

Facility Condition Assessment

MINNEAPOLIS POLICE DEPARTMENT

NOVEMBER 10, 2023

Together, Building a Thriving Planet



Table of Contents

PURPOSE 4

FCA METHODOLOGY 4

ACCOMPANYING ASSET MANAGEMENT WORKBOOK 5

SCOPE & FACILITIES 6

CAPITAL PROJECTION METHODOLOGY 8

10 YEAR CAPITAL PROJECTION 8

FACILITY CONDITION INDEX - FCI..... 11

INDIVIDUAL FACILITY EVALUATIONS 13

APPENDIX A: RATINGS, METHODS, AND SCORING..... 76

APPENDIX B: PS HIERARCHY 81

Section

1

Background

Background

Purpose

The intent of the Facility Condition Assessment (FCA) is to provide a review of the existing conditions of the physical assets of Minneapolis Police Department (MPD) facilities, which will contribute to the development of both short-term needs and a long-term, capital renewal budget. Additionally, **implementation of the identified repairs and replacements will help support MPD's goal of improving facility safety, comfort, and an improved aesthetic working environment for all MPD Staff.**

The information provided in this report can assist in avoiding costly emergency repairs or other unplanned renovations and enables stakeholders to effectively plan for future capital projects. This, in turn, allows for improved non-facilities project planning and resource allocation.

Although the information presented in this report is based on thorough research, sound evaluation, and deep data analysis, it should be used only as a guide by stakeholders as they build plans that will best serve the interests of the Department. Likewise, all U.S. dollar values provided in this report are budgetary estimates and are not intended for use as final costs for project implementation. Lastly, all inspections conducted as part of this FCA are based on visually detectable conditions and should not take the place of legally mandated inspections, including – but not limited to – fire and life safety, full ADA compliance, structural analysis, and/or asbestos and lead contamination.

This report is intended to provide high-level capital planning takeaways and illustrate key observations and recommendations from the FCA effort to MPD.

FCA Methodology

The FCA process for each facility began with a review of documentation, such as building plans and as-built drawings, which helped build baseline familiarity with current facility and system conditions. The FCA also involved extensive interviews combined with a survey that was administered both in person through paper copies and anonymously through an open survey link for a defined time-period. During in-person surveying, occupants were provided with the opportunity for open dialogue with the McKinstry FCA Team while remaining anonymous. This additional surveying was conducted to give occupants an additional opportunity to provide their concerns, issues, and suggestions to the McKinstry FCA Team despite possibly being unavailable at the time of site visit. Paper copies of the results obtained when administering the survey on-site, have previously been provided to MPD on October 12, 2023.

McKinstry's FCA Team surveyed each of the facilities currently occupied by MPD to capture data on the severity of needed repairs or replacements of equipment and systems. After the interviews/surveys and on-site audits were complete, the FCA Team prepared probable replacement and repair cost estimates, offered opinions of asset condition, and provided additional scoring data based on impact of asset failure.

While surveying building occupants, some observations were mutually deemed outside of the current FCA scope but still pertinent to space needs, general safety, and/or other facility items that may require MPD attention. This information was provided to MPD on October 24, 2023, as a supplemental document titled "MPD Supplemental Observations."

Background

Throughout the FCA, McKinstry’s FCA Team followed City of Minneapolis - Property Services criteria including the naming hierarchy (located in the Appendix) when performing data collection, evaluation, and organization. The hierarchy adheres to Property Services Computerized Maintenance Management System (CMMS) through categorization that aligns with previously completed asset collation efforts. Adhering to this hierarchy and process was completed for the purpose of updating asset information into the CMMS in the future as required.

Accompanying Asset Management Workbook

The accompanying asset management workbook is the summation of the observations in a quantifiable format containing the following major elements for each individual asset:

- | | |
|------------------------------------|--|
| • Facility | • Asset Approximate Installation Date |
| • Floor | • Asset Industry Remaining Useful Life |
| • Room | • Asset Observed Remaining Useful Life |
| • Asset Tag/Name | • Asset Notes |
| • Action (Repair/Replace) | • Asset Estimated Replacement Date |
| • Asset System | • Asset Condition |
| • Asset Subsystem | • Asset Operational Impact |
| • Asset Manufacturer | • Asset Occupant Impact |
| • Asset Model # (Where Available) | • Asset Overall Aggregate Score |
| • Asset Serial # (Where Available) | • Asset Probable Replacement Cost |
| • Asset Size/Capacity | • Asset Life Expectancy |

Identification of major and immediate needs were emphasized in the FCA evaluation, along with a chronological prioritization of changes which could impact building performance, safety, and long-term financial planning. Observations were generated during on-site visits conducted from September 25, 2023, to October 19, 2023.

Background

Scope & Facilities

The FCA included evaluation of mechanical, electrical, plumbing, interior finishes, exterior envelope, site, and fire and life safety assets and accessibility at Minneapolis Police Department facilities as illustrated in the table below.

Facility Number	Facility Name	Address	Gross Square Footage
024	EOTF (MPD Occupied Spaces)	25 37 th Ave NE, Minneapolis, MN	5,431 *
101	Precinct #1	19 North 4 th Street, Minneapolis, MN	13,121
102	Precinct #2	1911 Central Ave, Minneapolis, MN	12,446
703	Precinct #3	309 2 nd Ave South, Minneapolis, MN	58,000
104	Precinct #4	1925 Plymouth Ave, Minneapolis, MN	25,319
105	Precinct #5	3101 Nicollet Ave, Minneapolis, MN	21,338
110	Canine Kennel	13.37	2,163
111	Forensic Garage	13.37	3,121
112	Warehouse & Stores (Lowry)	3112 N 2 nd Street, Minneapolis, MN	68,111
127	SOC (Training)	4131 Dupont Ave N, Minneapolis, MN	55,050
210	Haaf Ramp (MPD Occupied Spaces)	424 S 4 th Street, Minneapolis, MN	28,239 *
701	City Hall (MPD Occupied Spaces)	350 South 5 th Street, Minneapolis, MN	15,161 *
705	Public Service Building (MPD Occupied Spaces)	505 S 4 th Ave, Minneapolis, MN	94,267 *
804	Vehicle Storage (MPD Occupied Spaces)	13.37	19,435 *
Total			421,202

*Note: These values represent the partial square footage of the facility's total square footage that is occupied by MPD and was evaluated within the scope of this FCA.

(end of section)

Section

2

Capital Projections

Capital Projections

Capital Projection Methodology

The capital projections included in this report are developed by aggregating Observed Remaining Life, Estimated Repair/Replacement Cost, and Industry Life Expectancy data from each asset surveyed during the FCA. This data helps to understand when an asset might require repair or replacement, what the cost may be, and the expected length of time before the asset may fail again. When this information for all assets is aggregated, it can be used to project the facility-related annual capital expenditures of MPD. Additional information on this methodology can be found in Appendix A.

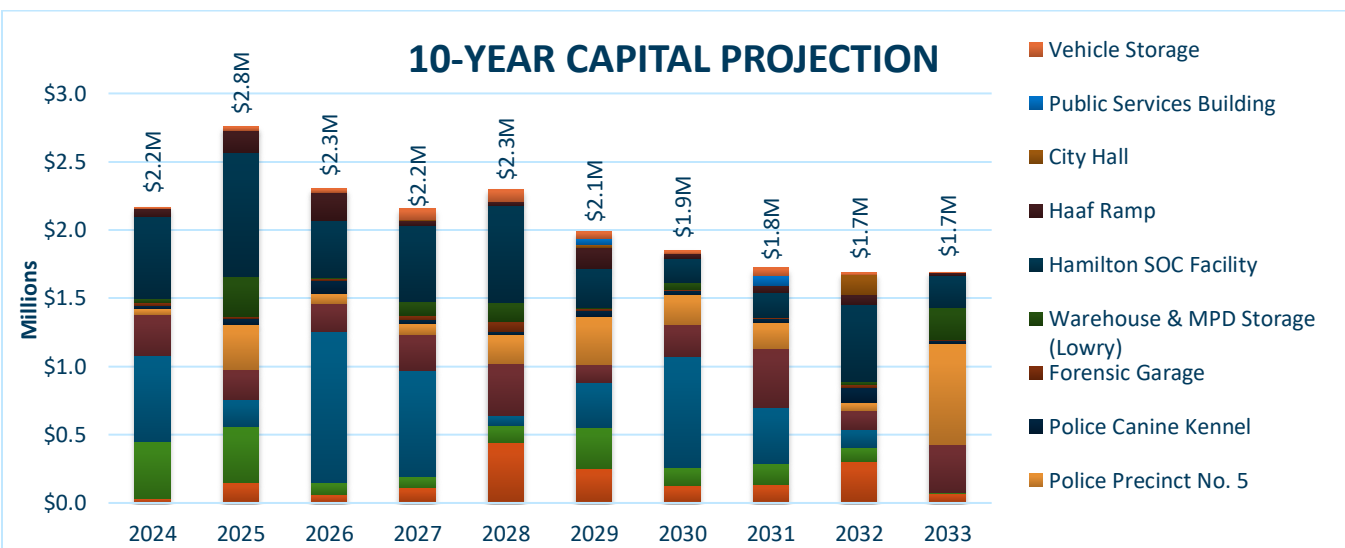
Although the information presented in this report is based on thorough research, sound evaluation, and established data sources, it is intended to be used only as a guide by stakeholders as they build plans that best serve the interests of MPD. Additionally, these probable cost estimates are associated with replacement of existing assets in “like-for-like” systems when they reach their end of life. It does not consider potential technology upgrades, changes in demand at the facilities, or alternative sources of funding such as capital levies, bonds, or financing. The values provided in this report are considered individual probable cost estimates and are not intended for use as final costs for project implementation. Finally, because of potential asset “bundling” into one or more projects, engineering, design, project management, general conditions, and any other project “soft costs” associated with the labor and material installation of individual assets has not been taken into consideration.

All values included in this report and accompanying FCA Workbook are illustrated in 2023 U.S. dollars without adjustment for discounting, escalation, or inflation.

10 Year Capital Projection

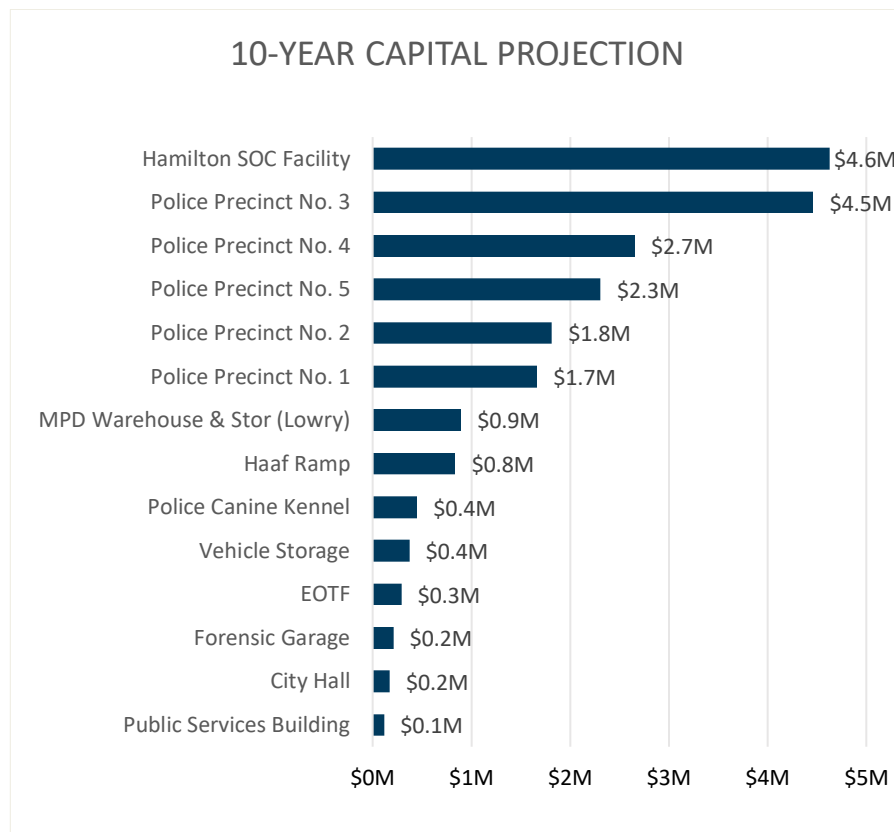
The graphic below illustrates the projected annual Capital Repair/Replacement Costs (also referred to as “Capital Need”) over the next 10 years. The colored bands in each bar of the chart correspond to a specific MPD facility.

Total Capital Need of \$2.1 million is the annual average amount projected over the next 10 years for all MPD buildings surveyed. No inflationary cost element has been incorporated into the projections below.



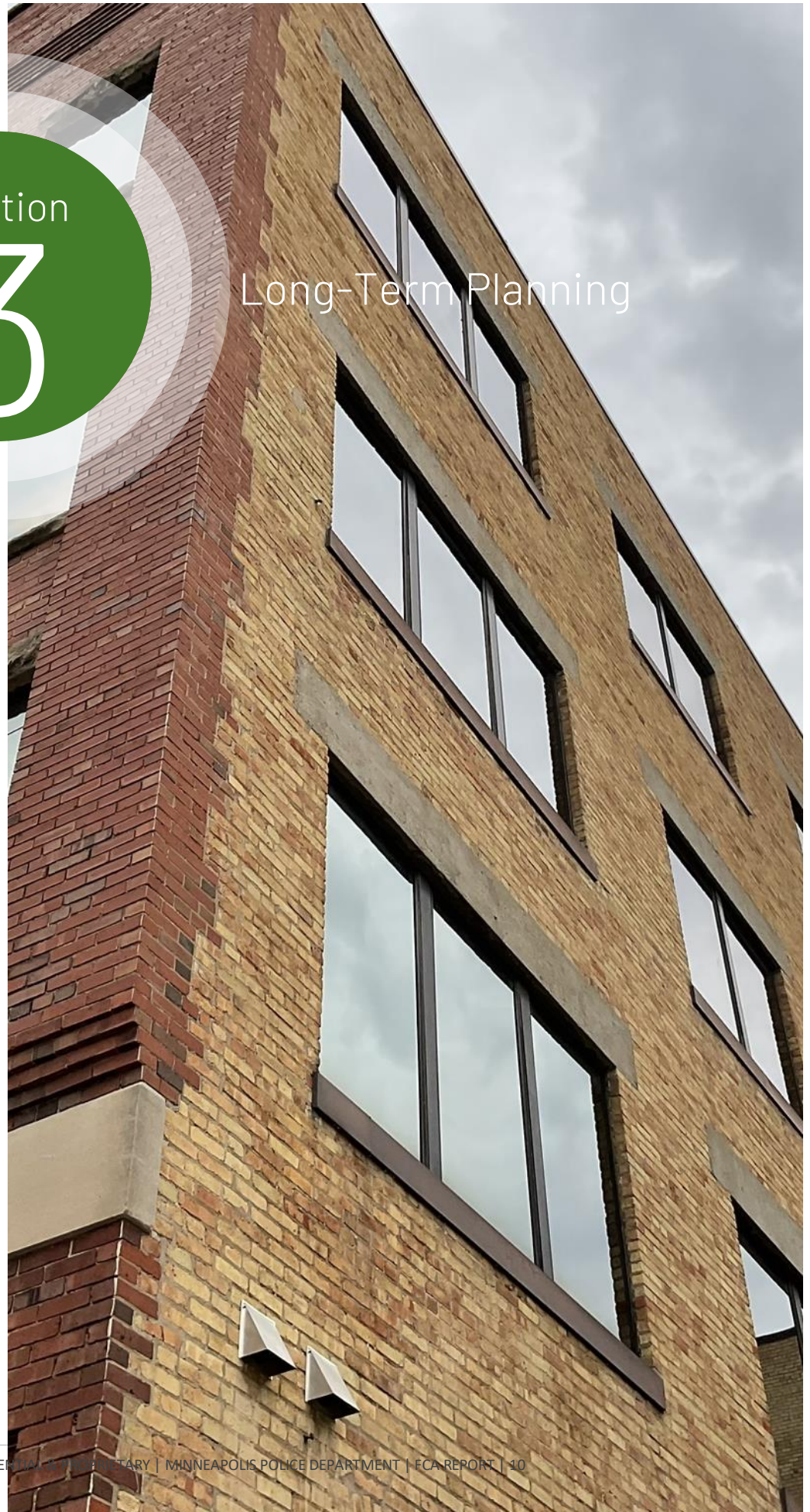
Capital Projections

Hamilton SOC and Police Precinct No. 3 account for the largest total Capital Need over a 10-year period. These two (2) facilities have a relatively large share of total building square footage and although both facilities have undergone upgrades, a majority of the electrical and HVAC infrastructure is original to these older facilities. No inflationary cost element has been incorporated into the projections below.



Section
3

Long-Term Planning



Long Term Planning

Facility Condition Index - FCI

Facility Condition Index (FCI) is a metric used to evaluate the relative condition of a building. It is a ratio of known or projected capital renewal costs to the estimated replacement value of the entire building. A high FCI value indicates that the building is reaching the end of its useful life and/or should be considered for replacement (instead of expending additional capital funds into renewals/repairs). A low FCI value indicates that the building is in good condition.

Below is the 5-Year FCI criteria calculation and scale used for this project:

$$\text{5 Year FCI Score} = \frac{\text{Renewal Costs Over Next 5 Years}}{\text{Current Building Replacement Value}}$$

FCI SCALE	
Good	< 0.05
Fair	0.05 – 0.10
Poor	0.10 – 0.30
Critical	0.30 +

When buildings reach the Critical FCI range of 0.30 or higher it is recommended that de-commissioning, renovation, or other major intervention be considered. In that FCI range, it may no longer be cost effective to continue funding one-off capital asset replacements. Instead, those funds could be invested in a new building or larger renovation project. Additionally, buildings with high FCI values tend to be in worse condition and not as comfortable for occupants or operationally functional as those with lower FCI values. For this study, the facilities that are only partially occupied by MPD were not included in the FCI analysis / assigned an FCI score. It is recommended that the long-term plan for the facilities with an FCI Score greater than 0.30 be reviewed.

FACILITY #	FACILITY NAME	5 Year Renewal Costs **	Approximate Full Bldg Replacement Value	5-Year FCI SCORE	FCI RANGE
101	Precinct 1	\$753,800	\$5.68M	0.133	Fair-Poor
102	Precinct 2	\$675,600	\$5.39M	0.125	Fair-Poor
703	Precinct 3	\$2,676,200	\$26.10M	0.103	Fair-Poor
104	Precinct 4	\$1,364,400	\$11.50M	0.119	Fair-Poor
105	Precinct 5	\$395,300	\$9.24M	0.043	Good-Fair
110	K-9 Kennel	\$106,000	\$0.57M	0.186	Fair-Poor
111	Forensic Garage	\$147,300	\$0.55M	0.268	Poor
112	Warehouse (Lowry)	\$440,884	\$24.38M	0.018	Good
127	SOC	\$2,549,800	\$22.67M	0.112	Fair-Poor

** Grounds related replacement costs (paving, fencing, etc.) have not been included in the FCI calculations and therefore these values may not match the Capital Projection values.

(end of section)

Section

4

Individual Facility Evaluations

Individual Facility Evaluations

Individual Facility Evaluations

The following is a compilation of the evaluations that were performed at each individual facility. It includes a brief overview, the 5-year and 10-year capital projections and identification of building and maintenance deficiencies that will likely need to be addressed in the near term. Sample photos are included where available for observations.

Many of the deficiencies listed, correspond with an individual asset and the associated probable cost(s) are included, however some deficiencies may not require capital funding or repair but are listed here for the attention/awareness of MPD.

In some instances, a specific issue will require further investigation, testing and/or an element of design necessary to determine root cause. Consequently, the asset replacement and/or repair is unknown until the results of the issue are further diagnosed. In these cases, an 'Evaluate Cost Range' has been estimated to determine the extent of the specific issue to then help evaluate options for potential correction action(s). An accompanying reference on how this cost range was determined is located in the 'Notes' area in Tables below.

Individual Facility Evaluations

EMERGENCY OPERATIONS & TRAINING FACILITY (EOTF) (MPD OCCUPIED SPACES)

Facility Number: 024

Facility Address: 25 37th Ave NE, Minneapolis, MN 55421

Year Constructed: 2010

Size (SF): 5,431

Date(s) of On-Site Evaluation: 10/10/2023

FACILITY DESCRIPTION

EOTF is a single-story slab on-grade structure that serves as a training facility primarily for the Fire Department, while also containing a designated area for Emergency Operations (EO) for the Police Department. In addition to the designated EO which is called the Strategic Response Center (SRC) or 'The Pit' area, the portion of the facility that is utilized by MPD includes Offices, Toilet Rooms, a Large Training / Conference Rooms, Kitchen/Dining/Lounge, and the adjacent IT Room.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
024	EOTF	2010	122	3.10	59,600	232,700

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

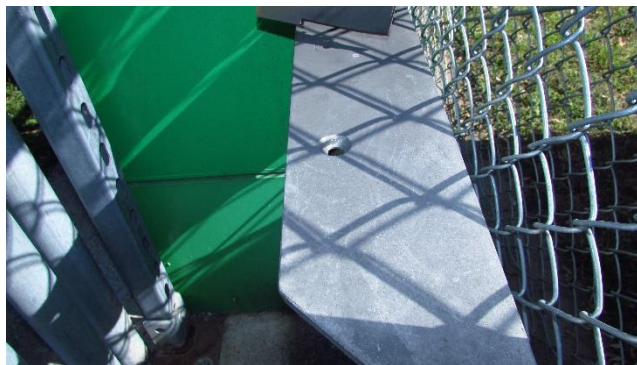
024	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	13.37 [REDACTED]	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$600 - \$1,200		\$1,500 - \$2,500	Consultant/Contract or Evaluation: 8 Hours to 16 Hours x \$75/Hr Plus \$1,500 - \$2,500 Allowance for Repairs
002	On-Site staff indicate Rm 131 is hot in summer, cold in winter	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1,200 - \$3,600			Consultant/Contract or Evaluation: 8 Hours to 24 Hours x \$150/Hr
003	Need to Add Fire Extinguisher to Rm 131 - SRC Room	Install Properly Sized/Type of Fire Extinguisher in Room to Provide Adequate Coverage for Area		Qty 1: \$100	--	\$100 / Fire Extinguisher

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

Individual Facility Evaluations

- 024-001** 13.37 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- 024-002** On-Site Staff indicated that Rm 131 - Strategic Response Center (SRC) (aka the 'Pit') that is occupied 20/7 occasionally gets hot in the room (early in the morning) and gets rather cold in the winter months.
- 024-003** There are no fire extinguishers located in Rm 131 – SRC (the 'Pit'). It is recommended that one (1) additional appropriately sized/type of fire extinguisher be added to this space.

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS



Motorized Gate 'Rail' Freezes up in the Winter

Individual Facility Evaluations

POLICE PRECINCT #1

Facility Number: 101

Facility Address: 19 North 4th Street, Minneapolis, MN 55401

Year Constructed: 1902

Size (SF): 13,121

Date(s) of On-Site Evaluation: 9/25/2023

FACILITY DESCRIPTION

Police Precinct #1 is a two-story structure with a basement and a variety of room functions, including: Lobby, Community Room, and associated Restrooms, Front Desk/Access, Offices, Kitchen/Lounge Area, Men's & Women's Locker Rooms, Showers, Restrooms, Armory, Monitor/Interview, Storage and Fitness Area. Although the building was originally constructed in 1902 and served as a Fire Station, there have been a variety of improvements to the facility since the original construction.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
101	Police Precinct No. 1	1902	273	4.86	787,700	875,900

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

101	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
101-001	Asphalt parking lot deteriorated	Replace Asphalt - Milling / Resurfacing	--	\$26,000 - \$34,000	--	See Asset Workbook
101-002	Carpet stains in Rm 100 - Community Room	Replace Carpet	--	\$2,800 - \$4,200	--	See Asset Workbook
101-003	Exterior brick deteriorating	Repair Brick Sections	--	\$2,900 - \$4,000	--	See Asset Workbook
101-004	Only 2 of the 4 compressors of the air-cooled chiller are functioning	Replace Air Cooled Chiller	--	\$77,000 - \$95,000	--	See Asset Workbook
101-005	Ceiling damage in Rm - 005 Men's Locker Room	Repair Ceiling Damage	--	--	\$3,000 - \$5,000	Allowance Range Amount for Repairs
101-006	Water leaking into emergency generator causing interior sound baffle deterioration	Repair Generator	--	--	\$1,200 - \$2,000	Allowance Range Amount for Repairs
101-007	Efflorescence on foundation surface in Room 001 - Utilities	Evaluate if Water Causing Surface Efflorescence is a	\$2,400 - \$6,000	--	--	Consultant/Contractor Evaluation: 16 Hours to 40 Hours x \$150/Hr

Individual Facility Evaluations

		Reason for Concern for Structural Foundation				
101-008	Duct tape is used to hold vertical circuit board in place	Remount Circuit Board	--	--	\$50 - \$100	Allowance Range Amount for Repairs
101-009	Toilet rooms designated as accessible missing pipe wrap under sinks	Install Pipe Wrap	--	--	\$300 - \$400	Allowance Range Amount for Repairs
101-010	Scrapes on walls in Rm 101 - Weight Room from weights	Move Weight Locations and/or Install More Resident Wall Covering Near Weights	--	--	\$1,000 - \$2,500	Based on Fiberglass Reinforced Polymer (RFP) Wall Panels Near Weight Area
101-011	Rm 105 - Office very warm due to small space and multiple monitors/eq. in room	Evaluate Location of Thermostat and VAV Box Ventilation Capacities Serving Room	\$300 - \$600	--	--	Consultant/Contractor Evaluation: 3 Hours to 8 Hours x \$75/Hr
101-012	Rm 006 - Men's Bathroom has peeling paint due to location of exhaust grilles from showers	Prep & Paint Peeling Paint, Extend Exhaust Ductwork Closer to Showers	--	--	\$300 - \$500	Allowance Range Amount for Repairs
101-013	Rm 127 - Bike Storage black dust/grime observed from ductwork	Clean Ventilation Ductwork System and All Grilles/Diffusers	--	--	\$4,500 - \$6,000	Allowance Range Amount for Repairs
101-014	2nd Floor Open Office has plastic covering large supply diffuser, potentially due to ventilation directly over desk	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1,200 - \$3,600	--	--	Consultant/Contractor Evaluation: 8 Hours to 24 Hours x \$150/Hr

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 101-001** The asphalt parking area on the south of the building is significant deteriorated with lots of ponding. Staff have reported sprained ankles as a result of the many potholes.
- 101-002** There are many stains on the carpeting in Rm 100 - Community Room.
- 101-003** There are a variety of locations where the exterior steps/elevated walkway and exterior brick are deteriorating.
- 101-004** According to Property Service Staff, only two of the existing four compressors in the air-cooled chiller are operational. It is recommended that either new two compressors be installed, or if necessary, the chiller be replaced.

Individual Facility Evaluations

- 101-005** There is damage to the ceiling in the basement Men's Locker Room (Rm 005) due to water penetration from the AERCO boiler stack extending to the roof. This is also causing premature deterioration of the boiler stack as evident by the corrosion.
- 101-006** Although the emergency generator located on the lower roof is known to be functioning as designed, there is water that is leaking into the generator resulting in deterioration that is occurring on the sound baffle and inside the enclosure.
- 101-007** It was noted during the on-site evaluation that there are many locations where the original stone interior foundation has surface efflorescence including surface deterioration / flaking of the stone/masonry.
- 101-008** It was noted that duct tape is helping to hold circuit boards in place inside the main security panel located in Rm 110 – Telecom/Elec. It is recommended that this be addressed, and security boards be properly fastened.
- 101-009** Toilet rooms designated as being accessible are missing pipe wrap under the accessible sinks. It is recommended that pipe wrap be installed to prevent injury to individuals in a wheelchair.
- 101-010** There are many scrapes on drywall in Rm 101 - Weight Room from the exercise equipment. It is recommended that these be fixed, and a more resilient wall panel be installed.
- 101-011** During the on-site evaluating Rm 105 – Office was detected as being very warm. Recommend that this space be evaluated further to identify thermostat location and ventilation to the space.
- 101-012** Paint is peeling from the walls above the showers in Rm 006 – Men's Bathroom due to location of exhaust grilles that are not within close proximity of showers. Recommend address the peeling paint and extent exhaust ductwork with exhaust grilles closer to showers.
- 101-013** There is a black dust/grime that is being expelled from the VAV box located in Rm 127 - Bicycle Storage. Additionally, it was noted during the on-site survey that there are various locations of dirty diffusers and return air grilles. It is recommended that all grilles, diffusers, and ductwork be cleaned.
- 101-014** Supply diffuser on 2nd Floor Open Office has plastic covering the large supply diffuser. Evaluate further the overall supply distribution to the open office area.

Individual Facility Evaluations

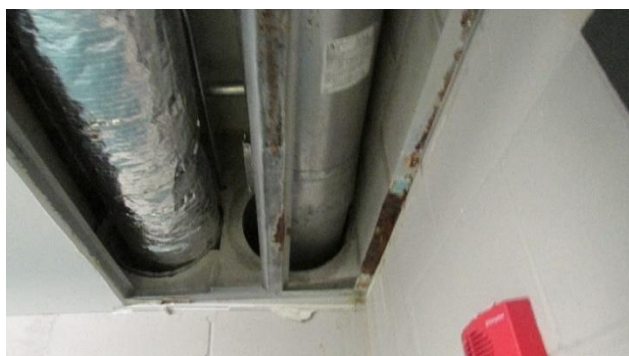
FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS – SAMPLE PHOTOS



Cracks/Deterioration in Asphalt Parking Lot



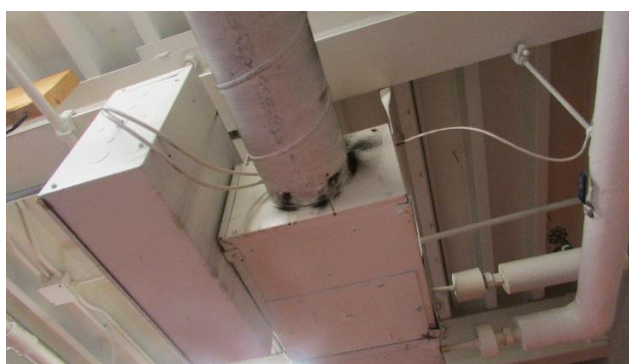
Rm 100 – Community Room – Carpet Stains



Rm 005 – Men's Locker Rm – Ceiling Damage



Rm 001 – Mech Rm – Foundation Surface Deterioration

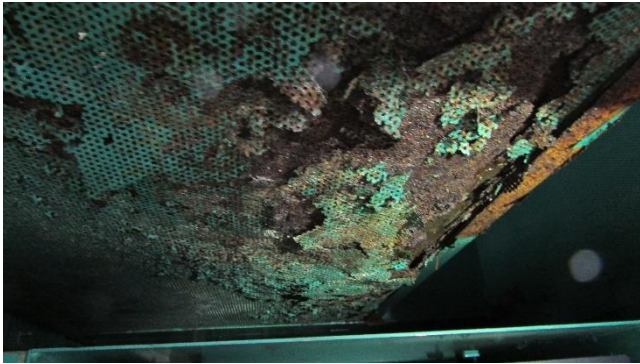


Rm 127 – Bike Storage – Black Dust/Grime from VAV Box



Rm 110—Telecom – Duct Tape Used in Panel

Individual Facility Evaluations



Deterioration Of Sound Baffle Inside Emergency Gen



Lack of Pipe Wrap in Accessible Labeled Restroom



Exterior Brick (Eastside) Needs to Be Repaired



Plastic Covering Supply Diffuser On 2nd Floor Open Office

Individual Facility Evaluations

POLICE PRECINCT #2

Facility Number: 102

Facility Address: 1911 Central Avenue, Minneapolis, MN 55418

Year Constructed: 1934, 1982

Size (SF): 12,446

Date(s) of On-Site Evaluation: 9/26/2023

FACILITY DESCRIPTION

Police Precinct #2 is a single-story structure with a basement and a variety of room functions, including: Lobby, Community Room, and associated Restrooms, Front Desk/Access, Offices, Kitchen/Lounge Area, Men's & Women's Locker Rooms, Showers, Restrooms, Armory, Monitor/Interview, Storage and Fitness Area. Although the building was originally constructed in 1934, there have been a variety of improvements to the facility since the original construction.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
102	Police Precinct No. 2	1934	239	4.88	1,119,800	695,500

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

102	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	RTU-3 serving Rm 126 - (Formerly) Workout Room has hail damage, unit has exceeded expected useful life.	Replace Unit	--	\$15,900 - \$20,500	--	See Asset Workbook
002	Many locations of water damaged ceiling tiles due to roof leaks, The roof has vegetation growing directly on the pebble ballast and there are a multiple locations where the roof insulation has been exposed	Replace Roof	--	\$295,000 - \$377,000	--	See Asset Workbook
003	Plaster spalling at exterior door of Basement Rm B6 - Lounge	Repair Plaster Wall Section	--	--	\$400 - \$600	Allowance Range Amount for Repairs
004	Carpet is Old and Many Locations Have Carpeting	Replace Old Carpeting	--	\$31,000 - \$39,600	--	See Asset Workbook

Individual Facility Evaluations

	that is Held Together with Tape					
005	Parking lot deterioration	Replace Asphalt - Milling / Resurfacing	--	\$360,00 - \$450,000	--	See Asset Workbook
006	Retaining wall on Eastside is crumbling	Repair Retaining Wall	--	--	\$2,500 - \$5,000	Allowance Range Amount for Repairs
007	No handrail for Eastside exterior steps	Install Handrail	--	\$1,100 - \$1,400	--	See Asset Workbook
008	Legacy Trane controls should be upgraded to allow for remote monitoring	Upgrade Temperature Controls	--	\$5,000- \$6,400	--	See Asset Workbook
009	Locations where desks are pressed against self-contained temperature controls restricting access for servicing and adjusting	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1,200 - \$2,400	--	--	Consultant/Contract or Evaluation: 16 Hours to 24 Hours x \$75/Hr
010	13.37 [REDACTED]	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$6,000 - \$12,000	--	--	Consultant/Contract or Evaluation: 40 Hours to 80 Hours x \$150/Hr
011	13.37 [REDACTED]	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$6,000 - \$12,000	--	--	Consultant/Contract or Evaluation: 40 Hours to 80 Hours x \$150/Hr
012	On-Site staff indicated occasional sewer back-up from drain in Rm 124 - Men's Locker Room	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1,200 - \$2,400	--	--	Consultant/Contract or Evaluation: 16 Hours to 24 Hours x \$75/Hr
013	Staff indicated snow accumulation melts in Spring causing water damage in building.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$600 - \$1,800	--	--	Consultant/Contract or Evaluation: 8 Hours to 24 Hours x \$75/Hr
014	Toilet rooms designated as accessible missing pipe wrap under sinks	Install Pipe Wrap	--	--	\$300 - \$400	Allowance Range Amount for Repairs
015	Dirty ventilation grilles and diffusers	Clean Ventilation Ductwork System and All Grilles/Diffusers	--	--	\$4,500 - \$6,000	Allowance Range Amount for Repairs
016	Rm B4 - Women's Locker Room toilet partition separation from wall	Reattach Toilet Partition	--	--	\$100 - \$200	Allowance Range Amount for Repairs
017	Rm 137 - Lounge missing a thermostatic control valve	Install New Control Valve	--	--	\$200 - \$400	Allowance Range Amount for Repairs
018	Drinking fountains are plugged into non-GFCI electrical outlets	Install GFCI Outlets for Drinking Fountain(s)	--	--	\$200 - \$300	Allowance Range Amount for Repairs
019	RTU-1 (5 Ton) Aeon pre-filters are dirty	Replace Pre-Filters	--	--	\$100 - \$200	Allowance Range Amount for Repairs
020	There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into the Precinct.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$3,600 - \$6,000	--	--	Consultant/Contract or Evaluation: 24 Hours to 40 Hours x \$150/Hr

Individual Facility Evaluations

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 102-001** RTU-3 serving Rm 126 – (formerly) Workout Room has hail damage on the condensing fins, additionally, this is currently controlled by the Trane control system while remaining facility utilizes Automated Logic. Recommend standardization with a single temperature control system.
- 102-002** Rm 137 – Community Lounge has a water damaged ceiling tile (against West wall) due to roof leak. There are many other locations of water-stained ceiling tiles throughout the facility, including Rm 109 – Copy Room, Rm 111 – Corridor East, Rm 120 -Roll Call and Rm 107 SAFE Unit. Additionally, the roof has vegetation growing directly on the pebble ballast and there are a few areas where the roof insulation has been exposed. Roof sections should be repaired/replaced soon.
- 102-003** Plaster spalling at exterior door exit on Eastside of basement Rm B6 – Lounge should be repaired in conjunction with the remodeling of the basement areas.
- 102-004** Carpet in many location is frayed and is taped together. Recommend that carpeting be replaced.
- 102-005** Some ponding and a variety of deterioration on the parking lot asphalt.
- 102-006** Small retaining wall on Eastside is crumbling.
- 102-007** Stone stairs on the Eastside of the building appear to have been previously repaired, but again are showing signs of deterioration. Steps are also missing a handrail.
- 102-008** There are legacy Trane Trace temperature controls that are still being used. These should be replaced/interfaced with the existing Automated Logic temperature control system currently in use within the facility.
- 102-009** There are locations (predominately Offices) where desks are pressed up against the self-contained thermostatic valve restricting access for service and adjustment.
- 102-010** 13.37
- 102-011** 13.37
- 102-012** Staff indicated that there is occasional sewer back-up from the drain under the urinals in Rm 124 - Men's Locker Room.
- 102-013** Staff indicated that accumulated snow from the alley is piled up adjacent to the building near the canopy over the East stairwell going to the basement. In Spring this snow melts causing water to enter the building (Rm B6- Lounge) near the exterior door. Recommended that additional fencing or similar be installed to help prevent this practice of snow accumulation so close to the building.
- 102-014** Missing pipe coverings under sinks in accessible identified toilet rooms.
- 102-015** It was observed that many of the ventilation grilles and diffusers are dirty and need to be cleaned.
- 102-016** One of the vertical components of a toilet partition in Rm B4 - Women's Locker Room needs to be re-anchored to the wall.
- 102-017** Staff showed the location of a missing thermostatic control heating valve in Rm 137 - Lounge (currently temporary breakroom/kitchen) requiring maintenance staff to manually remove fin tube

Individual Facility Evaluations

radiation cover and adjust the valve manually each spring, fall and during the winter if too hot or too cold. Recommend installing a new modulating thermostatically controlled valve.

- 102-018** During the on-site evaluation, it appeared that the drinking fountains do not have GFCI outlets. It is recommended that this be further evaluated to ensure current code requirements.
- 102-019** Although rooftop unit RTU-1 (5 Ton) Aaon has both a pre-filter and secondary filter located within the same unit, the prefilter is dirty and should be replaced.
- 102-020** The accessible ramp from the parking lot on the West side of the facility allows ADA access to the West entrance, however there is no accessible signage and no automatic door operators into the facility.

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS



Rm 137 – Community Lounge – Valve Req. Manual Oper.



Rm B6-Lounge – East Stairs Deteriorating Plaster



Rm 104 – Office Area – Frayed & Taped Carpet



Rm 137 – Community Lounge Water Damaged Ceiling Tile

Individual Facility Evaluations



Cracks/Deterioration/Ponding in Asphalt Parking Lot



Retaining Wall on Eastside is Crumbling



No Accessible Provisions / Signage at Main Entrance



Eastside – Location of Snow Accumulation in Winter



5 Ton Aeon Rooftop Unit (Pre-Filter) Needs Changing



Exposed Insulation on the Roof

Individual Facility Evaluations



Rm 105 – Office Dirty Diffusers & Grilles



RTU-3 Condensing Coil Hail Damage



Rm 120 – Roll Call – Water-Stained Ceiling Tile

Individual Facility Evaluations

POLICE PRECINCT #3

Facility Number: 703

Facility Address: 309 2nd Ave South, Minneapolis, MN 55415

Year Constructed: 1959, 1970

Size (SF): 58,000

Date(s) of On-Site Evaluation: 9/27/2023

FACILITY DESCRIPTION

Police Precinct #3 is a three-story structure with a basement and a variety of room functions, including: Lobby, Community Room, and associated Restrooms, Front Desk/Access, Offices, Kitchen/Lounge Area, Common Locker Room, Shower, Restrooms, Armory, Monitor/Interview, Storage and Fitness Area. Although the 2-Story building was originally constructed in 1959 and the 3rd floor and mechanical penthouse were later added in 1970, there have been a variety of improvements to the facility since these construction dates.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
703	Police Precinct No. 3	1984	402	4.60	2,782,700	1,680,500

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

703	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Significant water accumulation on roof contributed to leaks inside the building	Replace Roof	--	\$480,000 - \$610,000	--	See Asset Workbook
002	Many water damaged ceiling tiles particularly on the 3rd floor, water damaged fire proofing on roof structure	Make Repairs, Replace Ceiling Tiles after Roof Replacement	--	--	\$6,500 - \$8,300	Assumed 1/3 of Ceiling Tiles on 3rd Floor Would Need to be Replaced
003	Asphalt parking lot deteriorated	Replace Asphalt - Milling / Resurfacing	--	\$77,000 - \$98,000	--	See Asset Workbook
004	Carpet on 3rd floor very worn	Evaluate Frequency of Use of 3rd Floor to Determine if Carpet Should be Replaced	--	--	--	MPD Internal Discussion
005	Many interior wood doors on 3rd floor are badly damaged	Evaluate Frequency of Use of 3rd Floor to Determine if Doors Should be Replaced	--	--	--	MPD Internal Discussion

Individual Facility Evaluations

006	Toilet rooms designated as accessible missing pipe wrap under sinks	Install Pipe Wrap	--	--	\$300 - \$400	Allowance Range Amount for Repairs
007	One exterior window on Westside is 'bowing' out	Determine Extent of Issue and Evaluate Any Concerns of Root Cause, Repair/Replace Window	\$1,200 - \$3,600	--	\$2,500 - \$4,500	Consultant/Contractor Evaluation: 8 Hours to 24 Hours x \$150/Hr Plus \$2,500 - \$4,500 Allowance for Repairs
008	Re-evaluate type and location of all fire extinguishers	Move/Replace/Install Fire Extinguishers as Necessary	--	\$600 - \$1,100	--	\$100 / Fire Extinguisher, Quantity & Type of Fire Extinguisher May Vary
009	Although functional, boilers have exceeded expected useful life	Plan for Capital Replacement in the Future	--	\$237,600 - \$303,600	--	See Asset Workbook
010	Although functional, chiller has exceeded expected useful life	Plan for Capital Replacement in the Future	--	\$306,100 - \$391,100	--	See Asset Workbook
011	Although functional, chilled water system pumps have exceeded expected useful life	Plan for Capital Replacement in the Future	--	\$49,000 - \$62,000	--	See Asset Workbook
012	Although functional, AHU's have exceeded expected useful life	Plan for Capital Replacement in the Future	--	\$894,200 - \$1,142,600	--	See Asset Workbook
013	Dirty ventilation grilles and diffusers	Clean Ventilation Ductwork System and All Grilles/Diffusers	--	--	\$4,500 - \$6,000	Allowance Range Amount for Cleaning
014	SW Stairwell Walls on the 3rd Floor Have Significant Damage	Repair Walls	--	--	\$2,000 - \$4,000	Allowance Range Amount for Repairs

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 703-001** Significant water accumulation/ponding on roof contributing to roof leaks inside of building.
- 703-002** Numerous roof leaks and many water-stained ceiling tiles / and damage above the ceiling tiles on the 3rd floor. Additionally, fire proofing on roof structure has water damage.
- 703-003** Asphalt parking lot has lots of cracking and deterioration.
- 703-004** Carpeting on the 3rd floor is very worn and depending upon frequency of use in the space should be replaced.
- 703-005** Although offices on the 3rd Floor are largely vacant, there are many damaged interior wood doors.
- 703-006** Toilet rooms designated as being accessible are missing pipe wrap under the accessible sinks. It is recommended that pipe wrap be installed to prevent injury to individuals in a wheelchair.
- 703-007** One exterior window is 'bowing' out on the Westside.

Individual Facility Evaluations

- 703-008** During the on-site evaluation it was noted that a halon fire extinguisher was located in a general office area which would commonly have an “ABC” fire extinguisher for general purpose use. It is recommended that an updated evaluation of locations/types of fire extinguishers throughout the facility and remove/add/adjust fire extinguishers accordingly.
- 703-009** Although original 1959 boiler appears to be fully functional, at 64 years old, this system has exceeded its expected useful life and should be considered for replacement in the near future.
- 703-010** Although original 1959 chiller (presumably still utilizing R11 refrigerant) appears to be fully functional, at 64 years old, this system has exceeded its expected useful life and should be considered for replacement in the near future.
- 703-011** Although original 1959 chilled water system pumps appear to be fully functional, at 64 years old, this system has exceeded its expected useful life and should be considered for replacement in the near future.
- 703-012** Although original 1959 air handling units appear to be fully functional, at 64 years old, this system has exceeded its expected useful life and should be considered for replacement in the near future.
- 703-013** It was observed that many of the ventilation grilles and diffusers are dirty and need to be cleaned.
- 703-014** SW stairwell walls (3rd Floor) have significant damage and need to be repaired.

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS – SAMPLE PHOTOS



Parking Lot Cracking/Potholes/Deterioration



Basement – Original 1959 Pumps

Individual Facility Evaluations



Rm 304 –Office – Significant Water Damage



3rd Floor Open Office – Taped Carpet



3rd Floor Open Office – Water-Stained Tiles



Rm 308 – Water Damage Above Ceiling Tiles



Basement – Original 1959 Chiller

Individual Facility Evaluations

POLICE PRECINCT #4

Facility Number: 104

Facility Address: 1925 Plymouth Ave, Minneapolis, MN 55411

Year Constructed: 1988

Size (SF): 25,319

Date(s) of On-Site Evaluation: 9/28/2023

FACILITY DESCRIPTION

Police Precinct #4 is a two-story structure with a basement and a variety of room functions, including: Lobby, Community Room, and associated Restrooms, Front Desk/Access, Offices, Kitchen/Lounge Area, Men's & Women's Locker Rooms, Showers, Restrooms, Armory, Monitor/Interview, Storage, Fitness Area, and a **13.37** section of the facility with supporting room functions. There have been a few cosmetic upgrades and various other improvements to the facility since the original construction.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
104	Police Precinct No. 4	1988	327	4.94	1,369,600	1,285,400

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

104	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Original 35-year-old carpeting is extremely worn	Replace Carpet	--	\$88,00 - \$112,500	--	See Asset Workbook
002	Antiquated pneumatic temperature controls system	Update Temperature Control System for Remote Monitoring and Diagnostics	--	\$51,500 - \$65,800	--	See Asset Workbook
003	Air-cooled chiller has need multiple recharges of refrigerant and has fins that are extremely plugged	Replace Air-Cooled Chiller	--	\$80,300 - \$102,600	--	See Asset Workbook
004	In-line closed-couple hot water pump #2 has bent shaft and has been repaired multiple times	Replace Pump	--	\$4,800 - \$6,100	--	See Asset Workbook

Individual Facility Evaluations

005	Rm B01 - Fitness has chips / scrapes on wall from weights	Install Metal Corner Guards and Resilient Padding on Walls	--	--	\$500 - \$1,500	Allowance Range Amount for Repairs
006	Rm B01 - Fitness plastic electrical outlet covers broken from weights	Replace with Metal Electrical Outlet Covers	--	--	\$2 - \$5	Allowance Range Amount for Repairs
007	13.37					
008	Parking lot asphalt is approximately 1" lower than curb ramp making transporting boxes on carts into Range difficult	Repair Asphalt / Curb Ramp	--	--	\$800 - \$1800	Allowance Range Amount for Repairs
009	Duct tape is used to hold together top plate of drinking fountain	Repair Drinking Fountain	--	--	\$500 - \$1200	Allowance Range Amount for Repairs
010	Toilet rooms designated as accessible missing pipe wrap under sinks	Install Pipe Wrap	--	--	\$300 - \$400	Allowance Range Amount for Repairs
011	Many dirty ventilation air diffusers and return/exhaust air grilles	Clean Ventilation Ductwork System and All Grilles/Diffusers	--	--	\$4,500 - \$6,000	Allowance Range Amount for Cleaning
012	Water-stained ceiling tiles in Rm135 - Waiting, missing ceiling tiles due to roof leak in Rm 141 - Classroom, significant water damaged ceiling section in Rm 129 - Women's Rest Room	Make Roof Repairs and Replace Ceiling Tiles	--	--	\$15,000 - \$30,000	Allowance Range Amount for Repairs
013	A Beanie Baby stuffed tiger laying on top of a sconce light fixture in Rm 102 - Lobby, potential fire hazard	Remove Stuffed Tiger from Light Fixture	--	--	No Cost	Routine Main't Item
014	Rags stuffed into two (2) separate supply air diffusers on 2nd Floor	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$3,600 - \$9,000			Consultant/Contract or Evaluation: 24 Hours to 60 Hours x \$150/Hr
015	13.37					
016	Rm B02 - Storage has storage shelving pressed against electrical panels, National Electric Code requires a minimal 3 ft	Relocate Shelving	--	--	No Cost	Routine Main't Item

Individual Facility Evaluations

	clearance in front of electrical equipment.					
017	There is an exterior trim piece on Southside of facility that extends beyond adjacent trim pieces.	Repair Trim Piece	--	--	\$500 - \$1,200	Allowance Range Amount for Repairs
018	Drinking fountains are plugged into non-GFCI electrical outlets	Install GFCI Outlets for Drinking Fountain(s)	--	--	\$200 - \$300	Allowance Range Amount for Repairs
019	13.37 [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Install Properly Sized/Type of Fire Extinguisher in Room to Provide Adequate Coverage for Area	--	Qty 2: \$200	--	\$100 / Fire Extinguisher
020	13.37 [REDACTED] [REDACTED]	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$6,000 - \$12,000	--	--	Consultant/Contract or Evaluation: 40 Hours to 80 Hours x \$150/Hr
021	13.37 [REDACTED] [REDACTED] [REDACTED]	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$6,000 - \$12,000	--	--	Consultant/Contract or Evaluation: 40 Hours to 80 Hours x \$150/Hr
022	Staff indicated that the fire-eye for the burner on the make-up air unit is problematic	Replace Fire-Eye Controller	--	--	\$1,500 - \$2,300	Allowance Range Amount for Repairs
023	Rm 107 - Reception drywall has significant number of scrapes and markings from chair use in this narrow room.	Install a More Resilient Wall Finish	--	--	\$1,000 - \$2,500	Based on Fiberglass Reinforced Polymer (RFP) Wall Panels
024	There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into the Precinct.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$3,600 - \$6,000	--	--	Consultant/Contract or Evaluation: 24 Hours to 40 Hours x \$150/Hr

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 104-001** Carpet is extremely worn to the point of visible pad/concrete under some desk chairs in a variety of offices.
- 104-002** The pneumatic temperature controls are antiquated and should be upgraded to DDC for improved temperature control and remote monitoring.

Individual Facility Evaluations

- 104-003** Staff indicated that the R-22 Chiller serving the facility has needed multiple recharges of refrigerant, additionally, the condensing coil sections are severely plugged. Due to the old age of this air-cooled chiller, it is recommended that it be replaced.
- 104-004** In-line, close-coupled hot water pump #2 located in Rm B14 – Mech/Elect Room is known to have a bent shaft require frequent replacement of couplings. Recommend that this pump be considered for replacement.
- 104-005** Variety of chips on the corners and scrapes on the walls due to free weights in Rm B01 - Fitness Room. Recommend install metal corner guards on the corners and consider installing some form of padding on the walls near this type of equipment.
- 104-006** Due to the fitness equipment in Rm B01 – Fitness Room, many of the plastic electrical outlet plates are broken or missing. Recommend installing metal electrical outlet plates in this room.

104-007 13.37

- 104-008** Parking lot asphalt has sunk approximately 1” below the concrete curb ramp just outside of the East entry Range door. Because of the large quantity of boxes that need to be transported on carts into the Range, this gap has resulted in boxes falling off of carts. Recommend filling this gap or grinding down the concrete to eliminate this problem in the future.
- 104-009** Duct Tape is currently being used to help adhere a top basin plate to the water fountain unit located in Rm 102 – Lobby.
- 104-010** Missing pipe coverings under sinks in accessible identified toilet rooms.
- 104-011** It was noted during the on-site survey that there are various locations of dirty diffusers and return air grilles. It is recommended that all grilles, diffusers, and ductwork be cleaned.
- 104-012** It was reported that just prior to the on-site evaluation, that a roof leak occurred in Rm 141 – Range Classroom, requiring repair. Additionally, there are water-stained ceiling tiles in Rm135 - Waiting, missing ceiling tiles due to roof leak in Rm 141 - Classroom, and significant water damaged ceiling section in Rm 129 - Women's Rest Room.
- 104-013** During the on-site evaluation it was noted that a Beanie Baby stuffed tiger was laying on top of one of the sconce light fixtures in Rm 102 – Lobby. Recommend that this be removed as a precautionary fire hazard.
- 104-014** Rags have been stuffed into two (2) separate supply diffusers located on the 2nd Floor – Office Areas.

104-015 13.37

- 104-016** Shelving is pressed up against the front of two (2) electrical panels in Rm B02 – Storage. National Electrical Code (NEC) states that there should be approximately 3’ clearance in front of electrical panels.
- 104-017** There is an exterior stone trim piece on the Southside of the Range that needs repair.

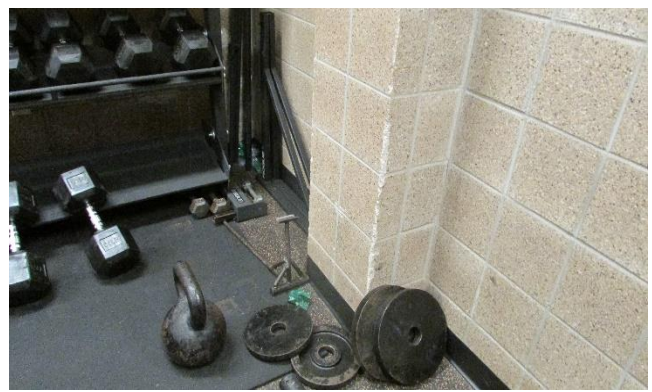
Individual Facility Evaluations

- 104-018** During the on-site evaluation, it appeared that the drinking fountains do not have GFCI outlets. It is recommended that this be further evaluated to ensure current code requirements.
- 104-019** 13.37 [REDACTED]
[REDACTED]
- 104-020** 13.37 [REDACTED]
[REDACTED]
- 104-021** 13.37 [REDACTED]
- 104-022** The fire-eye on the burner of the make-up air unit serving the 13.37 [REDACTED] needs to be repaired or replaced according to Staff.
- 104-023** Rm 107 - Reception drywall has significant number of scrapes and markings from chair use in this narrow room.
- 104-024** There is no accessible door hardware/signage on the primary entrance or the vestibule door for accessible entrance into the facility.

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS



Rm 112– Office – Significantly Worn Carpet



Rm B01 – Workout – Chipped Corners



Rm 144 – Storage – Antiquated Pneumatic Controls



N Mech Penthse – Range MUA Unit – Dirty / Interior

Individual Facility Evaluations



Rm 139 – Women's (Range) – Damaged Ceiling



Rags Have Been Stuffed into Supply Air Diff on 2nd Flr



Approx. 1" Gap Between Asphalt & Sidewalk Ramp



Beanie Baby Laying in Sconce Ltg Fixture – Remove



Plugged Fins of Air-Cooled Chiller Serving Precinct



Southside - Exterior Stone Trim Piece Requires Repair

13.37

Individual Facility Evaluations

POLICE PRECINCT #5

Facility Number: 105

Facility Address: 3101 Nicollet Ave, Minneapolis, MN 55408

Year Constructed: 1998

Size (SF): 21,338

Date(s) of On-Site Evaluation: 10/2/2023

FACILITY DESCRIPTION

Police Precinct #5 is a single-story structure with a basement and a variety of room functions, including, Lobby, Community Room, and associated Restrooms, Front Desk/Access, Offices, Kitchen/Lounge Area, Men's & Women's Locker Rooms, Showers, Restrooms, Armory, Monitor/Interview, Storage and Fitness Area.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
105	Police Precinct No. 5	1998	286	5.00	742,600	1,566,100

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

105	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	The capstone on the Southwest brick column (gate/fence) is beginning to deteriorate	Repair Capstone	--	--	\$1,500 - \$2,200	Allowance Range Amount for Repairs
002	Asphalt parking lot deteriorated	Replace Asphalt - Milling / Resurfacing	--	\$295,000 - \$377,000	--	See Asset Workbook
003	13.37					
004	Rm 128 - Storage contains a 45 KVA transform that is load and 'hot to the touch'	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1,200 - \$3,600	--	--	Consultant/Contract or Evaluation: 8 Hours to 24 Hours x \$150/Hr
005	13.37	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$600 - \$2,400	--	--	Consultant/Contract or Evaluation: 4

Individual Facility Evaluations

						Hours to 16 Hours x \$150/Hr
006	13.37					
007						
008	Rm 113 - Shift Rm requires thermostat be reattached to the wall	Repair Thermostat	--	--	\$50 - \$100	Allowance Range Amount for Repairs
009	13.37					
010	Rm 107 - Reception drywall has significant number of scrapes and markings from chair use in this narrow room.	Install a More Resilient Wall Finish or Wall Padding	--	--	\$1,000 - \$2,500	Based on Fiberglass Reinforced Polymer (RFP) Wall Panels
011	Rm B05 - Men's Shower has a non-functioning shower	Repair/Connect the Showerhead	--	--	\$300 - \$800	Allowance Range Amount for Repairs
012	Rm B15 - Storage has efflorescence and/or water stains on the foundation walls	Evaluate if Water Causing Surface Efflorescence is a Reason for Concern for Structural Foundation	\$3,600 - \$6,000	--	--	Consultant/Contract or Evaluation: 24 Hours to 40 Hours x \$150/Hr
013	Rm B11 - Mechanical Room has small fans and one (1) box fan operating necessary to keep the electronic components for the direct digital temperature control system cool.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1,200 - \$2,400	--	--	Consultant/Contract or Evaluation: 8 Hours to 16 Hours x \$150/Hr
014	Northwest accessible public entrance has exterior windows that are beginning to rust/deteriorate at the base.	Repair and/or Paint	--	--	\$1,000 - \$2,500	Allowance Range Amount for Repairs
015	Northwest accessible public entrance has concrete slabs in the adjacent courtyard with numerous cracks and a	Repair Concrete Slabs	--	--	\$2,000 - \$3,500	Allowance Range Amount for Repairs

Individual Facility Evaluations

	couple slabs beginning to heave.					
016	Northwest accessible public entrance has exterior handrails that are beginning to rust	Repair and/or Paint	--	--	\$500 - \$1,200	Allowance Range Amount for Repairs
017	Northwest accessible public entrance has exterior brick wall adjacent the ramp with bricks that are missing	Repair Brick Wall	--	--	\$400 - \$1,000	Allowance Range Amount for Repairs
018	Northwest accessible public entrance has exterior brick wall adjacent the ramp with a metal cap that is rusting.	Repair and/or Paint	--	--	\$800 - \$1,500	Allowance Range Amount for Repairs
019	Northwest accessible public entrance has a few sections of concrete missing at the base of handrails.	Repair Concrete	--	--	\$500 - \$1,500	Allowance Range Amount for Repairs
020	Fire Extinguishers not visible in Rm B21 - Kitchen and/or B11 - Mechanical Rm	Install Properly Sized/Type of Fire Extinguisher in Room to Provide Adequate Coverage for Area	--	Qty 2: \$200	--	\$100 / Fire Extinguisher
021	Toilet rooms designated as accessible missing pipe wrap under sinks	Install Pipe Wrap	--	--	\$300 - \$400	Allowance Range Amount for Repairs
022	Drinking fountain is plugged into non-GFCI electrical outlet	Install GFCI Outlets for Drinking Fountain(s)	--	--	\$200 - \$300	Allowance Range Amount for Repairs

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

105-001 The capstone on a Southwest brick column (gate/fence) is beginning to deteriorate.

105-002 Asphalt parking lot has lots of deterioration.

105-003 **13.37**

105-004 During the on-site inspection, the 45 KVA transformer in Rm 128 – Property Crimes Storage appeared to be excessively hot ‘to the touch’.

105-005 **13.37**

Individual Facility Evaluations

105-006

105-007

13.37

105-008 Thermostat in Rm 113 – Shift Room Needs to be Reattached to Wall.

105-009

13.37

105-010 The South (gypsum board) wall in Rm 107 – Reception has significant number of scrapes and markings from chair use and relatively narrow space in the reception area. Recommend installation of a more resilient wall panel for this location.

105-011 Rm B05 – Shower head / plumbing connections in Men’s Shower (Northern most) needs to be repaired.

105-012 Efflorescence and/or water stains on the walls in Rm B15 – Storage and in Rm B24 - Mechanical Room.

105-013 During the on-site evaluation it was observed that multiple fans (including a ‘box’ fan) are in use to cool the direct digital control (DDC) system for the temperature controls within the facility.

105-014 The base of the exterior windows on the Northwest public entrance is beginning to rust/deteriorate and additional caulking is required between the base of these windows and the adjacent concrete slab(s).

105-015 The Northwest accessible public entrance has concrete slabs in the adjacent courtyard with numerous cracks and a couple sections that are beginning to heave.

105-016 Exterior step handrails, particularly on the Northwest along the sidewalk, ramp and concrete steps need to be repainted.

105-017 The exterior brick wall adjacent the accessible ramp to the Northwest public entrance has areas of brick that missing and/or are in need of repair.

105-018 The metal cap on the exterior brick wall adjacent the accessible ramp to the Northwest public entrance is rusted and needs to be prepared/repainted.

105-019 There are a few sections of concrete that are missing at the base of one of the handrails to the near the Northwest public entrance.

105-020 Fire extinguishers were not observed in be added to the both the North and South mechanical penthouses, and basement kitchen/lounge areas.

105-021 Missing pipe coverings under sinks in accessible identified toilet rooms.

105-022 Drinking fountain is plugged into a non-GFCI outlet

Individual Facility Evaluations

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS – SAMPLE PHOTOS

13.37



Rm B11A – Multiple Fans Cooling to Control System



Rm 113 – Shift Office – Reattach Thermostat



SW Brick Column (Vehicle Ent) – Crumbling Capstone



Northwest Entrance – Peeling Paint from Railing

Individual Facility Evaluations



NW Failing Caulk Joint, Deteriorated Brick & Window Jt



Cracks/Deterioration in Asphalt Parking Lot

Individual Facility Evaluations

POLICE CANINE KENNEL

Facility Number: 110

Facility Address: 13.37

Year Constructed: 1990

Size (SF): 2,163

Date(s) of On-Site Evaluation: 10/2/2023

FACILITY DESCRIPTION

The Police Canine Kennel is a slab on-grade, single-story structure and includes a Kennel Area, Offices, Kitchen/Dining Area, Men's & Women's Restroom/Shower Area, and Mechanical Room.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
110	Police Canine Kennel	1990	105	5.30	212,600	236,800

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

110	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Original approx. 33-year-old single (qty 1) atmospheric boiler has exceeded its useful life	Replace Boiler	--	\$23,600 - \$30,100	--	See Asset Workbook
002	Asphalt parking lot deteriorated	Replace Asphalt - Milling / Resurfacing	--	\$78,600 - \$100,400	--	See Asset Workbook
003	Wood timber retaining wall adjacent to sidewalk is leaning	Shore Up/Repair Retaining Wall	--	--	\$2,200 - \$4,000	Allowance Range Amount for Repairs
004	13.37					
005	13.37					
006	Many exterior window screens have holes	Repair / Replace Window Screens	--	--	\$400 - \$700	Allowance Range Amount for Repairs
007	Drinking fountain is plugged into non-GFCI electrical outlet	Install GFCI Outlet for Drinking Fountain	--	--	\$100 - \$150	Allowance Range Amount for Repairs
008	Many dirty ventilation air diffusers and return/exhaust air grilles	Clean Ventilation Ductwork System and All Grilles/Diffusers	--	--	\$1,200 - \$1,800	Allowance Range Amount for Cleaning

Individual Facility Evaluations

009	No accessible accommodations such as signage or automatic door openers	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$2,400 - \$4,800	--	--	Consultant/Contract or Evaluation: 16 Hours to 32 Hours x \$150/Hr
010	Accessible designated toilet rooms have grab bars but inadequate space for maneuvering particularly if a wheelchair is required.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$2,400 - \$4,800	--	--	Consultant/Contract or Evaluation: 16 Hours to 32 Hours x \$150/Hr
011	Toilet rooms designated as accessible missing pipe wrap under sinks.	Install Pipe Wrap	--	--	\$300 - \$400	Allowance Range Amount for Repairs
012	13.37					
013	Cardboard strip is used to 'seal' furnace filters in place.	Repair Furnace Filter Support	--	--	\$200 - \$400	Allowance Range Amount for Repairs
014	Fire extinguisher should be added to the boiler room.	Install Fire Extinguisher	--	Qty 1: \$100	--	\$100 / Fire Extinguisher

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

110-001 There is a single (Qty 1) atmospheric boiler that provides hot water for in-floor heating, ventilation, and snowmelt. There is not a back-up boiler in the event this single boiler fails or needs to be taken out of commission for maintenance/repairs/etc. At approximately 33 years of age this boiler also has lots of surface corrosion and should be planned for replacement in the near future.

110-002 Asphalt parking lot and small road to the building is beginning to show signs of deterioration.

110-003 The wooden timber retaining wall adjacent to the sidewalk is starting to lean and needs to be shored up or replaced.

110-004 **13.37**

110-005 **13.37**

110-006 Many of the exterior window screens have holes allowing insects to get inside. Recommend either fixing or replacing these window screens.

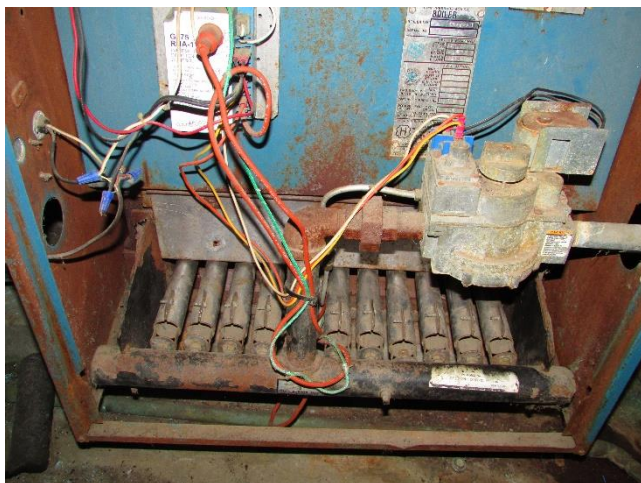
110-007 During the on-site evaluation, it appeared that the drinking fountain does not have a GFCI outlet. It is recommended that this be further evaluated to ensure current code requirements.

110-008 It was observed that many of the ventilation grilles and diffusers are dirty and need to be cleaned.

Individual Facility Evaluations

- | | |
|---------|--|
| 110-009 | No visible accessible accommodations such as automatic doors at main entry door on Eastside of building. |
| 110-010 | Accessible designated toilet rooms Have grab bars for toilet usage, but inadequate space for maneuvering particularly if wheelchair use is required. |
| 110-011 | Toilet rooms designated as being accessible are missing pipe wrap under the accessible sinks. |
| 110-012 | 13.37 |
| 110-013 | Cardboard strip is used to 'seal' filters in place on the ceiling suspended furnace. |
| 110-014 | Fire extinguisher should be added to the boiler room. |

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS – SAMPLE PHOTOS



Rm 109 – Mechanical – Single Boiler Proving Htg

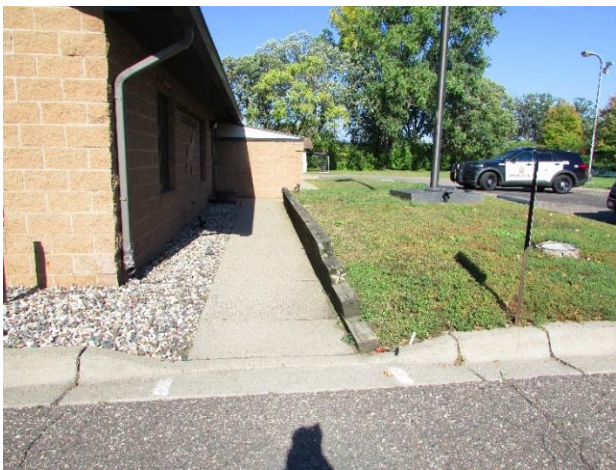


Rm 109 – Mechanical – Cardboard Used on Filter Bank

Individual Facility Evaluations

13.37

13.37



Timber Retaining Wall Starting to Lean

Individual Facility Evaluations

POLICE FORENSIC GARAGE

Facility Number: 111

Facility Address: 13.37

Year Constructed: 1986

Size (SF): 3,121

Date(s) of On-Site Evaluation: 10/2/2023

FACILITY DESCRIPTION

The Police Forensic Garage is a slab on-grade, single-story structure and includes an office, workroom, recently remodeled toilet room and a 4-bay garage area as the largest section of the facility.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
111	Forensic Garage	1986	59	4.39	159,800	51,300

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

111	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Rm 119 - Workroom 36-year-old furnace has surface rust and has exceeded its expected useful life	Replace Furnace	--	\$5,500 - \$7,000	--	See Asset Workbook
002	Rm 116 - Office VCT flooring is very worn	Replace VCT Flooring	--	\$1,100 - \$1,400	--	See Asset Workbook
003	Rm 115 - Garage lighting is directed downwards; Staff would like lighted angled to help with detailed work inside forensic work inside vehicles	Re-Position Lighting	--	--	\$1,000 - \$2,000	Allowance Range Amount for Repairs
004	Rm 116 - Office has water-stained ceiling tiles.	Make Roof Repairs and Replace Ceiling Tiles	--	--	\$600 - \$1,400	Allowance Range Amount for Repairs
005	The main entrance office door has faded/peeling paint	Repaint Office Door	--	--	\$200 - \$400	Allowance Range Amount for Repairs
006	Water damaged deteriorated split face	Repair / Replace Block	--	--	\$2,800 - \$4,300	Allowance Range Amount for Repairs

Individual Facility Evaluations

	block by main entrance (wall and at the base)					
007	Manual 'double door' manual gate heavy and bulky	Install Wheels for Gate	--	--	\$400 - \$600	Allowance Range Amount for Repairs
008	Exterior electrical outlet cover is missing	Replace / Install New Electrical Cover	--	--	\$10 - \$20	Allowance Range Amount for Repairs
009	Concrete slab adjacent to Westside of building has sunk allowing water to drain towards building.	Repair / Replace Concrete Slab	--	--	\$3,000 - \$6,500	Allowance Range Amount for Repairs
010	No provisions for accessibility into facility including main entrance door hardware, and 2" elevation from exterior concrete slab into facility.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$3,600 - \$6,000	--	--	Consultant/Contract or Evaluation: 24 Hours to 40 Hours x \$150/Hr

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 111-001** The furnace suspended from the ceiling in Rm 119 - Workroom has quite a bit of surface rust/corrosion and the unit has approached the end of its expected useful life. Recommend that this unit be replaced in the near future.
- 111-002** VCT flooring in Rm 116 - Office is very worn and needs to be replaced.
- 111-003** Due to the detailed work that is being performed on/in vehicles inside Rm 115 – Garage, Staff indicated that they would like to have the existing fluorescent lighting angled at 45-degrees instead of currently pointing directing towards.
- 111-004** There are a water-stained ceiling tiles located in Rm 116 – Office that need to be replaced. The exact source of water causing stains needs to be further evaluated and remedied.
- 111-005** The main entrance door needs to be repainted.
- 111-006** Water coming off the asphalt shingle roof is not completely captured in the overhang gutter and as a result, has significantly deteriorated the split face block near the main entrance. To the point where a hole has formed in one of the blocks. Additionally, this water accumulation has also eroded away the split face block base near the main entrance. Both locations need to be repaired and replaced with new block.
- 111-007** MPD Staff indicated that the 'double door' manual gate to move vehicles in/out of the secure parking area to the West of the building is very heavy and requested that wheels be installed at the location where the two (2) gates meet and are locked so easier to open/close.
- 111-008** Exterior electrical outlet on the Northside of the building is exposed and needs a new cover installed.
- 111-009** The concrete slabs adjacent to the Westside of the building have sunk towards the building which result in rainwater collecting at the perimeter base of the building.

Individual Facility Evaluations

111-010 Although there are provisions for accessibility in the remodeled Rm 118 – Toilet Rm, there are no provisions for accessibility entering the facility through the primary entrance. There is an approximate 2" of elevation required from the exterior concrete slab to the floor necessary to enter the building additionally the door hardware is a round knob and there isn't any automatic door opener.

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS



Rm 119 – Work Room – Furnace Deterioration/Corrosion



Rm 119 – Work Room – Furnace Corrosion



Rm 116 – Office – Water-Stained Ceiling Tiles



Rm 116 – Office – Worn VCT Flooring

Individual Facility Evaluations



Rm 115 – Garage – Staff Would Like to Have Ltg Angled



Split Face Block Erosion from Roof Water



SW Corner, Drainage is Towards Building



Block Deterioration at Base Near Main Entrance



Staff Would Like Wheels Installed on Manual Gate

Individual Facility Evaluations

POLICE WAREHOUSE & STORAGE (LOWRY)

Facility Number: 112

Facility Address: 3112 N 2nd Street, Minneapolis, MN 55411

Year Constructed: 1980 (Major Remodel Circa 2019)

Size (SF): 68,111

Date(s) of On-Site Evaluation: 10/3/2023

FACILITY DESCRIPTION

The Property & Evidence Warehouse and Stores, also known as Lowry Warehouse, is a 2-floor facility with one upper level (first floor) of office spaces, bathrooms, public waiting room. Much of the square footage is comprised of a warehouse lower level with outdoor access, featuring a cooler, a freezer, and secure storage areas.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
112	Warehouse & MPD Storage (Lowry)	1980	252	1.33	572,084	324,100

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

112	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	13.37 [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
002	Many holes in the exterior wall on Eastside of masonry structure	Repair Masonry	--	--	\$9,000 - \$17,000	Allowance Range Amount for Repairs
003	Vertical recaulking on masonry has deteriorated and/or failed.	Repair / Replace Caulking	--	--	\$1,500 - \$2,500	Allowance Range Amount for Repairs
004	Public asphalt parking lot on Westside has extensive deterioration	Replace Asphalt - Milling / Resurfacing	--	\$105,200 - \$134,400	--	See Asset Workbook
005	Condensing units on roof have suffered a small amount of hail damage.	Repair / Straighten Fins / Install Hail Guards	--	--	\$300 - \$500	Allowance Range Amount for Repairs

Individual Facility Evaluations

006	Walk-In freezer in Room 109 has had ice build-up on the evaporator coil	Determine Extent of Issue and Evaluate Options for Corrective Action(s) for Defrost Cycle	\$600 - \$1200	--	--	Consultant/Contract or Evaluation: 8 Hours to 16 Hours x \$75/Hr
007	Some roof leaks noted particularly in the Southwest corner of the Warehouse.	Make Necessary Roof Repairs	--	--	\$15,000 - \$22,000	Allowance Range Amount for Repairs
008	Threaded connections of fire sprinkler system are beginning to deteriorate.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1200 - \$2400	--	--	Consultant/Contract or Evaluation: 16 Hours to 24 Hours x \$75/Hr
009	Original overhead door by deconstruction area has an external wooden frame that is damaged/rotted	Repair/Replace Wood Frame	--	--	\$2,500 - \$3500	Allowance Range Amount for Repairs

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 112-001** 13.37
- 112-002** Many holes in exterior wall on East side require repair, as the exterior wall is crumbling.
- 112-003** Vertical Recaulking required on East side. Some gaps estimated between 1-2 inches wide.
- 112-004** Asphalt public parking lot on West side of building has extensive deterioration and erosion, and there are many potholes throughout.
- 112-005** Condensing units on rooftop have suffered a small amount of hail damage, recommend repairing/straightening fins and then installation of hail guards to protect condensing coils.
- 112-006** Walk-in Freezer in Room 109 has significant ice buildup- defroster may need to be recommissioned.
- 112-007** Some roof leaks have been noted frequently particularly in the Southwest corner of the warehouse area. Recommend repairing roofing as required.
- 112-008** Threaded connections of fire sprinkler piping system are beginning to deteriorate. It is recommended that a more comprehensive evaluation of the fire sprinkler system piping occur given the sensitive nature of the contents located within the warehouse.
- 112-009** Original overhead door by deconstruction area has an external wooden frame that is damaged/rotted.

Individual Facility Evaluations

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS



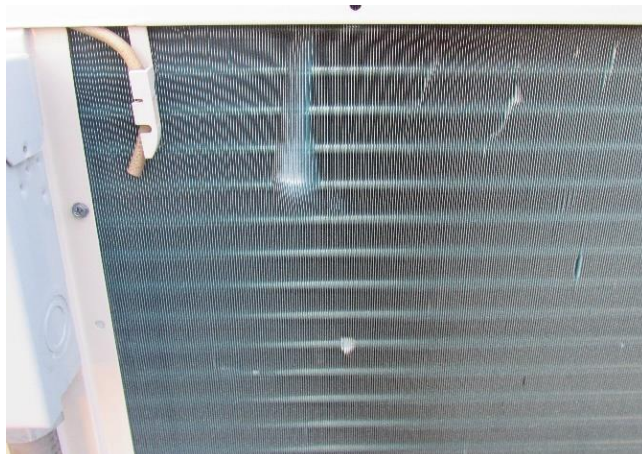
Example Of Damage/Holes in East Side Exterior



Example Of Recaulking Needed in East Side Exterior



Example of West Side Parking Lot Pothole



Roof Top Condensing Unit Hail Damage



Freezer Ice Build Up

Individual Facility Evaluations

POLICE SOC FACILITY

Facility Number: 127

Facility Address: 4131 Dupont Ave North, Minneapolis, MN 55412

Year Constructed: 1962 (Estimated) (Major Remodel Circa 2008)

Size (SF): 55,050

Date(s) of On-Site Evaluation: 10/10/2023

FACILITY DESCRIPTION

The Hamilton SOC Facility is a two-story slab on-grade structure with a central 'outdoor' courtyard. The facility was originally constructed as an Elementary School and upon City of Minneapolis acquisition of the facility, performed major renovations and updates. Although the updates included new HVAC, in the various spaces (the main boiler room was largely left alone) the majority of the updates performed were cosmetic, necessary to accommodate Offices, Training, Locker Rooms, Break Rooms and a Fitness Area.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
127	Hamilton SOC Facility	1967	510	5.12	3,185,000	1,446,900

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

127	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Rm 138 - Utility Rm has a single (qty 1) 55-year-old steam boiler that has exceeded its expected useful life.	Replace Boiler	--	\$252,800 - \$323,000	--	See Asset Workbook
002	Rm 221 - Mech Rm, Rm 222 - Mech Rm have original air handling units (AHU's) that have exceeded their expected useful life.	Replace Air Handling Unit	--	\$168,600 - \$215,100	--	See Asset Workbook
003	Legacy digital temperature controls should be upgraded to allow for remote monitoring	Upgrade Temperature Controls	--	\$42,800 - \$54,700	--	See Asset Workbook
004	Asphalt parking lot deteriorated	Replace Asphalt - Milling / Resurfacing	--	\$475,800 - \$608,000	--	See Asset Workbook

Individual Facility Evaluations

005	13.37					
006	Rm 133 - Vestibule flooring held together with a piece of tape	Replace Flooring in Vestibule	--	\$400 - \$600	--	See Asset Workbook
007	Rm 210 - 13.37 electrical outlet is damaged and has fallen out of electrical box	Reinstall Electrical Outlet	--	--	\$50 - \$100	Allowance Range Amount for Repairs
008	Rm 202 - Breakroom has drywall patches that need to be sanded and repainted	Prep and Paint Breakroom Drywall	--	--	\$300 - \$700	Allowance Range Amount for Repairs
009	Roof drains need to be clean of debris	Clean All Roof Drains	--	--	No Cost	Routine Main't Item
010	Rm 149/150 - Vestibule exterior door and mullion have significant scrapes	Prep and Paint Exterior Doors & Mullion	--	--	\$300 - \$700	Allowance Range Amount for Repairs
011	Rm 146 - IT Closet has a smoke detector that fell out of electrical box	Reinstall Smoke Detector	--	--	No Cost	Routine Main't Item
012	2nd Floor roof hatch safety concern	Install Retractable Safety Post on Fixed Ladder	--	--	\$300 - \$450	Allowance Range Amount for Repairs
013	13.37					
014	Exterior electrical outlet cover is missing	Replace / Install New Electrical Cover	--	--	\$10 - \$20	Allowance Range Amount for Repairs
015	Multiple locations have water-stained ceiling tiles.	Make Roof Repairs and Replace Ceiling Tiles	--	--	\$15,000 - \$30,000	Allowance Range Amount for Repairs
016	Main accessible entrance is missing / has non-functioning elements	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$2,400 - \$4,800	--	--	Consultant/Contract or Evaluation: 16 Hours to 32 Hours x \$150/Hr

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 127-001** There is a single (Qty 1) dual-fuel steam boiler in Rm 138 – Utility Room that provides steam and also (through a heat steam to hot water exchanger) hot water for the heating and ventilation of the facility. Although this boiler is known to be fully functional, there is not a back-up boiler in the event this single boiler fails or needs to be taken out of commission for maintenance/repairs/etc. At 55 years of age, it is recommended that this be considered for replacement in the near future.
- 127-002** Rm 221 -Mech Rm, Rm 222 - Mech Rm have original air handling units (AHU's) that have exceeded their expected useful life.
- 127-003** The original air handling units (AHU's) have a mix of both pneumatic and digital temperature controls. Most of these components are obsolete and it is recommended that the systems be upgraded.
- 127-004** The asphalt parking lot appears to have been patched in the past. However, it has many areas of deterioration resulting in ponding of water.

Individual Facility Evaluations

- 127-005 **13.37**
- 127-006 Rm 133 – Vestibule has a section of flooring being held together with tape. Flooring in this vestibule should be replaced.
- 127-007 Electrical outlet on East wall in Rm 210 – **13.37** needs to be repaired/replaced.
- 127-008 Patches on wall need repainting in 2nd Floor Rm 202 – Breakroom.
- 127-009 Roof drains were found to have debris/leaves around the perimeter, these should be inspected and cleaned throughout the year.
- 127-010 Rm 149 / 150 - Vestibule exterior doors and mullion have significant scrapes. Recommend preparing and then repainting.
- 127-011 Rm 146 – IT Closet needs to have ceiling mounted smoke detector remounted.
- 127-012 Consider installation of a retractable steel ladder safety post for upper roof access. Currently descending the vertical hatch ladder requires an individual to take an exceptionally large step to get onto the top rung of the fixed ladder.
- 127-013 **13.37**
- 127-014 There is an exterior electrical outlet on the Westside that is missing the cover.
- 127-015 There are a variety of locations with water-stained ceiling tiles, specifically Rm 122 – Storage, Rm 110 – Conference Rm, Rm 133 – Vestibule, Rm 134 – North Hallway.
- 127-016 Although there is an accessible automatic door pushbutton on the exterior wall to the accessible door entrance, the card access is located on the opposite side of the double door and there are no designated accessibility parking locations nor is the accessible entrance marked with any type of signage. Additionally, one of the interior accessibility door push buttons is not functional.

Individual Facility Evaluations

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS – SAMPLE PHOTOS



Rm 138 – Utility Room – Single Steam Boiler



Rm 138 – Utility Room – Steam / Hot Water HX



Rm 138 – Utility - Archaic Pneumatic Temp Controls

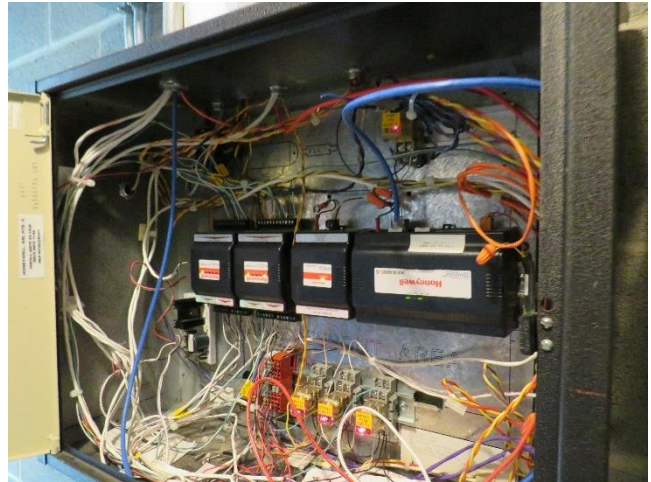


Rm 138 – Utility - Original Electrical Switchgear

Individual Facility Evaluations



Multiple AHU's Are Past Expected Useful Life



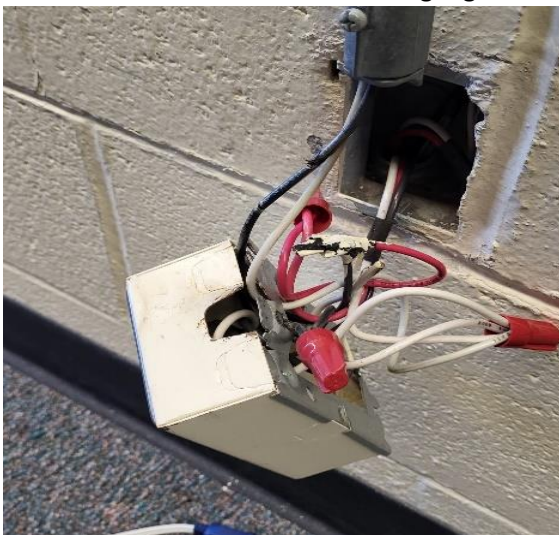
Rm 222 – Mechanical – Archaic Electronic Temp Cntrls



Accessible Entrance No Signage



Roof Drains Need to have Debris Remove



Rm 210 – 13.37 – Repair Electrical Outlet



Rm 134 – N Hallway – Water Stained Ceiling Tiles

Individual Facility Evaluations



Rm 149 – Vestibule Scrapped Doors & Mullion



Cracks/Deterioration in Asphalt Parking Lot

13.37

Individual Facility Evaluations

HAAF RAMP (MPD OCCUPIED SPACES)

Facility Number: 210

Facility Address: 424 S 4th Street, Minneapolis, MN 55415

Year Constructed: 1992

Size (SF): 28,239

Date(s) of On-Site Evaluation: 10/5/2023 & 10/19/2023

FACILITY DESCRIPTION

Haaf Ramp is a multi-use facility, operated mostly as a parking garage outside of MPD use. The sections of Haaf Ramp utilized by MPD include vehicle garage, office spaces, restrooms/locker rooms, and a few traffic offender testing rooms. These portions used by MPD are located at the northeast and south corners of the building structure. There are spaces utilized by the POR department, Traffic department, and Arson/Bomb Squad^{13.37} department. Observations and recommended corrective actions have been distinguished by department space.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
210	Haaf Ramp	1993	137	4.44	505,500	331,500

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

210	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	POR: Water-stained ceiling tiles in the kitchen.	Determine Source of Water Leakage and Replace Ceiling Tiles	--	--	\$300 - \$500	Allowance Range Amount for Repairs
002	POR: Water leak from AHU piping	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$600 - \$1200			Consultant/Contract or Evaluation: 8 Hours to 16 Hours x \$75/Hr
003	POR: Dirty ventilation grilles and diffusers	Clean Ventilation Ductwork System and All Grilles/Diffusers	--	--	\$1,200 - \$3,000	Allowance Range Amount for Repairs
004	POR: There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into the lobby/waiting area.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$3,600 - \$6,000	--	--	Consultant/Contract or Evaluation: 24 Hours to 40 Hours x \$150/Hr

Individual Facility Evaluations

005	Traffic: Ventilation System has Dirty Coils and Diffusers/Grilles and Space Above the Dirty / Dusty Drop Ceiling is Used as a Return Air Plenum,	Clean Ventilation System, Grilles, Diffusers and Space Above Ceiling Tiles, also Clean Horizontal Blinds in Open Office Area	--	--	\$2,200 - \$5,500	Allowance Range Amount for Cleaning
006	Traffic: Very Dirty Ceiling Tiles	Replace Ceiling Tiles	--	\$2,500 - \$5,000	--	See Asset Workbook
007	Traffic: Many scrapes and scuff marks on walls throughout Traffic area	Prepare & Paint Walls, Consider Removing Peeling Wallpaper in the Toilet Rm	--	\$4,800 - \$6,100	--	See Asset Workbook
008	Traffic: There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into Traffic.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$2,400 - \$4,800	--	--	Consultant/Contract or Evaluation: 16 Hours to 32 Hours x \$150/Hr
009	Arson/Bomb Squad/13.37: Men's Locker Room sink is out of service	Repair / Replace Sink	--	--	\$300 - \$1,500	Allowance Range Amount for Repairs
010	Arson/Bomb Squad/13.37: Women's Locker Room shower has a drainage issue	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$1,200 - \$2,400	--	--	Consultant/Contract or Evaluation: 16 Hours to 24 Hours x \$75/Hr
011	Arson/Bomb Squad/13.37: There is no accessible door hardware/signage on the primary entrance to these MPD areas.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$2,400 - \$4,800	--	--	Consultant/Contract or Evaluation: 16 Hours to 32 Hours x \$150/Hr
012	Arson/Bomb Squad/13.37: Toilet/Locker rooms designated as accessible missing pipe wrap under sinks.	Install Pipe Wrap	--	--	\$300 - \$400	Allowance Range Amount for Repairs
013	Arson/Bomb Squad/13.37: Dirty ventilation grilles and diffusers	Clean Ventilation Ductwork System and All Grilles/Diffusers	--	--	\$1,200 - \$3,000	Allowance Range Amount for Cleaning
014	Arson/Bomb Squad/13.37: VCT flooring in 13.37 room is extremely worn/missing	Replace VCT Flooring	--	\$3,400 - \$4,400	--	See Asset Workbook
015	Arson/Bomb Squad/13.37: Water-stained ceiling tiles in the Rm 17 - Comm.	Determine Source of Water Leakage and Replace Ceiling Tiles	\$600 - \$1,200	--	\$500 - \$1,500	Consultant/Contract or Evaluation: 8 Hours to 16 Hours x \$75/Hr Plus \$500 - \$1,500 Allowance for Repairs
016	Arson/Bomb Squad/13.37: Many scrapes and scuff marks	Prepare & Paint Walls, Consider Removing	--	\$4,800 - \$6,100	--	See Asset Workbook

Individual Facility Evaluations

	on walls throughout Arson/Bomb Squad 13.37 area.	Peeling Wallpaper in the Toilet Rm				
017	Garage Area: Make-Up Air Unit (MAU) serving the garage ventilation does not appear to be working and outside air louver for the unit is plugged with debris.	Determine Extent of Issue and Evaluate Options for Corrective Action(s), Clean Outside Air Intake Louver	\$600 - \$2,400	\$22,000 - \$33,000	\$300 - \$500	Consultant/Contract or Evaluation: 8 Hours to 32 Hours x \$75/Hr Plus \$300 - \$500 Allowance for Cleaning Outside Air Intake Louver, Capital Budget Allowance
018	Garage Area: Very dirty ceiling and wall section near pedestrian door to Arson/Bomb Squad/13.37	Clean/Repaint	--	--	\$2,000 - \$3,800	Allowance Range Amount for Cleaning/Repainting
019	Garage Area: Existing fire extinguishers appear to be too small to adequately provide coverage.	Install Properly Sized/Type of Fire Extinguisher in Area to Provide Adequate Coverage for Area	--	\$300 - \$600	--	\$100 / Fire Extinguisher, Quantity & Type of Fire Extinguisher May Vary

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 210-001** POR: Several water-stained ceiling tiles in the kitchen.
- 210-002** POR: Currently there is a small leak from what appears to be the hot water piping which is currently being captured in a small bucket resting on top of a ceiling tile above the ceiling grid. Recommend that this be fixed.
- 210-003** POR: Ventilation grilles and diffusers need to be cleaned.
- 210-004** POR: There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into the lobby/waiting area.
- 210-005** Traffic: The AHU for Traffic is located above the drop ceiling in the main corridor. The return air for the AHU serving Traffic utilizes grilles located in the drop ceiling and a couple of locations adjacent to the upper portion of the windows, resulting in very dirty horizontal window blinds. The HVAC system does not have ducted return air and instead utilizes the space above the drop ceiling as a return air plenum. This is a very dusty environment and although the AHU has filtration, the coils for unit are dirty and need to be cleaned. The entire space needs to be thoroughly cleaned, including all ventilation grilles and diffusers along with all of the horizontal blinds in the open office.
- 210-006** Traffic: The ceiling tiles are very dirty and should also be replaced as necessary after cleaning all aspects of Traffic are complete.
- 210-007** Traffic: There are many scrapes on walls and floors. Concrete flooring needs to be repainted. Wallpaper in the toilet room is falling off of the wall. Consider removing this and painting the toilet room instead.
- 210-008** Traffic: There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into Traffic.

Individual Facility Evaluations

- 210-009** Arson/Bomb Squad **13.37** : Men's Locker Room has a sink that is out of service and a mop bucket has been placed under the sink to prevent water from leaking on the floor. It is recommended that this be addressed.
- 210-010** Arson/Bomb Squad **13.37** : Women's Locker Room has a drainage issue in the shower causing water not to drain. Additionally, the accessible shower is missing a couple of ceramic wall tiles. Finally, there are two (2) outlets under the sinks, given their location, these should be upgrade to GFCI.
- 210-011** Arson/Bomb Squad **13.37** : There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into Traffic.
- 210-012** Arson/Bomb Squad **13.37** : Toilet/Locker rooms designated as accessible missing pipe wrap under sinks.
- 210-013** Arson/Bomb Squad **13.37** : Ventilation grilles and diffusers need to be cleaned.
- 210-014** Arson/Bomb Squad **13.37** : VCT flooring in the SWAT Room needs to be replaced.
- 210-015** Arson/Bomb Squad **13.37** : Water-stained ceiling tiles in Rm 17 – Comm Room need to be replaced after the water source has been determined and fixed.
- 210-016** Arson/Bomb Squad **13.37** Many scrapes and scuff marks on walls throughout Arson/Bomb Squad **13.37** area.
- 210-017** Garage Area: The make-up air unit (MAU) did not appear to be functional, additionally the outside air louvers for this unit are completely plugged which would make operating the unit with any effectiveness impossible. It is recommended that outside air louvers be cleaned, and this unit be repaired / replaced.
- 210-018** Garage Area: Very dirty ceiling and wall section near pedestrian door to Arson/Bomb Squad **13.37** .
- 210-019** Garage Area: The fire extinguishers appeared to be too small to adequately provide sufficient coverage in case of an emergency. It is recommended that all fire extinguishers be reevaluated and be changed, added, or removed, as necessary.

Individual Facility Evaluations

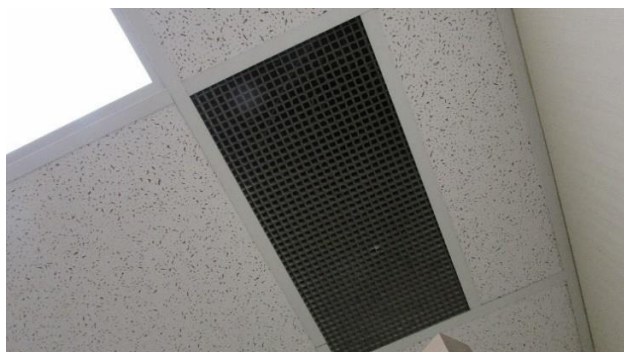
FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS – SAMPLE PHOTOS



POR: Bucket Used for Hot Water Leak Collection



POR: Water-Stained Ceiling Tiles



POR: Dirty Diffuser



Worn & Stained Carpeting



Traffic: Return Air Duct – Drawing Air from Above Ceiling



Traffic: Dusty Environment Above Ceiling

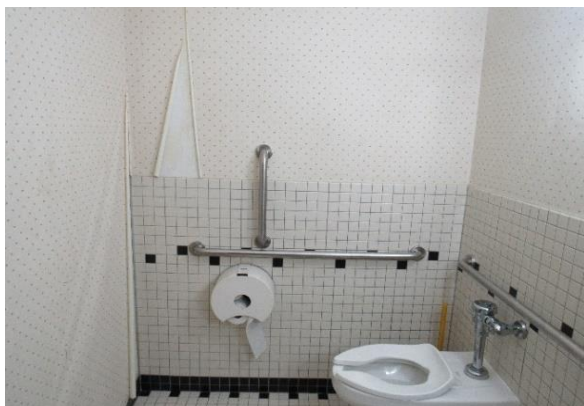
Individual Facility Evaluations



Traffic: Return Air Causing Dirt on Blinds



Traffic: Coils Need to be Cleaned



Traffic: Wallpaper Coming off of Walls



Traffic: Hallway Flooring and Walls – Many Scrapes



Rm 17 - Comm. Rm – Signif. Water Damaged Ceiling Tile



Rm 11 – 13.37 – Existing Flooring

Individual Facility Evaluations



Men's Locker Rm – Sink / Plumbing Issues



Women's Locker Room – Plumbing Issues



Plugged Outdoor Air Intake for Garage Make-Up Unit



Garage Make-Up Unit – Believed to be Not Oper.

Individual Facility Evaluations

CITY HALL (MPD OCCUPIED SPACES)

Facility Number: 701

Facility Address: 350 S 5th Street, Minneapolis, MN 55415

Year Constructed: 1885 (MPD Occupied Spaces Remodeled in Early 2023)

Size (SF): 15,161

Date(s) of On-Site Evaluation: 10/5/2023

FACILITY DESCRIPTION

The MPD portion of City Hall encompasses several office areas, including cubicles in an open working area. There is one small restroom dedicated for this area and one break area as part of the MPD Space. The majority of the MPD occupied space has been remodeled with new interior finishes in the Spring of 2023.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
701	City Hall	1887	63	1.03	2,400	169,800

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

701	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Rm 112-006 has a tripping hazard	Install Small Threshold	--	--	\$300 - \$600	Allowance Amount to Install Small Ramps and Threshold Between Metal Sections (Doorway)

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

701-001 Tripping hazard into storage area that features the old safe door (Room 112-06). Need to install small threshold to prevent tripping.

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS

Individual Facility Evaluations



Rm 112-06 Old Safe Door Frame Trip Hazard

Individual Facility Evaluations

PUBLIC SERVICE BUILDING (MPD OCCUPIED SPACES - 8TH & 9TH FLOORS)

Facility Number: 705

Facility Address: 505 S 4th Street, Minneapolis, MN 55415

Year Constructed: 2020

Size (SF): 94,267

Date(s) of On-Site Evaluation: 10/3/2023

FACILITY DESCRIPTION

The MPD occupies two (2) floors of the Public Service Building, the 8th and 9th. These spaces contain various elements, but mainly office spaces in the form of individual offices as well as open working spaces with cubicles. Both floors also feature kitchen areas, rest rooms, and some mechanical and electrical rooms. On the 9th floor, there is a similar layout as the 8th floor, and additionally lab space with several types of scientific equipment.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
705	Public Services Building	2020	346	1.02	2,400	114,300

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

705	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Conference Rooms on both the 8th and 9th Floors have thin carpet panels used for sound dampening that are becoming detached from the walls.	Re-Adhere Carpet Panels	--	--	\$2,000 - \$3,500	Allowance Range Amount for Repairs
002	Two (2) windows have interior glazing that has shattered	Determine Extent of Issue and Evaluate Any Concerns of Root Cause, Repair/Replace Windows	\$1,200 - \$3,600	--	\$3,000 - \$5,500	Consultant/Contract or Evaluation: 8 Hours to 24 Hours x \$150/Hr Plus \$2,500 - \$4,500 Allowance for Replacement of Two Windows/Glazing
003	Fire stopping is missing around conduit penetrating fire walls	Install / Apply Fire Stop	--	--	\$200 - \$400	Allowance Range Amount for Repairs

Individual Facility Evaluations

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 705-001** Wall Covering (carpet panels) coming unglued in conference rooms throughout both the 8th and 9th floors.
- 705-002** Two (2) windows are broken, one on each of the 8th and 9th floors. Poses a large safety hazard as glass is no longer double paned and is weakened.
- 705-003** Fire Stopping is missing in Communication and Electrical Closets around certain elements, most notably missing in 9th floor electrical closet.

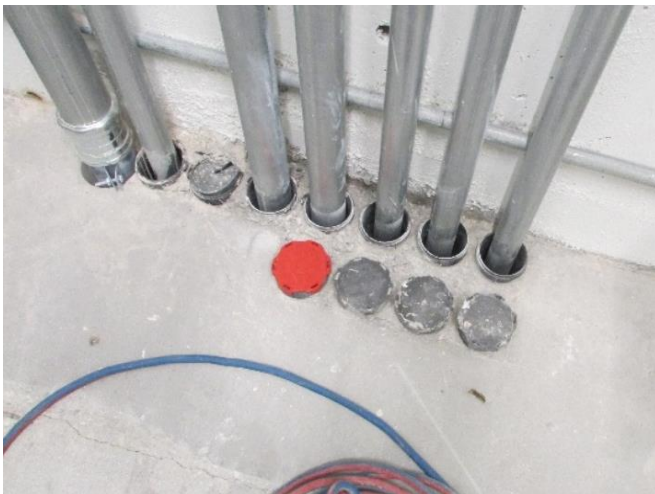
FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS



Wall Covering Coming Unglued in Conference Rooms



Broken Window Glazing on Southeast Side of Building



Lack Of Fire Stopping Around Elements in Elec/Telecom Rooms (Photos From 9th Floor Elec/Telecom Rooms)

Individual Facility Evaluations

POLICE VEHICLE STORAGE (MPD OCCUPIED SPACES)

Facility Number: 804

Facility Address: 13.37

Year Constructed: 1950 (Estimated)

Size (SF): 19,435

Date(s) of On-Site Evaluation: 10/4/2023

FACILITY DESCRIPTION

The Vehicle Storage facility is a garage that is partially utilized by MPD- it features a garage space, restrooms, a kitchen and conference room, and some office space. The other portion of the building belongs to Public Works and is unrelated to MPD- this includes roughly half of the garage space as well as a sizable portion of exteriors.

5-YEAR AND 10-YEAR CAPITAL PROJECTIONS

Bldg #	Bldg Name	Construction	# of Assets	Average Asset Condition Score (1-10)	5-Year (Yrs 1-5) Repair/Replacement Probable Cost	10-Year (Yrs 6-10) Repair/Replacement Probable Cost
804	Vehicle Storage	1950	88	4.45	230,300	141,600

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - OVERVIEW

804	Observation/Issue	Recommended Corrective Action	Evaluation Cost Range	Capital Cost Range	Repair Cost Range	Notes
001	Men's Tlt Room and Women's Tlt Room very worn VCT floor tile, damaged ceiling tiles and peeling wallpaper	Replace Interior Finishes in Both Toilet Rooms	--	\$5,300 - \$8,800	--	See Asset Workbook
002	Rooftop Unit (RTU) serving heating, ventilation and air conditioning to Office and Breakroom has hail damage and at approximately 25 years old, has exceeded it's expected useful life.	Replace RTU	--	\$13,000 - \$16,000	--	See Asset Workbook
003	On-Site Staff has indicated that a small roof leak on NE side of Rm 120 - Garage.	Determine Extent of Issue and Evaluate Options for Corrective Action(s), Repair Roof as Needed	--	--	\$3,000 - \$6,000	Allowance Range Amount for Repairs

Individual Facility Evaluations

004	Currently limited accessibility options into and within facility.	Determine Extent of Issue and Evaluate Options for Corrective Action(s)	\$2,400 - \$4,800	--	--	Consultant/Contract or Evaluation: 16 Hours to 32 Hours x \$150/Hr
001	Men's Tlt Room and Women's Tlt Room very worn VCT floor tile, damaged ceiling tiles and peeling wallpaper	Replace Interior Finishes in Both Toilet Rooms	--	\$5,300 - \$8,800	--	See Asset Workbook

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - DESCRIPTIONS

- 112-001** Toilet Rooms are Functional but dated- damaged wallpaper, ceiling tiles, and VCT flooring.
- 112-002** Extreme Hail Damage visible on RTU located over Vehicle Storage Office Area. Recommend replacing unit.
- 112-004** On-Site Staff Has Indicated a small water leak on NE side of Rm 120 - Garage which is consistent with location of water accumulation on the upper roof. Additionally, water accumulation on the roof is not completely draining through roof drains, so it is recommended to check for clogs.
- 112-005** Access to the MPD occupied portion of the building is through the SE Main overhead door. MPD does not have access to the main pedestrian door locate on Washington Street NE. Consequently, there is no accessible access into the facility per se. Although Rm 120 – Garage is slab on grade for accessibility, the toilet rooms, break room and office are elevated requiring a step necessary to access.

FACILITY OBSERVATIONS & RECOMMENDED CORRECTIVE ACTIONS - SAMPLE PHOTOS



Toilet Room Dated Interiors



Hail Damage Visible on RTU's

Individual Facility Evaluations



Damage On Exterior of Building



Evidence of Roof Leak Located on East Side

(end of section)

Section
5

Appendices



Appendices

Appendix A: Ratings, Methods, and Scoring

This assessment reviewed the physical condition of the equipment and scored the assets on a variety of criteria. Each asset was provided with an opinion of life remaining, condition score, estimated repair, or replacement probable cost, and scored based on impact to operations and occupant impact. This was done to allow Minneapolis Police Department flexibility in prioritizing capital planning efforts.

This scoring criteria was originally established with City of Minneapolis – Property Services and aligns with asset scoring criteria used in the MAXIMO™ computerized maintenance management system (CMMS).

Details on the scoring metrics and criteria are provided below.

Asset Condition

Asset Condition scores are presented for each asset on a scale of 1-10. Visual observation and any comments from maintenance staff on performance contribute to this score.

SCORE	ASSET CONDITION CRITERIA
1	Excellent Condition (Like New): New or easily restorable to “like new” condition.
3	Good Condition /Minor Defects (Some Wear): Asset is not new but exhibits no damage or excessive wear.
5	Fair Condition / Moderate Deterioration: Asset appears to have minor wear, but asset is operating properly.
7	Poor Condition/Major Deterioration: Asset has significant wear and/or minor damage and is approaching end of expected its useful life.
9	Very Poor Condition / Significant Deterioration: Asset is at its expected useful life, and/or has multiple areas of damage.
10	Unsatisfactory Condition: Unserviceable, Asset is beyond its expected useful life, has major damage, complete failure, or is otherwise in need of replacement

Appendices

Operational Impact

Operational Impact scores are presented for each asset on a scale of 1-10. Each of the assets within the scope of this assessment were evaluated based on the anticipated impact the asset has upon the operation of the facility if it were to fail. For example, if a backup generator serving the entire facility was observed to be in a failed condition, then the asset will receive a score of 10. An Operational Impact score of 1 would be given to an item such as interior ceiling finish, as the asset has a minimal impact upon the operation of the building.

SCORE	OPERATIONAL IMPACT CRITERIA
1	No Business or Operational Impact: Use of the facility will not be affected if the asset fails and with no business operations interruption. Repair time is minimal.
3	Little Business or Operational Impact: Facility use may experience minor impacts in very few locations if the asset fails. No hindrance to typical facility activities. Repair time is acceptable.
5	Moderate Business or Operational Impact: Facility use may experience moderate impacts in several locations if the asset fails. The ability to conduct typical facility activities may be hindered in affected locations. Repair time may become significant with outages up to 12 hours.
7	High Business or Operational Impact: Facility use is likely to experience significant impacts in many locations (e.g., an entire wing/floor). Typical facility activities will likely have to relocate from affected areas. Repair times is 24 hours to several days.
9	Extreme Business or Operational Impact: Most or all of the facility will close if this asset fails. Typical facility activities will not resume until this asset is repaired/replaced. Repair time may be from days to a few weeks.
10	Catastrophic Business or Operational Impact: Major disruption and closing of entire facility operations. Repair time is measured in weeks and months.

Appendices

Occupant Impact

Occupant Impact scores are presented for each asset on a scale of 1-10. Each of the assets within the scope of this assessment were evaluated based on the anticipated impact the asset would have on the occupants within the facility if it were to fail.

SCORE	OCCUPANT IMPACT CRITERIA
1	No Occupant Impact: Occupants will not be affected if the system or asset fails. No effects to personnel safety.
3	Little Occupant Impact: Few occupants will be affected if the system or assets fail. Very few occupants could be minimally injured.
5	Moderate Occupant Impact: Many occupants may be moderately or slightly impacted by the failure of the system or asset. Some occupants could be injured.
7	High Occupant Impact: Many or all occupants may be highly impacted by the failure of the system or asset. Many occupants could be injured, a few seriously injured.
9	Extreme Occupant Impact: Most occupants will not be able to perform work and/or many occupants could be seriously injured.
10	Catastrophic Occupant Impact: All occupants will not be able to perform work. All occupants to be seriously injured up to and including potentially fatal consequences.

Appendices

Industry Life Expectancy

The Industry Life Expectancy for a given asset is determined using a combination of widely accepted industry standards including ASHRAE and BOMA, as well as a manufacturers' database of equipment life expectancies. This value is expressed in number of years. The value or score is determined on a 1-10 scale and is based on the percentage of industry standard useful life remaining or remaining useful life (RUL).

SCORE	REMAINING USEFUL LIFE IMPACT
1	91% - 100% of Useful Life Remaining (RUL)
3	76% - 90% of Useful Life Remaining (RUL)
5	26% - 75% of Useful Life Remaining (RUL)
7	11% - 25% of Useful Life Remaining (RUL)
9	<10% of Useful Life Remaining (RUL)
10	Past Industry Standard Useful Life (RUL)

Observed Remaining Useful Life

The Observed Remaining Life is also expressed in number of years and takes into consideration the function and operating environment of the asset, as well as a determination based upon a visual inspection. The Observed Remaining Life value may vary from the Industry Expected Remaining Life value. For example, a heat exchanger that has been well maintained may have an Observed Remaining Life that is greater than the Industry Expected Remaining Life. Likewise, a primary chilled water pump that has not been well maintained and shows visual signs of premature wear and tear may have an Observed Remaining Life that is less than the expected Design Life.

Actual date(s) of asset installation is taken from nameplate information when and where available, however in cases where there is no nameplate date (e.g. carpet, asphalt, etc.) or the asset is older and no longer has nameplate information available or is illegible, then a date of installation has been estimated and noted in the FCA Workbook in the 'Notes' column as 'Estimated Date'.

Appendices

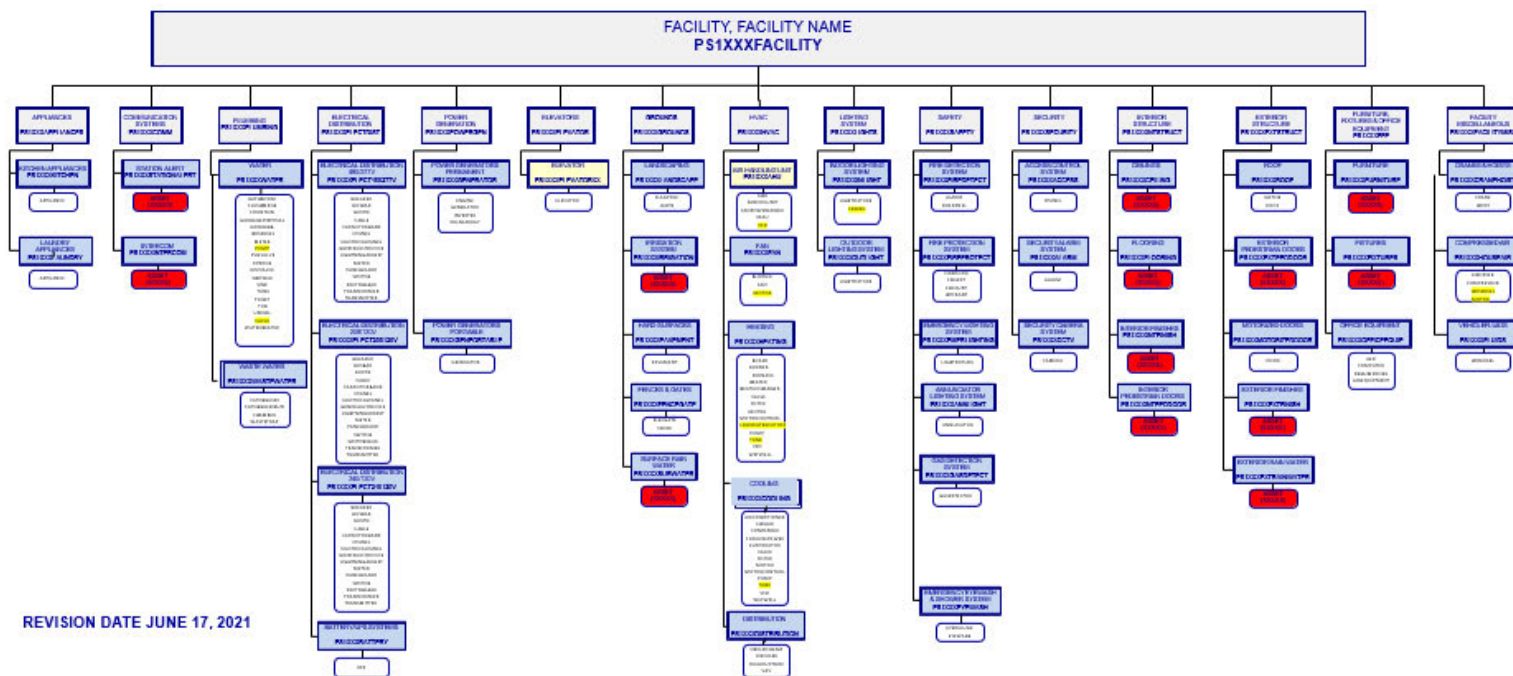
Estimated/Probable Cost Estimating

Each asset receives an Estimated/Probable Repair/Replacement Cost, presented in U.S. dollars. The Estimated/Probable Repair/Replacement Cost includes applicable major demolition/removal and both the material cost and the installation of a new asset. This information is intended to assist in the prioritization and resource allocation associated with maintenance and capital replacement projects. Cost estimates are determined using specific characteristics of each asset (tonnage, motor size, capacity, square footage, etc.) along with one of several cost information data sets. These data sets include industry standards, RS Means, and data sourced through McKinstry's construction division. Due to age of some assets and either missing or unknown nameplate information, asset capacity/size along has been estimated and then noted in the FCA Workbook in the 'Notes' column as 'Estimated Capacity'. Additionally, site specific construction and equipment invoices may be utilized as available. All estimated costs are in 2023 dollars. Similar to scoring in the other categories, the cost estimates are also given a score on a scale of 1-10.

SCORE	ESTIMATED/PROBABLE COST IMPACT
1	\$25,000 or Less
3	\$25,001 to \$50,000
5	\$50,001 to \$90,000
7	\$90,001 to \$125,000
9	\$125,001 to \$175,000
10	\$175,001 or More (Formal Bid)

(end of section)

Appendix B: PS Hierarchy



REVISION DATE JUNE 17, 2021

[illegible][illegible]