

South Precinct

3001 South Myrtle Street, Seattle, WA 98108



Tenant:	Seattle Police Department
FFD-ID:	A50161
Primary Use:	Police Precinct
Year Built:	1983
Gross Building Area:	13,500 sq. ft.
Plant Replacement Value (PRV)¹:	\$9,739,116
Facility Condition Index (FCI):	0.32

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

South Precinct is located in the South Beacon Hill neighborhood. Although this facility has been relatively well-maintained, it is currently considered to be in “poor” condition with a Facility Condition Index (FCI) rating of 0.32. 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 \$6.8 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	\$4,391	\$0	\$0	\$0	\$4,391
B20 – Exterior Enclosure	\$390,925	\$0	\$0	\$287,194	\$678,119
B30 – Roofing	\$19,739	\$0	\$79,607	\$0	\$99,346
C10 – Interior Construction	\$25,439	\$13,268	\$26,536	\$87,395	\$152,639
C20 – Stairs	\$16,694	\$0	\$199,017	\$0	\$215,711
C30 – Interior Finishes	\$80,334	\$289,122	\$240,897	\$508,252	\$1,118,605
D10 – Conveying	\$0	\$0	\$0	\$0	\$0
D20 – Plumbing	\$0	\$31,151	\$162,886	\$34,717	\$228,753
D30 – HVAC	\$0	\$941,933	\$156,989	\$0	\$1,098,921
D40 – Fire Protection	\$0	\$0	\$0	\$0	\$0
D50 – Electrical	\$0	\$0	\$9,649	\$666,855	\$676,504
Seismic Retrofit	\$2,625,640				\$2,625,640
TOTALS	\$3,163,162	\$1,275,474	\$875,581	\$1,584,413	\$6,898,629

Annual Maint. Costs (2014 dollars)		
Year	Corrective	Preventative
2007	\$65,678	\$3,543
2008	\$343,321	\$3,394
2009	\$90,157	\$6,519
2010	\$79,031	\$8,079
2011	\$120,060	\$11,757
2012	\$32,816	\$23,108
2013	\$48,945	\$17,721
2014	\$71,219	\$15,753
Total:	\$851,228	\$89,875
Annual Avg:	\$106,404	\$17,085 (2011-2014)

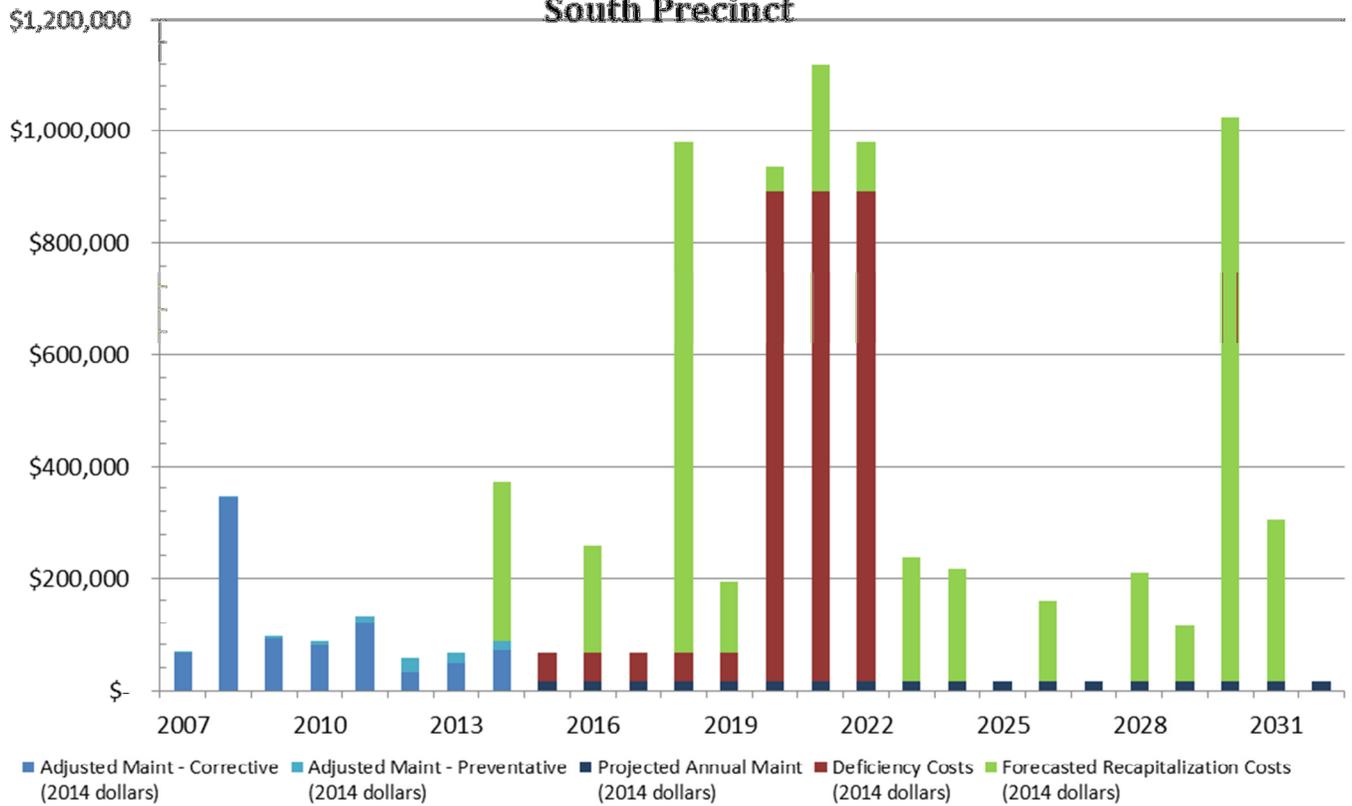
Seismic Assessment Information	
Method(s):	ASCE 31-03 Tier 1 and 2 ASCE 41-06
Year Completed:	2013
Performance Level:	Immediate Occupancy
Deficiencies in load path and roof diaphragm capacity; reliance on column bending for seismic resistance; reliance on 4” brick masonry for seismic resistance (not allowed by current code); deficient low roof.	

Energy Information	
Energy Use Index (EUI):	110
FAS Precinct Average EUI:	123
National Average EUI:	78
Annual Energy Cost:	\$29,444
Annual Energy Use:	1,485 million BTU
% of Portfolio Energy Use:	.6%
2020 Target Use:	1,292 million BTU
2014 data	

Recently Completed Major Maintenance / Capital Projects		
Year	Amount	Brief Scope Description
2009	\$210,000	Install new whole-building generator (200kW) and 1,000 gallon UL 2085 above ground fuel tank

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 South Precinct



Cumulative Spending: Historical plus Projected South Precinct

