MEMORANDUM
Department of Public Works

TO: Janet Carrillo, Social Services Manager

CC: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager
Jason Yarborough, ICMA-CM, Deputy City Manager
Juliana B. Bellia, Assistant City Manager

THRU: Chuck Speake, Director, Public Works

FROM: Kim Humphrey, Project Manager, LEED AP, GGP, PMP, FMA, FMP, CPRP

DATE: September 11, 2025

SUBJECT: Community Services Facility - 4940 Pan American Boulevard

Jerome Fletcher
Digitally signed by Jerome Fletcher
DN: OU=City Manager's Office, O=City of North Port, CN=Jerome Fletcher, E=jfletcher@northportfl.gov
Reason: I am the author of this document
Location:
Date: 2025.09.17 16:46:41-04'00'
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Juliana B. Bellia
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Chuck Speake
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Kim Humphrey
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Date: 2025.09.11 15:26:21 -04'00'

As discussed, and for record, our Facilities Maintenance Division has completed assessments of the Community Services Facility located at 4940 Pan American Boulevard, currently leased to the North Port Senior Center and the Awaken Outreach Center. Below is a summary of findings.

According to the Sarasota County Property Appraiser's office, the original facility was constructed in 1977. At some unknown point in time, it is evident from assessments, that 48' was added to the south side of the building. The original facility and the first addition are pre-engineered metal building (PEMB) with a steel standing-seam roof and make up 4,480 square feet. In 1982, the facility received another 3,975 square foot addition to the south, constructed of masonry with asphalt roof.

While modern PEMB structures have a typical lifespan of 50 years with proper maintenance, this is not the case for a PEMB structure manufactured in the late 1970's. At the time this PEMB was designed, manufactured, and installed, engineering was primitive, building codes/standards non-existent, and coatings were lower quality. All of this results in a shorter lifespan for older metal buildings.

The most evident degradation occurs at the metal roof panels. Facilities has overseen temporary measures to extend the roof life, such as resealing of the connection point and application of roof coatings multiple times, however, the roof has deteriorated to the point that replacement is unavoidable. In order to keep the facility operational during replacement, a roof-over system was proposed in 2020. To ensure the structure could safely accept a second layer of roofing material, Facilities enlisted the services of KWA Engineers to perform a limited structural analysis. Unfortunately, KWA found the purlin spacing and design insufficient, specifically within the 48' addition (2nd addition), to support the additional weight.

In 2024, the Facilities Maintenance Division contracted with Alpha Facilities Solutions to evaluate the conditions of our major facilities. Their assessments have been valuable in forecasting capital renewal needs. Assessments show the

portion of the facility leased to Awaken Outreach Center is in immediate need of no less than $126,964 in repairs which include roof, water and sanitary distribution, ductwork, and branch wiring to exit and emergency lighting. The portion of the facility leased to the Senior Services Center is in immediate need of no less than $447,992 in repairs which include water and sanitary distribution, ductwork, and branch wiring to exit and emergency lighting. This equals $574,956 in immediate need. Looking to needs in years 2027-2029, both facilities will require replacement of interior finishes such as vinyl tile, carpet and ceiling tiles in the amount of no less than $202,093.

Florida Building Code dictates that when repair/replacement projects take place, at a minimum, the items being repaired or replaced be brought up to meet the Code in place at the time of the project. The roof, water and sanitary sewer, and exit and emergency lighting does not meet current code, and design would be required to upgrade these systems. In addition, Florida Building Code specifies where the work area exceeds 50 percent of the building area, this is classified as a Level 3 alteration which required the facility in its entirety to be brought into compliance with current code.

To more accurately gauge the potential cost of bringing this facility into compliance, Facilities Maintenance engaged the services of Shenkel Shultz who partnered with Bennet & Pless, a Structural Engineering firm, and Jon F. Swift for cost estimating. The project team evaluated the existing structure, reported deficiencies and estimated the cost of bringing the facility into compliance. Deficiencies include:

- Roof is non-compliant with wind-load requirements.
- Door and window openings are not impact rated, therefore non-compliant with current Florida Building Code.
- Thresholds, corridors, restrooms, and door openings are non-compliant with ADA standards.
- Facility lacks a fire sprinkler and alarm system, and does not have adequate fire proofing at dividing walls, making it non-compliant with current NFPA (National Fire Prevention Association) code.
- Facility lacks adequate insulation to meet current Energy Code requirements.

Current conditions at the roof and structural steel show significant corrosion at purlins as well as the main steel frames in the PEMB portion and likely water intrusion between the masonry block and stucco finish within the 1982 addition. In the absence of drawings, the team based their evaluation on the building codes used at the time of construction (Southern Building Code) and the wind-load criteria called for at the time, 110 mph. To meet the current Florida Building Code, the structural system would require repairs and reinforcement to support 116 mph. Bennett & Pless concluded:

It would be challenging, costly, and in some areas impossible to inspect all structural elements (from the foundations to the roof systems) and their connections, analyze them for the current wind speeds, and make corrective/remedial modifications in order to achieve a level of resistance that would meet current wind code. Based on our experience with structures constructed during this era, it is our professional opinion that the masonry walls would likely require additional vertical reinforcing, and the foundations would likely require some type of modification to increase its capacity for uplift and tension/compression forces from shearwall loading. This may be accomplished by physically increasing the foundation sizes or by the addition of a delegated engineered helical anchor system. In addition, the cold formed girt and purlin spacing is typically dictated by how far the metal roof and side panels can span between them. It has been our experience that the girt and purlin spacing would be spaced tighter for today's code mandated wind pressure. It is therefore our professional opinion that the structure be demolished and replaced with a structure designed to meet current code.

Under a level 3 alteration each non-compliant feature would require design and upgraded construction to meet code requirements. A construction-only estimate has been provided, based on similar projects and historical cost data, with an expected range of $1,500,000 to $2,400,000.

Should you have any questions, or desire any additional information, please do not hesitate to contact me.

CS/kh

Attachments:

1) April 15, 2020 KWA Engineers Roof Analysis Summary
2) February 7, 2025 Alpha Facilities Solutions Awaken Church Facility Condition Assessment
3) February 7, 2025 Alpha Facilities Solutions Community Education Ctr Facility Condition Assessment
4) August 30, 2025 Schenkel Shultz Community Education Center Condition Assessment

KWA Engineers, LLC
Structural Engineering Consultants

April 15, 2020

John L. Pierson, PE
Director of Engineering
The Garland Company, Inc.
3800 East 91st Street
Cleveland, Ohio 44105

Phone : 813-777-1745
Email : jpierson@garlandind.com

RE: North Port Education Building
4940 Pan American Boulevard
North Port, FL 34287
KWA Project Number: 20RT-0089

Dear John:

As requested, KWA Engineers LLC (KWA) performed a limited analysis of the existing metal roof system at the North Port Education Building to determine the feasibility of installing a new roof system. It is KWA's understanding that the existing metal roof is deteriorated and has been coated over multiple times in the past. In order to avoid removing the existing metal roof panels, Garland has proposed to install a Roof Hugger system over the top of the existing roof and supporting purlins. KWA was tasked with determining whether the existing roof system can safely support the additional weight.

KWA performed two site visits to determine the size and spacing of the roof purlins. KWA determined that the building appears to be comprised of three separate buildings. KWA has attached a marked-up plan showing the different sections.

Section "A" – This section was a sloped shingle roof and is not included in Garland's scope of work. Therefore, no observations or measurements of the roof structure were made.

Section "B" – The metal roof panels in this section were supported by 8" deep 14 gage Z-purlins spaced at 5'-0" on center max. The max span of these purlins was measured to be approximately 21'-0". The purlins were lapped at supports approximately 36" which achieves continuity between the spans resulting in 3 continuous spans.

Section "C" – The metal roof panels in this section were supported by 8" deep 16 gage Z-purlins. The spacing of the purlins varied with the max spacing of 5'-6". The max span of these purlins were measured to be approximately 24'-0". The purlins were lapped at supports approximately 36" which achieves continuity between the spans resulting in 2 continuous spans.

Following our site visit, KWA performed calculations to determine whether the addition of the Roof Hugger system is permissible. KWA was informed by Garland that the new system would add 2 PSF of dead load onto the existing roof systems. As the manufacturer of the metal buildings was not known, KWA utilized load tables from Flexospan (attached) to determine where the existing purlins can support the new roof system. From analysis, KWA determine the following

Section ”B” – With 8” deep, 14 gage purlins at 5’-0” on center, KWA found it was permissible to add the weight of the new retrofit metal roof system.

Section ”C” – With 8” deep 16 gage purlins at 5’-6” on center, KWA found it was not permissible to add the weight of the new retrofit metal roof system. KWA also took into the account of the added moment capacity of the new retrofit metal roof system’s purlins, however the purlins still were not able to safely support the minimum code prescribed dead and live loads.

Based on our findings, it is KWA’s professional opinion the that proposed new retrofit metal roof system cannot be safely installed over the existing roof system without reinforcing the overstressed purlins at Section “C” of the building. Alternatively, a lower weight roof system with a maximum weight of **1 PSF** can be installed which would not increase the stress in the existing members by more than 5%. This would be in compliance with the 2017 Existing Florida Building Code Section 707.2

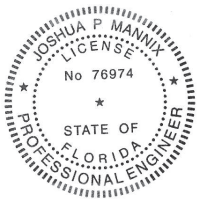
If requested, KWA would be happy to design code compliant reinforcements for the existing roof purlins. If you have any questions, please contact me at (813) 228-8212.

Sincerely,
KWA Engineers LLC

JPM

Joshua Mannix, P.E
Branch Manager
FL PE #76974

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY **JOSHUA P MANNIX, PE** ON THE INIDCATED DATE USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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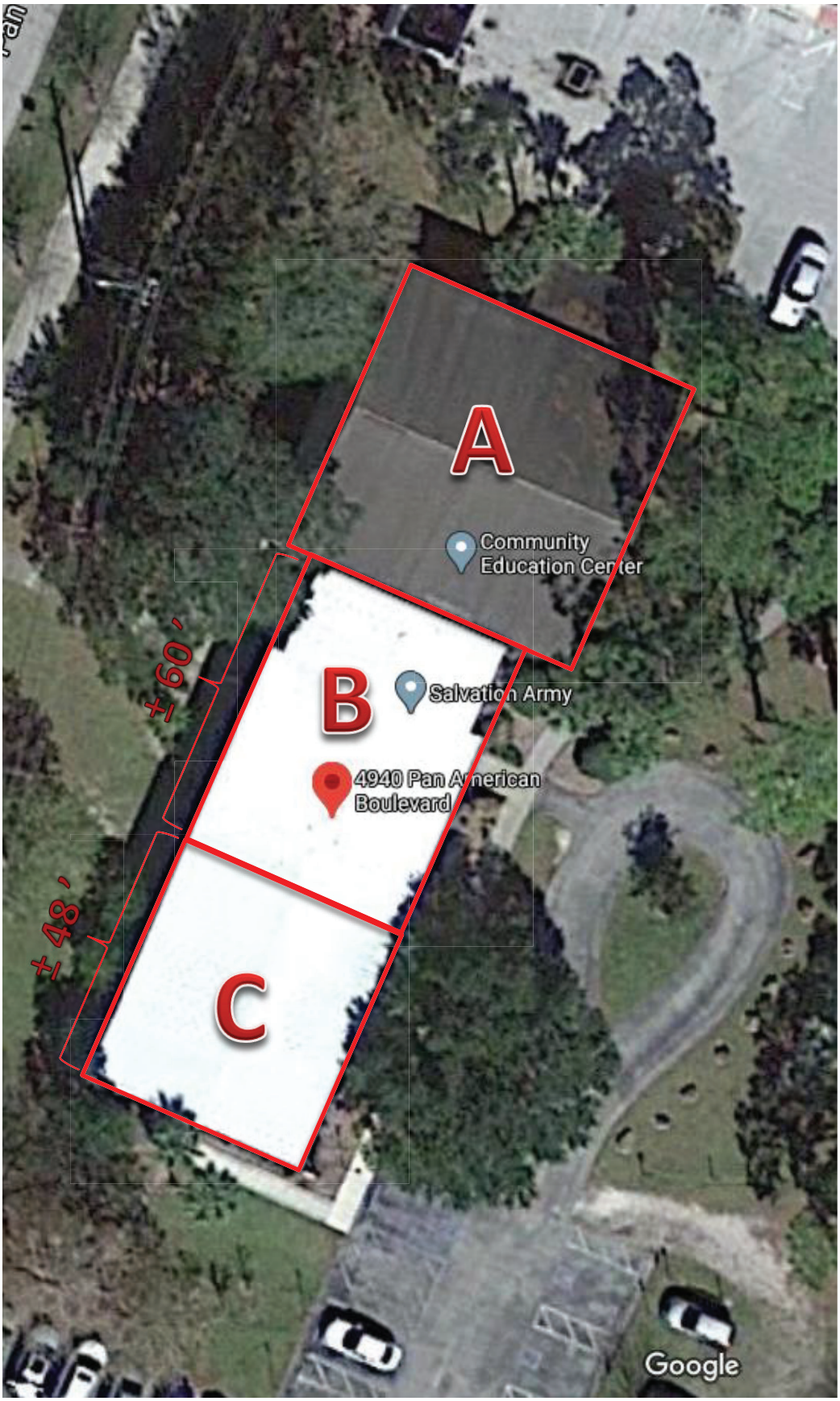
A
Community
Education Center
B
Salvation Army
4940 Pan American
Boulevard
C
± 60'
± 48'
Google
N

FLEXOSPAN - CEE AND ZEE LOAD TABLES

Allowable Uniform Loads In Pounds Per Lineal Foot

CEE		Simple Span					
		16 Gauge		14 Gauge		12 Gauge	
Section	Bay	2 1/2" Flan	3 1/2" Flan	2 1/2" Flan	3 1/2" Flan	2 1/2" Flan	3 1/2" Flan
6" Web	10 ft	251	-	331	-	480	-
	12 ft	174	-	230	-	333	-
	14 ft	128	-	169	-	244	-
	15 ft	111	-	147	-	213	-
	18 ft	77	-	102	-	148	-
	20 ft	62	-	82	-	120	-
	22 ft	51	-	68	-	99	-
	24 ft	43	-	57	-	83	-
	25 ft	40	-	53	-	76	-
	28 ft	32	-	42	-	61	-
8" Web	12 ft	260	269	341	365	493	545
	14 ft	191	198	250	268	362	400
	15 ft	166	172	218	233	315	349
	18 ft	115	119	151	162	219	242
	20 ft	93	97	122	131	177	196
	22 ft	77	80	101	108	146	162
	24 ft	65	67	85	91	123	136
	25 ft	60	62	78	84	113	125
	28 ft	47	49	62	67	90	100
	30 ft	41	43	54	58	78	87
10" Web	20 ft	115	-	168	173	243	266
	22 ft	95	-	139	143	200	220
	24 ft	80	-	116	120	168	185
	25 ft	74	-	107	111	155	170
	28 ft	59	-	85	88	124	136
	30 ft	51	-	74	77	108	118
	32 ft	45	-	65	67	94	104
	34 ft	40	-	58	60	84	92
	35 ft	37	-	54	56	79	87
	38 ft	32	-	46	48	67	73
12" Web	20 ft	-	-	185	206	293	344
	24 ft	-	-	128	143	203	239
	25 ft	-	-	118	132	187	220
	28 ft	-	-	94	105	149	175
	30 ft	-	-	82	91	130	153
	32 ft	-	-	72	80	114	134
	34 ft	-	-	64	71	101	119
	35 ft	-	-	60	67	95	112
	38 ft	-	-	51	57	81	95
	40 ft	-	-	46	51	73	86

ZEE		Simple Span						3 or More Spans, Std. Lap					
		16 Gauge		14 Gauge		12 Gauge		16 Gauge		14 Gauge		12 Gauge	
Section	Bay	2 1/2" Fl.	3 1/2" Fl.	2 1/2" Fl.	3 1/2" Fl.	2 1/2" Fl.	3 1/2" Fl.	2 1/2" Fl.	3 1/2" Fl.	2 1/2" Fl.	3 1/2" Fl.	2 1/2" Fl.	3 1/2" Fl.
6" Web	10 ft	254	-	331	-	499	-	-	-	-	-	-	-
	12 ft	126	-	230	-	346	-	-	-	-	-	-	-
	14 ft	129	-	169	-	254	-	-	-	-	-	-	-
	15 ft	113	-	147	-	221	-	176	-	235	-	357	-
	18 ft	78	-	102	-	154	-	118	-	157	-	238	-
	20 ft	63	-	82	-	124	-	94	-	124	-	188	-
	22 ft	52	-	68	-	103	-	76	-	101	-	153	-
	24 ft	44	-	57	-	86	-	63	-	84	-	126	-
	25 ft	40	-	53	-	79	-	58	-	76	-	116	-
	28 ft	32	-	42	-	63	-	46	-	60	-	91	-
8" Web	12 ft	260	265	340	364	510	545	-	-	-	-	-	-
	14 ft	191	195	250	267	374	401	-	-	-	-	-	-
	15 ft	166	169	218	233	326	349	-	-	-	-	-	-
	18 ft	115	117	151	161	226	242	156	158	222	235	345	368
	20 ft	93	95	122	131	183	196	127	129	178	188	275	293
	22 ft	77	78	101	108	151	162	105	107	145	154	223	238
	24 ft	65	66	85	91	127	136	88	90	121	129	185	198
	25 ft	59	61	78	83	117	125	81	83	111	118	170	181
	28 ft	47	48	62	66	93	100	65	66	87	93	133	142
	30 ft	41	42	54	58	81	87	56	57	76	81	115	123
10" Web	20 ft	115	119	168	-	250	266	131	133	217	-	365	387
	24 ft	80	82	116	-	173	185	96	97	154	-	248	263
	25 ft	74	76	107	-	160	170	89	91	142	-	228	242
	28 ft	59	60	85	-	127	136	72	74	114	-	179	191
	30 ft	51	52	74	-	111	118	64	65	99	-	155	165
	32 ft	45	46	65	-	97	104	56	58	87	-	135	144
	35 ft	37	38	54	-	81	87	48	49	73	-	112	119
	38 ft	32	33	46	-	69	73	41	42	61	-	94	101
12" Web	20 ft	-	-	183	203	301	345	-	-	210	220	418	463
	24 ft	-	-	127	141	209	239	-	-	153	162	289	324
	25 ft	-	-	117	130	192	220	-	-	142	151	265	299
	28 ft	-	-	93	103	153	176	-	-	116	124	210	238
	30 ft	-	-	81	90	133	153	-	-	102	109	183	207
	32 ft	-	-	71	79	117	134	-	-	90	97	160	181
	35 ft	-	-	59	66	98	112	-	-	76	82	133	151
	37 ft	-	-	53	59	88	100	-	-	68	74	119	135
	40 ft	-	-	45	50	75	86	-	-	59	64	101	115

Notes: 1.The weight of the section has not been subtracted from these values. 2. Both flanges of member must be fully braced. 3. These loads are based on the transfer of the support loads directly to the web of the section by the use of clips or plates. For flanges bearing directly on structural, contact factory for section selection. 4. See back page for weights per lineal foot of memebers shown here. 5. Loads shown are stress governing. When deflection limits are specified, contact factory. 6. These sample calculations are very basic. Many different variables can affect loading. For instance; drift loading, building height, geographic location, etc. Please consult Flexospan if special conditions exist. 7. The selection of sections for your application is subject to final approval by your design professional. 8. Capacity values have been calculated in accordance with the AISI 2001 design manual. 9. Values shown in the load tables for three or more spans are based on uniform bay spacings. If non-uniform bay spacings exist, contact factory. UNCONTROLLED COPY

FLEXOSPAN - 253 Railroad St. Sandy Lake, PA 16145 1-800-245-0396

AWAKEN CHURCH

Facility Condition Assessment

City of North Port

February 7th, 2025

Alpha™ Facilities Solutions

Alpha Facilities Solutions
11503 NW Military Hwy, Suite 300, San Antonio, TX 78231
Phone: 210-49-ALPHA (210-492-5742) • answers@alpha-fs.com
www.alphafacilities.com

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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and zero relocatable structures located at AWAKEN CHURCH. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

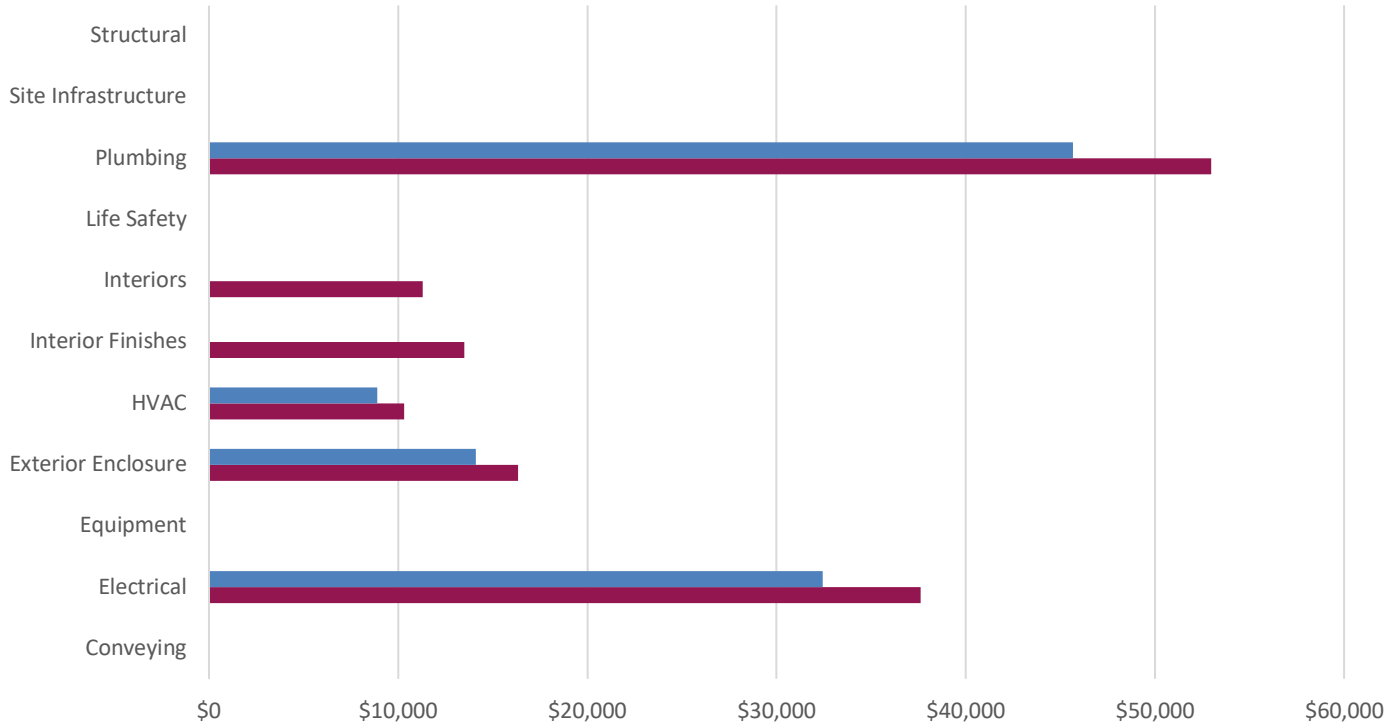
The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2045 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Facility Description: Summary of Findings: AWAKEN CHURCH

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	Forecast Replacement Value	2030 FCI %
AWAKEN CHURCH	1982	925	$101,051	$363,608	28	$141,929	$421,521	34
SUBTOTAL	***-***	***925***	***$101,051***	***$363,608***	***28***	***$141,929***	***$421,521***	***34***
Site and Infrastructure (excluded from FCI calculations)			$0			$0		
TOTALS		**925**	**$101,051**	**$363,608**		**$141,929**	**$421,521**	

Note: The cumulative FCI for the AWAKEN CHURCH facilities assessed is 28 while the cumulative FCI in 5 years is estimated to be 34 assuming current sustainment levels.

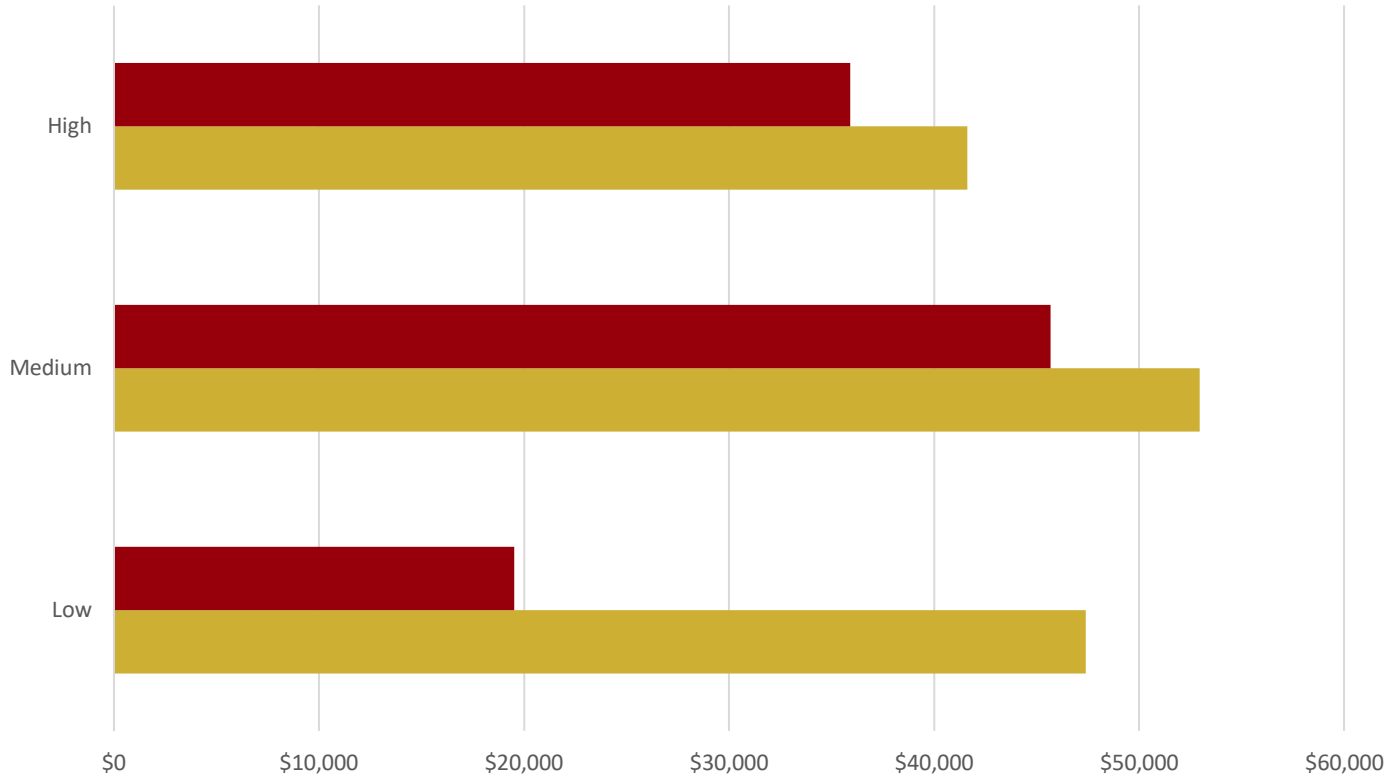
Figure 1. Comparison of 2025 Current Needs vs. 2030 Forecasted Needs by System Group: AWAKEN CHURCH



	Conveying	Electrical	Equipment	Exterior Enclosure	HVAC	Interior Finishes	Interiors	Life Safety	Plumbing	Site Infrastructure	Structural
2025	$0	$32,423	$0	$14,087	$8,879	$0	$0	$0	$45,662	$0	$0
2030	$0	$37,587	$0	$16,331	$10,294	$13,479	$11,303	$0	$52,935	$0	$0

Note: Forecasted Needs (2030) include Current Needs (2025)

Figure 2. Comparison of 2025 Current Needs vs. 2030 Forecasted Needs by Priority: AWAKEN CHURCH



	Low	Medium	High
2025	$19,500	$45,662	$35,889
2030	$47,388	$52,935	$41,606

Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period Current +10 Years: AWAKEN CHURCH

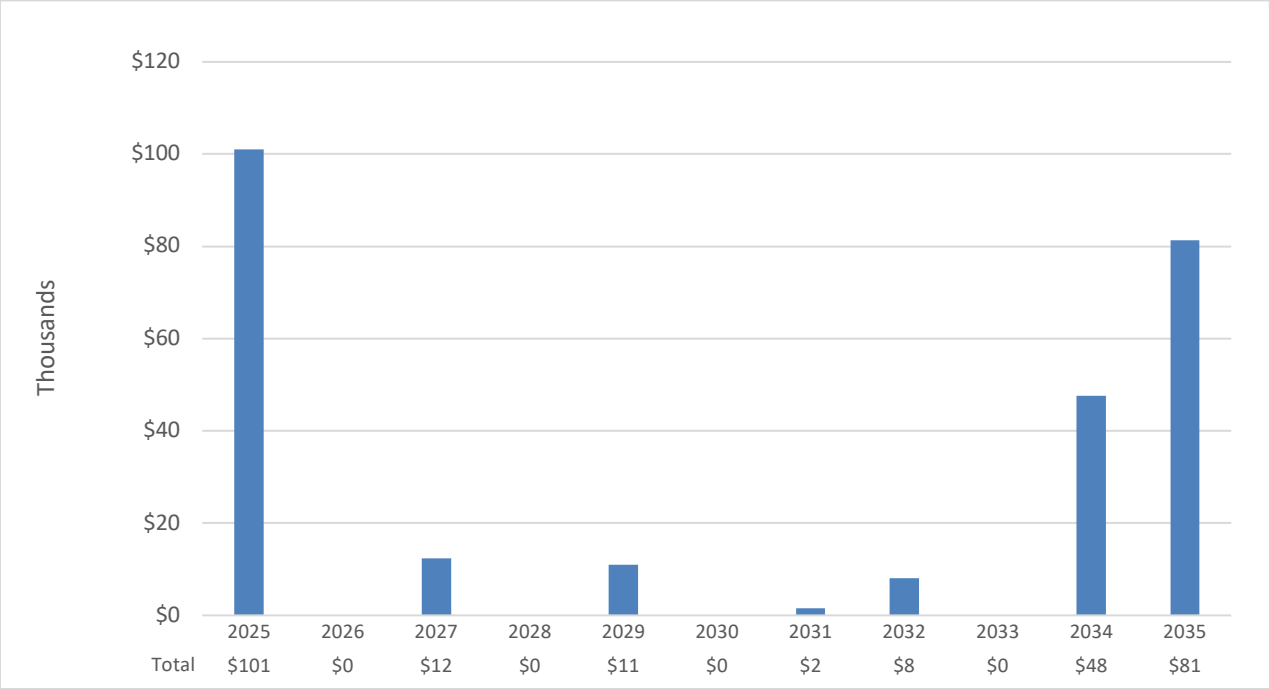


Figure 4. Current and Forecasted Needs: Summarized by Reporting Period Years 11-20: AWAKEN CHURCH

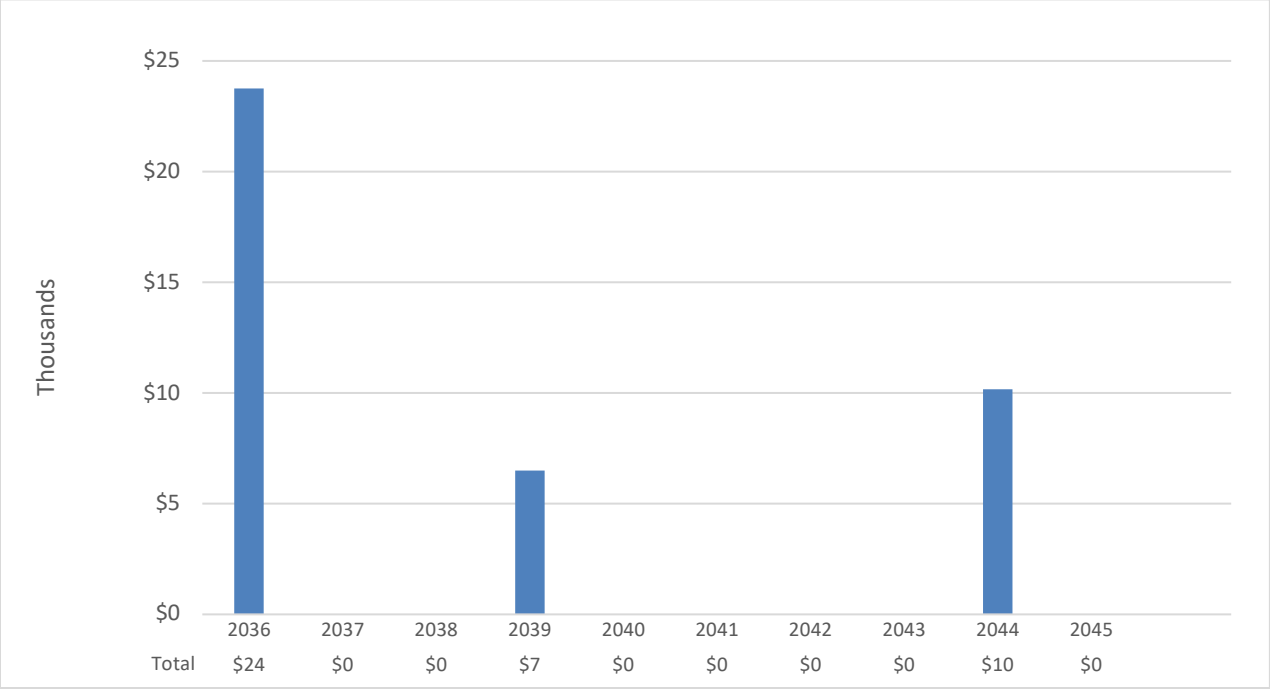


Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): AWAKEN CHURCH

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$101,051***	***$104,084***	***$119,541***	***$123,125***	***$137,793***	***$141,929***
Needs by Year	***$101,051***	***$0***	***$12,335***	***$0***	***$10,974***	***$0***
Exterior Enclosure	**$14,087**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Exterior Enclosure - Roof Coverings	$14,087	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$10,974**	**$0**
Interior Construction - Interior Doors	$0	$0	$0	$0	$10,974	$0
Interior Finishes	**$0**	**$0**	**$12,335**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$12,335	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0	$0
Plumbing	**$45,662**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$26,151	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$19,511	$0	$0	$0	$0	$0
HVAC	**$8,879**	**$0**	**$0**	**$0**	**$0**	**$0**
HVAC - Cooling Generating Systems	$0	$0	$0	$0	$0	$0
HVAC - Distribution Systems	$8,879	$0	$0	$0	$0	$0
Electrical	**$32,423**	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$12,923	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$19,500	$0	$0	$0	$0	$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): AWAKEN CHURCH

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$147,742***	***$160,168***	***$164,973***	***$217,557***	***$305,364***
Needs by Year	***$1,556***	***$7,994***	***$0***	***$47,634***	***$81,280***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$25,086**
Exterior Walls (Finishes)	$0	$0	$0	$0	$25,086
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Exterior Enclosure - Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Construction - Interior Doors	$0	$0	$0	$0	$0
Interior Finishes	**$1,556**	**$0**	**$0**	**$0**	**$9,372**
Ceiling Finishes	$0	$0	$0	$0	$9,372
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$1,556	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$25,457**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$25,457	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$7,994**	**$0**	**$0**	**$46,822**
HVAC - Cooling Generating Systems	$0	$7,994	$0	$0	$0
HVAC - Distribution Systems	$0	$0	$0	$0	$46,822
Electrical	**$0**	**$0**	**$0**	**$22,177**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$22,177	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 4. Current and Forecasted Needs Summarized by System (Years 11 - 15): AWAKEN CHURCH

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$338,291***	***$348,440***	***$358,894***	***$376,161***	***$387,446***
Needs by Year	***$23,766***	***$0***	***$0***	***$6,503***	***$0***
Exterior Enclosure	**$23,766**	**$0**	**$0**	**$6,503**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$6,503	$0
Exterior Doors	$23,766	$0	$0	$0	$0
Exterior Enclosure - Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Construction - Interior Doors	$0	$0	$0	$0	$0
Interior Finishes	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
HVAC - Cooling Generating Systems	$0	$0	$0	$0	$0
HVAC - Distribution Systems	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 5. Current and Forecasted Needs Summarized by System (Years 16-20): AWAKEN CHURCH

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$399,068***	***$411,045***	***$423,372***	***$446,235***	***$459,620***
Needs by Year	***$0***	***$0***	***$0***	***$10,160***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Exterior Enclosure - Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Construction - Interior Doors	$0	$0	$0	$0	$0
Interior Finishes	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
HVAC - Cooling Generating Systems	$0	$0	$0	$0	$0
HVAC - Distribution Systems	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$10,160**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$10,160	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

AWAKEN CHURCH

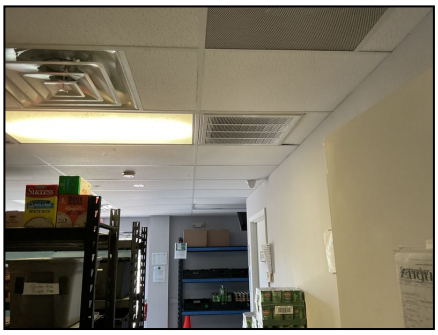
Table 6: Facility Description: AWAKEN CHURCH - AWAKEN CHURCH

Summary of Findings	
Construction Type	One-Story Structure
Roof Type	Metal Panel
Ceiling Type	Suspended Acoustical Tile
Lighting	Fluorescent
HVAC	Split-DX
Elevator	No
Fire Sprinkler	No
Fire Alarm	No

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	Forecast Replacement Value	2030 FCI %
AWAKEN CHURCH	1982	925	$101,051	$363,608	28	$141,929	$421,521	34
Site Information			$0			$0		
TOTAL			$101,051			$141,929		

General Observations:

- The ductwork system is beyond its recommended useful life.



Electrical

The fluorescent lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition.

Exterior Enclosure

The glazed doors were in good condition. The single-pane windows were in good condition. The metal paneling walls were in fair condition due to observed faded finishes. The metal panel roof covering was within its recommended useful life.

Interior Finishes

The painted wall finishes were in good condition. The vinyl tile floor finishes were in fair condition. The suspended acoustical tile ceiling finishes were in good condition.

Plumbing

The porcelain and manual plumbing fixtures were in fair condition due to observed mineral build-up. The domestic water distribution system is beyond its recommended useful life. The sanitary waste system is beyond its recommended useful life.

Table 7. Expired Systems 2025: AWAKEN CHURCH – AWAKEN CHURCH

Building	System Category	System	Priority	2025 Needs
AWAKEN CHURCH	Electrical	Branch Wiring	High	$12,923
AWAKEN CHURCH	Electrical	Exit Signs and Emergency Lighting	Low	$19,500
AWAKEN CHURCH	Exterior Enclosure	Exterior Enclosure - Roof Coverings	High	$14,087
AWAKEN CHURCH	HVAC	HVAC - Distribution Systems	High	$2,860
AWAKEN CHURCH	HVAC	HVAC - Distribution Systems	High	$6,019
AWAKEN CHURCH	Plumbing	Domestic Water Distribution	Medium	$26,151
AWAKEN CHURCH	Plumbing	Sanitary Waste	Medium	$19,511
			TOTAL	**$101,051**

Table 8. Equipment Inventory: AWAKEN CHURCH

Building	Equipment Type	Replacement Year	Replacement Cost
AWAKEN CHURCH	Air Handling Unit	2035	17420.00
AWAKEN CHURCH	Air Handling Unit	2035	17420.00
AWAKEN CHURCH	Condensing Unit	2032	3250.00
AWAKEN CHURCH	Condensing Unit	2032	3250.00

APPENDICES

APPENDICES

Appendix A -Typical System Lifecycles

System and component life cycles used in the cost models for this project were based on average service life as shown in the *Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings* published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, life cycles have been assigned using ALPHA's professional judgment.

Table 9. Typical Life Cycles

System	Lifecycle (Years)
Roofing	
Built-up	25
Composition Shingle	20
Metal Panels	25
Modified Bitumen	20
Standing Seam Metal	35
Building Exterior	
Exterior Doors	25
Exterior Walls (Finishes)	10-30
Exterior Windows	30
Interior Finishes	
Interior Doors	25
Ceiling (Acoustical Tile and Grids)	20
Ceiling (Painted)	10
Walls	10
Floors	15
Built-in Equip/Specialties	
Built-in Equip/Specialties	20
Conveying Systems	
Elevators	35
Chair Lifts	15
Plumbing	

System	Lifecycle (Years)
Plumbing Fixtures	30
Domestic Water Distribution	30
Sanitary Waste	30
Fire Protection	
Fire Sprinklers and Standpipe (Piping and Risers)	40
Fire Detection (Activation Devices)	10
Fire Detection (Notification Devices and	15
Fire Detection (Wiring)	30
HVAC	
Cooling Generating	25
Controls	20
Distribution	30
Heat Generating	30
Terminal and Package Units	15
Electrical	
Branch Wiring	30
Lighting	20
Service and Distribution	40
Generators	20
Equipment	
Institutional Equipment	25
Other Equipment	15-25

Capital Planning v. Budgeting

While traditional budgets may be perceived as reacting to short-term needs based on the historical performance of facilities and systems, a capital plan anticipates both short- and long-term degradation by employing a facility condition assessment and predictive cost modeling.

- **Budgeting:** Traditional, cost-based, budgeting practices describe a system by which a prior period's budget is adjusted to provide for the fluctuating cost of maintaining facilities. Traditional budgeting issues may include: 1) anticipated needs; 2) organizational growth; 3) the acquisition of new assets; 4) operations and maintenance; 5) deferred maintenance; and, 6) insurance.
- **Capital Planning:** Capital planning differs from budgeting in that it considers a broader range of financial considerations over an extended timeline so as to more effectively predict and manage the fiscal needs of a real estate portfolio. Financial considerations may include the cost of capital, depreciation, organizational risk and return on investment (ROI). Similar in concept to the accounting principle of anticipating the capital depreciation of plant value, a capital renewal plan anticipates and attempts to counteract the ongoing deterioration of facility systems and components in order to extend a facility's life and value.

Facility Condition Index

A Facility Condition Index is considered to be a key building performance metric. As part of the FCA process, a facility condition index (FCI) is calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

Example: Total expired system replacement costs (Requirements) = $3,000,000

Current Replacement Value (CRV) = $10,000,000

$$FCI = \frac{\$3{,}000{,}000}{\$10{,}000{,}000} = .30$$

Present Value and Nominal Value

In the calculation of FCI sums, monetary values can be discounted to incorporate the time value of money, or be expressed in constant terms, ignoring the effects of inflation and interest. Because the cost of capital can vary significantly according to time, portfolio types, and project programs, all monetary terms in this report are expressed as nominal values.

- **Nominal Value:** Expresses monetary values, without adjusting for inflation or interest (also known as face value or par value).
- **Present Value:** The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows can be discounted at a client specified discount rate to reflect the owner's internal cost of capital.

Hard and Soft Costs

Unless otherwise stated, the costs indicated in this report represent hard costs only. Because soft costs vary regionally and periodically, provisions for soft cost expenses should be considered in addition to the hard costs indicated. For the purpose of this report, Hard and Soft costs are defined as follows:

- **Hard costs:** Direct costs incurred in relation to a specific construction project. Hard cost may include labor, materials, equipment, etc.
- **Soft cost:** Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

Building Systems

A building system describes a mechanism, or group of mechanisms that perform a given role to maintain the functionality of a facility. Examples of building systems may include roofing, plumbing or heating, ventilation and air conditioning (HVAC) systems.

Per the Uniformat classification standard, building systems have been grouped as follows:

- Foundations
- Superstructure
- Exterior Enclosure
- Roofing
- Interior Construction
- Interior Finishes
- Conveying Systems
- Plumbing
- HVAC
- Fire Protection
- Electrical

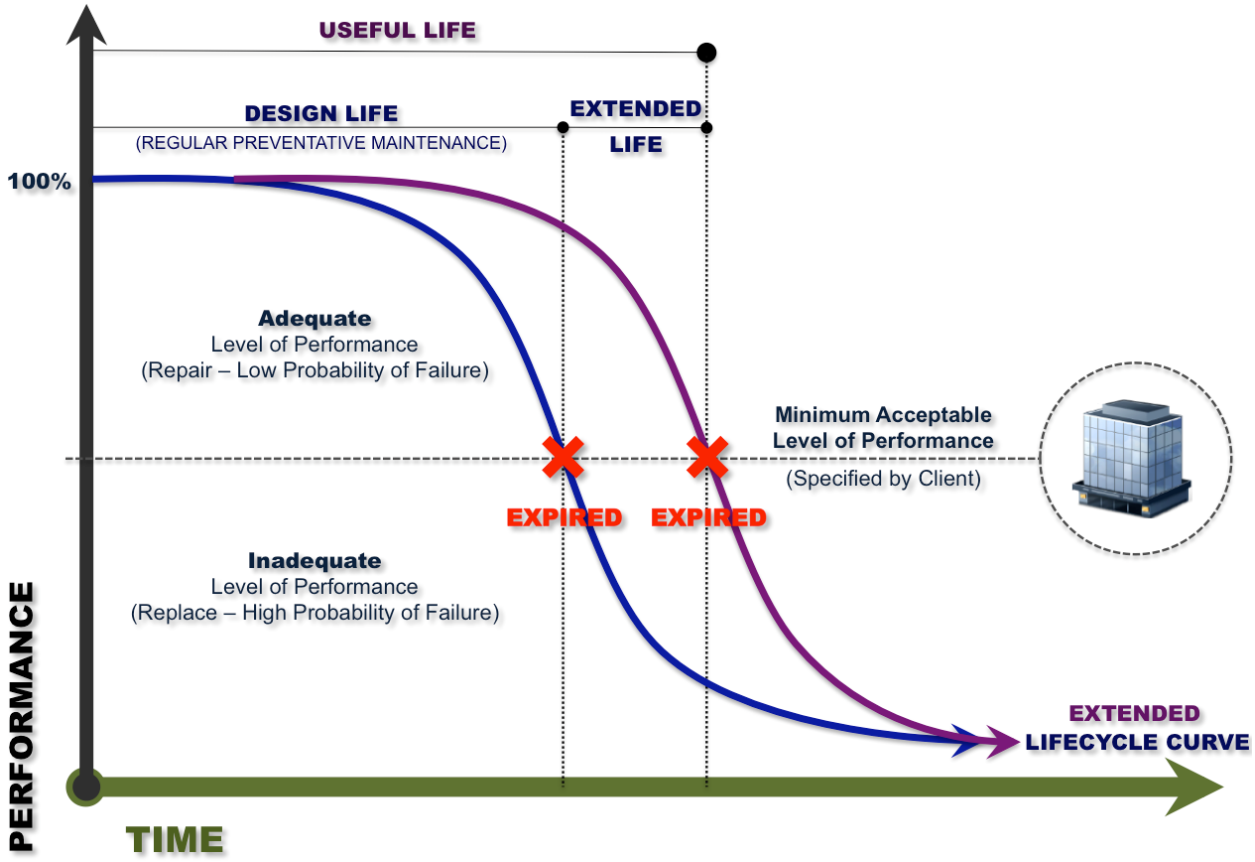
System States

The design life of a building system or component describes the duration for which a system is expected to perform within normal operational parameters. The design life may be shortened for a variety of reasons including, neglect or inadequate maintenance or extended as a result of robust preventative / predictive maintenance. This extended or shortened design life is defined as a system's useful life, and quantifies the duration for which a system, or component, operates within a minimally accepted level of performance.

As illustrated in the figure below, a facility condition analysis will make an appraisal of systems and components and recommend one of a series of actions necessary to ensure the continued functionality of a facility:

- **Missing:** A system or component may be deemed missing if the element absent, but is required for the operation of a facility (Example: ADA requirements for accessible ramps).
- **Extended:** The life cycle of a system or component may be extended beyond its anticipated design life, if the element is deemed to be performing adequately.
- **Expired:** A system or component may be recommended for replacement (at any time) if the element is deemed to be performing inadequately.

Figure 5. System or Component Life Cycle Curve



System Actions

A deficiency describes a condition in which there exists the need to repair an item that is damaged, missing, inadequate or insufficient for an intended purpose. Deficiencies are typically associated with underperforming systems or components, and describe activities that are required to extend their useful life.

- **Repair:** Describes a condition in which it is recommended that the building system or component be serviced to provide additional useful life. Repairs are curative in nature, while maintenance by contrast is preventative.
- **Replace:** Describes a condition in which it is recommended that the building system or component be removed and replaced with a new system or component. Replacement needs may vary according to building type, region, use, and maintenance management.

Multiple building systems are considered “non-renewable” because the replacement of those systems would typically be so costly as to require the replacement of the entire facility (Example: Foundations). Accordingly, there are no deficiencies or costs associated to non-renewable system.

Additionally, per client preferences, many aspects of the built environment may not be part of the scope of a facility condition analysis.

Cost Models

Cost estimation models are parametric equations used to predict the costs or the life cycle of a building system or component. The projections of the cost models are factored into capital plans, budgeting tools and other financial planning mechanisms. The rough order of magnitude cost estimates contained in this report are based on the cost models available within the client's database platform.

It is important to note that there are a variety of cost model equations employed in the building industry and it is not uncommon for prices derived from the client's database platform to vary from external references. If required, adjustments can typically be made to the facility condition data in order to facilitate comparison with external cost models, better reflect local conditions or perform sensitivity analyses.

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Appendix C - Glossary

ACBM: Asbestos-containing Building Material

ADA: Americans with Disabilities Act

AHERA: Asbestos Hazard Emergency Response Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Budgeting: A system by which a prior period's estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: The planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, and plumbing systems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities will fall into a state of deteriorating condition and functionality, and the repair and maintenance costs will increase (International Facilities Management Association).

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities – the higher the FCI, the poorer the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

IFMA: International Facilities Management Association.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

Needs: In the context of this report, needs are the backlog of capital renewal requirements.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation – also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RSMeans: An independent third-party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Uniformat II".

Uniformat II: Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.

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COMMUNITY EDUCATION CTR

Facility Condition Assessment

City of North Port

February 7th, 2025

Alpha™ Facilities Solutions

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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and zero relocatable structures located at COMMUNITY EDUCATION CTR. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

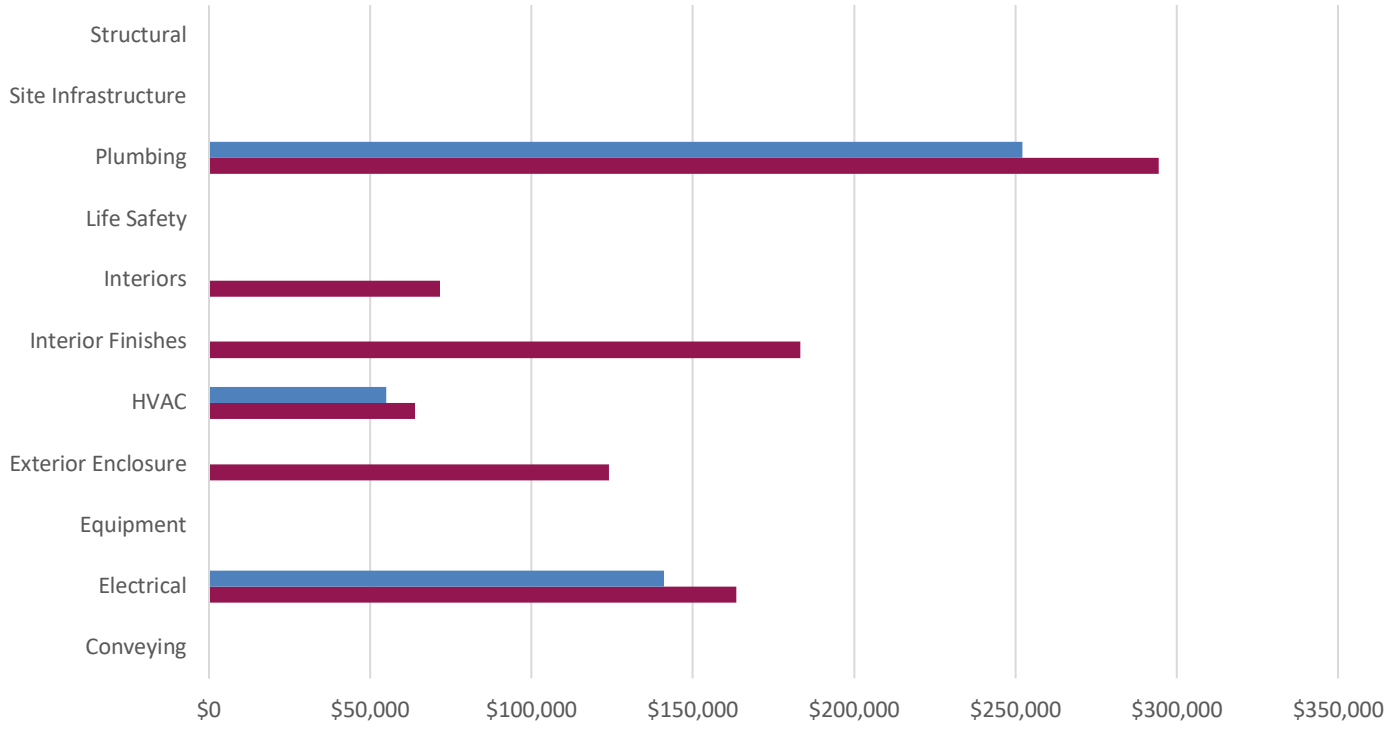
The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2045 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Facility Description: Summary of Findings: COMMUNITY EDUCATION CTR

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	Forecast Replacement Value	2030 FCI %
COMMUNITY EDUCATION CTR	1977	8,455	$447,992	$1,676,504	27	$900,019	$1,943,528	46
SUBTOTAL	***-***	***8,455***	***$447,992***	***$1,676,504***	***27***	***$900,019***	***$1,943,528***	***46***
Site and Infrastructure (excluded from FCI calculations)			$0			$0		
TOTALS		**8,455**	**$447,992**	**$1,676,504**		**$900,019**	**$1,943,528**	

Note: The cumulative FCI for the COMMUNITY EDUCATION CTR facilities assessed is 27 while the cumulative FCI in 5 years is estimated to be 46 assuming current sustainment levels.

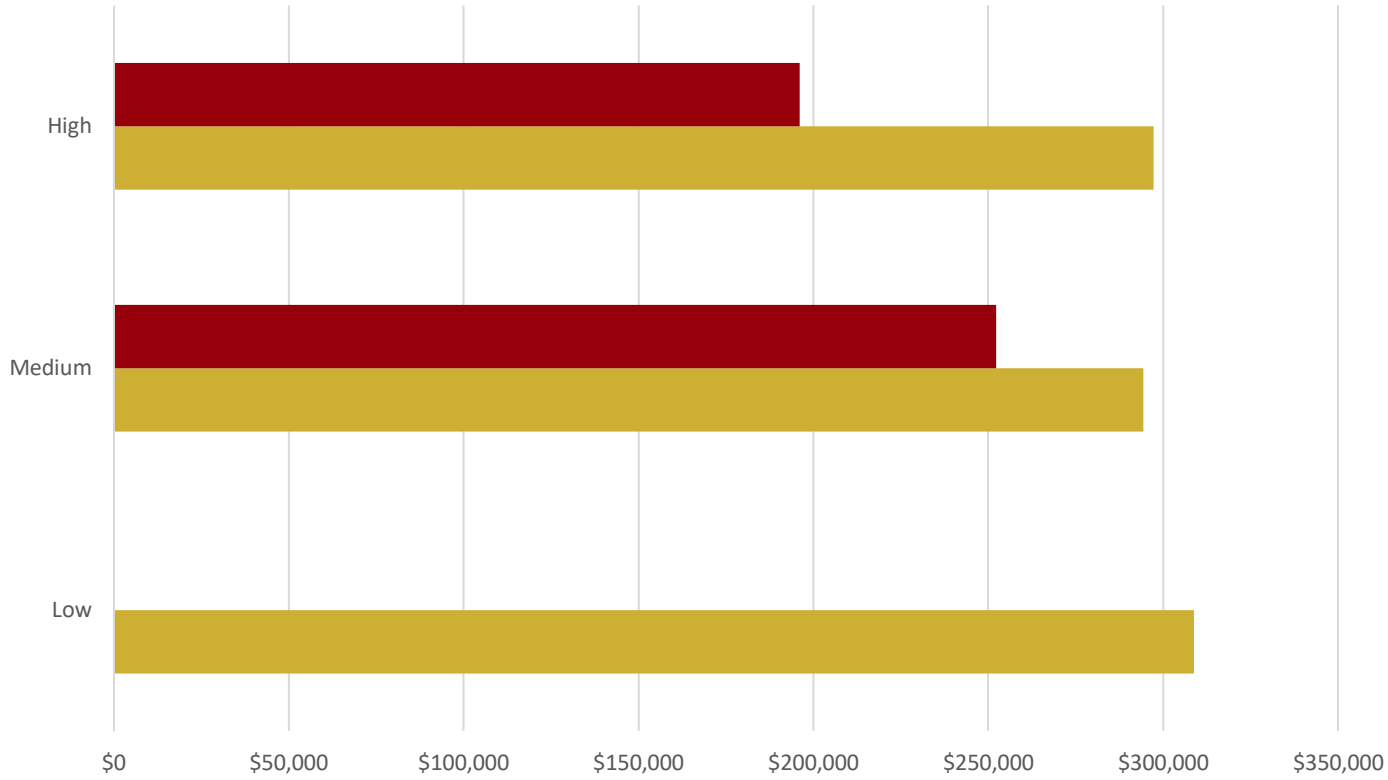
Figure 1. Comparison of 2025 Current Needs vs. 2030 Forecasted Needs by System Group: COMMUNITY EDUCATION CTR



	Conveying	Electrical	Equipment	Exterior Enclosure	HVAC	Interior Finishes	Interiors	Life Safety	Plumbing	Site Infrastructure	Structural
2025	$0	$140,890	$0	$0	$55,012	$0	$0	$0	$252,090	$0	$0
2030	$0	$163,330	$0	$123,848	$63,774	$183,305	$71,562	$0	$294,200	$0	$0

Note: Forecasted Needs (2030) include Current Needs (2025)

Figure 2. Comparison of 2025 Current Needs vs. 2030 Forecasted Needs by Priority: COMMUNITY EDUCATION CTR



	Low	Medium	High
2025	$0	$252,090	$195,902
2030	$308,633	$294,200	$297,186

Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period Current +10 Years: COMMUNITY EDUCATION CTR

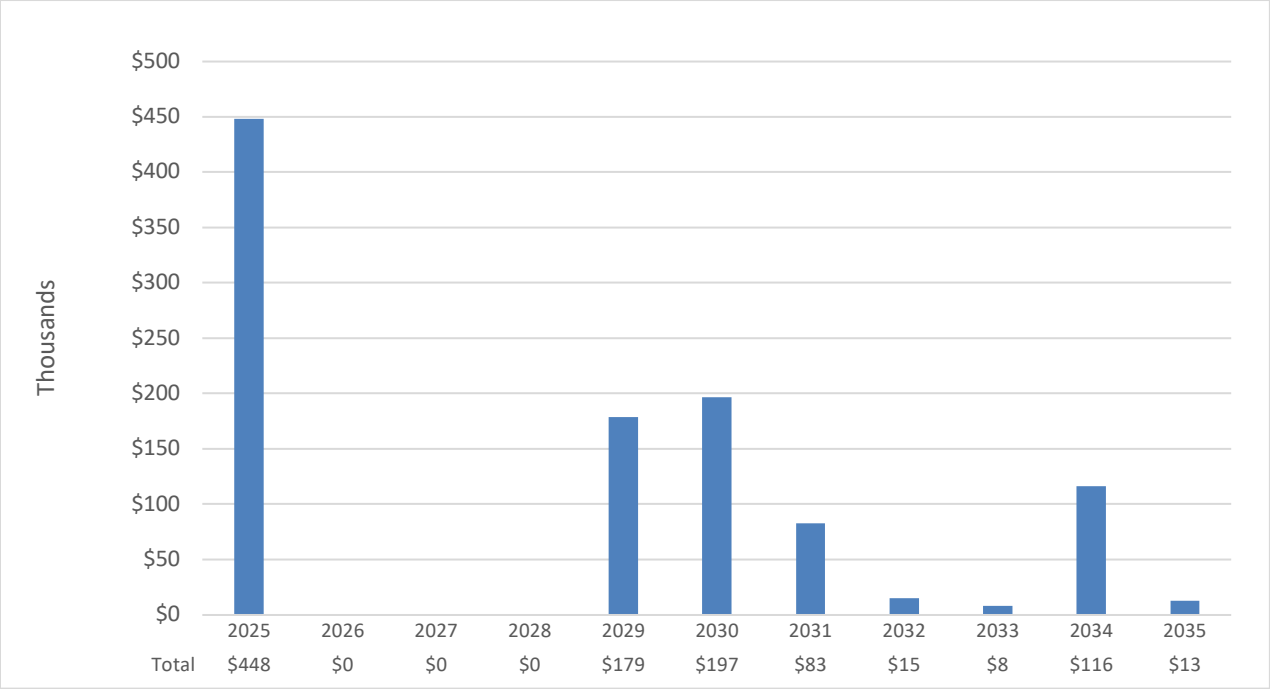


Figure 4. Current and Forecasted Needs: Summarized by Reporting Period Years 11-20: COMMUNITY EDUCATION CTR

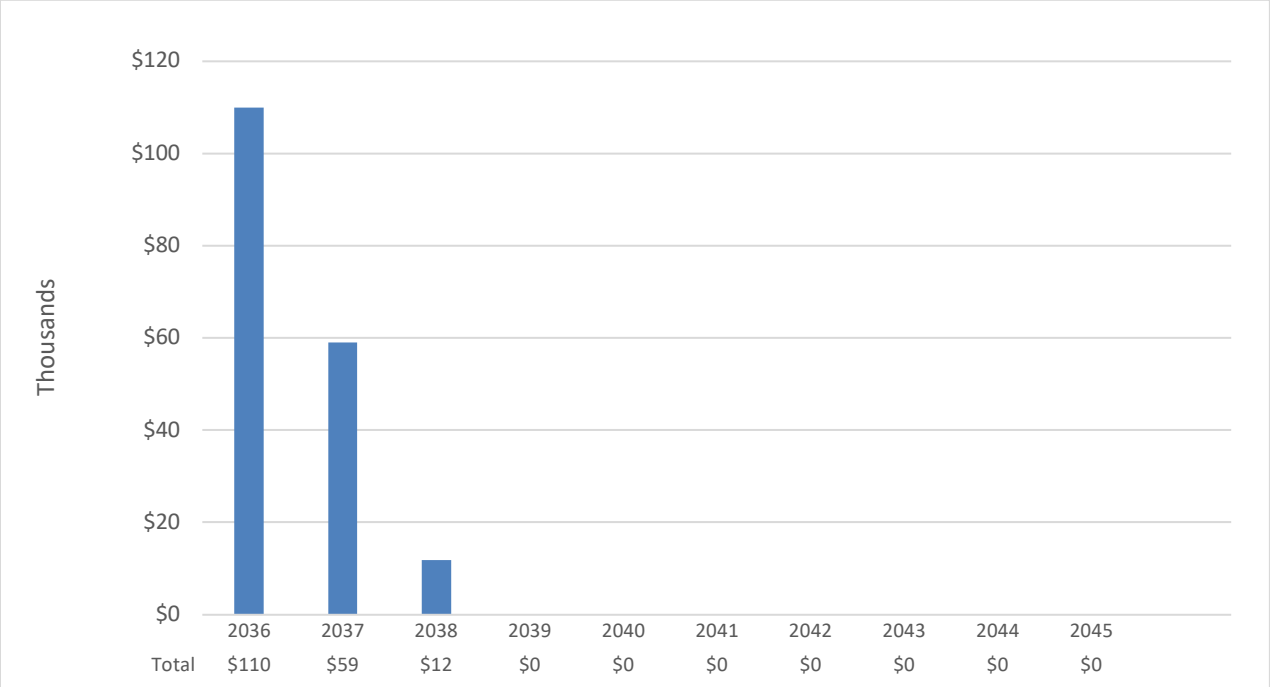


Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): COMMUNITY EDUCATION CTR

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$447,992***	***$461,432***	***$475,275***	***$489,532***	***$683,002***	***$900,019***
Needs by Year	***$447,992***	***$0***	***$0***	***$0***	***$178,784***	***$196,527***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**	**$123,848**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$53,766
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Exterior Enclosure - Roof Coverings	$0	$0	$0	$0	$0	$70,082
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$59,815**	**$9,952**
Interior Construction - Interior Doors	$0	$0	$0	$0	$0	$0
Interior Construction - Fittings	$0	$0	$0	$0	$59,815	$9,952
Interior Finishes	**$0**	**$0**	**$0**	**$0**	**$118,969**	**$60,768**
Ceiling Finishes	$0	$0	$0	$0	$3,675	$60,768
Floor Finishes	$0	$0	$0	$0	$115,294	$0
Wall Finishes	$0	$0	$0	$0	$0	$0
Plumbing	**$252,090**	**$0**	**$0**	**$0**	**$0**	**$1,959**
Domestic Water Distribution	$195,989	$0	$0	$0	$0	$1,959
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$56,101	$0	$0	$0	$0	$0
HVAC	**$55,012**	**$0**	**$0**	**$0**	**$0**	**$0**
HVAC - Cooling Generating Systems	$0	$0	$0	$0	$0	$0
HVAC - Distribution Systems	$55,012	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Electrical	**$140,890**	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$89,229	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$51,661	$0	$0	$0	$0	$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): COMMUNITY EDUCATION CTR

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$1,009,608***	***$1,055,245***	***$1,095,173***	***$1,244,452***	***$1,294,364***
Needs by Year	***$82,587***	***$15,349***	***$8,271***	***$116,424***	***$12,579***
Exterior Enclosure	**$0**	**$0**	**$8,271**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$8,271	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Exterior Enclosure - Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Construction - Interior Doors	$0	$0	$0	$0	$0
Interior Construction - Fittings	$0	$0	$0	$0	$0
Interior Finishes	**$15,592**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$15,592	$0	$0	$0	$0
Plumbing	**$66,995**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$66,995	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$15,349**	**$0**	**$0**	**$12,579**
HVAC - Cooling Generating Systems	$0	$15,349	$0	$0	$0
HVAC - Distribution Systems	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$12,579
Electrical	**$0**	**$0**	**$0**	**$116,424**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$116,424	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 4. Current and Forecasted Needs Summarized by System (Years 11 - 15): COMMUNITY EDUCATION CTR

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$1,443,213***	***$1,545,500***	***$1,603,702***	***$1,651,812***	***$1,701,366***
Needs by Year	***$110,016***	***$58,994***	***$11,836***	***$0***	***$0***
Exterior Enclosure	**$19,920**	**$0**	**$11,836**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$19,920	$0	$11,836	$0	$0
Exterior Enclosure - Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$53,556**	**$0**	**$0**	**$0**	**$0**
Interior Construction - Interior Doors	$53,556	$0	$0	$0	$0
Interior Construction - Fittings	$0	$0	$0	$0	$0
Interior Finishes	**$36,540**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$36,540	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
HVAC - Cooling Generating Systems	$0	$0	$0	$0	$0
HVAC - Distribution Systems	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0
Electrical	**$0**	**$58,994**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$58,994	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 5. Current and Forecasted Needs Summarized by System (Years 16-20): COMMUNITY EDUCATION CTR

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$1,752,405***	***$1,804,980***	***$1,859,126***	***$1,914,903***	***$1,972,349***
Needs by Year	***$0***	***$0***	***$0***	***$0***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Exterior Enclosure - Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Construction - Interior Doors	$0	$0	$0	$0	$0
Interior Construction - Fittings	$0	$0	$0	$0	$0
Interior Finishes	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
HVAC - Cooling Generating Systems	$0	$0	$0	$0	$0
HVAC - Distribution Systems	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

COMMUNITY EDUCATION CTR

Table 6: Facility Description: COMMUNITY EDUCATION CTR - COMMUNITY EDUCATION CTR

Summary of Findings	
Construction Type	One-Story Structure
Roof Type	Asphalt Shingle
Ceiling Type	Suspended Acoustical Tile and Painted
Lighting	Fluorescent
HVAC	Split-DX
Elevator	No
Fire Sprinkler	No
Fire Alarm	No

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	Forecast Replacement Value	2030 FCI %
COMMUNITY EDUCATION CTR	1977	8,455	$447,992	$1,676,504	27	$900,019	$1,943,528	46
Site Information			$0			$0		
TOTAL			$447,992			$900,019		

General Observations:

- The casework were in fair condition due to observed damage.
- The toilet partitions were in fair condition due to observed damage.
- The ductwork system is beyond its recommended useful life.

Electrical

The fluorescent lighting was in good condition. The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in fair condition due to observed rusted enclosures. The emergency and exit lighting is beyond its recommended useful life.

Exterior Enclosure

The metal and glazed doors were in good condition. The single-pane windows were in fair condition due to observed deteriorated window seals. The stucco walls were in fair condition due to observed faded finishes. The asphalt shingle roof covering was within its recommended useful life.

Interior Finishes

The ceramic tile floor finishes were in good condition; however, the vinyl tile and carpet floors were in fair condition due to observed stains. The painted wall finishes were in good condition. The painted ceiling finishes were in good condition; however, the suspended acoustical tile ceilings were in fair condition due to observed stains.

Plumbing

The porcelain and manual and stainless steel and manual plumbing fixtures were in fair condition due to observed mineral build-up and rust. The domestic water distribution system is beyond its recommended useful life. The sanitary waste system is beyond its recommended useful life.

Table 7. Expired Systems 2025: COMMUNITY EDUCATION CTR – COMMUNITY EDUCATION CTR

Building	System Category	System	Priority	2025 Needs
COMMUNITY EDUCATION CTR	Electrical	Branch Wiring	High	$89,229
COMMUNITY EDUCATION CTR	Electrical	Exit Signs and Emergency Lighting	High	$51,661
COMMUNITY EDUCATION CTR	HVAC	HVAC - Distribution Systems	High	$55,012
COMMUNITY EDUCATION CTR	Plumbing	Domestic Water Distribution	Medium	$195,989
COMMUNITY EDUCATION CTR	Plumbing	Sanitary Waste	Medium	$56,101
			TOTAL	**$447,992**

Table 8. Equipment Inventory: COMMUNITY EDUCATION CTR

Building	Equipment Type	Replacement Year	Replacement Cost
COMMUNITY EDUCATION CTR	BackFlow Preventer	2030	1690.00
COMMUNITY EDUCATION CTR	Condensing Unit	2032	3250.00
COMMUNITY EDUCATION CTR	Condensing Unit	2032	5980.00
COMMUNITY EDUCATION CTR	Condensing Unit	2032	3250.00
COMMUNITY EDUCATION CTR	Door, Automatic	2038	8060.00
COMMUNITY EDUCATION CTR	Furnace with Evaporator	2035	3120.00
COMMUNITY EDUCATION CTR	Furnace with Evaporator	2035	3120.00
COMMUNITY EDUCATION CTR	Furnace with Evaporator	2035	3120.00
COMMUNITY EDUCATION CTR	Panel, Distribution	2037	6435.00

APPENDICES

APPENDICES

Appendix A -Typical System Lifecycles

System and component life cycles used in the cost models for this project were based on average service life as shown in the *Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings* published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, life cycles have been assigned using ALPHA's professional judgment.

Table 9. Typical Life Cycles

System	Lifecycle (Years)
Roofing	
Built-up	25
Composition Shingle	20
Metal Panels	25
Modified Bitumen	20
Standing Seam Metal	35
Building Exterior	
Exterior Doors	25
Exterior Walls (Finishes)	10-30
Exterior Windows	30
Interior Finishes	
Interior Doors	25
Ceiling (Acoustical Tile and Grids)	20
Ceiling (Painted)	10
Walls	10
Floors	15
Built-in Equip/Specialties	
Built-in Equip/Specialties	20
Conveying Systems	
Elevators	35
Chair Lifts	15
Plumbing	

System	Lifecycle (Years)
Plumbing Fixtures	30
Domestic Water Distribution	30
Sanitary Waste	30
Fire Protection	
Fire Sprinklers and Standpipe (Piping and Risers)	40
Fire Detection (Activation Devices)	10
Fire Detection (Notification Devices and	15
Fire Detection (Wiring)	30
HVAC	
Cooling Generating	25
Controls	20
Distribution	30
Heat Generating	30
Terminal and Package Units	15
Electrical	
Branch Wiring	30
Lighting	20
Service and Distribution	40
Generators	20
Equipment	
Institutional Equipment	25
Other Equipment	15-25

Capital Planning v. Budgeting

While traditional budgets may be perceived as reacting to short-term needs based on the historical performance of facilities and systems, a capital plan anticipates both short- and long-term degradation by employing a facility condition assessment and predictive cost modeling.

- **Budgeting:** Traditional, cost-based, budgeting practices describe a system by which a prior period's budget is adjusted to provide for the fluctuating cost of maintaining facilities. Traditional budgeting issues may include: 1) anticipated needs; 2) organizational growth; 3) the acquisition of new assets; 4) operations and maintenance; 5) deferred maintenance; and, 6) insurance.
- **Capital Planning:** Capital planning differs from budgeting in that it considers a broader range of financial considerations over an extended timeline so as to more effectively predict and manage the fiscal needs of a real estate portfolio. Financial considerations may include the cost of capital, depreciation, organizational risk and return on investment (ROI). Similar in concept to the accounting principle of anticipating the capital depreciation of plant value, a capital renewal plan anticipates and attempts to counteract the ongoing deterioration of facility systems and components in order to extend a facility's life and value.

Facility Condition Index

A Facility Condition Index is considered to be a key building performance metric. As part of the FCA process, a facility condition index (FCI) is calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

Example: Total expired system replacement costs (Requirements) = $3,000,000

Current Replacement Value (CRV) = $10,000,000

$$FCI = \frac{\$3{,}000{,}000}{\$10{,}000{,}000} = .30$$

Present Value and Nominal Value

In the calculation of FCI sums, monetary values can be discounted to incorporate the time value of money, or be expressed in constant terms, ignoring the effects of inflation and interest. Because the cost of capital can vary significantly according to time, portfolio types, and project programs, all monetary terms in this report are expressed as nominal values.

- **Nominal Value:** Expresses monetary values, without adjusting for inflation or interest (also known as face value or par value).
- **Present Value:** The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows can be discounted at a client specified discount rate to reflect the owner's internal cost of capital.

Hard and Soft Costs

Unless otherwise stated, the costs indicated in this report represent hard costs only. Because soft costs vary regionally and periodically, provisions for soft cost expenses should be considered in addition to the hard costs indicated. For the purpose of this report, Hard and Soft costs are defined as follows:

- **Hard costs:** Direct costs incurred in relation to a specific construction project. Hard cost may include labor, materials, equipment, etc.
- **Soft cost:** Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

Building Systems

A building system describes a mechanism, or group of mechanisms that perform a given role to maintain the functionality of a facility. Examples of building systems may include roofing, plumbing or heating, ventilation and air conditioning (HVAC) systems.

Per the Uniformat classification standard, building systems have been grouped as follows:

- Foundations
- Superstructure
- Exterior Enclosure
- Roofing
- Interior Construction
- Interior Finishes
- Conveying Systems
- Plumbing
- HVAC
- Fire Protection
- Electrical

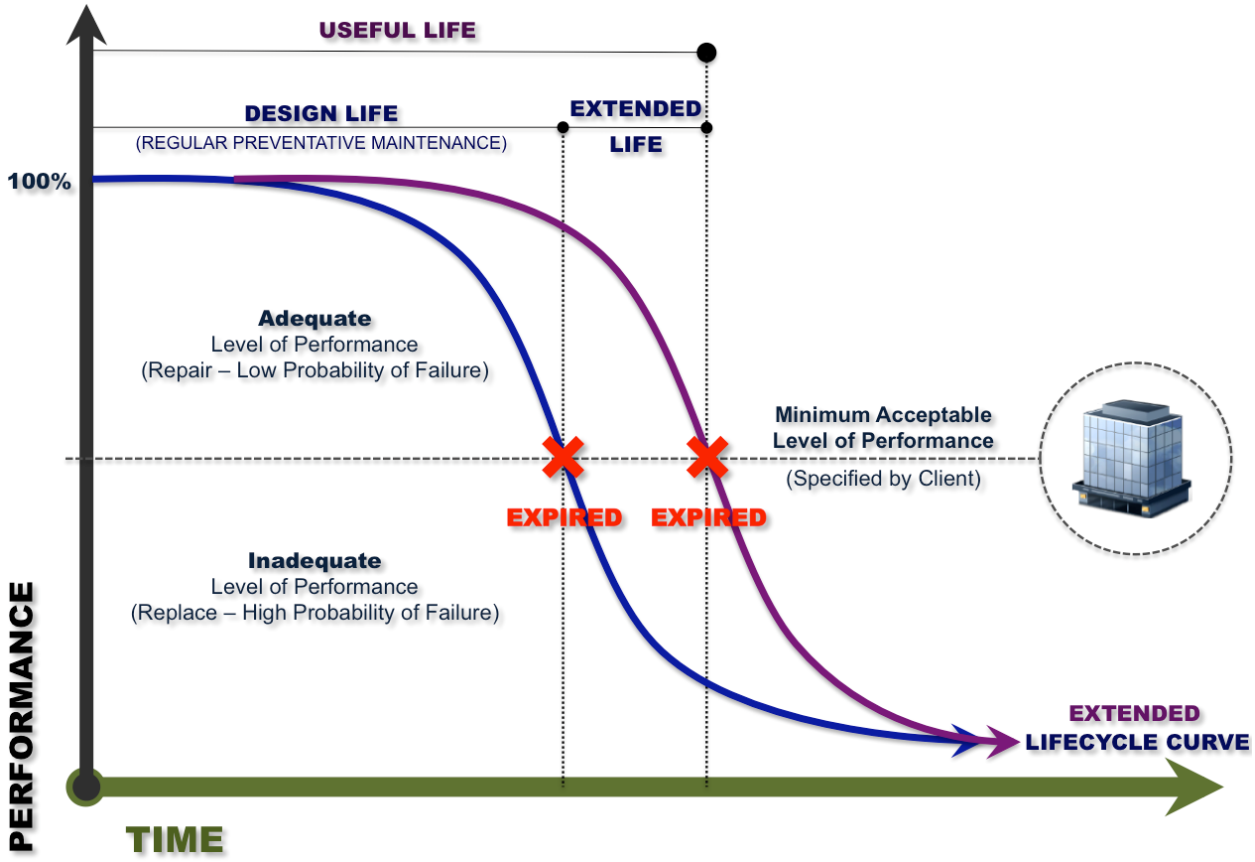
System States

The design life of a building system or component describes the duration for which a system is expected to perform within normal operational parameters. The design life may be shortened for a variety of reasons including, neglect or inadequate maintenance or extended as a result of robust preventative / predictive maintenance. This extended or shortened design life is defined as a system's useful life, and quantifies the duration for which a system, or component, operates within a minimally accepted level of performance.

As illustrated in the figure below, a facility condition analysis will make an appraisal of systems and components and recommend one of a series of actions necessary to ensure the continued functionality of a facility:

- **Missing:** A system or component may be deemed missing if the element absent, but is required for the operation of a facility (Example: ADA requirements for accessible ramps).
- **Extended:** The life cycle of a system or component may be extended beyond its anticipated design life, if the element is deemed to be performing adequately.
- **Expired:** A system or component may be recommended for replacement (at any time) if the element is deemed to be performing inadequately.

Figure 5. System or Component Life Cycle Curve



System Actions

A deficiency describes a condition in which there exists the need to repair an item that is damaged, missing, inadequate or insufficient for an intended purpose. Deficiencies are typically associated with underperforming systems or components, and describe activities that are required to extend their useful life.

- **Repair:** Describes a condition in which it is recommended that the building system or component be serviced to provide additional useful life. Repairs are curative in nature, while maintenance by contrast is preventative.
- **Replace:** Describes a condition in which it is recommended that the building system or component be removed and replaced with a new system or component. Replacement needs may vary according to building type, region, use, and maintenance management.

Multiple building systems are considered “non-renewable” because the replacement of those systems would typically be so costly as to require the replacement of the entire facility (Example: Foundations). Accordingly, there are no deficiencies or costs associated to non-renewable system.

Additionally, per client preferences, many aspects of the built environment may not be part of the scope of a facility condition analysis.

Cost Models

Cost estimation models are parametric equations used to predict the costs or the life cycle of a building system or component. The projections of the cost models are factored into capital plans, budgeting tools and other financial planning mechanisms. The rough order of magnitude cost estimates contained in this report are based on the cost models available within the client's database platform.

It is important to note that there are a variety of cost model equations employed in the building industry and it is not uncommon for prices derived from the client's database platform to vary from external references. If required, adjustments can typically be made to the facility condition data in order to facilitate comparison with external cost models, better reflect local conditions or perform sensitivity analyses.

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Appendix C - Glossary

ACBM: Asbestos-containing Building Material

ADA: Americans with Disabilities Act

AHERA: Asbestos Hazard Emergency Response Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Budgeting: A system by which a prior period's estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: The planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, and plumbing systems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities will fall into a state of deteriorating condition and functionality, and the repair and maintenance costs will increase (International Facilities Management Association).

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities – the higher the FCI, the poorer the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

IFMA: International Facilities Management Association.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

Needs: In the context of this report, needs are the backlog of capital renewal requirements.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation – also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RSMeans: An independent third-party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Uniformat II".

Uniformat II: Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.

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Community Education Center
Facility Condition Assessment

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COMMISSION NO.: 2025814

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60 YEARS OF STRUCTURAL EXPERTISE

EXECUTIVE REPORT (STRUCTURAL ENGINEER'S DRAFT REVIEW)

North Port Senior Center Site Observations from 8-13-2025 Field Visit

Structural Summary: Bennett & Pless, Inc. (B&P) visited the above referenced site to observe the structural conditions of existing senior center building to provide a professional opinion as to the building's structural adequacies, as compared to a structure designed using the current building code. The observations and opinions noted are limited to the visible structural components of the building. Neither the noted observations nor anything in this report is intended to address hidden structural or code compliance defects. No measurements or in-depth exploration was conducted by B&P. There were no existing structural drawings available to us at the time of the site visit. Generally speaking, the structural condition observed appears to be commensurate with the age of the building. The following specifics were also noted:

Structural Evaluation:

The original building construction of a pre-engineered metal building (PEMB) system with a series of main steel beam and column building frames equally spaced along the building length. These frames support light gauge metal roof and wall purlins with light gauge metal roof and wall panels. These main steel frames are supported on what is assumed to be concrete spread footings as this is typical construction for this type of structure. At some unknown time, an addition was added to the north end of the PEMB which was constructed of pre-engineered wood roof trusses supported by load bearing masonry walls on what is assumed to be a continuous concrete spread footing.

At the PEMB the light gauge purlin around the perimeter of the building was corroding and at some locations there appears to be more than just surface corrosion. Some of the connections of these perimeter purlins to the vertical wind girt columns and to the main steel building frames were corroding. Some of the purlin-to-purlin connections were welded together. These welded connections were starting to show signs of rust and deterioration. Some of the bolted connections at the main steel frames have begun to corrode. The exterior metal wall and roof panels had openings in them which likely expose the interior of the building to the elements. At some locations these openings appear to have caused the light gauge metal roof and wall panels as well as some parts of the main steel frames to corrode. This corrosion can weaken load transfer capabilities between members.

At the load bearing masonry wall addition there were some locations where the stucco finish was bulging at the base and other locations were chipped away at some of the corners. This bulging could be due to water intrusion between the masonry block and the stucco finish which could have corroded the wire lath, which likely caused the bulging or spalling of the stucco finish.

Structural Castaldi Report Conclusion: It is our understanding that the PEMB structure was built in 1977 and the masonry structure was built in 1982, which would indicate that the wind loads used for the design of this building would have been calculated using the Southern Building Code (SBC). If this building code was used for the design of these structures, a fastest mile wind speed of 110 mph likely would have been used for the design. Currently, for this location, we would use an allowable wind speed of 116 mph. It would be challenging, costly, and in some areas impossible to inspect all the structural elements (from the foundations to the roof systems) and their connections, analyze them for the current wind speeds, and make corrective/remedial modifications in order to achieve a level of resistance that would meet current wind code. Based on our experience with structures constructed during this era, it is our professional opinion that the masonry walls would likely require additional vertical reinforcing, and the foundations would likely require some type of modification to increase its capacity for uplift and tension/compression forces from shearwall loading. This may be accomplished by physically increasing the foundation sizes or by the addition of a delegated engineered helical anchor system. In addition, the cold formed girt and purlin spacing is typically dictated by how far the metal roof and side panels can span between them. It has been our experience that the girt and purlin spacing would likely be spaced tighter for today's code mandated wind pressures. It is therefore our professional opinion that the structure be demolished and replaced with a structure designed to meet current code.

EXECUTIVE REPORT **(STRUCTURAL ENGINEER'S DRAFT REVIEW)**

North Port Senior Center Site Observations from 8-13-2025 Field Visit

Perimeter Pulin Corrosion (PEMB)

Purlin to Building Frame Connection Corrosion (PEMB)

Purling to Building Frame Corrosion Connection (PEMB)

Pulin's Welded Connection Corrosion (PEMB)

Exterior Wall Panel Opening / Exposing Interior of Bldg. to the Elements (PEMB)

Exterior Wall Panel Opening / Exposing Interior to Elements / Corrosion at Purlin and Bldg. Frame (PEMB)

Exterior Roof Panel Openings / Interior Exposed to Elements / Purling Corrosion

Exterior Roof Panel Openings / Interior Exposed to Elements / Corrosion at Purlin and Bldg. Frame (PEMB)

Perimeter Purlin Corrosion / Openings in Roof Deck / Interior Exposed to Elements (PEMB)

Bulging in Stucco Finish (Masonry Structure)

Stucco Finish Chipped Away at Corners (Masonry Structure)

Building Assessment

SCHENKEL SHULTZ

330 S. Pineapple Avenue, Suite 210
Sarasota, FL 34236
SchenkelShultz.com

PROJECT NAME:
City of North Port – Senior Center Building Assessment

PROJECT NO.: 2025814

ISSUE DATE: August 28, 2025

AUTHOR: Ken Dean

PURPOSE: Building Assessment Findings

Door Openings (non-impact rated – frames and glazing)

Building A (Community Center) and Building B (Awaken Church)

- [ ] Single HM: 3'0" x 7'0" (northside)
- [ ] (3) Pair, Aluminum Storefront: 3'0" x 6'8" (east-west)
- [ ] Pair, Aluminum Storefront: 3'0" x 6'8" (south)

Window Openings (non-impact rated – frames and glazing)

Building A (Community Center)

- [ ] West - (3) Pair, Aluminum: 4'6"(w) x 26" (h) awning
- [ ] East – (3) Single, Aluminum: 4'6"(w) x 26" (h) awning

Building B (Awaken Church)

- [ ] West - (3) Fixed, Aluminum: 22"(w) x 5'0" (h)
- [ ] West – (2) Pair, Aluminum: 4'6"(w) x 26" (h) awning
- [ ] East – (2) Pair, Aluminum: 4'6"(w) x 26" (h) awning

ADA – Access Requirements

- [ ] West – exterior pair of aluminum storefront
- [ ] 2.5" (h) – step at door opening threshold will require new concrete walkway slab to floor slab

Men's Toilet Room

- [ ] No ADA lavatories
- [ ] No 5'0" diameter turning radius for access
- [ ] Interior door pull side only 9" clearance – ADA requires 18"
- [ ] Urinal grab bars missing – clearance is 24; ADA requires 36"

Women's Toilet Room

- [ ] No ADA lavatories – existing double sink base cabinet
- [ ] Existing women's toilet room does not comply with 5'0" diameter turning radius for wheelchair

Existing Corridor (Senior Center Toilet Rooms to Food Pantry)

- [ ] Corridor is 54" clearance
- [ ] Existing door location – latch side clearance requires 12" clearance for push direction of door

Food Pantry Storage Room (Building B)

- Existing exterior aluminum pair of doors are non-impacted rated
- Existing doors are not sealing properly – typical of remaining existing aluminum door openings

Senior Center Hall (Building A) – Storage Room Addition

- North side – existing wood framed storage room addition
- Exterior stucco finish delaminating – 3'-4' above grade along entire length of addition

Ken Dean

From: Ken Dean
Sent: Friday, August 15, 2025 2:35 PM
To: Ken Dean
Subject: Senior CTE 2

Men's Toilet Room — non compilant law's.
non Compilant

Ken Dean

From: Ken Dean
Sent: Friday, August 15, 2025 3:07 PM
To: Ken Dean
Subject: Senior CTE

. Men's Toilet Rm. ADA - Pull side = 18 inches


24"

Men's Toilet Room - Water Closet non Code Compliant = 60 inches deep.

Men's Toilet Room – Plumbing fixtures - dimensions – Compliant

Men's Toilet Room - Plumbing fixture - urinal dimensions compliant

Ken Dean

From: Ken Dean
Sent: Friday, August 15, 2025 2:38 PM
To: Ken Dean
Subject: Senior CTE 3

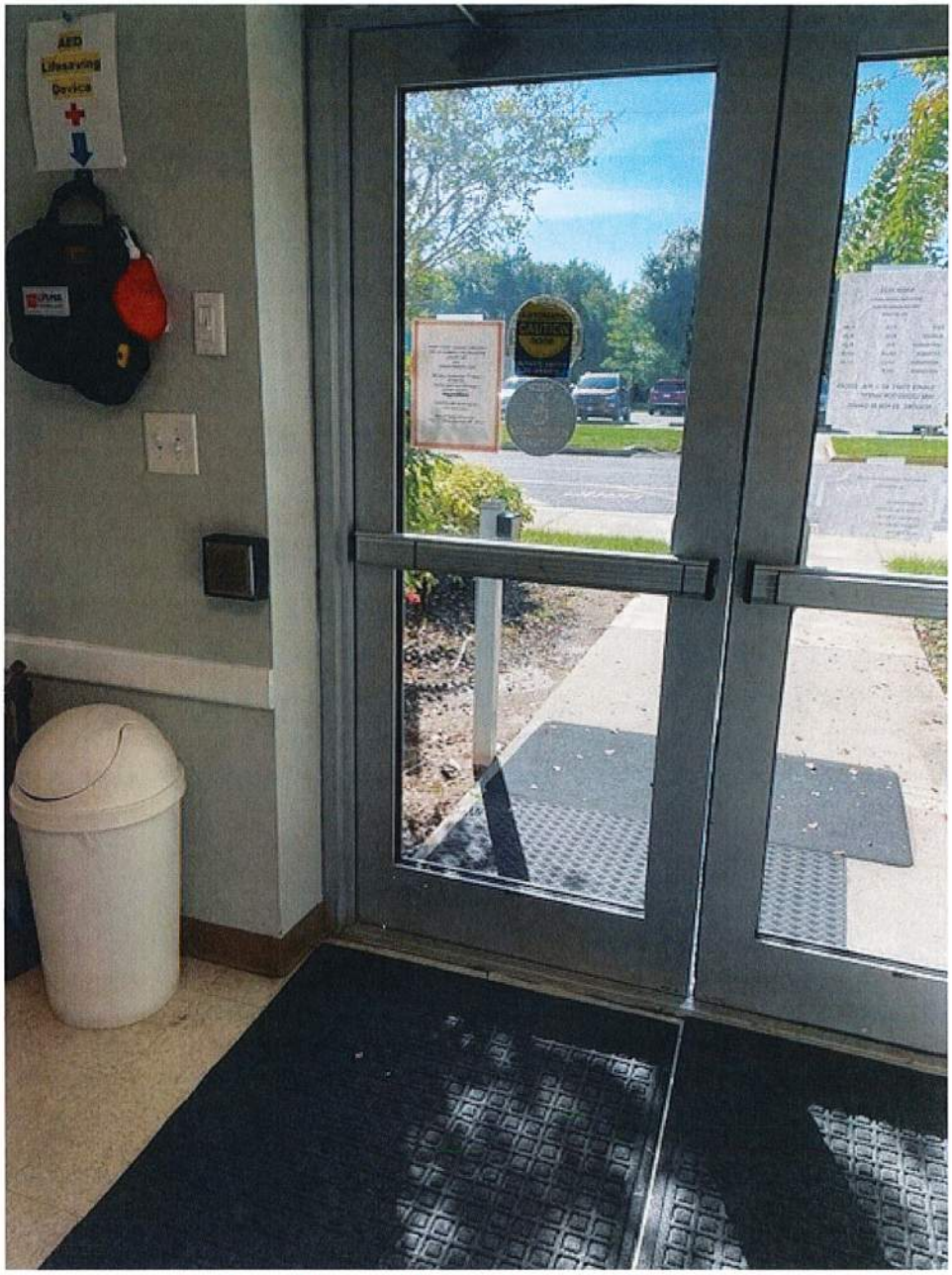
Women's Toilet Room. — non compliant law's clearance / dimension for ADA access to law's only 30 inches ADA Code requires 60 inches

Women's Toilet Room – Plumbing fixtures ADA compliant

Womens Toilet Room - non-compliant lavatory

Women's Toilet Room. – Water Closet – non code
Compliant = 60 inches depth

Corridor leading into Awaken Church (section B)
non compliant (ADA)
clearance - push side
requires 24 inches



Community Ctr (Section A)

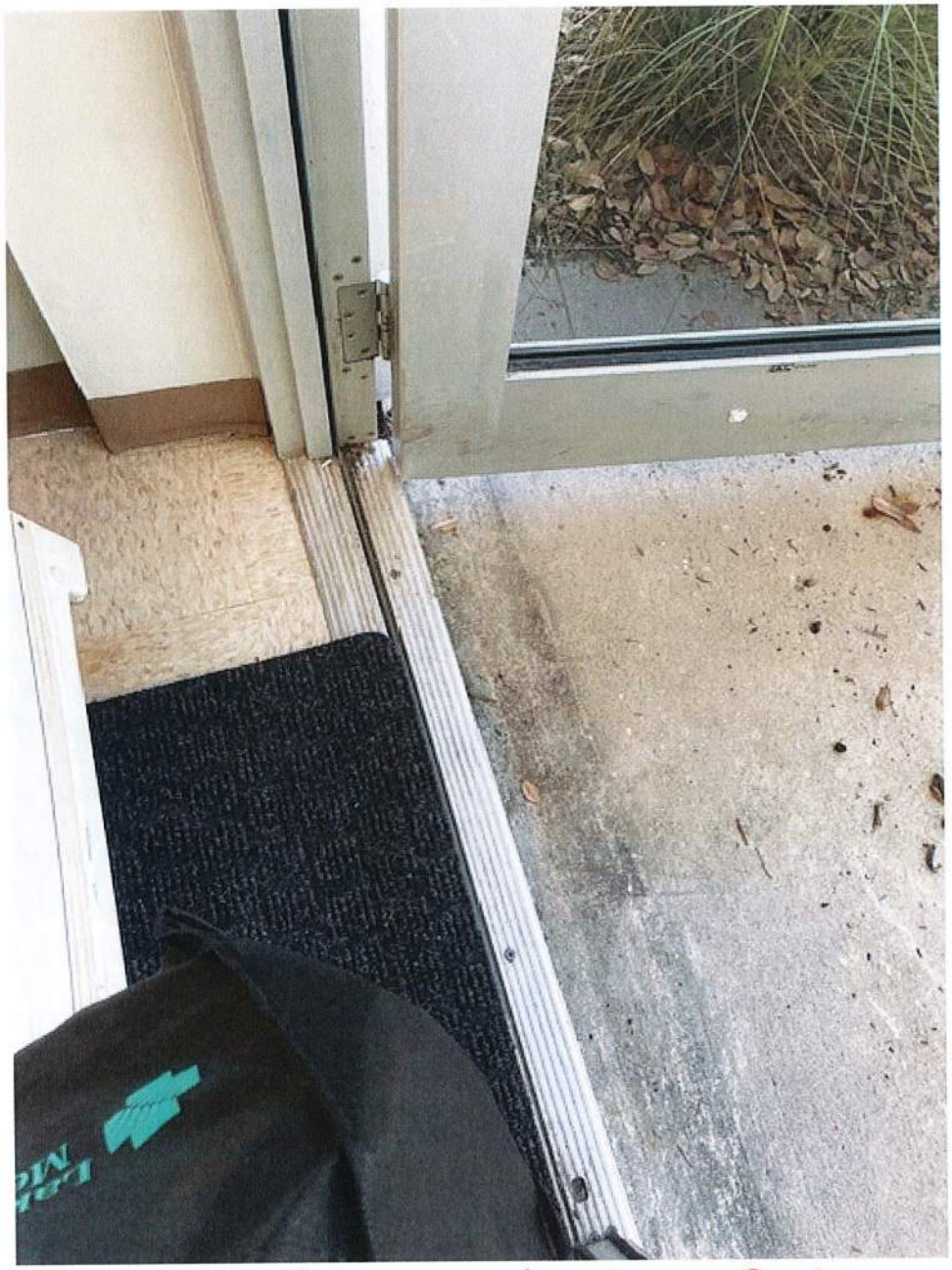
Exterior entry aleminum storefront doors/glazing non impact rated and does not seal for air infiltration

Awaken Church (Section B) Food Pantry area.

Exterior aluminum storefront doors/glazing non impact rated and does not seal for air infiltration

Ken Dean

From: Ken Dean
Sent: Friday, August 15, 2025 2:32 PM
To: Ken Dean
Subject: Senior center



Community Ctr. Exterior Storefront Entry - West Facade
non-compliant (both Bldg Code & ADA)
threshold step is 2.5 inches.
Concrete walkway to be replaced and raised.

Awaken Church - (Section B) - Pre engineered building - east
- Existing aluminum awning windows non impact rated - framing / glazing

Awaken Church (Section B) - Pre-engineered building - east

- Existing aluminum windows and entry doors non impact rated.

Awaken Church (Section B) Pre engineered building - south.

- Existing aluminum entry doors/frames non-impact rated. Door panels in frame do not seal properly — allows for air infiltration

Community Center (Section A) - west facade

- Existing single hung windows non-impact rated frame/glazing.
- Note * beyond in image — existing window replaced with stucco-framed wall on single board. No insulation. Interior side recessed shelving.

Community Ctr - (Section A) - west facade

- Existing aluminum windows and doors - non impact rated for window and door assemblies

Community Center (Hall section) - west facade

- Existing Hall construction concrete masonry / wooden trusses for roof framing! Refer to structural report for assessment.
- Existing aluminum windows - awning non-impact rated assemblies

Community Center (Hall Section) - north facade

. Added wood frame construction for storage room - note delamination of stucco / metal lathe along entire length of wall.

Community Center - (Hall) - east facade.

- Existing aluminum awning windows non impacted rated assemblies

Cost Estimate

JON F. SWIFT CONSTRUCTION

2221 Eighth Street
Sarasota, FL 34237
Jonfswiftinc.com

JON F. SWIFT CONSTRUCTION

Senior Center Building Assessment Budget

City of North Port

Building Repair Budget

September 1, 2025

Schedule	8-12 Months
Project Area (Square Feet)	8,455

Division	Scope of Work	Total	Total	Comments
1A	General Requirements	400,000	600,000	8 to 12 months of supervision
2A	Demolition	25,365	84,550	Select interior demolition
3A	Concrete/Masonry	20,000	30,000	Slab work for restrooms
5A	Structural Steel	0	0	See Div 13 for PEMB scope
5B	Ornamental Metals	0	0	
5C	Metal Framing/Trusses	0	0	
6A	Rough Carpentry	16,910	42,275	
6B	Finish Carpentry	0	0	
6C	Millwork/Casework	5,000	7,000	For group restrooms
7A	Roofing	0	0	
7B	Waterproofing/Sealants	0	0	At new doors, windows
7C	Insulation	0	0	
8A	Doors/Frames/Hardware	97,500	125,000	New exterior impact doors + select interior doors
8B	Storefront/Glazing	40,000	60,000	New windows per Architectural report
9A	Stucco	8,500	20,000	Repair delaminating stucco
9B	Framing/Drywall	57,500	67,500	New restrooms, repair around new windows/doors
9C	Flooring	15,000	25,000	New restrooms
9D	Acoustical Ceiling	42,275	67,640	New ceiling required for fire alarm and fire sprinkler install
9E	Painting	33,820	50,730	Interior and exterior painting
10A	Specialties	20,000	30,000	New restroom accessories and stalls
11A	Equipment	0	0	By Owner
12A	Furnishings	0	0	By Owner
13A	Special Construction	44,800	67,200	Allow.to repair rust, does not include building replacement
14A	Elevator	0	0	N/A
21A	Fire Suppression	50,730	84,550	New system and riser
22A	Plumbing	70,000	90,000	New restrooms
23A	HVAC	25,365	42,275	New ceiling grilles and flex
26A	Electrical	84,550	169,100	New ceiling lights, code compliant work, Fire Alarm
31A	Sitework/Utilities	80,000	96,000	New sidewalks at door, 400' fire service
32A	Landscaping/Irrigation	20,000	30,000	Clean up around building per code
	SUBTOTAL	$ 1,157,315	$ 1,788,820	
	Preconstruction Expenses	29,968	46,321	2.0%
	General Liability Insurance	22,476	34,741	1.50%
	Builder's Risk Insurance	14,984	23,161	1.00%
	SUBTOTAL	$ 1,224,744	$ 1,893,043	
	Contractor Fee/Overhead	122,474	189,304	10.0%
	SUBTOTAL	**$ 1,347,218**	**$ 2,082,347**	
	Payment/Performance Bond	14,984	23,161	1.0%
	TOTAL	**$ 1,362,203**	**$ 2,105,507**	
	Contingency	136,220	210,551	10%
	GRAND TOTAL	**$ 1,498,423**	**$ 2,316,058**	

JON F. SWIFT CONSTRUCTION

Senior Center Building Assessment Budget

City of North Port

Building Replacement Budget

September 1, 2025

Schedule	12-18 Months
Project Area (Square Feet)	8,455

Division	Scope of Work		Total		Total	Comments
	New building + removal of existing		1,568,000		2,016,000	New pre-engineered metal building to replace 4480 square foot existing metal building if current building cannot support code compliant upgrades such as wind loading requirements and life safety improvements (i.e. fire sprinkler system and associated weight loading on existing purlin structure.
	Upgrades to masonry and wood building		30,000		50,000	Windows and Stucco
	SUBTOTAL	$	1,598,000	$	2,066,000	
	Preconstruction Expenses		41,380		53,499	2.0%
	General Liability Insurance		31,035		40,124	1.50%
	Builder's Risk Insurance		20,690		26,749	1.00%
	SUBTOTAL	$	1,691,105	$	2,186,372	
	Contractor Fee/Overhead		169,110		218,637	10.0%
	SUBTOTAL	**$**	**1,860,215**	**$**	**2,405,009**	
	Payment/Performance Bond		20,690		26,749	1.0%
	TOTAL	**$**	**1,880,905**	**$**	**2,431,759**	
	Contingency		188,091		243,176	10%
	GRAND TOTAL	**$**	**2,068,996**	**$**	**2,674,934**	