



South Platte Crossing Facility Condition Assessment Report

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October 26, 2020

Context

- 2018 Retreat - Council identified use of this space as a priority in developing emergency/human services for residents
- 10/1/18 - Council held an executive session to give Staff direction to pursue the deal and sign a letter of interest
- 1/28/20 - CM signs letter of intent with Urban Land Conservancy (ULC) following initial negotiations
- 7/20/20 - Council approves purchase and sale agreement (PSA)

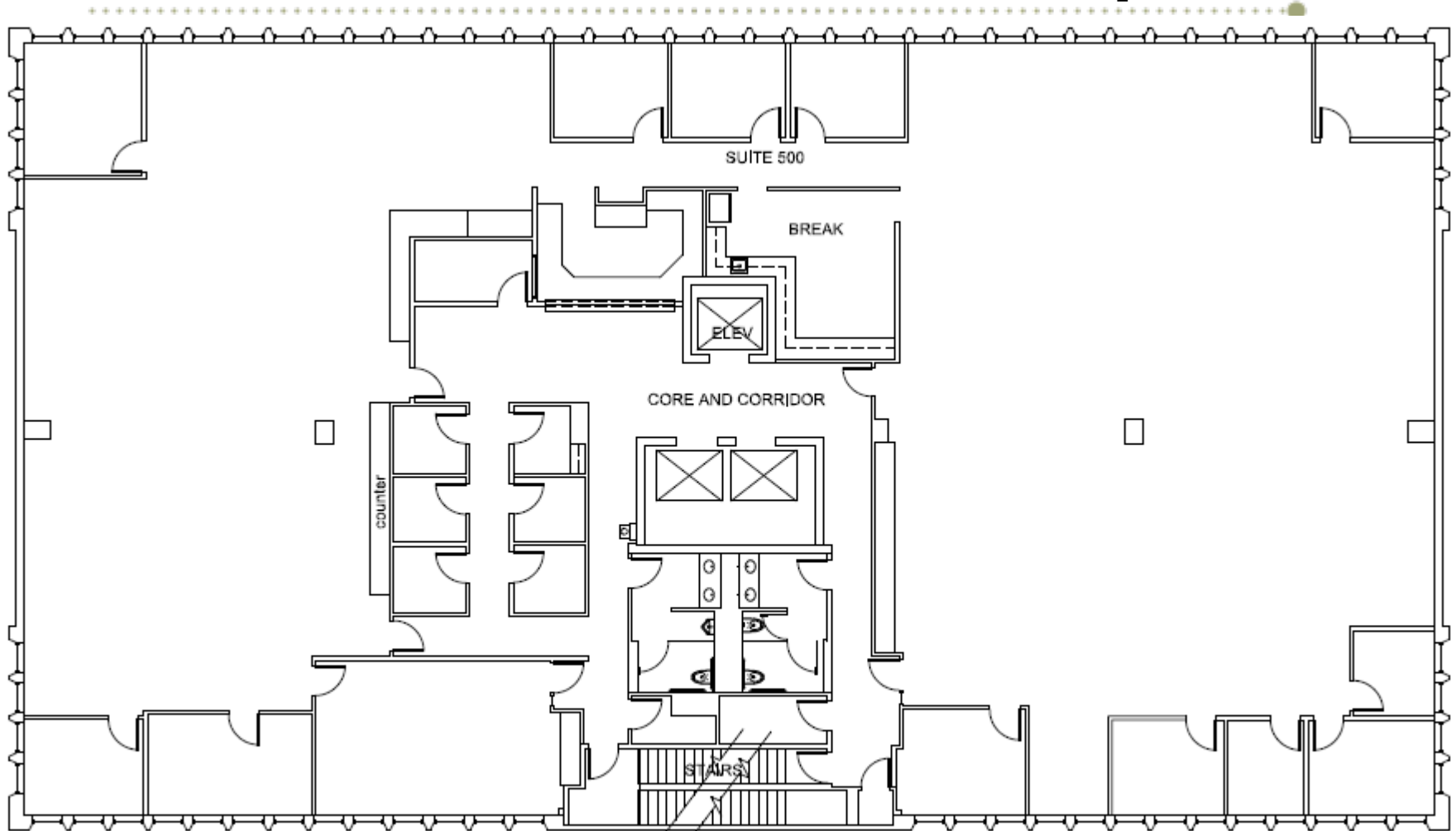
Overview

- Facility condition assessment (FCA) conducted as part of due diligence
- 10/7/20 - McKinstry has completed the on-site assessment
- 11/9/20 - Inspection objection deadline

Property Overview

- 5th floor (Unit 6) of the "South Platte Crossing" building at 7190 Colorado Blvd.
 - Approximately 10,800 SF
 - \$1,000,000
- County will retain basement and Floors 1 & 2
 - County DMV and Tri-County Health will relocate to this space
- Adams County is under contract to sell the site and floors 3-6 to the Urban Land Conservancy

Floorplan



DENVER
7190 COLORADO OFFICE BLDG - ULC



5TH FLOOR PLAN

09.24.18
GREY WOLF ARCHITECTURE

Summary

- Building is solid, in average condition consistent with age
- Immediate repairs required
 - Building supply fan - \$38,793
 - Exhaust fan - \$9,669
 - Cabinetry - \$1,500
- Short-term repairs (0-3 years) - \$303,276
- Mid-term repairs (3-5 years) - \$205,096
- Long-term repairs (5-10 years) - \$359,016
- Total costs over 10 years - \$867,388
- **Note** – Some items are an HOA responsibility, all prices for those items have been pro-rated to represent Commerce City's share

Year 3 Replacements

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0047	Terminal Bladder Air Distribution Units	Terminal Bladder Air Distribution Units	1	\$ 108,300
FCAID-0028	Building Automation System	Building Automation System	3	\$ 54,963
FCAID-0045	Building Supply Fan-1	Building Supply Fan-1	2	\$ 38,793
FCAID-0030	Chiller-1 North (Air-Cooled)	Chiller-1 North (Air-Cooled)	2	\$ 30,500
FCAID-0031	Chiller-2 South (Air-Cooled)	Chiller-2 South (Air-Cooled)	2	\$ 30,500
FCAID-0020	Elevator - Loading Dock	Elevator - Loading Dock	2	\$ 13,336
FCAID-0032	Building Exhaust Fan-1	Building Exhaust Fan-1	2	\$ 9,669
FCAID-0055	Panel PP-5	Panel PP-5	1	\$ 6,760
FCAID-0057	Exterior Transformer-1	Exterior Transformer-1	1	\$ 5,501
FCAID-0024	Sump Pump-1	Sump Pump-1	2	\$ 2,733
FCAID-0029	Cabinet Unit Heater-1	Cabinet Unit Heater-1	3	\$ 1,273
FCAID-0005	Exterior Door - Single Glass	Exterior Door - Single Glass	2	\$ 658
FCAID-0006	Exterior Doors - Single Hollow Metal	Exterior Doors - Single Hollow Metal	2	\$ 289
TOTAL 3 YEAR REPLACEMENT COST				\$ 303,276



Commerce
CITY

Year 5 Replacements

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0044	Heating Water Baseboard Units	Heating Water Baseboard Units	5	\$ 183,409
FCAID-0046	VFD SF-1	VFD SF-1	5	\$ 6,668
FCAID-0048	Fire Booster Pump	Fire Booster Pump	5	\$ 5,615
FCAID-0004	Exterior Doors - Automatic Sliding	Exterior Doors - Automatic Sliding	4	\$ 3,744
FCAID-0034	Exhaust Fan-2	Exhaust Fan-2	5	\$ 2,287
FCAID-0035	Exhaust Fan-3	Exhaust Fan-3	5	\$ 2,287
FCAID-0022	DWCP-1	DWCP-1	5	\$ 1,087
TOTAL 5 YEAR REPLACEMENT COST				\$ 205,096

Year 10 Replacements

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0050	Interior Lighting	Interior Lighting	8	\$ 82,530
FCAID-0010	Cabinets - Kitchenette and Office	Cabinets - Kitchenette and Office	8	\$ 76,000
FCAID-0015	Interior Flooring - Carpet	Interior Flooring - Carpet	8	\$ 54,797
FCAID-0014	Interior Ceiling - Acoustic Tile	Interior Ceiling - Acoustic Tile	8	\$ 32,874
FCAID-0011	Interior Walls - Drywall	Interior Walls - Drywall	8	\$ 24,531
FCAID-0038	Boiler-1	Boiler-1	8	\$ 22,004
FCAID-0039	Boiler-2	Boiler-2	8	\$ 22,004
FCAID-0002	Loading Dock	Loading Dock	10	\$ 11,635
FCAID-0051	Panel LP-5	Panel LP-5	10	\$ 6,760
FCAID-0025	Toilets	Toilets	8	\$ 6,051
FCAID-0021	Lavatories	Lavatories	8	\$ 5,334
FCAID-0033	VFD EF-1	VFD EF-1	10	\$ 3,401
FCAID-0058	Security Alarm System	Security Alarm System	8	\$ 1,667
FCAID-0016	Interior Flooring - Vinyl	Interior Flooring - Vinyl	8	\$ 1,601
FCAID-0037	Heating Water System Expansion Tank	Heating Water System Expansion Tank	10	\$ 1,414
FCAID-0026	Urinal	Urinal	8	\$ 1,371
FCAID-0036	Domestic Water System Expansion Tank	Domestic Water System Expansion Tank	10	\$ 1,144
FCAID-0023	DWCP-2	DWCP-2	10	\$ 1,110
FCAID-0041	HW Pump -2 West	HW Pump -2 West	8	\$ 658
FCAID-0043	HW Pump -4 East	HW Pump -4 East	8	\$ 658
FCAID-0040	HW Pump -1 South	HW Pump -1 South	8	\$ 600
FCAID-0042	HW Pump -3 North	HW Pump -3 North	8	\$ 600
FCAID-0027	Gas Water Heater-1	Gas Water Heater-1	8	\$ 272
TOTAL 10 YEAR REPLACEMENT COST				\$ 359,016

Council feedback and options

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