



# Honnen Facility Condition Assessment Report

June 1, 2020

# Context

---

- Council requested a full facilities condition assessment (FCA) of the Honnen building, including an ADA audit and ASHRAE level 2 energy audit
- McKinstry has completed the on-site assessment
  - IT and Facilities have also inspected the building
- This information is based on the FCA, energy audit report is in progress

# Summary

---

- Building is solid, in average condition consistent with age (35 years old)
- Immediate repairs required
  - IT infrastructure - \$88,000
  - HVAC & lighting control - \$8,250 or \$20,000
- Short-term repairs (1-3 years) - \$198,458
- Long-term repairs (3-10 years) - \$342,702
- Total costs - \$649,250

# Immediate Items

---

- IT infrastructure
  - \$88,000 initial spend for equipment on 5-year replacement cycle
  - \$14,500/year on-going costs
- Building Automation System integration
  - Option A: \$8,250 to control on site
  - Option B: \$20,000 to integrate into existing system



# Short-Term Items

| ASSET ID                      | TAG                       | DESCRIPTION                    | OBSERVED<br>REMAINING<br>LIFE (YEARS) | ESTIMATED<br>REPLACEMENT<br>COST |
|-------------------------------|---------------------------|--------------------------------|---------------------------------------|----------------------------------|
| FCAID-0050                    | Bathrooms                 | Bathrooms (ADA Compliance)     | 2                                     | \$ 99,000.00                     |
| FCAID-0058                    | Exterior Storefront Doors | Glass/Storefront Door          | 2                                     | \$ 35,520.00                     |
| FCAID-0048                    | Interior Lighting         | Lighting                       | 3                                     | \$ 31,500.00                     |
| FCAID-0061                    | Interior Flooring         | Carpeting & Tile               | 1                                     | \$ 13,473.00                     |
| FCAID-0063                    | Storage Building          | Structural Metal Framing Walls | 3                                     | \$ 10,200.00                     |
| FCAID-0056                    | Wood Siding               | Exterior Walls                 | 2                                     | \$ 3,517.44                      |
| FCAID-0029                    | CU-3                      | Condensing Unit                | 1                                     | \$ 2,686.28                      |
| FCAID-0038                    | Kitchen Exhaust Fan -2    | Exhaust Fan                    | 2                                     | \$ 1,489.23                      |
| FCAID-0062                    | Interior Walls            | Drywall                        | 1                                     | \$ 680.00                        |
| FCAID-0060                    | Interior Ceiling          | Acoustic Tile                  | 1                                     | \$ 482.00                        |
| TOTAL 3 YEAR REPLACEMENT COST |                           |                                |                                       | \$ 198,548                       |



Commerce  
CITY

# Long-Term Items

| ASSET ID                       | TAG                       | DESCRIPTION               | OBSERVED<br>REMAINING<br>LIFE (YEARS) | ESTIMATED<br>REPLACEMENT<br>COST |
|--------------------------------|---------------------------|---------------------------|---------------------------------------|----------------------------------|
| FCAID-0059                     | Exterior Windows          | Metal Frame Windows       | 5                                     | \$ 156,959.00                    |
| FCAID-0042                     | Exterior Transformer      | Transformer               | 5                                     | \$ 29,324.80                     |
| FCAID-0023                     | Walk-in Cooler-2 Exterior | Walk-in Cooler            | 5                                     | \$ 27,499.50                     |
| FCAID-0024                     | Walk-in Cooler-3          | Walk-in Cooler            | 5                                     | \$ 27,499.50                     |
| FCAID-0025                     | Walk-in Freezer-4         | Walk-in Freezer           | 5                                     | \$ 17,924.00                     |
| FCAID-0022                     | Walk-in Cooler-5          | Walk-in Cooler            | 5                                     | \$ 14,417.00                     |
| FCAID-0026                     | Walk-in Cooler-5          | Walk-in Cooler            | 5                                     | \$ 8,650.20                      |
| FCAID-0036                     | Kitchen Hood              | Exhaust Fan               | 5                                     | \$ 7,212.48                      |
| FCAID-0020                     | Garage Door-2             | Coiling Door              | 5                                     | \$ 5,891.20                      |
| FCAID-0028                     | CU-2                      | Condensing Unit           | 5                                     | \$ 5,173.18                      |
| FCAID-0055                     | Soffits                   | Roofing                   | 5                                     | \$ 3,224.00                      |
| FCAID-0027                     | CU-1                      | Condensing Unit           | 5                                     | \$ 2,686.28                      |
| FCAID-0052                     | Downspouts                | Roofing                   | 5                                     | \$ 2,595.28                      |
| FCAID-0057                     | Exterior Metal Doors      | Hollow Metal Door, Single | 5                                     | \$ 1,736.46                      |
| FCAID-0043                     | Electrial Breaker-1       | Panelboards               | 5                                     | \$ 1,581.20                      |
| FCAID-0044                     | Electrial Breaker-2       | Panelboards               | 5                                     | \$ 1,581.20                      |
| FCAID-0045                     | Electrial Breaker-3       | Panelboards               | 5                                     | \$ 1,581.20                      |
| FCAID-0021                     | Exhaust Fan - Food Bank   | Exhaust Fan               | 5                                     | \$ 1,183.41                      |
| FCAID-0035                     | GWH-1 Kitchen             | Water Heater              | 10                                    | \$ 12,535.44                     |
| FCAID-0019                     | Garage Door-1             | Coiling Door              | 10                                    | \$ 5,891.20                      |
| FCAID-0032                     | EWB-1                     | Water Heater              | 7                                     | \$ 1,840.21                      |
| FCAID-0047                     | Exterior LED Lights       | Lighting                  | 9                                     | \$ 1,828.13                      |
| FCAID-0031                     | EC-1                      | Evaporative Cooler        | 10                                    | \$ 1,278.00                      |
| FCAID-0033                     | DW Expansion Tank         | Expansion Tank            | 7                                     | \$ 1,016.29                      |
| FCAID-0049                     | Backflow Preventer        | Backflow Preventer        | 10                                    | \$ 664.77                        |
| FCAID-0039                     | Portable AC Unit          | Air Conditioning Unit     | 8                                     | \$ 569.99                        |
| FCAID-0034                     | DWCP-1                    | Pump                      | 7                                     | \$ 357.91                        |
| TOTAL 10 YEAR REPLACEMENT COST |                           |                           |                                       | \$ 342,701.83                    |



Commerce  
CITY

# Update on Purchase and Sale

---

- Council signed an amended PSA extending deadlines due to COVID-caused disruptions
  - Title objection deadline – 6/5/20
  - Inspection deadline – 7/14/20
  - Closing date – 8/13/20
- Amendment signed by Council 5/6/20

# Council feedback and options

---

- Feedback and questions from the City Council
- If the Council wishes to proceed with the purchase of the Honnen Building, no action is required
- If the Council wishes to exercise its option to not purchase the building, a council action and direction is necessary.

