

West Precinct

810 Virginia Street, Seattle, WA 98121



Tenant:	Seattle Police Department
FFD-ID:	A50167
Primary Use:	Police Precinct
Year Built:	1999
Gross Building Area:	94,937 sq. ft.
Plant Replacement Value (PRV)¹:	\$67,278,067
Facility Condition Index (FCI):	0.01

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

West Precinct is located in downtown Seattle. This facility has been well maintained and is currently considered to be in “good” condition with a Facility Condition Index (FCI) rating of 0.01. As a newer facility, the cost to operate and maintain this building should remain relatively constant over the next 5 years. 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 \$21.6 million by 2032.

We recommend continuing to maintain the building at the current level. We also recommend evaluating the energy efficiency of this building in the next 2-4 years, and consider aligning energy conservation measures with any forecasted recapitalization items in 2021-2026.

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	\$0	\$0	\$0	\$0	\$0
B20 – Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
B30 – Roofing	\$9,500	\$0	\$1,026,532	\$256,633	\$1,292,665
C10 – Interior Construction	\$0	\$0	\$458,285	\$0	\$458,285
C20 – Stairs	\$0	\$0	\$0	\$0	\$0
C30 – Interior Finishes	\$437,230	\$443,658	\$2,698,962	\$237,960	\$3,817,811
D10 – Conveying	\$0	\$0	\$0	\$0	\$0
D20 – Plumbing	\$0	\$391,254	\$1,026,559	\$879,357	\$2,297,170
D30 – HVAC	\$20,084	\$330,060	\$7,261,317	\$330,060	\$7,941,521
D40 – Fire Protection	\$0	\$0	\$1,175,567	\$0	\$1,175,567
D50 – Electrical	\$0	\$0	\$0	\$4,606,650	\$4,606,650
Seismic Retrofit	\$0				
TOTALS	\$466,815	\$1,164,972	\$13,647,222	\$6,310,660	\$21,589,669

Annual Maint. Costs (2014 dollars)		
Year	Corrective	Preventative
2007	\$321,556	\$62,576
2008	\$514,018	\$27,292
2009	\$237,273	\$29,781
2010	\$255,024	\$36,687
2011	\$203,810	\$40,293
2012	\$414,975	\$101,797
2013	\$185,904	\$76,053
2014	\$379,433	\$113,402
Total:	\$2,511,991	\$487,880
Annual Avg:	\$313,999	\$82,886 (2011-2014)

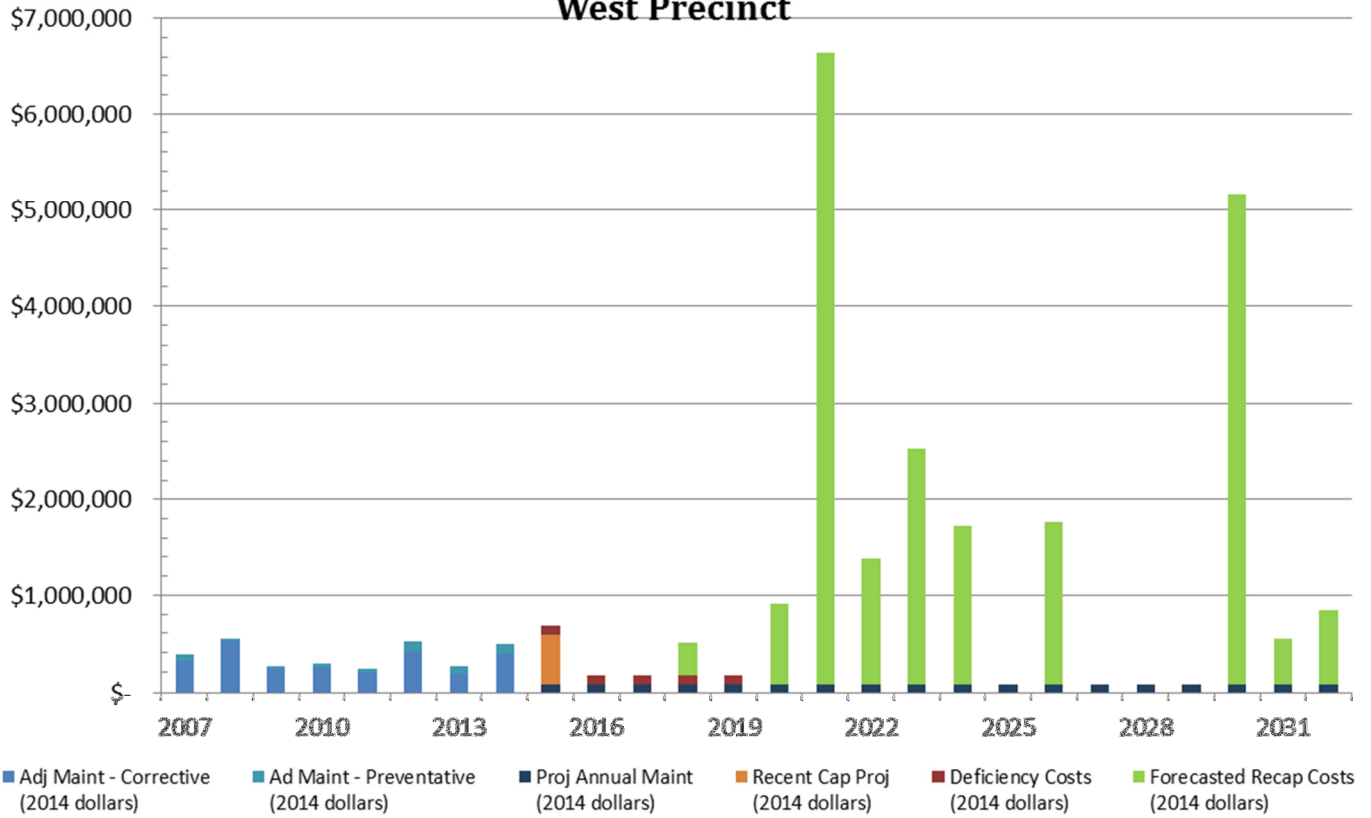
Seismic Assessment Information	
Method(s):	N/A
Year Completed:	N/A
Performance Level:	Immediate Occupancy

Energy Information	
Energy Use Index (EUI):	162
FAS Precinct Average EUI:	138
National Average EUI:	78
Annual Energy Cost:	\$254,192
Annual Energy Use:	14,414 million BTU
% of Portfolio Energy Use:	5.9 %
2020 Target Use:	10,154 million BTU
	2014 data

Recently Completed Major Maintenance / Capital Projects		
Year	Amount	Brief Scope Description
2015	\$505,000	HVAC & Energy Upgrades

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 West Precinct



Cumulative Spending: Historical plus Projected West Precinct

