

East Precinct

1519 12th Avenue, Seattle WA 98122



Tenant:	Seattle Police Department
FFD-ID:	A50163
Primary Use:	Police Precinct
Year Built:	1926
Gross Building Area:	61,254 sq. ft.
Plant Replacement Value (PRV)¹:	\$44,189,616
Facility Condition Index (FCI):	0.05

Costs shown are not project costs and should not be used for budgeting or decision-making purposes. Reports are used by FAS as indicators of conditions.

SUMMARY

East Precinct is located on the southern edge of the Broadway neighborhood in Capitol Hill. This facility has been well-maintained and is considered to be in “good” condition with a Facility Condition Index (FCI) rating of 0.05. As an older facility, the cost to operate and maintain this building continues to rise. If the known deficiencies are completed in the next 5-8 years as planned and the same level of maintenance is provided during this time, the costs of these efforts will be over \$18 million by 2032.

The growing demand for police in the city may create need for a larger facility. There are also new technology needs, safety issues and potential for energy and operational savings. We therefore recommend a comprehensive study be conducted to help determine if we should: 1) complete a total renovation of this facility as a single capital project, including addressing all known deficiencies, completing a full seismic upgrade and adding energy conservation systems and measures; or 2) build a new, modern, energy-efficient facility to replace the current building.

Uniformat Level 2	DEFERRED MAINT.	FORECASTED RECAPITALIZATION			TOTALS
	Deficiencies	2015-2020	2021-2026	2027-2032	
A10 – Foundations	\$0	\$0	\$0	\$0	\$0
A20 – Basement Construction	\$0	\$0	\$0	\$0	\$0
B10 – Superstructure	\$170,326	\$0	\$0	\$0	\$170,326
B20 – Exterior Enclosure	\$92,332	\$0	\$0	\$829,241	\$921,573
B30 – Roofing	\$60,113	\$0	\$105,351	\$210,702	\$376,166
C10 – Interior Construction	\$122,881	\$0	\$150,505	\$150,505	\$423,892
C20 – Stairs	\$17,754	\$0	\$0	\$0	\$17,754
C30 – Interior Finishes	\$870,582	\$437,106	\$1,869,004	\$1,311,844	\$4,488,535
D10 – Conveying	\$0	\$0	\$0	\$0	\$0
D20 – Plumbing	\$0	\$418,508	\$620,424	\$649,778	\$1,688,709
D30 – HVAC	\$12,078	\$311,636	\$4,674,537	\$155,818	\$5,154,069
D40 – Fire Protection	\$0	\$0	\$772,136	\$0	\$772,136
D50 – Electrical	\$0	\$0	\$2,970,775	\$164,423	\$3,135,198
Seismic Retrofit	\$1,007,500				
TOTALS	\$2,353,566	\$1,167,250	\$11,162,732	\$3,472,311	\$18,155,859

Annual Maint. Costs (2014 dollars)		
Year	Corrective	Preventative
2007	\$197,865	\$35,331
2008	\$574,781	\$26,484
2009	\$103,638	\$20,883
2010	\$141,022	\$40,170
2011	\$88,251	\$23,092
2012	\$122,125	\$36,396
2013	\$79,551	\$43,980
2014	\$67,871	\$40,636
Total:	\$1,375,103	\$266,972
Annual Avg:	\$171,888	\$36,026 (2011-2014)

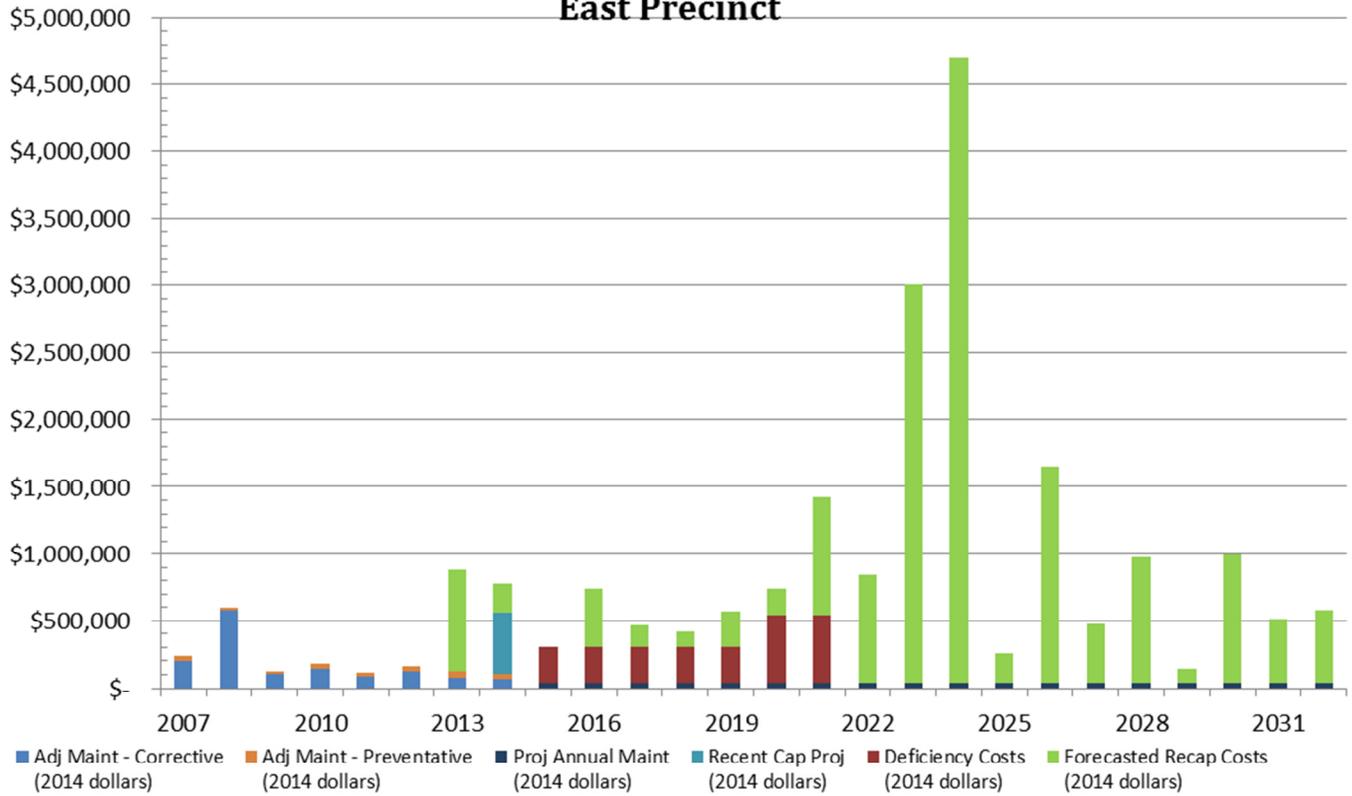
Seismic Assessment Information	
Method(s):	ASCE 31-03 Tier 1 ASCE 31-03
Year Completed:	2014
Performance Level:	Immediate Occupancy
All wood shear walls have inadequate shear capacity; timber post deterioration, cracks; diaphragm openings are more than 15% of wall length; chevron steel brace not allowed by current code.	

Energy Information	
Energy Use Index (EUI):	71
FAS Precinct Average EUI:	138
National Average EUI:	78
Annual Energy Cost:	\$74,974
Annual Energy Use:	4,360 million BTU
% of Portfolio Energy Use:	1.8%
2020 Target Use:	4,229 million BTU
2014 data	

Recently Completed Major Maintenance / Capital Projects		
Year	Amount	Brief Scope Description
2014	\$450,000	Garage membrane upgrade

¹ PRV based on the Department of Defense Unified Facilities Criteria (UFC) and factored by a City of Seattle-specific multiplier.

Annual Spending: Historical and Projected East Precinct



Cumulative Spending: Historical plus Projected East Precinct

