

Southwest Precinct

2300 SW Webster Street, Seattle, WA 98106



Tenant:	Seattle Police Department
FFD-ID:	A50360
Primary Use:	Police Precinct
Year Built:	2002
Gross Building Area:	30,130 sq. ft.
Plant Replacement Value (PRV)¹:	\$21,351,930
Facility Condition Index (FCI):	0.02

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

Southwest Precinct is located in the Delridge neighborhood of West Seattle. This facility has been well maintained and is currently considered to be in “good” condition with a Facility Condition Index (FCI) rating of 0.02. 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 \$7.9 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	\$26,642	\$0	\$0	\$0	\$26,642
B20 – Exterior Enclosure	\$5,420	\$0	\$0	\$0	\$5,420
B30 – Roofing	\$9,518	\$0	\$40,724	\$203,618	\$253,859
C10 – Interior Construction	\$113,524	\$0	\$58,178	\$87,267	\$258,969
C20 – Stairs	\$0	\$0	\$0	\$0	\$0
C30 – Interior Finishes	\$245,367	\$274,693	\$847,096	\$866,575	\$2,233,731
D10 – Conveying	\$0	\$0	\$0	\$0	\$0
D20 – Plumbing	\$0	\$0	\$486,733	\$358,817	\$845,551
D30 – HVAC	\$0	\$301,158	\$2,108,105	\$0	\$2,409,263
D40 – Fire Protection	\$0	\$0	\$373,088	\$0	\$373,088
D50 – Electrical	\$0	\$0	\$0	\$1,462,005	\$1,462,005
Seismic Retrofit	\$0	\$0	\$0	\$0	\$0
TOTALS	\$400,470	\$575,851	\$3,913,924	\$2,978,282	\$7,868,527

Annual Maint. Costs (2014 dollars)		
Year	Corrective	Preventative
2007	\$124,115	\$20,878
2008	\$84,551	\$13,485
2009	\$197,472	\$13,139
2010	\$149,652	\$21,721
2011	\$85,396	\$22,092
2012	\$75,090	\$38,380
2013	\$61,363	\$34,689
2014	\$44,773	\$36,224
Total:	\$822,413	\$200,608
Annual Avg:	\$102,802	\$32,846 (2011-2014)

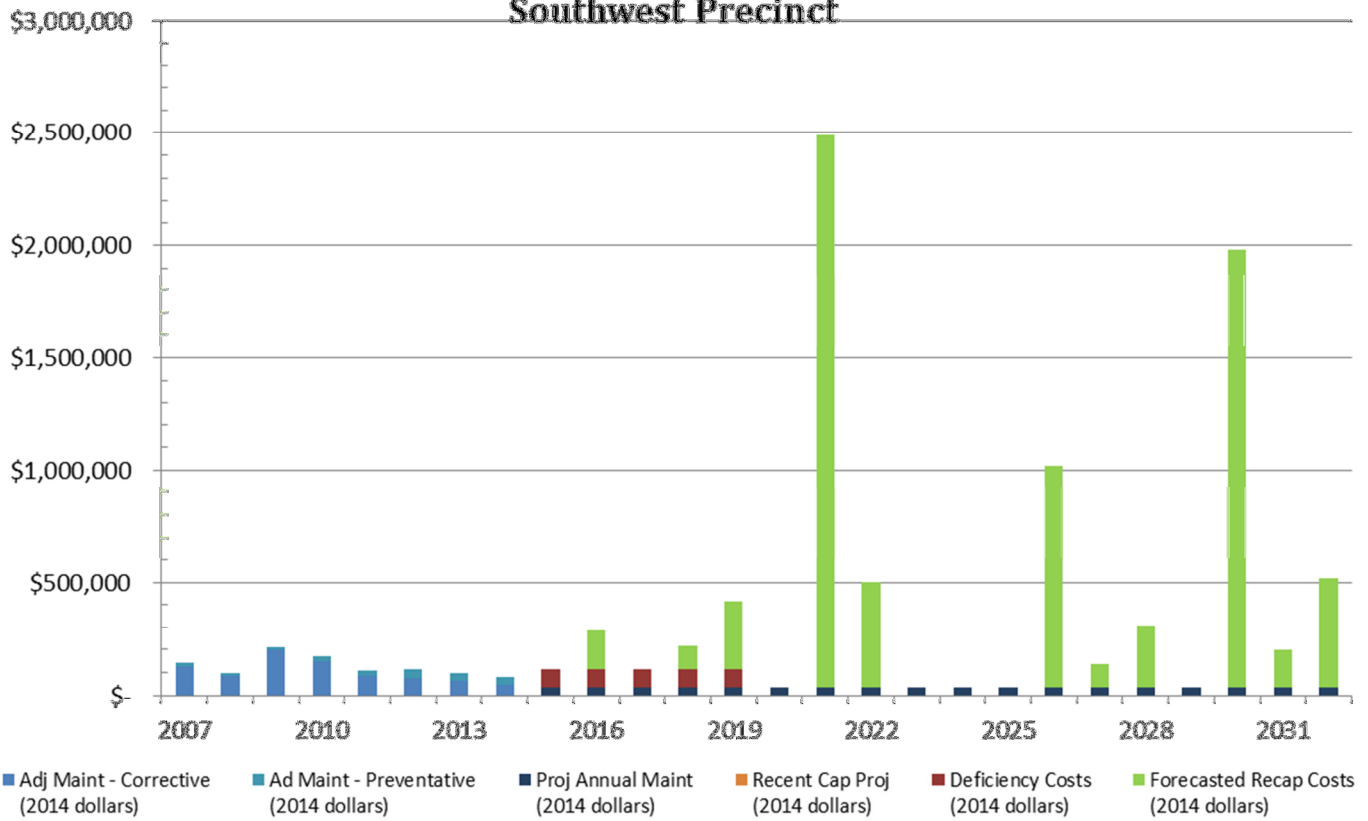
Seismic Assessment Information	
Method(s):	N/A
Year Completed:	N/A
Performance Level:	Immediate Occupancy

Energy Information	
Energy Use Index (EUI):	122
FAS Precinct Average EUI:	138
National Average EUI:	78
Annual Energy Cost:	\$54,508
Annual Energy Use:	3,534 million BTU
% of Portfolio Energy Use:	1.4%
2020 Target Use:	3,869 million BTU (Met)
	2014 data

Recently Completed Major Maintenance / Capital Projects		
Year	Amount	Brief Scope Description

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 Southwest Precinct



Cumulative Spending: Historical plus Projected Southwest Precinct

