

Facility Category: Public Services
Facility Age (Yrs): 135
Year Built: 1889
Total Square Footage: 4,451
Date(s) of Assessment: 4/9/2024



City Hall
 20 E Main St, Ashland, OR 97520

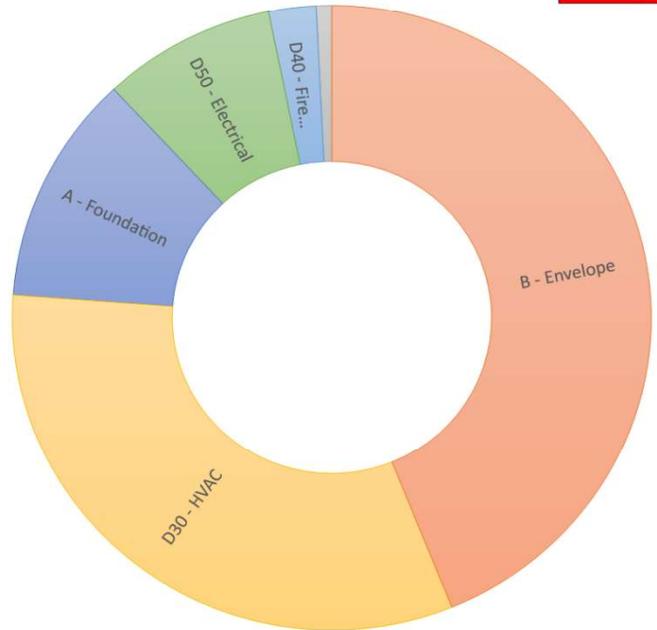


# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
22	3.7	5.2	\$409,172	\$2,670,600	0.14

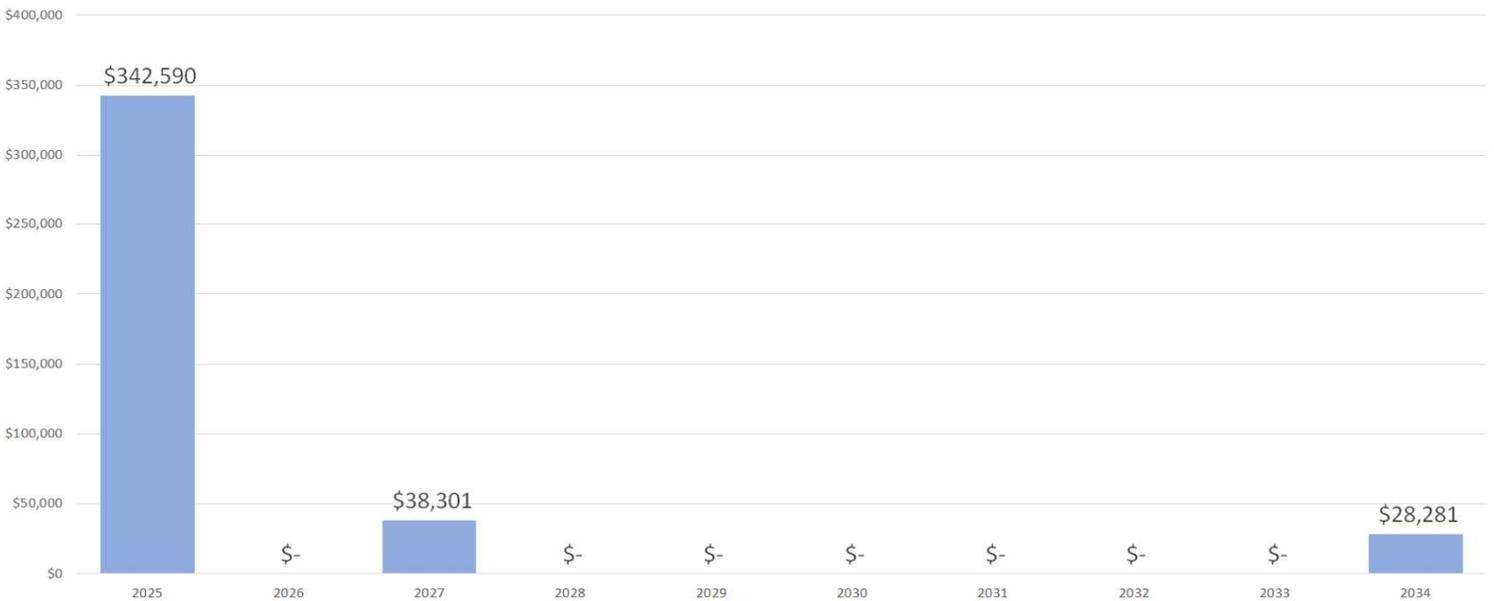
10-Year Capital Replacement and Repair Needs by Asset Category



Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	\$46,950
B - Envelope	\$173,510
D10 - Conveying	\$0
D20 - Plumbing	\$3,120
D30 - HVAC	\$127,750
D40 - Fire Protection	\$9,490
D50 - Electrical	\$34,740
G - Parking	\$0
TOTAL:	\$395,560



Annual Projected Capital Replacement and Repair Needs



FCA Scope of Work Summary

Fire, Life, Safety

Although a fire sprinkler system was installed in 1997 and is regularly inspected, the absence of a fire alarm system poses a significant concern. However, fire extinguishers are appropriately placed throughout the building, ensuring immediate response capabilities.

Mechanical & HVAC

All HVAC equipment has surpassed its useful life expectancy, and the use of R22 refrigerant presents environmental and efficiency issues. Urgent upgrades or replacements are necessary to ensure optimal functionality and compliance with modern standards.

Plumbing

The water heater installed in 2010 is past useful life. We strongly advise replacing it with a tankless unit and relocating it to the janitor's closet to improve efficiency and safety.

Electrical

The panelboards are acceptable. However, the generator installed in 1997 exhibiting deterioration. Additionally, the accumulation of leaves around the generator enclosure poses a potential fire hazard. Immediate action is imperative to address these issues to prevent any catastrophic incidents.

Lighting Systems

The lighting systems within the building vary in technology and condition, with some fixtures requiring upgrades for enhanced energy efficiency and performance. While LED lighting is present in certain areas, others still rely on outdated technologies like CFL and halogen. Maintenance or replacement is advised to ensure consistent illumination and energy conservation.

ADA

Ada requirements are met for accessibility.

Parking

While street parking is available for the public, limited access to the building from these spaces presents challenges for visitors. Improvements to parking accessibility are necessary to accommodate individuals with disabilities and enhance overall convenience.

Building Envelope

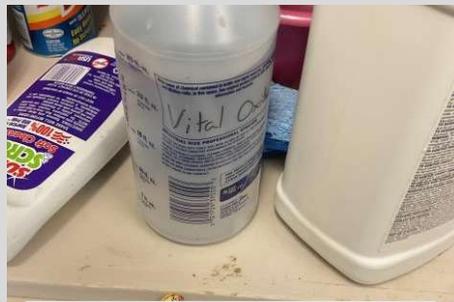
The building envelope exhibits significant structural deficiencies, including failures in the brickwork and mortar. Additionally, the roofing has exceeded its useful life, and windows installed across different decades require attention. Comprehensive repairs and replacements are essential to maintain the integrity and functionality of the building envelope.



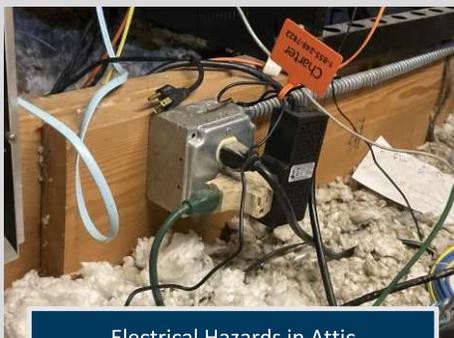
Brickwork & Mortar Deteriorated



2nd Floor Windows Leak



Secondary Use Label Missing (OSHA)



Electrical Hazards in Attic