / 0.12

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $289,300 / $4,311,326 / $5,167,100

ASSESSMENT DATE:

9/25/2020

BUILDING SUMMARY:

General Description:

Community center with a full basement floor level, a full first-floor level, and a partial second-floor level containing a natatorium, gymnasiums, racquetball courts, a climbing wall, a fitness center, archery and shooting ranges, various other athletic facilities, and meeting rooms.

B10 - Structure:

The substructure consists of reinforced cast in place concrete spread footings, foundation walls, and floor slabs. The superstructure consists of concrete masonry cavity walls, structural steel internal framings, structural steel roof framing, and composite elevated floor slabs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The exterior wall finish is brick. Copings are aluminum. Windows are bronze anodized aluminum. Doors are hollow metal with hollow metal frames. Storefronts are aluminum. There is an aluminum sliding automatic door at the north entrance to the building. Exterior ceilings are painted gypsum wallboard.

B30 - Exterior Horizontal Enclosures (Roofing):

Fully adhered EPDM membrane with gravel topping and concrete paver walkways on the low slope roofs. Standing seam metal roofing on sloped roofs. Skylights are aluminum with translucent fiber-reinforced plastic insulated glazing panels.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include sheet carpeting, tile carpeting, ceramic tile, sheet vinyl, vinyl composition tile, hardwood gymnasium flooring, fluid-applied epoxy flooring, and rubberized weight room flooring. Wall finishes include painted concrete masonry, painted gypsum wallboard with a textured finish, ceramic tile, vinyl wrapped wall cushions, stain grade wood paneling, brick, and fiber-reinforced plastic (FRP) paneling. There are two movable panel partition walls in the large meeting room on the first floor. Ceiling finishes include acoustical tile in suspended metal T-grid, painted gypsum wallboard, and painted roof structure. Doors are solid core slab-type with stain grade wood veneer finishes and hollow metal with hollow metal frames. Cabinets are plastic laminate and stain grade wood. Countertops are plastic laminate. Reception casework is plastic laminate and stain grade wood. Windows are hollow metal. Storefronts are hollow metal. There are retractable steel-framed bleachers with plastic seats and aluminum floor decking in the natatorium. Lockers are steel and plastic laminate. Toilet partitions are plastic and stainless steel types.

D10 - Conveying:

There is one 2500 lbs. capacity three-stop passenger elevator. There is a swing-arm access lift at the diving pool.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures, equipment, and stormwater drainage system. A 4" underground water service supplies the domestic water system is a traditional 3 pipe (hot, cold, and hot water recirculation) system featuring soldered copper pipe and fittings. Hot water is generated by two gas-fired hot water boilers with two 200 gallon storage tanks. The sanitary waste and vent system consists of cast iron piping. The stormwater system consists of roof drains connected to cast iron pipe and fittings gravity drained. Plumbing fixtures such as sinks, lavatories, water closets, urinals, mop service sinks, and drinking fountains. Comprised of mostly vitreous china bathroom fixtures, stainless steel, with manually operated flush valves and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The school is heated by a heating hot water system supplied to the air handling units and terminal units. Heating hot water is generated by two non-condensing boilers located in the ground mechanical room. Heating hot water is supplied to cabinet unit heaters, convectors, and reheat coils located throughout the building. Heating hot water piping consisting of larger diameter welded steel and smaller diameter soldered copper insulated pipe and fittings from the boilers to air handling units, terminal units. The building utilizes a chilled water system where an indoor cooling tower cools condenser water that is pumped to a water-cooled chiller located in the basement mechanical room, chilled water is then supplied to the air handling units. A decentralized ventilation system is used with air is supplied by 15 indoor air handling units. Ventilation air is circulated throughout the building by means of galvanized ductwork. All supply ductwork should be wrapped with blanket Fiberglas insulation. The building temperature control system hybrid mixture of pneumatic controls on the older equipment and direct digital controls (DDC) on the newer equipment.

D40 - Fire Protection:

The building is fully-sprinklered with a wet-pipe fire suppression system consisting of a 4" service entrance and a double check detector assembly (DCDA). The system uses grooved steel piping mains, threaded distribution piping, and fittings and includes upright, side-wall, and pendent quick response sprinkler heads. The building has a pre-engineered fire suppression system protecting the kitchen cooking equipment consisting of a bottled wet chemical (Ansul type) system under the kitchen hood with 8 discharge nozzles.

D50 – Electrical:

The building's electrical service is supplied underground to the main service which is 12,470V to the 2500A, 480Y/277V, 3 phase, 4 wire switchboard that supplies secondary switchboards, panelboards, and transformers to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboards, equipment, and general-purpose use. The electrical distribution equipment is of varying ages and conditions the majority

of which is the original Westinghouse equipment. Interior lighting consists mainly of fluorescent troffers and pendant-mounted fluorescent fixtures. The building has exit signs with green or red letters on multiple backgrounds of varying ages. Emergency lighting is provided by wall mounted lighting fixtures with battery packs and two Myers Power Products Illuminator centralized emergency lighting inverters for the egress lighting system. Site Lighting consists of wall-mounted LED light fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

The building has a modern data network, phone, and wireless system managed and monitored by the IT staff. Public Address System was updated during 2018 remodel.

D70 - Electronic Safety and Security:

The security system consists of motion detectors, door alarms, and access control which is restricted to selected entrances of the building and at select locations on the interior of the building with the use of proximity card readers linked with door controllers. The video surveillance system consists of security surveillance cameras located throughout the interior and exterior of the building that are routed to a central system. A commercial addressable Fire Alarm System extended throughout the facility, which consists of a Notifier panel connected to a wireless autodialer.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Roche Baseball Training Facility

Site: CPRD

Building Type: Maintenance Shop

Building #: 83

Floors: 1

Gross S.F. Size: 15,000.00

Year Constructed: 2002

LOCATION

Address: 6503 West 20th Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $4,306,986

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.13 / 0.16

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $5,966 / $539,979 / $670,183

ASSESSMENT DATE:

10/9/2020

BUILDING SUMMARY:

General Description:

The Patrick Roche Baseball Training Facility, roughly constructed in 2002, is a single-story structure utilized for batting and pitching practice. The building is located on 65th Avenue near 20th Street.

B10 - Structure:

The building substructure components include assumed reinforced cast-in-place slab-on-grade with spread footings. The exterior utilizes reinforced structural concrete wall panels. Roof structures consist of reinforced concrete double-T joists and decking.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised of concrete wall panels with a painted finish. Aluminum framed windows and storefront systems can be found throughout. Exterior doors and frames consist of painted metal units with metal frames, integral glazing, and heavy-duty hardware along with some aluminum-framed storefront doors.

B30 - Exterior Horizontal Enclosures (Roofing):

The facility has a low slope roofing system consisting of an EPDM membrane with stone ballast topcoat and metal coping units.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The interior architectural components of the building primarily include concrete flooring, sheet carpeting, rubber flooring, and vinyl composite tile flooring, with some painted gypsum wallboard partitions. Interior doors consist of stained wood and painted metal frames. The ceilings are composed of an acoustic tile and grid system, painted plaster, or open to structural elements above.

D10 - Conveying:

None present.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system has a 1" incoming service with backflow prevention and consists of soldered copper piping and fittings. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as mop sink, lavatories, water closets. Comprised of mostly vitreous china bathroom fixtures and a stainless steel electric drinking fountain, with manually operated flush tanks and sensor-operated faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by two packaged rooftop air conditioning units with gas-fired heating and direct expansion (DX) cooling, additional heating is supplied by gas-fired infrared tubular heaters and unit heaters, and additional cooling is a single evaporative (swamp) cooler. Ventilation air is circulated throughout the building by means of galvanized ductwork. Temperature is controlled by local thermostats.

D40 - Fire Protection:

None present.

D50 – Electrical:

Building electrical service and power distribution is supplied underground to 480Y/277V, 3 phase, 4 wire, 1200A main switchboard that supplies secondary switchboards, panelboards, and transformers to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboards, equipment, and general-purpose use. Interior lighting consists mainly of fluorescent fixtures. Lighting is controlled with light switches. Exit signs are green letters with white backgrounds. Emergency lighting wall mounted egress lighting with integral battery backup. Site lighting consists of various types of LED / HID /flood wall-mounted fixtures, controls, and associated wiring.

D60 – Communications:

The facility has a data system consisting of a structured wiring system and wireless capabilities. A wired phone system is present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and motion detectors routed through a monitored security panel to a wall-mounted controller.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Rodarte Community Center

Site: CPRD

Building Type: Community Center

Building #:

Floors: 0

Gross S.F. Size: 20,800.00

Year Constructed: 1980

LOCATION

Address: 920 A Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $6,132,447

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.06 / 0.11

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $8,274 / $376,562 / $670,239

ASSESSMENT DATE:

10/6/2020

BUILDING SUMMARY:

General Description:

One-story community center with a gymnasium.

B10 - Structure:

Reinforced cast-in-place concrete spread footings and foundation walls. Cast-in-place concrete floor slabs. Cold-formed steel framed and concrete masonry walls. Structural steel framed roofs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Wall finishes include painted concrete slump block, brick, concrete masonry, wood boards over the window and door heads, and painted stucco. There is a large mural on the east elevation of the building. Windows are clear anodized and powder-coated aluminum. Doors are clear anodized aluminum and painted hollow metal. There are two steel canopies at the main building entrance.

B30 - Exterior Horizontal Enclosures (Roofing):

Fully adhered EPDM roofing on the low slope roofs. There is one area that is a standing seam metal shed roof. There is one domed polycarbonate glazed skylight.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include carpet tile, vinyl composition tile, sheet carpeting, epoxy, and cushioned vinyl gymnasium flooring. Wall finishes include painted gypsum wallboard, fiber-reinforced plastic (FRP) paneling, ceramic tile, and painted concrete masonry. Ceiling finishes include painted gypsum wallboard and acoustical tile in suspended metal T-grid. Doors are solid core slab-type with stain-grade wood veneer finishes and hollow metal frames. Cabinets are plastic laminate. Countertops are plastic laminate. Reception casework is stain-grade wood with solid surface countertops. Toilet partitions are stainless steel and plastic types.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures, equipment, and stormwater drainage system. The 1-1/2” underground water service that supplies the domestic water system is a traditional 3-pipe (hot, cold, and hot water recirculation) system featuring soldered copper pipe and fittings. Hot water is generated by a natural gas-fired water heater rated at 50-gallons storage. The sanitary waste and vent system consists of cast iron and PVC piping and fittings. The stormwater system consists of roof drains connected to cast iron pipe and fittings that are gravity-drained. Plumbing fixtures consist of sinks, lavatories, water closets, urinals, mop service sinks, and drinking fountains and are comprised of mostly vitreous china bathroom fixtures, with manual and sensor-operated flush valves and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated and cooled by 7 rooftop air handling units with gas-fired heating and direct expansion (DX) cooling coils. Ventilation air is circulated throughout the building by means of galvanized ductwork. All supply ductwork should be wrapped with blanket type Fiberglas insulation. The HVAC temperatures are controlled by local wall-mounted digital thermostats.

D40 - Fire Protection:

The building is full sprinklered with an automatic wet pipe fire protection system. The system includes a 4" service entrance with backflow protection grooved steel piping mains, and threaded distribution piping, fittings including quick response sprinkler heads.

D50 – Electrical:

The building was constructed in 1980 and the original equipment consists of GE panelboards however Siemens panelboards were added in 2004. The building's electrical service is supplied underground to an exterior 208Y/120V, 3-phase, 4-wire, 1200A main switchboard and is distributed throughout for mechanical systems and panelboards for general-purpose use. Interior lighting consists mainly of fluorescent troffers, surface-mounted fluorescent fixtures, and compact fluorescent recessed fixtures which are controlled using light switches. Exit signs are green letters with a white background with battery back-up, some contain integral emergency egress lighting. Emergency lighting is accomplished with light fixtures with emergency ballasts and wall-mounted egress lighting with integral battery backup. Site lighting consists of various types of LED & incandescent wall-mounted fixtures, and site lighting poles with LED & HID fixtures, controls, and associated wiring. Basic line voltage switching and occupancy sensors are being used to control the building.

D60 – Communications:

The building has a modern data network, phone, and wireless system managed and monitored by the IT staff.

D70 - Electronic Safety and Security:

The security system consists of motion detectors, door alarms, and access control which is restricted to selected entrances of the building with the use of proximity card readers linked with door controllers. There are also proximity card readers at select locations on the interior of the building. The video surveillance system consists of security surveillance cameras located throughout the interior and exterior of the building that are routed to a central system. A commercial addressable Fire Alarm System extended throughout the facility, which consists of a Notifier AFP-200 panel connected to an autodialer.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Rover Run Dog Park

Site: CPRD

Building Type: Shelter Building

Building #:

Floors: 0

Gross S.F. Size: 50.00

Year Constructed: 0

LOCATION

Address: 5207 F Street

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $4,966

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.35 / 0.35

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $1,739 / $1,739

ASSESSMENT DATE:

10/7/2020

BUILDING SUMMARY:

General Description:

Rover Run park has a cover bench.

B10 - Structure:

The superstructure is a pre-engineered metal frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Non observed.

B30 - Exterior Horizontal Enclosures (Roofing):

Corrugated metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The ceiling finish is plywood.

D10 - Conveying:

Non observed.

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None

D40 - Fire Protection:

None.

D50 – Electrical:

None.

D60 – Communications:

None.

D70 - Electronic Safety and Security:

None.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Sanborn Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 2,500.00

Year Constructed: 2004

LOCATION

Address: 2031 28th Ave

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $299,057

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.11 / 0.12

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,768 / $31,807 / $37,332

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Sanborn Park structure is a single-story shelter that includes men's and women's bathrooms, a storage room, and a covered picnic area.

B10 - Structure:

The substructure appears to be a structural slab-on-grade foundation. The superstructure is a pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Fluted concrete masonry unit (CMU) block walls. Doors and door frames are hollow metal. Doors and door frames are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include exposed concrete. Wall finishes include painted CMU. Ceiling finishes include painted gypsum wallboard.

D10 - Conveying:

None observed.

D20- Plumbing:

The restroom plumbing system consists of incoming water service, copper water piping, PVC waste, and vent sanitary piping. Stainless steel institutional style plumbing fixtures are used, including two water closets and two lavatories, all fixtures use manual controls.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by an electric unit heater. Ventilation is by three exhaust fans with galvanized ductwork.

D40 - Fire Protection:

None present.

D50 – Electrical:

The facility was constructed in 2004 and the original equipment consists of GE equipment. The building's

electrical service is supplied underground to a 208Y/120V, 3-phase, 4-wire panelboard, and equipment, the panel is original. Interior lighting consists mainly of surface-mounted fluorescent fixtures, incandescent recessed and surface-mounted fixtures which are controlled using light switches and occupancy sensors. Site lighting consists of surface-mounted HID fixtures, controls, and associated wiring. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and a Securitron security system. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

G30 - Site Utilities:

Pump House has two vertical turbine pumps rated at 25 HP set on a prefabricated skid assembly including a two-stage inline screen filter.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Sherwood Park Combined

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 880.00

Year Constructed: 2015

LOCATION

Address: West 13th Street and 30th Ave.

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $192,977

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.03 / 0.09

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $622 / $5,595 / $17,826

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Sherwood Park Combined has a single-story building that includes men's and women's bathrooms, a storage room, and a pavilion picnic shelter.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructure of the restrooms is reinforced concrete masonry. The superstructure of the pavilion is a pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Restrooms - Concrete masonry unit (CMU) block walls. Doors and door frames are hollow metal.

Pavilion - pre-engineered steel frame.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Restrooms - Floor finishes include exposed concrete. Wall finishes include painted CMU. Ceiling finishes include painted fiberboard and gypsum wallboard.

Pavilion - Floor finishes include exposed concrete.

D10 - Conveying:

None observed.

D20- Plumbing:

The restroom plumbing system consists of incoming water service, copper water piping, and PVC waste and vent sanitary piping. Stainless steel institutional style plumbing fixtures are used, such as water closets, and lavatories all fixtures use manual controls.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by an electric unit heater.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building's electrical service is 120/240V to an exterior panelboard for equipment and general-purpose

use. Interior lighting consists of LED surface-mounted fixtures.

Site Lighting consists of LED wall-mounted fixtures and site lighting poles with LED fixtures, controls, and associated wiring. Basic line voltage switching, which includes multi-level switching, is used to control the building. The general-purpose receptacles appear to be original.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and a Securitron security system. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Signature Bluffs Combined

Site: CPRD

Building Type: Nature Center

Building #:

Floors: 0

Gross S.F. Size: 1,540.00

Year Constructed: 1999

LOCATION

Address: 700 North 71st Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $150,555

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.10 / 0.13

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $14,556 / $19,388

ASSESSMENT DATE:

10/8/2020

BUILDING SUMMARY:

General Description:

The Signature Bluffs site consists of a two-story storage barn, constructed in 1999, along with an adjacent public portable restroom. The site is located adjacent to the Poudre River Trail along 71st Avenue, due west of a paved parking area.

B10 - Structure:

The building substructure components include assumed reinforced cast-in-place structural slab-on-grade. The exterior utilizes a wood frame and wood truss roof structure. The restroom screening utilizes a steel column and beam frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised of painted wood cladding with sliding barn doors and aluminum framed windows.

B30 - Exterior Horizontal Enclosures (Roofing):

The facility has a standing seam metal roof system with a central cupola.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The interior architectural components of the building include unfinished wood flooring and partitions with ceilings are composed primarily open to wood structural elements above.

D10 - Conveying:

N/A

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

Barn - None

Out Building - The building has a sidewall exhaust fan and electric unit heater.

D40 - Fire Protection:

None.

D50 – Electrical:

The electrical service is fed underground to a 200A, 120/240V Eaton panel. The interior and exterior

lighting is LED controlled by basic line voltage switches.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

None observed.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Steel Horse Barn

Site: CPRD

Building Type: Livestock Shelter

Building #:

Floors: 1

Gross S.F. Size: 25,000.00

Year Constructed: 1991

LOCATION

Address: 550 Park Circle Drive

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $2,308,492

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.08 / 0.10

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $884 / $174,612 / $221,389

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The Steel Horse Barn is an outdoor shelter structure, constructed in 1991, containing horse stalls.

B10 - Structure:

The shelter utilizes a painted steel framing and roof structure with cast-in-place concrete footings.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The shelters are an open-air structure with no vertical enclosures other than gable end metal wall panels. Vertical metal structural components have a painted finish.

B30 - Exterior Horizontal Enclosures (Roofing):

The roofing system is comprised of painted corrugated metal affixed to a painted metal frame with integral corrugated fiberglass skylight panels, and an associated gutter and downspout system.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The shelter is an open-air structure with no fixed interior elements other than metal framed horse stalls.

D10 - Conveying:

N/A

D20- Plumbing:

None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None.

D40 - Fire Protection:

None.

D50 – Electrical:

Building electrical service and power distribution are supplied with two Cutler-Hammer panelboards.

D60 – Communications:

None.

D70 - Electronic Safety and Security:

None.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Sunrise Splash Park & Filter House

Site: CPRD

Building Type: Utility Building

Building #:

Floors: 0

Gross S.F. Size: 400.00

Year Constructed: 1976

LOCATION

Address: 12th Street and 3rd Avenue

City: Greely

State: CO

Zip Code: 80631

CRV DATA:

CRV: $106,649

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.01 / 0.14 / 0.49

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $707 / $15,448 / $51,948

ASSESSMENT DATE:

10/5/2020

BUILDING SUMMARY:

General Description:

The pumphouse and filter building is a single-story structure, constructed in 1976, utilized to house mechanical equipment for the adjacent splash pad.

B10 - Structure:

The superstructure of the pump house is reinforced concrete masonry.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Wall finishes include painted CMU and painted fiberboard. Doors and door frames are hollow metal. Windows are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include exposed concrete. Wall finishes include painted CMU and painted fiberboard. Ceiling finishes include painted fiberboard and gypsum wallboard.

D10 - Conveying:

None.

D20- Plumbing:

The splash pad has a gas-fired pool heater rated at 650 MBH, sand filters, and 2 base mount pumps.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The heating in the mechanical room is an electric unit heater.

D40 - Fire Protection:

None.

The buildings are fed underground to a 120/240V Delta panel for mechanical equipment & general-purpose use. Interior lighting consists mainly of surface-mounted and wall- mounted CFL & LED fixtures which are controlled using light switches and occupancy sensors. The buildings have wall-mounted emergency lighting with battery packs. Site lighting consists of various types of LED wall-mounted fixtures and site lighting poles with HID fixtures, controls, and associated wiring.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

None observed.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Twin Rivers Park & Family Fun Plex Combined

Site: CPRD

Building Type: Athletic Center

Building #: 56

Floors: 0

Gross S.F. Size: 71,256.00

Year Constructed: 2005

LOCATION

Address: 1500 65th Ave

City: Greeley

State: CO

CRV DATA:

CRV: $23,542,713

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.05 / 0.12

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $64,590 / $1,125,289 / $2,882,615

ASSESSMENT DATE:

10/8/2020

BUILDING SUMMARY:

General Description:

Family Fun Plex -The 2-story facility includes a field house, natatorium, current pool, fitness areas, locker, and restrooms, cafe, and administrative offices.

The Playground Restroom and Softball Restroom utilize a gable roof, cement board siding, and concrete floor slab construction.

Shelters - One steel-framed open-air shelter with a concrete floor system and one wood framed storage shed both with a gabled roof system.

Amphitheater - Open-air concrete stage.

B10 - Structure:

Family Fun Plex -The 2-story facility includes slab-on-grade concrete floors, masonry block walls, steel beams, columns metal deck roofing throughout.

Playground Restroom and Softball Restroom utilize masonry walls, concrete slab-on-grade flooring, wood laminated roof beams, metal roof deck roof construction.

Shelters - One steel tube-framed open-air shelter with a concrete floor system and one wood framed storage shed both shelters include a gabled roof system.

Amphitheater - Stone-clad steel column wood beams, steel bar joist, and metal decking.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Family Fun Plex -Cement board siding, masonry block, copper panels, hollow metal, and fiberglass-reinforced panel doors.

Playground Restroom, Softball Restroom, and Potable Pump House all utilize cement board siding, masonry block, hollow metal, and fiberglass-reinforced doors.

Shelters - One steel-framed open-air shelter with steel columns and cast stone base details, another shed with cement board siding, and wood doors.

Amphitheater - Open-air reinforced elevated concrete stage and stairs with stone-clad steel column wood beams, steel bar joist, and metal decking.

B30 - Exterior Horizontal Enclosures (Roofing):
Family Fun Plex -Standing seam metal and single-ply membrane roof assemblies.

Playground Restroom, Softball Restroom, and Potable Pump House all utilize standing seam metal roofs.

Shelters - One steel-framed shelter with a standing seam metal roof system and the other with asphalt shingle roofing.

Amphitheater - Standing seam metal roof.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):
Family Fun Plex -The 2-story facility includes rubber athletic flooring, sealed and painted concrete, resinous flooring, vinyl composition tile, ceramic tile, carpeting. Acoustical ceiling tile, painted gypsum wallboard, exposed structure, ceramic tile floors, and walls, along with painted masonry block walls. Interior doors include painted hollow metal and solid wood doors stain-grade wood veneer finishes. Cabinets are plastic laminate units with plastic laminate countertops. Restrooms and locker rooms utilize painted metal partitions and lockers.

Playground Restroom, Softball Restroom, and Potable Pump House all utilize a gable roof, cement board siding, and concrete floor slab construction.

Shelters - One steel-framed shelter with a concrete floor system and one wood framed storage shed both with a gabled roof system.

D10 - Conveying:
Family Fun Plex -One 4,500 lbs. 2-stop passenger elevator with stainless steel finishes.

Playground Restroom, Softball Restroom, and Potable Pump House, shelters - none.

D20- Plumbing:
Family Fun Plex - The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures, equipment, and stormwater drainage system. A 3” water service supplies the domestic water system is a traditional 3 pipe (hot, cold, and hot water recirculation) system featuring soldered copper pipe and fittings. Hot water for both the pool and building use is generated by 3 heating hot water to hot water plate frame heat exchangers, 1 for each of the pool areas. The sanitary waste and vent system consists of cast iron piping. The stormwater system consists of roof drains connected to insulated cast iron pipe and fittings gravity drained. Plumbing fixtures such as sinks, lavatories, water closets,

urinals, mop service sinks, and drinking fountains. Comprised of mostly vitreous china bathroom fixtures, stainless steel, with both manual and sensor-operated flush valves and faucets. Pool water piping consists of PVC pipe and fittings and a continuous trench drains around each pool

Playground Restroom - The plumbing system consists of 1-1/2" incoming water service with backflow prevention, copper water piping, and cast iron waste and vent piping. Fixtures include an electric drinking fountain, lavatories with manual faucets, water closets, and a urinal, all stainless steel construction.

Softball Restroom - The plumbing system consists of 1-1/2" incoming water service with backflow prevention, copper water piping, and cast iron waste and vent piping. Fixtures include an electric drinking fountain, vitreous china lavatories with manual faucets, water closets, and a urinal.

Shelters - None.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):
Family Fun Plex - The building is heated by a heating hot water system supplied to heat exchangers and terminal units. Heating hot water is generated by two non-condensing boilers located in the ground mechanical room. Heating hot water is supplied to cabinet unit heaters, convectors, and reheat coils located throughout the building. Heating hot water piping consisting of larger diameter welded steel and smaller diameter soldered copper insulated pipe and fittings from the boilers to the heat exchangers and terminal units. Ventilation air is heated and cooled by six packaged rooftop air handling units and two custom rooftop air handlers, both types have gas-fired heating and direct expansion (DX) cooling. All supply ductwork outside of the pool areas would be galvanized steel and should be wrapped with blanket type fiberglass insulation. The ductwork in the pool areas is galvanized steel with a PVC coating and is not insulated. Building temperature controls are direct digital controls (DDC).

Playground Restroom - The building uses electrical heating, with a fan coil unit in the ceiling and unit heater. The ventilation system consists of a sidewall exhaust fan rooftop exhaust fan for the bathrooms.

Softball Restroom - The building uses electrical heating, with a fan coil unit in the ceiling and unit heater. The ventilation system consists of a sidewall exhaust fan and an inline exhaust fan for the bathrooms.

Shelters - None.

D40 - Fire Protection:
Family Fun Plex - The building is fully-sprinklered with a wet-pipe fire suppression system consisting of a 6” service entrance and a double check detector assembly (DCDA). The system uses grooved steel piping mains, threaded distribution piping, and fittings and includes upright, side-wall, and pendent quick

response sprinkler heads.

Playground Restroom - None.

Softball Restroom - None.

Shelters - None.

D50 – Electrical:

Family Fun Plex: The building's electrical service is supplied underground to a 480Y/277V, 3-phase, 4-wire electric service to the main switchboard, secondary switchboards, panelboards, and transformers to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboards, and equipment, most of the electrical equipment is original. Interior lighting consists mainly of LED pendant-mounted fixtures, fluorescent troffers, surface-mounted and pendant-mounted HID fixtures, and compact fluorescent recessed fixtures which are controlled using light switches and a few occupancy sensors. The building has exit signs with green letters and white backgrounds, most are of similar age and have include integral backup battery packs. Emergency lighting is provided by wall mounted lighting fixtures with battery packs. Site lighting consists of various types of HID and LED wall-mounted fixtures, bollards controls, and associated wiring. Pole lighting consists of LED and HID luminaires, controls, and wiring. Basic line voltage switching, which includes multi-level switching, is used to control the building. The quantity of general-purpose receptacles appears to be original.

Playground Restrooms:

The building's electrical service is supplied underground to a 480Y/277V, 3-phase, 4-wire electric service to the main panelboard and transformer to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboard, and equipment. The electrical distribution equipment is original. Interior lighting consists mainly of surface-mounted fluorescent fixtures which are controlled using basic line voltage switching, which includes multi-level switching, and occupancy sensors. Site lighting consists of wall-mounted luminaires that have been retrofit with LED lamps.

Softball Restrooms:

The building's electrical service is supplied underground to a 480Y/277V, 3-phase, 4-wire electric service to the main switchboards, panelboards, and transformer to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboard, and equipment. The electrical distribution equipment is original. Interior lighting consists mainly of surface-mounted fluorescent fixtures which are controlled using basic line voltage switching, which includes multi-level switching, and occupancy sensors. Site lighting consists of HID wall-mounted luminaires.

Mini-Golf Shelter:

The electrical service is supplied 480Y/277V 3-phase, 4-wire underground to the transformer to reduce the voltage for the 400A, 208Y/120V 3-phase, 4-wire panelboard.

Amphitheater:

The electrical service is supplied 480Y/277V 3-phase, 4-wire underground to the transformer to reduce the voltage for a 208Y/120V 3-phase, 4-wire panelboard, and two Company Switches. The lighting is surface-mounted fixtures with unknown lamps.

D60 – Communications:

Family Fun Plex:

The building has a voice and data network consisting of structured equipment boards, cable racks, wiring systems, WIFI, outlets, and ceiling speakers.

Playground Restrooms: None.

Softball Restrooms: None.

Amphitheater: None.

Mini-Golf Shelter: None.

D70 - Electronic Safety and Security:

Family Fun Plex:

Video surveillance cameras are located throughout the facility's interior and exterior . Access is restricted with the use of proximity card readers linked to door controllers. The building has a Notifier fire alarm system with smoke/heat detectors, audio alarm devices, visual alarm devices, and manual pull stations.

Playground Restrooms:

Access control consists of keyed door locks. There is no electronic surveillance system or fire detection and alarm system.

Softball Restrooms:

Access control consists of keyed door locks. There is no electronic surveillance system or fire detection and alarm system.

Amphitheater: None.

Mini-Golf Shelter:

Access control consists of keyed door locks. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: UCCC

Site: CPRD

Building Type: Conference Center

Building #: 143

Floors: 0

Gross S.F. Size: 79,107.00

Year Constructed: 1988

LOCATION

Address: 701 10th Avenue

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $25,185,753

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.16 / 0.20

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $31,469 / $4,001,146 / $5,120,172

ASSESSMENT DATE:

9/25/2020

BUILDING SUMMARY:

General Description:

The Union Colony Civic Center, constructed in 1988, is a three-story building located on 10 th Avenue and 7th Street. The facility is connected to the Recreation Center building and primarily houses Monfort Concert Hall and Hensel Phelps Theatre .

B10 - Structure:

The substructure consists of reinforced cast in place concrete spread footings, foundation walls, and floor slabs. The superstructure consists of concrete masonry cavity walls, structural steel internal framings, structural steel roof framing, and composite elevated floor slabs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows and Doors):

B30 - Exterior Horizontal Enclosures (Roofing):

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include sheet carpeting, VCT, hardwood flooring, and sealed concrete. Wall finishes include painted gypsum wallboard or plaster over stud framing partitions, vinyl wall covering, ceramic/glass wall tile. Ceiling finishes include acoustical tile in suspended metal T-grid, painted plaster ceiling system, painted gypsum wallboard (GWB). Windows are fixed aluminum with single-pane glazing. Doors are solid-core slab-type with paint-grade and stain-grade wood veneer finishes. Door frames are knock-down and welded hollow metal. Cabinets are stain-grade wood and stain-grade plastic laminate, Countertops are plastic laminate, stain-grade wood, and solid-surface materials. Toilet partitions are sheet metal.

D10 - Conveying:

One 5,000 lb. capacity, 3 stop freight elevator with metal diamond pattern flooring, painted metal wall and ceiling panels. Two 750 lb. wheelchair lifts.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste, and vent, plumbing fixtures, equipment, and stormwater drainage system. A 3” underground water service supplies the domestic water system is a traditional 3 pipe (hot, cold and hot water recirculation) system featuring soldered copper pipe and fittings. Hot water is generated by a gas-fired tank-type 35-gallon water heater. The sanitary waste and vent system consists of cast iron pipe. The stormwater system consists of roof drains with an overflow system connected to cast iron pipe and fittings gravity drained. Plumbing fixtures such as sinks, lavatories, water closets, urinals, mop service sinks and drinking fountains. Comprised of mostly vitreous

china bathroom fixtures, stainless steel, with manually operated flush valves and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The school is heated by a heating hot water system supplied to the terminal units. Heating hot water is generated by two condensing hot water boilers rated at 750 MBH and 1000 MBH respectively. Redundant basemount pumps supply hot water to cabinet unit heaters, convectors and reheat coils located throughout the building. The building is heated and cooled by 6 packaged rooftop air handling units with natural gas heat and direct expansion (DX) cooling. Ventilation air is circulated through the building by galvanized duct work. All supply ductwork should be wrapped with blanket type Fiberglas insulation. Building automation is a mix of both direct digital controls (DDC) and pneumatics..

D40 - Fire Protection:

The building is fully sprinklered with a wet pipe and dry pipe fire suppression system consisting of a 6" service entrance, grooved steel piping mains, and threaded distribution piping, fittings including sprinkler heads.

D50 – Electrical:

The building was constructed in 1988 and the original equipment consists of ITE switchboards and panelboards. Newer panelboards are also present. Building electrical service and power distribution wiring is supplied underground by a pad-mounted transformer to 480Y/277V 3 phase, 4 wire, 1200 A main switchboard that supplies transformers, mechanical equipment, and secondary 208Y/120V, 3 phase, 4 wire, 1200V switchboards for mechanical equipment and panelboards for general-purpose use. Interior lighting consists mainly of fluorescent troffers, surface-mounted fluorescent, incandescent, quartz, and compact fluorescent recessed fixtures. Lighting throughout the facility is typically controlled with wall mounted light switches and occupancy sensors. Exit signs are green letters with white and black backgrounds, some contain integral battery backup and wall-mounted emergency lighting with battery packs. Site lighting consists of various types of HID, flood, and LED recessed, track and wall-mounted fixtures, controls, and associated wiring. Pole lighting consists of HID luminaires, controls, and wiring. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

Voice and data network consists of structured equipment boards, wiring systems, WIFI, outlets, and ceiling speakers that are maintained by an internal IT department.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of proximity card readers at the exterior doors. The video surveillance system consists of security surveillance cameras located throughout the interior and exterior of the building. A commercial addressable Fire Alarm System extended throughout the facility, which

consists of a Honeywell Notifier panel connected to an autodialer.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

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BUILDING DATA

Portfolio: City of Greeley

Building: Westmoor Park Combined

Site: CPRD

Building Type: Restroom Building

Building #:

Floors: 0

Gross S.F. Size: 854.00

Year Constructed: 2016

LOCATION

Address: West 6th Street and 38th Ave.

City: Greeley

State: CO

Zip Code: 80631

CRV DATA:

CRV: $169,895

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.03 / 0.04

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $0 / $5,631 / $6,103

ASSESSMENT DATE:

10/7/2020

BUILDING SUMMARY:

General Description:

Westmoor Park has a single-story restroom and pavilion.

B10 - Structure:

Foundations and floor slabs are reinforced cast in place concrete. The superstructure of the restroom is reinforced concrete masonry (CMU) and a pre-engineered steel frame. The superstructure of the pavilion is a pre-engineered steel frame.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The floor finish is exposed concrete. Wall finishes consist of painted CMU and painted plank. Windows are hollow metal. Doors and door frames are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

The floor finish is exposed concrete. Wall finishes include painted CMU, exposed CMU, and painted fiberboard. The ceiling finish is unfinished wood planks and painted fiberboard.

D10 – Conveying:

Non observed.

D20- Plumbing:

The plumbing system consists of copper water piping and a hydropneumatic tank fed from a well field, PVC waste, and vent piping, and stainless steel water closets and lavatories.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

There are an electric unit heater and an inline exhaust fan for the restrooms.

D40 - Fire Protection:

None.

D50 – Electrical:

The electrical service is fed underground to a 100A, 120/240V SQ D panel. The lighting for the building is all LED.

D60 – Communications:

None observed.

D70 - Electronic Safety and Security:

There is a Securitron security system with motion detectors.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: White-Plumb Farmhouse

Site: CPRD

Building Type: Museum

Building #:

Floors: 9

Gross S.F. Size: 2,545.00

Year Constructed: 1907

LOCATION

Address: 955 29th Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $691,719

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.34 / 0.39

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $1,907 / $235,784 / $268,777

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

The White-Plumb Farmhouse is a two-story wood-frame historical farmhouse that symbolizes the central role of agriculture in Greeley's history and is part of The City of Greeley Historic Preservation. Design by Greeley's first female architect, Bessie Smith. Additional outbuildings on-site include a blacksmith shop, carriage house, garage, outhouse, picnic shelter, potato cellar, pottery house, and restrooms.

B10 - Structure:

Masonry foundation walls, and dimensional wood-framed roof.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The exterior architectural vertical enclosure is siding painted wood clapboard, windows are predominantly wood with aluminum storm windows, doors are predominantly wood.

B30 - Exterior Horizontal Enclosures (Roofing):

Roofing is asphalt shingle.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include hardwood, sheet carpeting, and sheet vinyl. Wall finishes include painted plaster and gypsum wallboard. Ceiling finishes painted plaster, and gypsum wallboard. Doors are stained wood. Cabinets are stain-grade wood. Countertops are solid-surface materials.

D10 - Conveying:

None observed.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system consists of soldered copper piping and fittings with minor amounts of PEX tubing. Hot water is generated by a natural gas-fired tank-type water heater rated at 40 gallons. The sanitary waste and vent system consists of cast iron and PVC piping. Plumbing fixtures such as kitchen sinks, lavatories, water closets, and bathtub/shower unit. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is served by two gas-fired forced hot air furnaces with a residential type direct expansion (DX) air conditioner. Condenser units are mounted at grade on composite pads. Air is distributed via a ducted supply system consisting of galvanized ductwork. Lavatory exhaust fans are energized via the

lavatory light switch.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building's electrical service is 120/240V to panelboards for equipment and general-purpose use. The electrical distribution equipment is of varying ages and conditions. Interior lighting consists mainly of surface-mounted, pendant-mounted, wall-mounted fixtures with various fluorescent, incandescent, and CFL lamps which are controlled using light switches. Site Lighting consists of wall-mounted incandescent and LED light fixtures, controls, and associated wiring. Basic line voltage switching is used to control the building.

D60 – Communications:

A wired phone system is present.

D70 - Electronic Safety and Security:

The physical security of the building is accomplished with keyed locks. Motion detectors connected to the security system are located throughout the building.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Woodbriar Park

Site: CPRD

Building Type: Museum

Building #:

Floors: 1

Gross S.F. Size: 736.00

Year Constructed: 2018

LOCATION

Address: 29th Avenue and 19th Street

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $111,185

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.02 / 0.03

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $293 / $2,061 / $2,874

ASSESSMENT DATE:

10/19/2020

BUILDING SUMMARY:

General Description:

Park structure is a single-story shelter that includes men's and women's bathrooms, and a covered picnic area.

B10 - Structure:

Reinforced cast-in-place concrete structural floor slabs. Concrete masonry walls. Dimensional wood-framed roofs.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

Cultured stone veneers and common concrete masonry walls. Doors and door frames are hollow metal.

B30 - Exterior Horizontal Enclosures (Roofing):

Standing seam metal.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include exposed concrete. Wall finishes include painted CMU. Ceiling finishes include stained wood plank tongue and groove.

D10 - Conveying:

None observed.

D20- Plumbing:

The restroom plumbing system consists of incoming water service, copper water piping, PVC waste, and vent sanitary piping. A small electric tank-less instantaneous water is mounted on the interior wall. Stainless steel institutional style plumbing fixtures are used, such as water closets, lavatories, and urinals, with manual controls. There is an electric drinking fountain outside of the building.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

None Present.

D40 - Fire Protection:

None present.

D50 – Electrical:

The building's electrical service is 120/240V to a panelboard for equipment and general-purpose use. Interior lighting consists of LED surface-mounted fixtures. Site Lighting consists of LED wall-mounted

fixtures,surface-mounted LED fixtures, controls, and associated wiring. Basic line voltage switching, which includes multi-level switching, is used to control the building. The general-purpose receptacles appear to be original.

D60 – Communications:

None present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and a Securitron security system. There is no electronic surveillance system or fire detection and alarm system.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

ASSET SUMMARY

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1, 5 and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: City of Greeley

Building: Youth Sports Complex Combined

Site: CPRD

Building Type: Maintenance Shop

Building #: 81-82

Floors: 1

Gross S.F. Size: 5,265.00

Year Constructed: 2006

LOCATION

Address: 20th Street and 65th Avenue

City: Greeley

State: CO

Zip Code:

CRV DATA:

CRV: $1,658,632

FCI DATA:

1 / 5 / 10 Yr. FCI: 0.00 / 0.25 / 0.27

(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)

$ 1 / 5 / 10 Yr. Deficiencies: $2,094 / $409,531 / $445,874

ASSESSMENT DATE:

10/9/2020

BUILDING SUMMARY:

General Description:

The Youth Sports Complex Combined, constructed in 2006, is a group of three buildings consisting of a concession stand with restrooms and maintenance building, a baseball youth sports center building, and ancillary storage shed. The buildings are in the western portion of the A street complex near the corner of A Street and 14th Avenue.

B10 - Structure:

The building substructure components include assumed reinforced cast-in-place slab-on-grade with spread footings. The exterior primarily utilizes tilt-up concrete and reinforced masonry structure, with a steel structure within the metal building portion and joisted masonry in the shed. Roof structures consist primarily of a concrete double-tee structure with areas of steel joists or wood-frame structure in the remaining areas.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows, and Doors):

The facility's exterior architectural vertical enclosure is comprised primarily of tilt-up concrete, with a portion of painted metal wall panels and painted cementitious plaster parging. Steel and aluminum framed window systems can be found on two of the buildings. Exterior doors and frames consist of painted metal units with aluminum or wood frames, integral glazing, and heavy-duty hardware. The complex contains eighteen-panel type overhead coiling doors leading to storage bays.

B30 - Exterior Horizontal Enclosures (Roofing):

The main and secondary buildings have a low slope roofing system consisting of an EPDM membrane roof with gravel topcoat and metal coping units. The metal building has a corrugated metal roof system while asphalt shingles are used for the storage shed.

C20 - Interior Finishes (Architectural) and E20 - Fixed Furnishings (Cabinetry):

Floor finishes include sheet carpeting, VCT, ceramic tile, and exposed sealed concrete. Wall finishes include painted gypsum wallboard or plaster over stud framing partitions and painted concrete masonry unit wall. Ceiling finishes include acoustical tile adhered to ceiling substrate, acoustical tile in suspended metal T-grid and painted gypsum wallboard (GWB). Doors are solid core slab-type with paint-grade and stain-grade wood veneer finishes. Door frames are knock-down and welded hollow metal. Cabinets are plastic laminate and solid wood. Countertops are plastic laminate, solid-surface materials. Toilet partitions are sheet metal.

D10 - Conveying:

Buildings do not have elevators.

D20- Plumbing:

The plumbing system consists of domestic water service, sanitary waste and vent, plumbing fixtures, and equipment. The domestic water system has a 1-1/4" incoming service with backflow prevention and consists of soldered copper piping and fittings. Hot water is generated by an electric tank-type water heater rated at 40 gallons. The sanitary waste and vent system consists of PVC piping. Plumbing fixtures such as sinks, lavatories, water closets. Comprised of mostly vitreous china bathroom fixtures and stainless steel, with manually operated flush tanks and faucets.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building is heated by three electric unit heaters suspended from the structure. Temperature is controlled by local thermostats.

D40 - Fire Protection:

None present.

D50 – Electrical:

Building electrical service and power distribution is supplied underground to 480Y/277V, 3 phase, 4 wire, 1200A main switchboard that supplies secondary switchboards, panelboards, and transformers to reduce the voltage for 208Y/120V, 3-phase, 4-wire panelboards, equipment, and general-purpose use. Interior lighting consists mainly of fluorescent fixtures. Lighting is controlled with light switches. Site lighting consists of various types of HID field lighting poles with fixtures, controls, and associated wiring.

D60 – Communications:

The facility has a data system consisting of a structured wiring system and wireless capabilities. A wired phone system is present.

D70 - Electronic Safety and Security:

Access control and intrusion detection consist of keyed door locks and motion detectors routed through a monitored security panel to a wall-mounted controller.

G20 - Site Improvements (Civil):

Assessment of the facility site was limited to assets and infrastructure within a ten-foot perimeter of the building. Accessible parking areas, their associated access pathways, and pedestrian walkways that connect the facility to the municipal pedestrian walkway infrastructure were assessed to the extent required to inform the 5-point general accessibility rating for this facility.

2. PURPOSE

Introduction:
City of Greeley has requested a Facilities Condition Assessment encompassing approximately 1,679,698 square feet of floor area located at multiple sites throughout the City of Greeley. A diverse portfolio of assets as part of this FCA included 138 structures constructed between 0 and 2020. These buildings and assets include:

List of Assets

Public Works	**Building Square Footage**
9th Avenue Pump Stormwater	**400**
A Street Complex PW Combined	**49,109**
City Center North Combined	**33,425**
City Center South	**46,828**
City Hall	**29,115**
GET Maintenance & Bus Storage	**30,966**
Public Works Administration	**15,923**
Streets Main Building Combined	**19,436**
Union Pacific Depot Combined	**21,014**
Weigh Station	**120**
Public Works	**246,336**

Fire Department	**Building Square Footage**
Fire Station #1	**24,930**
Fire Station #2	**6,076**
Fire Station #3	**11,500**
Fire Station #4 Combined	**7,057**
Fire Station #5	**9,770**
Fire Station #6	**18,471**
Fire Station #7	**8,495**
Fire Training Center Combined	**11,500**
Western Hills Fire Station	**9,211**
Fire Department	**107,010**

Police Department	**Building Square Footage**
Gun Range	**8,214**

Police HQ Combined	**84,369**
Police Department	**92,583**

Water & Sewer	**Building Square Footage**
1000 1st Avenue Water Combined	**66,493**
1021, 1060, 1101 1st Ave - Wastewater Facility Combined	**27,178**
1050 1st Avenue - Ops Annex	**2,405**
1205 54th Avenue Combined	**6,668**
1700 East 8th - Lift Station #16	**400**
2180 Balsam Non Potable Dog Park/Retention Pond	**500**
2444 5th Street - Houston Gardens	**493**
300 East 8th Combined	**16,721**
306 East 8th - Maintenance Combined	**11,772**
660 Ed Beegle Lane - Lift Station #2	**400**
6600 C Street - North Ridge	**300**
7100 F Street - Lift Station #17	**200**
899 North 11th Avenue - Saddle Club	**169**
921 21st Avenue - Luther Park	**234**
924 North 35th Avenue	**1,220**
A Street Complex Water Combined	**15,061**
Bella Romero-Non Potable Site	**324**
Bellvue Treatment Facility Combined	**81,023**
Bittersweet Park Non-Potable Pump Station	**300**
Boomerang Golf Course Pump Stations - Combined	**400**
Buildings at Reservoir Combined	**8,336**
Centennial Village - Non Potable Site	**240**
Cottonwood Park	**400**
Delta Park	**200**
Glenmere Park Pump Station	**460**
Gold Hill Combined	**3,574**
Greely West Park - Non Potable Pump Station	**400**
Highland Hills Golf Course West Pump Station	**400**
Josephine Jones Park Pump Station	**200**
Lake Loveland Combined	**1,313**

Lift Station #1	**400**
Lift Station #12	**400**
Lift Station #13	**400**
Lift Station #15	**799**
Lift Station #18	**400**
Lift Station #4	**400**
Lift Station #9	**400**
Linn Grove Cemetery Pumphouses	**571**
Loveland Treatment Facility Combined	**74,471**
Luther Park Non-Potable Site	**320**
Monfort Non Potable Site	**752**
Poudre River Ranch Transfer Station	**425**
Promontory Main-Non Potable Site	**551**
Promontory Transfer-Non Potable Site	**400**
Ramseier Park Pump-Non Potable Site	**400**
Sanborn Park Non-Potable Pump Station	**400**
St. Michael's Non Potable	**400**
Twin Rivers Non Potable Pumphouse	**600**
UNC Pump House-Non Potable Site	**494**
White Residuals Storage Tent	**13,120**
Youth Sports-Non Potable Site	**273**
Water & Sewer	**344,160**

CPRD	**Building Square Footage**
Active Adult Center	**37,023**
Anna Gimmestad Park Combined	**2,208**
Archibeque Park Combined	**1,820**
Balsam Park	**2,232**
Bittersweet Park Combined	**3,954**
Boomerang Golf Course Combined	**15,000**
Broadview Park Combined	**1,465**
Butch Butler Field	**2,860**
Centennial Park Combined	**4,830**
Centennial Village Combined	**31,453**

Coyote Run Park	**450**
Discovery Bay Swimming Pool	**3,979**
East Memorial Park	**2,600**
Farr Park	**1,560**
Forbes Field Combined	**1,940**
Forestry Division Office/JB Jones Combined	**3,466**
Glenmere Park	**2,600**
Greeley West Park	**350**
Highland Hills Golf Course Combined	**13,620**
History Museum	**34,000**
Ice Haus	**54,322**
IG Buckle Club	**5,500**
Island Grove Arena Combined	**149,403**
Island Grove Bunkhouse	**4,500**
Island Grove Events Center	**90,000**
Island Grove Maintenance Shop	**4,300**
Island Grove Managers Office	**980**
Island Grove Outrider Building	**990**
Island Grove Parks Admin Combined	**6,862**
Island Grove Poudre River Pavilion	**9,000**
Island Grove Restroom and Pavilion	**2,750**
Island Grove Saddle Club	**1,600**
Island Grove Splash Pad	**600**
Island Grove Support Combined	**3,700**
Jimmy's Park	**350**
Kiwanis Park	**250**
Lincoln Park Combined	**550**
Linn Grove Cemetery Combined	**8,882**
Luther Park	**1,813**
Meeker Museum Combined	**1,582**
Monfort Park	**2,900**
Monfort Park Office/Shops Combined	**4,266**
NAT /Parks Homestead Park Combined	**600**

NAT Natural Areas & Trails Office	**3,200**
NAT/SDT McCloskey Nat. Area	**40**
Peak View Park	**1,600**
Pheasant Run Park	**460**
Poudre Learning Center	**40**
Poudre Ponds Combined	**490**
Promontory Park Combined	**2,500**
Ramseier Park Combined	**576**
Recreation Center	**131,660**
Roche Baseball Training Facility	**15,000**
Rodarte Community Center	**20,800**
Rover Run Dog Park	**50**
Sanborn Park	**2,500**
Sherwood Park Combined	**880**
Signature Bluffs Combined	**1,540**
Steel Horse Barn	**25,000**
Sunrise Splash Park & Filter House	**400**
Twin Rivers Park & Family Fun Plex Combined	**71,256**
UCCC	**79,107**
Westmoor Park Combined	**854**
White-Plumb Farmhouse	**2,545**
Woodbriar Park	**736**
Youth Sports Complex Combined	**5,265**
CPRD	**889,609**

PURPOSE

Objective:

The objective of the assessment and report is to:
The goal of this assessment is to garner a detailed facility condition assessment (FCA), inventory and analysis of its facilities and miscellaneous structures on approximately 1,613,354 square feet of City owned properties, identification of current facility condition deficiencies, recommendation corrections for deficiencies, cost estimates for correction, and forecasting future capital renewal cost.

Project Team Partners:

Client:
City of Greeley

Project Leader:
CannonDesign, founded in 1915 is one of the world's leading design firms, with over 900 professionals in 15 offices worldwide. We integrate all the skills needed to deliver complex projects, and we are guided by common vision and purpose: Together, we create design solutions to the greatest challenges facing our clients and society. We think our clients are our most important partners. CannonDesign's Facility Optimization Solutions (FOS) team is a consultancy dedicated to enhancing our clients' capabilities in managing their existing facilities and operations more efficiently and effectively.

Acknowledgements:

The CannonDesign Facility Optimization Solutions (FOS) team appreciates the effort and commitment that City of Greeley put forth in assisting us in completing the assessment phase of the 2020 Facilities Condition Assessment. Our team is committed to empowering City of Greeley with accurate and valuable facility systems data that will support future success.

We are all better when we work together, and our team is proud to be working with City of Greeley. We appreciate the time, energy, and input of everyone who played a role in this important effort.

Client: City of Greeley

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Project Overview:

This document summarizes the results and recommendations of the Facility Condition Assessment for the City of Greeley. This report is a professional opinion prepared by CannonDesign's Facility Optimization Solutions (FOS) group in collaboration with City of Greeley, based on the areas of the asset that could be accessed.

Following the initial project scoping meetings, an orientation and project commencement meeting was held at GoToMeeting (Virtual) on September 17, 2020. The assessment team evaluated physical conditions at the site during visits conducted between September 21, 2020 through October 31,2020.

Scope of Services:

The scope of the FCA includes the visual inspection of components, assemblies and systems, based on an industry-standard system-level approach. This assessment is based on a Deficiency Level 3/5 hybrid. The scope includes the visual assessment of: Exterior and Interior Architecture, Structural, Roof, Fire Protection, Plumbing, Mechanical, Electrical, Communications and Civil systems (0' to 10' from the building - Unless noted otherwise). The services summarized in the report include:

- Executive summary & detailed report for each asset assessed
- Description of methodology
- Identification and documentation of the present conditions and risks at each asset
- Recommendations for corrective actions
- Budget level cost estimates for corrective actions
- Forecast of 1, 5 and 10-year facility needs

The assessment team conducted the Facility Conditions Assessment and wherever possible, the team visually reviewed the material conditions, accessibility outside and within the facility, function of operating equipment, performance, and estimated remaining functional life. Estimated costs for repairs or replacement, and other aspects of the facility, as required in the contract scope of work are based on these efforts.

Extensive inspection methods requiring scaffolding, high-reach equipment, using ladders, removal of ceiling tile, access doors, opening equipment and service panels, performing equipment shut-downs, entering confined spaces, and/or destructive testing were not employed unless specifically noted as included in the original Scope of Services. Street, roof level, and room by room (when accessible)

area observations were made to determine the current conditions. Not all areas of the buildings were

accessible at the time of this survey. Additionally, any equipment with missing identification output, or load and capacity ratings has been assessed and cost estimated based on the observed size of the systems served.

The assessment scope is limited to a visual inspection and is not intended to provide a design analysis or cost estimate in the detail needed to prepare construction documents. Inferences and assumptions are often required when information is unavailable, limited, cannot be confirmed by direct observation, or validated by the Owner.

Disclaimer:

The preceding document, dated February 2, 2021 was created by CannonDesign FOS, in close collaboration with City of Greeley. Other than to City of Greeley, CannonDesign FOS disclaims any obligation to any third party with respect to any material presented in this document, and no third party may rely upon this document without advance and express written consent from CannonDesign FOS and City of Greeley. In this event, any third party will be bound by the limitations, qualifications, terms, conditions, and indemnities to CannonDesign FOS set forth in the agreement. Additionally, no destructive testing is performed during the visual assessment. Consequently, no guarantee or warranty can be offered or implied based on the content of this report. All materials presented in the preceding document are, to the knowledge of CannonDesign FOS, reasonable based on the qualifications, limitations, and assumptions identified above.

3. METHODOLOGY

Direct Cost Methodology

Direct Cost and Project Cost

CannonDesign maintains an extensive current and historic cost estimating database containing contractor pricing, manufacturer quotations, bidding results and estimating resources for use in the determination of unit pricing. It is critical to note that all costs within this document are Direct Costs. Direct Costs are the industry standard measure to apply the FCI, DCI, or SCI values consistently across the deficiencies that are identified, understood and defined by CannonDesign as “replacement” costs based upon the sum of units, and not based upon Project Costs to accomplish the replacement of those components. Project costs should be anticipated to be between 40% and 60% higher than direct costs depending on the project specific delivery methods.

Direct Cost:

Direct costs include all labor and material required for the component, assembly or system replacement. A direct cost typically includes incidental work or materials not specifically identified such as demolition , piping and ductwork connections, controls, HVAC balancing and electrical connections. Direct cost items do not include work required elsewhere within the building or site such as the partial cutting and patching of a ceiling assembly accessing a component scheduled for replacement. Clear delineation is necessary to avoid double-counting for multiple system replacements. Direct costs exclude general contractor / construction manager (GC/CM) markups, soft costs, escalation, inflation and any overtime or off-hours work. Additional project costs including coordination costs, escalation and any premiums for working conditions are also not considered as part of direct costs

Project Cost:

Project costs are customized to match the delivery method and typically include general conditions and other soft costs including contingencies, design costs, permitting costs, bid phase costs and contractor's overhead and profit. Project Costs are not the basis for Facility Condition Assessments.

How to Develop Budgets Based on Project Costs?

Capital improvement and Project Planning budgets can be developed post-assessment by assembling project models within the FOCUS™ software’s project planning module. Subscribers can assign a number of project specific factors (such as a preferred project delivery method excluded in Direct Cost methodology). Users can also define multiple client driven parameters or project driven related costs

(such as a remodel to an adjacent area), to generate accurate Project Costs or develop multiple budgeting scenarios for a single project. An example of a FOCUS™ project plan is provided at the end of this section.

How are Direct Costs Determined?

Unit Cost x Quantity x Repair Factor = Direct Cost (Action Cost)

Unit Costs - assigned to each UniFormat catalog item and adjusted to suit the observed condition.

Quantity - determined by count and field estimating

Repair Factor - determined by the assessor during the on-site assessment. An assigned repair factor of 100% illustrates specifying full replacement of the assessed component or system.

Direct Cost - Unit Cost multiplied by the quantity and the Repair Factor.

Regional Factor - The unit cost assigned to each component, assembly and system includes cost adjustments for the specific geographical location of the building or facility. Known as the Regional Factor. This metric is determined by national databases and the CannonDesign cost estimation and bid results database.

Adjustment Factor - Utilized to allow for customized estimating or atypical applications.

Questions and Answers Regarding Costs in this Report:

1. Is the Direct Cost approach really required?

A. Yes, because each situation is unique, and information that will ultimately be utilized to develop a project is currently undefined or unknown. Accurately planning a deficiency repair usually require owner-based decisions, considerations, and knowledge from facilities staff to make certain that the scope considers all of the potential issues, and aligns with the objective.

2. Why does it seem as though the report deficiency costs are low and do not accurately represent the costs I have historically seen for the same kinds of work on campus?

A. CannonDesign utilizes an industry standard systems based approach to our costing methodology that are applied to deficiencies noted within the report. Our software system and subsequent report utilizes this industry standard methodology in applying “Direct Costs” in lieu of “Project Costs” to deficiencies. All costs should be escalated 40 - 60% based on descriptions of the below questions 3 and 4.

3. What is the difference between “**Direct Costs**” and “**Project Costs**”?

A. **Direct Costs** are based on the known facts at a snapshot in time and include:
All labor and material required for the replacement of the system or component. A direct cost typically includes incidental work or materials not specifically identified: demolition, piping and ductwork connections, controls, balancing, and electrical connections. Direct cost items would not include work that is not immediately identified and quantifiable such as cutting and patching of partial ceiling or wall removals for access to a component to be replaced. Clear delineation is necessary to avoid double-counting for multiple system replacements. Each direct cost is comprised of a combination of anticipated items required for the replacement of an item or system.

Direct Costs Exclude:
General Contractor / Construction Manager (GC/CM) markups, soft costs, inflation, and any overtime or off-hours work, along with additional project costs, coordination costs, design fees, legal fees, escalation, any premiums for working conditions, providing access through adjacencies, or removal and or replacement of componentry to expose or permit safe access to the area to receive work. Examples of excluded costs are:

- Equipment mobilization to “hard to access” locations
- Architectural or structural remodel work required to accommodate MEP equipment replacement
- Overtime work rates (although we acknowledge this is often required within healthcare, and other mission-critical facilities)
- Timing of work or escalation impact
- Commissioning
- Design
- ADA compliance assessments or ADA upgrades triggered by permitting project work with Authorities Having Jurisdiction (AHJ)
- Life Safety / Code compliance assessments or Life Safety / Code compliance upgrades triggered by permitting project work with Authorities Having Jurisdiction (AHJ)

Other Comments on Costs:

6. Projects and their related Project Costs can be assembled and assigned with a client's desired delivery conditions and other client controlled factors and difficulty parameters within CannonDesign's FOCUS™ software project planning module. The planning module can select one or any number of individual deficiencies and bundle them together to model cost savings or economy of scale bidding scenarios in a dynamic environment.

7. CannonDesign offers a 45-day free trial period for our clients to access the FOCUS™ software and utilize the database. Annual software subscription agreements can be negotiated during the trial period for one or many users. CannonDesign offers free training to staff that would interface the system during the trial period, and can also customize reporting or other software functionality at reasonable rates during a subscription period.

8. The assessment data that has been collected by CannonDesign and resident in the secure FOCUS™ software system is available for dynamic use within the system. This data is also available outside the FOCUS™ software system to our client's in multiple common static outputs such as excel, word, pdf, and tiff, that can in turn be exported to other market software.

Example of a Project Plan from FOCUS Software

Project Reports can be generated on-demand through the use of the FOCUS™ software system. A sample report is provided here for your review.

Projects can be comprised of groups containing like or interdependent systems that exist throughout one or many assets. These projects can be stand-alone or combined to achieve efficiency through an economy of scale in both design and construction. Potential projects should consider also including any adjacent or related system, especially one nearing the end of it its service life. This allows systems replacement projects to be grouped by area and limit future occurrences of proposed work impacting recently completed work.

Project detail tables are provided for each project group. These are a first step in beginning the necessary maintenance improvements. The project detail tables provide the specific project information:

Project Name:	2017 Parking Garage Re-Vitalization
Project Description:	Garage architectural, mechanical, electrical and plumbing repairs (Structural is by others)
Project Length (Years):	2
Priority:	High
Status:	Open
Escalation Percent:	3
Funding Source:	Multiple / Public

Item Name	Priority	Building	Direct Cost
Shell	1 - Currently Critical	Parking Ramp	1,473,000.00
Exterior Walls	1 - Currently Critical	Parking Ramp	24,948.00
Aluminum Windows (fixed)	1 - Currently Critical	Parking Ramp	124,396.05
Aluminum Windows (fixed)	1 - Currently Critical	Parking Ramp	52,840.80
Steel Windows (fixed)	1 - Currently Critical	Parking Ramp	50,400.00
Roofing - Unprotected Membrane	1 - Currently Critical	Parking Ra	641,893.56
Horizontal Waterproofing Membrane	1 - Currently Critical	Parking	231,480.00
Slip-Resistant Flooring Treatment	1 - Currently Critical	Parking Ramp	19,320.00
Sanitary Drainage System	4 - Recommended	Parking Ramp	38,700.00
Building Support Plumbing Systems	3 - Necessary - Not Yet C	Ramp	118,253.52
Unit Ventilators	4 - Recommended	Parking	19,700.00
Unit Ventilators	4 - Recommended	Parking Ramp	19,700.00
Ductwork and Accessories- Ducted Return	2 - Potentia	Parking Ramp	24,000.00
Fire Protection Specialties	Currently Cri	Parking Ramp	15,000.00
Electrical Service And Distribution	Critical	Parking Ramp	48,664.00
Light Fixtures	4 - Rec ended	Parking Ramp	625,680.00
Nurse Call System	ssary - Not Yet Critical	Parking Ramp	9,000.00
Parking Lot Pave gs	1 - Currently Critical	Parking Ramp	54,036.00
ADA Assess s	2 - Potentially Critical	Parking Ramp	125,000.00
ADA Assessm	2 - Potentially Critical	Parking Ramp	198,000.00
Other Items	1 - Currently Critical	Parking Ramp	69,552.00

	Percent		Fixed Amount	Total
Direct Cost Subtotal:				$3,983,563.93
Additional Above The Line Costs:	0.00%	+	$0.00	$0.00
Escalation Cost:				$242,599.04
Soft Costs:	10.0%	+	$0.00	$398,356.39
Contingency Costs:	10.0%	+	$0.00	$398,356.39
Architectural Engineering Costs:	10.0%	+	$0.00	$398,356.39
Permit Costs:	3.0%	+	$0.00	$119,506.92
Bidding & Advertising Costs:	0.0%	+	$0.00	$0.00
Overhead & Profit Costs:	10.0%	+	$0.00	$398,356.39
Project Cost Subtotal:				$5,939,095.46
Additional Below The Line Costs:	0.00%	+	$0.00	$0.00
Total Cost:				**$5,939,095.46**

Priority Definitions and Action Timeframes

CannonDesign's Facility Optimization Solution's team has developed a standard priority scale primarily to define the level of criticality of each component, assembly or system that is assessed. The priority scale includes action timeframes allowing high-priority, critical deficiencies requiring immediate action to be identified, along with deferred maintenance deficiencies. This scale provides a framework for short and long-term capital planning. Customized priority scales can be crafted to capture additional prioritization, or align priorities and timeframes with other definitions already in use.

PRIORITY 1 - Currently Critical **Year 1** **(0-12 months)** Requires immediate attention	• General Life-safety non-compliance observations • Return a necessary building system assembly or service system to useful operation
PRIORITY 2 - Potentially Critical **Year 2** **(13-24 months)** Will become critical	• Rapid deterioration of building system assembly or service system will potentially lead to loss of facility operation • General ADA non-accessible observations
PRIORITY 3 - Necessary, But Not Yet Critical **Years 3 - 5** **(25-60 months)** Should be addressed	• Repairs that would provide a rapid return on investment, including energy-efficiency • Necessary building or site improvements • Repairs that preclude predictable deterioration, potential downtime, and/or higher short-term maintenance costs • Replacement of building assembly or service system components that have exceeded their useful lifespan
PRIORITY 4 - Recommended **Years 6 - 10** **(61-120 months)** Should be considered	• Sensible improvements to existing conditions • Not required for the facility to generally function • Improvement of overall usability and / or reduce long-term maintenance costs
PRIORITY 0 - No Action **Years 11 - 99** **(Beyond 120 months)** Good condition	• No capital improvements to existing conditions anticipated as being necessary within 10 years • Only minor deferred maintenance deficiency projected with a repair valuation at five percent or less of total system value

ADA Accessibility Ranking System:

The CannonDesign FOS team developed an ADA Accessibility Ranking system to help our clients to better understand how their portfolio quantitatively measures toward achieving ADA accessibility . A ranking for each asset was assigned one of the following:

INSUFFICIENTLY ACCESSIBLE (Higher Priority Issues Noted)	• Buildings that are not accessible OR • Accessible from the exterior to the first level only
MODERATELY ACCESSIBLE (Moderate Priority Issues Noted)	• Building accessible to the first level • Buildings that include accessible vertical accessibility • Accessible rooms, spaces and restrooms
ESSENTIALLY ACCESSIBLE (Lower Priority Issues Noted)	• Building accessible to the first level • Buildings that include accessible vertical accessibility to all levels • Accessible rooms, spaces and restrooms • Accessible Drinking Fountains • Accessible communication features, i.e. A/V fire alarm notification devices, and accessible signage with braille

ADA Compliance Ranking - Enhanced Scope of Services for Assets and Asset Groups:

An overall accessibility ranking for the asset(s) including scoring metrics can be provided for a full ADA Compliance Study (usually performed under specified enhanced scopes or separate stand-alone contract), and are derived from the majority of buildings in the campus or portfolio that are quantified in the categories above. One of the rankings below will be determined for the group.

Overall ADA Compliance Ranking: Generally Compliant

Semi-Compliant

Generally Non-Compliant

Data Analysis, Recommendations and Life Cycle

Each building system, assembly, or service has a life cycle established by the Building Owners and Managers Association (BOMA) International, and the American National Standards Institute (ANSI).

This is an accepted industry standard for the universal benchmarking of building component life cycles. The published BOMA life cycle durations in this report are intended to provide a reference point only. Priorities and action timeframes are determined by accessible visual observation* during on-site surveys and interviews with facilities staff when possible.

As an example, the BOMA life cycle for a gas fired boiler is 20 years. However, our past experience has demonstrated that if a manufacturers recommended maintenance program is implemented at pre-determined intervals the system often exceeds its life cycle and effectively remains in service well beyond 20 years. This method of analysis provides a more accurate estimation of the expected remaining life, rather than exclusive dependency on recommend system replacement based on BOMA standards.

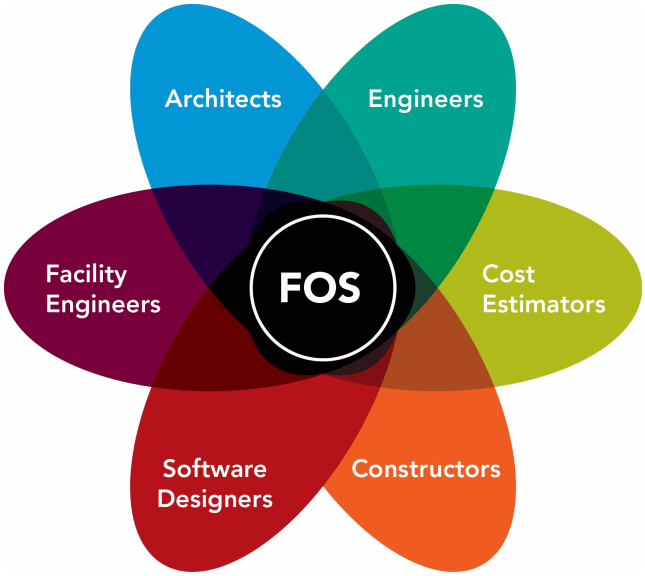
BOMA standards and FOS applied action timeframes may not directly correspond in this report.

4. PROCESS

Each building system, assembly, or service has a life cycle established by the Building Owners and Managers Association (BOMA) International, and the American National Standards Institute (ANSI).

Facility Optimization Solutions
Facility Optimization Solutions (FOS) is a division of CannonDesign and is comprised of:

- Architects
- Engineers
- Constructors
- Cost Estimators
- Facility Engineers
- Software Designers



FOS is a dedicated Facility Condition Assessment (FCA) practice that develops intuitive facility management tools that empower building managers and owners to perform data-driven and analytically based strategic facility planning.

Assessment Phase Approach

Assessments are conducted utilizing industry standard UniFormat, as published by ASTM, CSI; and CSC which is integrated with MasterFormat. The chart below illustrates five assessment levels and the related complexity of each based upon the number of divisions required to be assessed.

UNIFORMAT LEVEL	DESCRIPTION	# OF DIVISIONS
1	Construction Categories	8*
2	Major Systems	20
3	Major and Minor Systems	109
5	System Components	700+
3/5 HYBRID	Major and Minor Systems plus System Components	+/- 360

This assessment was conducted utilizing UniFormat Deficiency Level 3/5 hybrid as described above, throughout the facility(ies). The UniFormat level of this assessment was determined prior to commencement, and was the basis for the contract scope of work.

Field Analysis

FOS assessment teams performed the field analysis and documentation of existing major categories including physical condition, life cycle, and the last known date of remodel, replacement, or repair.

The assessment team's focus typically includes observations for the following disciplines.

GENERAL

- General Life Safety concerns
- General ADA Accessibility concerns

STRUCTURE

- Visible Structural Elements

SHELL

- Envelope / Vertical Enclosures
- Roof / Horizontal Enclosures

INTERIORS

- Architectural Interiors
- Architectural Vertical Conveyance

SERVICES

- HVAC
- Plumbing
- Fire Protection
- Electrical
- Communications
- Safety and Security

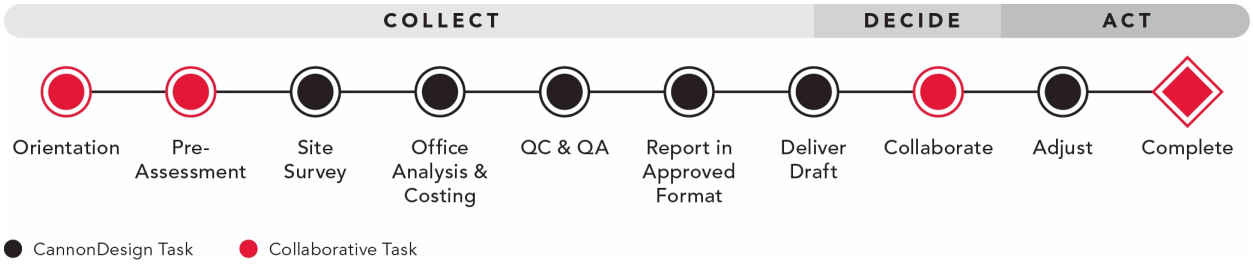
SITE

- Site / Civil Improvements (0'-10' beyond building perimeter unless noted otherwise)

Report Process

The primary purpose of this report is to document field identified deficiencies, indicate priority ranking of each, assign a timeframe for action, estimate remediation costs, and facilitate the development of short and long-term Deferred Maintenance Deficiencies (DMD) and Capital Improvement Planning (CIP). Cost estimates in this report are intended to provide a basis for capital budgeting and a framework for evaluating capital improvement projects.

Collaboration with our client partners is particularly important to the CannonDesign FOS team. Our process, which we refer to as “Collect, Decide, Act” is performed as a collaborative group effort which leads to the most accurate data useful and results. The FCA is conducted using these three phases and their sub-tasks shown below with collaboration points in red



Draft Report

The draft report allows our client team partners an opportunity to review and comment on the results of the FCA during the “Decide” phase of the process. It is the opportunity to collaborate on the report data prioritization, and recommendations to best suit the facility needs.

Final Report

The final FCA report provides a comprehensive assessment of the current conditions at the facility. This report contains the necessary data, results, budget costs and recommendations to inform the planning process for the future of this facility.

Field Survey, Data Collection, and Software

CannonDesign utilized a dedicated assessment team of professionals to conduct a comprehensive on-site survey. The team's primary focus in the field was to identify deficient, obsolete or at-risk building components, assemblies and/or systems. Deficiencies were collected that require repair and or replacement, and include building system assemblies and service system components that are considered unsafe, defective/damaged or that no longer perform their intended function.

Each deficiency was individually classified by applicable UniFormat number, assigned an installation date (if known to be different from the original construction date), and given an anticipated remaining service life based on the observed condition. The assessment team describes each system visually observed and the relative physical condition, along with estimating remaining useful life, replacement value, priority timeframe (necessary repair/replacement time in years), risk of failure classification, and provides a description of current issues and system improvement recommendations. The assessment team interviewed available facilities staff, reviews available base plan drawings, and collects digital photo documentation to assist in performing these tasks.

Data was collected and cataloged utilizing mobile electronic devices that transmit real-time information into our proprietary FOCUS™ software.

FOCUS™ is an industry-leading web-based facility condition assessment and management tool developed and maintained by CannonDesign's Facility Optimization Solutions group.

5. APPENDICES

Glossary

Report Terminology

Action Cost is the total price of a specified quantity of a component, assembly or system to be repaired or replaced multiplied by the unit cost. (See Unit Cost)

Action Timeframe is the recommended window of time in which to make a repair or replacement.

Americans with Disabilities Act (ADA) of 1990 (ADA) is a federal civil rights legislation that prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation.

Assembly is a group of parts or components that fit together to form a self- contained unit or system.

Asset is a building or structure, a portion of a structure, or any part of facility infrastructure that is distinguishable from its surroundings by use, date of construction, construction type, specific systems or other factors that make it an identifiable portion of the owner's property.

Beyond Useful Life is the period past which a building component, assembly, or system in a building or facility is expected to be useable for the purpose for which it was intended. Some building components, assemblies or systems may continue to function indefinitely but may be at greater risk of failure, and may be operating at a reduced efficiency.

British Thermal Unit (BTU) is the amount of energy needed to raise the temperature of one pound of water by one degree Fahrenheit. BTU is most often used as a measure of power in steam generation, heating, and air conditioning. The unit MBTU is defined as one thousand BTU's, and should not be confused with MBH which is the number of thousands of BTU's produced in one hour.

Building Gross Square Footage is the total space in square feet calculated from the exterior perimeter of the building per level. In a one story building this is also referred to as the building footprint. This is always greater than the net square footage as it includes the thickness of exterior walls.

Building Owners and Managers Association, International (BOMA) is an industry association founded in 1907, BOMA represents the owners and managers of all commercial property types.

Capital Improvement (or Capital Renewal) is the addition of a permanent structural improvement, addition, restoration or replacement of a component, assembly or system of a property that will either enhance the property's overall value or increases its useful life.

Cubic Feet per Minute (CFM) is a unit of volumetric capacity. It is commonly used by manufacturers of blowers and compressors. CFM typically relates to air flow through, in or out of a given system or unit.

Component is a distinguishable element within a building, assembly or service system.

Current Replacement Value (CRV) is the cost of labor, material, and equipment, including demolition, at the present time, which would be required to replace a building or asset. The CRV does not include design, general conditions, a contractor's overhead and profit or land acquisition.

Deferred Maintenance is upkeep to a building or asset that has been postponed. The cost of deferred maintenance is an amount needed but not yet expended for repairs, restoration, or rehabilitation of an asset. Deferred maintenance is included in the numerator of the FCI calculation.

Deferred Maintenance Deficiencies (DMD) are components, assemblies and systems in a building or asset that are at risk of failing, have failed, or are beyond their useful life, and in need of maintenance, repair or replacement. DMD's are typically seen in greater frequency in older facilities requiring corrections to maintain infrastructure, systems and components and do not necessarily reflect the level of effort of maintenance initiatives.

Deferred Maintenance and Capital Renewal (DM+CR) / Current Replacement Value (CRV) is a measure of the percentage of a building that has reached the end of its useful life and needs to be replaced, or in a condition that must be remediated (Numerator ÷ Denominator).

Deficiency is an inadequacy in a building component, assembly or system that is in need of repair, renewal or replacement.

Discipline refers to knowledge areas in architecture and engineering that are applied to buildings and facilities. UniFormat disciplines are categorized as: ADA Assessment (when applicable,) Architectural. Civil, Communications, Electrical, Fire Protection, Mechanical, Other Items, Plumbing, Safety and Security, and Structural.

Discipline Condition Index (DCI) is an industry-standard index that objectively measures the current condition of all building components, assemblies, or service systems within an asset. SCI utilizes the UniFormat classification system, and is derived from the equation SCI = Repair or Replacement Cost ÷ Replacement Value (of component, assembly or system)

Facility is a structure, building and/or infrastructure system that supports activities and or operations of its owner(s).

Facility Condition Index (FCI) is an industry-standard index that objectively measures the current condition of a facility, allowing comparison both within and among other facilities. To determine FCI for any given asset, the total cost of remediating deferred maintenance deficiencies (DMD) is divided by the current replacement value (CRV,) expressed mathematically as: DMD ÷ CRV = FCI. Lower FCI values represent an asset in better condition; and conversely higher FCI values represent an asset in worse condition.

Facility Optimization Solutions is a service of CannonDesign comprised of architects, engineers, building scientists, construction cost estimators and software specialists dedicated to developing highly accurate facility management tools to empower building users, managers and owners to execute data-driven and empirically based strategic facility planning.

Gallons per Minute is a measurement unit of flow, that equals a flow rate of one gallon in one minute of water or another liquid through a given system or unit.

Grandfathered is a provision in a statute or building code that exempts conditions, components and/or systems in a building from new regulations that would otherwise prevent continued use of those items. Typically, building codes allow for some individual in-kind replacements of components, but most renovation activities of assemblies and systems, including additions and new construction, trigger replacements with current code compliant components, assemblies and systems.

Horsepower is a unit of measurement of power, or the rate at which work is done. The most common use of horsepower is the power or size of a motor.

Kilowatt is equal to one thousand watts. This unit is typically used to express the output power of engines and the power of electric motors, tools, machines, and heaters.

Impact of Failure is effect a component, assembly or system's malfunction or ceased operation has on the building or facility to which it serves.

Life Safety refers to basic standards of building safety regarding construction, egress, fire protection and occupancy of a building or facility. Life Safety requirements are regulated by State and Local building codes, and national standards.

Maintenance / Routine Maintenance / Preventative Maintenance is the effort required to keep a component, assembly or system in a building or facility in good working condition and functioning to the proper level for which it was intended to perform.

MasterFormat is sometimes referred to as the "Dewey Decimal System" of building construction, MasterFormat is a product of the Construction Specifications Institute (CSI) and Construction Specifications Canada (CSC).

Priority is an assignment of a funding amount needed in a given calendar year, or group of years and is further defined by a recommended term need i.e. immediate, short-term, or long-term need.

Pounds per Square Inch is a unit of pressure or of stress based. It is the pressure resulting from a force of one pound-force applied to an area of one square inch.

Recommended Action Date or Time Frame is the action date by when a specific deficiency should be scheduled for correction.

Renovation is the general description of activities intended to extend the service life of a facility or portion of a building, system, or component. Renovation may include repair, replacement, or modernization to more current requirements, standards, codes, regulations, efficiencies or other enhancements.

Replacement is the process of removal of an existing building component, assembly or system and the installation of new component, assembly or system.

Repair refers to restoring a component, assembly or system in a facility to its original condition.

Risk of Failure is the current potential of a component, assembly or system to malfunction or cease operation as intended.

Roof Square Footage is the total space in square feet calculated from the exterior perimeter of the roof edge.

System is a group of components, assemblies and/or equipment that form an operational portion of a building or facility. An example is a mechanical system, made up of many components including diffusers, assemblies that include ductwork and dampers, and equipment including air handlers, chillers and boilers.

System Condition Index (SCI) is an industry-standard index that objectively measures the current condition of a building component, assembly, or service system within an asset. SCI utilizes the UniFormat classification system, and is derived from the equation SCI = Repair or Replacement Cost ÷ Replacement Value (of component, assembly or system)

TON is a unit of measure used in the refrigeration and air conditioning industry to measure the rate of heat absorption. A standard ton of refrigeration is 12,000 BTU per hour. Prior to the introduction of mechanical refrigeration, cooling was accomplished by delivering ice. Installing mechanical refrigeration with a one ton capacity replaced the daily delivery of one ton of ice.

UniFormat is a standard for classifying building specifications, cost estimating, and cost analysis in the U.S. and Canada. The elements are major components common to most buildings and facilities The primary categories are: (A) Substructure, (B) Shell or envelope, (C) interiors, (D) Services, (E) Equipment, (F) Special Construction & Demolition, (G) Building Site work. The system is used to provide economic evaluation of facility improvement projects. It was developed through an industry and government consensus and have been widely accepted as an American Society for Testing and Materials (ASTM) standard.

Unit Cost is the price per individual component, assembly or system in a building or facility, and measured by count (each,) linear footage (LF,) square footage (SF,) building gross square footage (BGSF,) roof square footage (RSF,) stair flight (FLIGHT,) stair riser (RISER,) or elevator floor level (STOP.)

Useful Life or Expected Useful Life is the period during which a building component, assembly, or system in a building or facility is expected to be useable for the purpose for which it was intended. It may not necessarily correspond to the item's actual physical or economic life. Some building systems can continue to function well beyond their intended useful life, but may be less efficient, see "Beyond Useful Life."

Wall Square Footage is the surface area of an interior or exterior wall.

Watt is a unit of measure in electricity equal to the power in a circuit in which a current of one ampere flows across a potential difference of one volt. Watts are commonly used to describe the size of lights and some equipment.

ABBREVIATIONS AND UNITS OF MEASURE

ADA - Americans with Disabilities Act

ANSI - American National Standards Institute

ASTM - American Society for Testing and Materials

BGSF - Building Gross Square Footage

BOMA - Building Owners and Managers Association

BTU / MBTU / MMBTU - One British Thermal Unit / One-Thousand BTUs / One-Million BTUs

CFM - Cubic Feet per Minute

CRV - Current Replacement Value

CSC - Construction Specifications Canada

CSI - Construction Specifications Institute

DCI - Discipline Condition Index

FCA - Facility Conditions Assessment

FCI - Facility Condition Index

FOS - Facility Optimization Solutions

GAL - Gallon

GPM - Gallons per Minute

HP - Horsepower

IN - Inch

KW - Kilowatt

MBH or MBH/H - One-Thousand BTUs/hr.

PSI - Pounds per Square Inch

RSF - Roof Square Footage

SCI - System Condition Index

WSF - Wall Square Footage


FOS
of CannonDesign