

PUEBLO CITY-COUNTY LIBRARY DISTRICT

Library Facilities Master Vision | June 2019

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EXECUTIVE SUMMARY

The Pueblo City-County Library District (PCCLD) engaged Humphries Poli Architects (HPA) to provide professional design services to lead a (re) IMAGINATION process for the seven libraries buildings that represent the District’s facilities. HPA oversaw the entire process to create this Master Vision Plan and was solely responsible for the evaluation and design of the six branch library recommendations. Due to the significance and size of the Rawlings Library HPA teamed with the nationally recognized library design firm of HBM Architects. The teaming of the two firms offers the Pueblo City-County Library District a unique perspective of local and national library design trends in the (re)IMAGINATION process for the Rawlings Library.

The PCCLD consists of six branches and the Robert Hoag Rawlings Library located at 100 East Abriendo in Pueblo, Colorado opened in 2003, consists of approximately 110,000 sf, and houses the Library District’s principle services. The six branches consist of the Barkman Branch Library, the Lucero Branch Library, the Giodone Branch Library, the Greenhorn Valley Branch Library, the Lamb Branch Library and the Pueblo West Branch Library. The goal of the (re)IMAGINATION process was to engage Library’s stakeholders to explore design concepts relevant to contemporary public library design to better support the mission of the PCCLD and its strategic plan.

Process

The scope of work of the (re)IMAGINATION process consisted of the following five phases of work:

Move In/Understand

Thoughts and observations from staff and others on past library remodeling projects were shared to gain a better understanding of the conditions and potential deficiencies of the various building systems and to evaluate the level of customer service.

Gather

A series of meetings were conducted with the Library’s leadership/Board of Directors, staff, and members of the community, to gain insight and understanding of the needs/desires of the community. Seven sessions were conducted on August 28th and 29th 2018 for the Rawlings Library. Three sessions were conducted in the spring 2019 with the Branch Managers of the respective branches in addition to District Leadership.

Create

Conceptual drawings were created illustrating three options to support ideas specific to the respective functional areas of the library- ie. Children’s, Teens, Adult, Technology, Genealogy/Archives, InfoZone and gathering spaces. A review session of the three options with the Steering Committee occurred on October 9th, 2018 for the Rawlings Library and with the Branch Managers in spring 2019.

Agreement

A preferred design option was developed into a site plan, floor plans, and perspective sketches to demonstrate the intent of the (re)IMAGINED libraries. The design team also offered an opinion on the rough order of magnitude for the cost of each of the projects. A presentation to the Library Board of Trustees took place on January 24th, 2019 for the Rawlings Library and on May 14th 2019 for the Branch Libraries.

Final

A Final Report was created summarizing the process and findings of the previous phases of the work. The intent of the Final Report was to develop and document the research as to how the preferred option exceeds the goals of the Pueblo City-County Library District’s leadership in defining what the next generation of customer services might be in a physical sense. The Final Report provides the basis of information to convince PCCLD’s leadership of why the project is important, what community stakeholders expressed, and

how the ideas help the PCCLD and the seven library facilities to continue to be a great community asset in the ever changing world. The final presentation to the Board of Trustees occurred on 18th June 2019.

Preferred Options

Robert Hoag Rawlings Library

The (re)IMAGINATION process resulted in the creation a preferred design option summarized in the following fashion:

Lower Level- No changes proposed. This level remains primarily for staff including Technical Services and other support activities.

Level 1- The proposal is to transform Bates Street currently extending under the building from use by vehicular traffic to an outdoor event and learning space that could be used as an amphitheater. The drive-up books drops are relocated to the north on Bates Street. A loading dock is created at the existing Maintenance area. The wall defining the entry courtyard is removed to create a more inviting entrance and open to greater visibility to library patrons from E. Abriendo Ave. The existing main entry is shifted to the west to a bridge crossing the reflecting pool allowing access near the functional center of the library. The Children’s Library is relocated to Level 2. The InfoZone is moved from Level 4 to Level 1 to allow for greater visibility. A large Maker-Space potentially shared with a partnership is located in the former Children’s Library. A new 100 person Meeting Room is also located on this level. The Rotating Exhibit area is located in the open atrium to facilitate the exhibition of tall displays. The Café is recreated and expanded in its former location with views to the Outdoor Event Space. The Circulation area is reconfigured to provide a stronger visual connection to the existing meeting rooms.

Level 2- As previously noted, the Children’s Library is moved to Level 2 to allow greater flexibility, security/ safety and separation. The staff work areas adjacent to the restrooms are expanded to provide a more efficient work flow. The Fiction and Non-Fiction collections are relocated into the east wing anchored by a Quiet Reading Room at the eastern prow of the building. The Teen Library is moved into the original library building along with a variety of Study Rooms to accommodate different sizes of groups. The Hispanic Resource Center and Collections is also located on this level in a prominent location near the stairs/ elevators. A Technology Core is anchored adjacent to the elevator core.

Level 3- The Archives and Genealogy Library expands into the commons area of this level. The Vault is nearly doubled in size to accommodate a growing collection. Study rooms and private reading areas are also provided. The existing Library Administrative area remains in its current configuration in the east wing with minor modifications. A Technology Core is also anchored on this level near the elevator core to reinforce the significance of technology in the Library’s collection.

Level 4- As previously noted, the InfoZone and the Exhibit space are moved down to Level 1. This allows the existing large Ryals meeting room to expand into a Grand Event space that could accommodate approximately 220 individuals sitting at tables of eight. A glass folding partition allows for the space to be subdivided as required to accommodate simultaneous events on this level. The existing Program Room is enhanced with the use of folding tiered theater seating. A large Pre-function space near the stair/elevators enhances the user experience.

Branch Libraries

Barkman Branch Library- The overall goal of the Master Vision is to better zone the library for sound and activity moving the noisy/active spaces near the front entrance and the quieter/passive reading spaces to the far end of the building. The proposal is to construct a new large Community Meeting Room and entry to the existing library. The recommended addition is approximately 2,100 sf in size and would reconfigure the restrooms and Community Meeting Room to be used after library hours for outside users. The proposal also includes moving the Children's Library near to the library entry for convenience of parents and to reduce the noise impact of children crossing through the library. A designated Teen Library and an enclosed Maker Space is also created near the relocated service desk. The Adult collection and reading areas are then shifted to the far end of the building offering peaceful views to Belmont Park. Two enclosed Study Rooms are also proposed. Finally, the automated materials handling device for returns will be replaced and moved closer to the front door to allow for a convenient exterior return for patron.

Lucero Branch Library- The Lucero Branch Library is a very heavily used facility given its location on the near east side of the Pueblo community and adjacent to schools. It has been suggested the library should be greatly expanded, however, the current site presents limitations. It is not within the current thought to construct a new library on the east side of town and therefore the current vision is to expand on the current site and greatly enhance the internal layout of the library. Thus a primary goal of the Master Vision for this facility is to better accommodate use by Teens and Children by constructing an approximate 2,500 sf addition on the west with a new entry adjacent to parking and an enlarged Community Meeting

Room. The new entry would increase the capacity and safety of the restrooms and also create an enhanced entry sequence. The porch of the existing building entry becomes a reading porch and defined outdoor discovery area for children. The existing Community Room is renovated into the Children's Library with a glass enclosed Maker Space in the current Children's Library. A defined Teen library is created adjacent to the Maker Space in the northeast corner also with glass walls to allow for supervision and intrigue. Finally, the staff work area is expanded and the Service Desk repositioned to allow for better supervision and service to library users.

Giodone Branch- The Giodone Branch was built using the same floor plan as the Lucero Branch but given its unique location utilizes a different architecture featuring pitched roofs and lap-siding with masonry. However, the interior organization is essentially the same while experiencing very different user patterns. The proposed renovation recommended by the Master Vision Plan is to create a glass enclosed Teen area in the northeast corner of the library and to create enclosed study rooms and to provide enhanced acoustical separation between the existing study rooms. In addition, the large property owned by the District allows the library to create a park-like setting that could also be used as an outdoor discovery zone for children accessed through a new set of doors on the north side of the library. As with the Lucero Branch the staff work areas would be expanded and the Service Desk reoriented to provide enhanced service to library patrons.

Greenhorn Valley Branch- The Greenhorn Valley Branch was also built using the same floor plan as the Lucero and Giodone Branches. However, the essentially rural location also utilizes an architecture of sloped roof, stone and lap-siding. The primary

objective of the Master Vision Plan is similar to the Giodone Branch, however, rather than an enclosed Teen area, it is suggested the library feature an enclosed Children's Program Space and the Teen area be created in the existing enclosed meeting rooms. A new set of doors adjacent to the new Program Space will lead to a partially covered outdoor learning garden. This access would also facilitate an outdoor reading patio for enjoyment of the views to the north and northeast. Given the nature of the community it is also recommended that enclosed Study Rooms be created in the north corner of the building. Finally, the staff work area and Service Desk would be modified consistent to provide expanded and enhanced patron service.

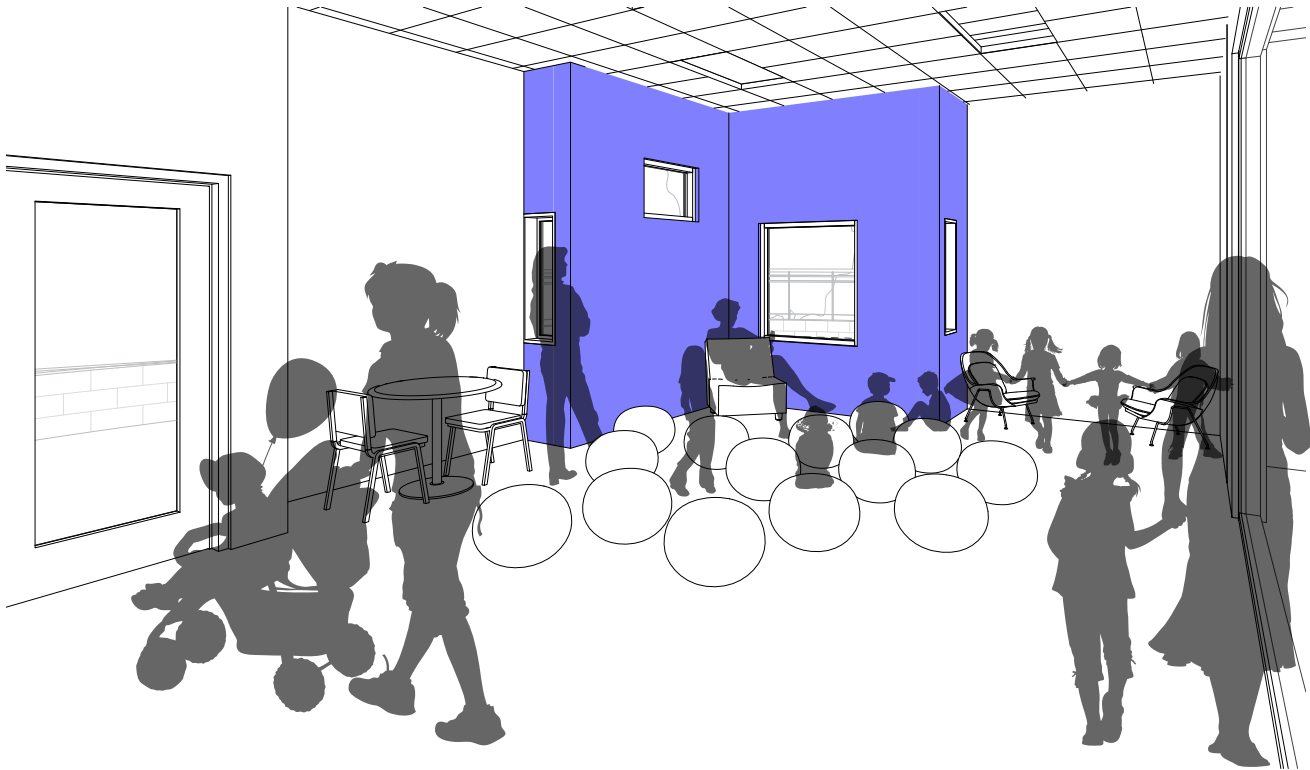
Lamb Branch- The Lamb Branch is essentially a two level branch that features a partial basement which includes a large Community Room and restrooms with the remaining public library services located on the ground floor. The Master Vision Plan recommends a higher level of utilization in the lower level and enhance Children's, Teens, and study spaces on the main level. The library entry is reconfigured to include a small café adjacent to the entry, a reconfigured Children's Library with visual separation, and an expanded Teen area on the ground floor. The existing large Meeting Room in the lower level would include a new movable partition to provide flexibility of spaces and the creation of a Maker Space by reducing the size of the existing storage room on this level. An enhanced outdoor reading space would be created on the west side of the building accessed by a new door in the Adult collections visible from the service desk.

Pueblo West Branch Library- The Pueblo West Branch is the largest and consequently the most used branch in a rapidly growing area of the PCCLD community. The District has long term plans to

construct a new branch library north of US Highway 50 and thus the decision to not expand the current Pueblo West Branch. The primary goals of Master Vision is to repurpose existing spaces not currently utilized to their fullest and to create a defined Teen Library and expand the Children's Program space. The existing Cyber Café is not typically used at capacity and thus the desire to create a glass enclosed Maker Space near the library entrance, create two new enclosed study rooms and consolidate the location of the Internet PCs. The library utilizes a laptop dispensing system to allow computer use through the facility. The Children's Program Space is nearly doubled in size within the existing Children's Library. The current Maker Space is returned to use as an enclosed Quiet Reading area. A glass enclosed Teen Space is created adjacent to the staff workroom to facilitate noise and activities typically associated with such a space. The main service desk is expanded to accommodate two staff members. A new seating area is created in the entry lobby for casual reading. Staff requested a third entry for the convenience of Seniors be located near the Adult collections and should be studied in the future using a card access system. It is also recommended that an outdoor amphitheater be considered in concert with the Metro District to facilitate a variety of program spaces.



Sketch of Rawlings Library Level 1 Cafe



Sketch of Greenhorn Valley Branch Library Storytime Program Room

Probable Costs

The Probable Project Costs for the Preferred Design Options are summarized in the following manner:

Rawlings Library

Area	Probable Costs
Lower Level	\$ 000
Level 1	\$ 1,800,000
Level 2	\$ 2,250,000
Level 3	\$ 1,745,600
Level 4	\$ 1,030,900
Site Development	\$ 750,000
Subtotal	\$ 7,575,600
<u>Contingency @ 10%</u>	<u>\$ 757,560</u>
Project Total	\$ 8,333,160

Branch Libraries

Barkman Branch	\$ 1,700,000
Lucero Branch	\$ 1,500,000
Giodone Branch	\$ 750,000
Greenhorn Valley	\$ 750,000
Lamb Branch	\$ 1,000,000
<u>Pueblo West Branch</u>	<u>\$ 1,250,000</u>
Total	\$ 6,950,000

The consultant team is most appreciative of this opportunity to provide this (re)IMAGINATION report to the Pueblo City-County Library District. We are hopeful this process will be helpful in guiding the Library's leadership in better understanding the possibilities of a (re)IMAGINED Robert Hoag Library.

The original project budget for the proposed (re) IMAGINATION of the Rawlings Library was suggested to be approximately \$4 million. The process of gathering input from the various stakeholders group imagined a much greater scope of work in order to reposition the Rawlings Library to better serve the needs of the community. The (re)IMAGINATION process involved a detailed evaluation of multiple options to solve perceived issues that subsequently required an expanded scope of work in the redesign of the library. Ultimately, the Steering Committee and the Board of Trustees determined a much more robust approach to the (re)IMAGINATION would be required. It is possible these costs might be reduced through phasing, through the pursuit of grants from various partnerships with the Library District, and/ or the scope be further re-evaluated or through continued design process.



PART 1

OVERVIEW

INTRODUCTION & PROCESS

The Pueblo City-County Library District (PCCLD) engaged Humphries Poli Architects (HPA) to provide professional design services to lead a (re)IMAGINATION process for the seven libraries buildings that represent the District's facilities. HPA oversaw the entire process to create this Master Vision Plan and was solely responsible for the evaluation and design of the six branch library recommendations. Due to the significance and size of the Rawlings Library HPA teamed with the nationally recognized library design firm of HBM Architects.

Humphries Poli Architects is a Denver based architectural firm with significant expertise in the design of public libraries. Their experience includes the design of the Pueblo West Branch Library completed a few years ago. Humphries Poli Architects brings a broad perspective of the next generation of libraries in the mountain west area. HBM Architects is one of the premier library design firms in the US. From their office in Cleveland, Ohio, HBM has designed in excess of 300 public libraries primarily in the Midwest and Eastern portions of the country. HBM brings an extensive history and leadership in the design of contemporary libraries. The teaming of the two firms offers the Pueblo City-County Library District a unique perspective of local and national library design trends in the (re)IMAGINATION process for the Rawlings Library.

The PCCLD consists of six branches and the Robert Hoag Rawlings Library located at 100 East Abriendo in Pueblo, Colorado opened in 2003, consists of approximately 110,000 sf, and houses the Library District's principle services. The six branches consist of the Barkman Branch Library, the Lucero Branch Library, the Giodone Branch Library, the Greenhorn Valley Branch Library, the Lamb Branch Library and the Pueblo West Branch Library. The goal of the (re)IMAGINATION process was to engage Library's stakeholders to explore design concepts relevant to con-

temporary public library design to better support the mission of the Library District and its strategic plan.

The scope of work of the Master Vision Plan process consisted of five phases of work with the following summary of activities within each phase:

1 MOVE IN/UNDERSTAND
A start-up meeting was conducted to establish project goals, schedule, and confirm deliverables. Thoughts and observations from staff and others on the past library construction project were shared to gain a better understanding of the conditions and potential deficiencies of the various building systems and to evaluate the level of customer service. Existing drawings of the libraries were analyzed in order to establish a foundation for the process. In addition information provided by the District on the size of collection, circulation statistics, programs, and other relevant information was reviewed critical to understanding the need for an expanded library. An extensive tour the seven libraries was conducted in order to document initial thoughts and issues.

2 GATHER
A series of meetings were conducted with the District's leadership/Board of Directors, Branch Managers, staff, and members of the community, to gain insight and understanding of the needs/desires of the community. These meetings for the Rawlings Library consisted of presentations illustrating images of libraries from around the world sharing visions of the 21st Century library as well as engaging community members and stakeholders in Design Thinking processes that included Phototyping and Prototyping. Seven sessions were conducted on August 28 and 29, 2018. One session using a traditional design approach were conducted in the spring 2019 with the Managers of the respective branches in addition to the District's leadership.

3 CREATE
Meetings with the Library Board, Branch Managers, Staff and invited community stakeholders were conducted to summarize the findings from the previous phase. A draft of a conceptual program outlining recommended sizes of programs/functions to facilitate projected growth of collections and services was completed. Conceptual floor plans were presented addressing issues impacting workflow and customer service. The conceptual drawings typically illustrated three options to support ideas specific to the respective functional areas of the library- ie. Children's, Teens, Adult, Technology, Genealogy/Archives, and community gathering spaces. Review sessions occurred on October 9th, 2018 for the Rawlings Library and two sessions with the Managers of the Branch Libraries over the spring 2019.

4 AGREEMENT
After presentations to the stakeholders and Library Board of the options from the Create Phase, the design team synthesized the design proposals into a Preferred Option for the Rawlings Library. The Preferred Option was developed into a site plan, floor plans, and perspective sketches to demonstrate the intent of the (re)IMAGINED Rawlings Library. The design team offered an opinion on the rough order of magnitude for the cost of the project. An evaluation of existing Mechanical systems documented thoughts on the life expectancy of systems, ability to be modified to reflect the preferred floor plan and provide a Statement of Probable Costs (ROM) costs to upgrade and/or replace the system to provide an optimal long-term solution to the Library District. A presentation for the Rawlings Library took place to the Library Board of Trustees on January 24, 2019. A similar process evolved for the Branch Libraries with presentations limited to the District's Leadership and Branch Managers. A presentation to the Library Board of Trustees took place on May 14, 2019.

5 FINAL
This Final Report was created summarizing the process and findings of the previous phases of the work. The Final Report included a Statement of Probable Costs including assumptions and a line item costs for all major elements of a project of this nature. The intent of this Final Report was to develop and document the research as to how the preferred option exceeds the goals of the Pueblo City-County Library District's leadership team in defining what the next generation of customer services might be in a physical sense. The Final Report also provides the basis of information to convince Rawlings Library's leadership of why this project is important, what community stakeholders expressed, and how this helps the Pueblo City-County Library District and the Rawlings Library to continue to be a great community asset in the ever changing world. The final presentation to the Board of Trustees occurred on June 18th, 2019.

The consultant team is most appreciative of this opportunity to provide this (re)IMAGINATION process to the Pueblo City-County Library District. We are hopeful this process will be helpful in guiding the Library's leadership in better understanding the possibilities of a (re)IMAGINED Robert Hoag Rawlings Library.

OVERVIEW

PCCLD MISSION & VISION

MOTTO

Ideas, Imagination & Information

MISSION

We serve as a foundation for our community by offering welcoming, well equipped and maintained facilities,outstanding collections, and well-trained employees who provide expert service encouraging the joy of reading, supporting lifelong learning and presenting access to information from around the world.

VISION

Books and Beyond

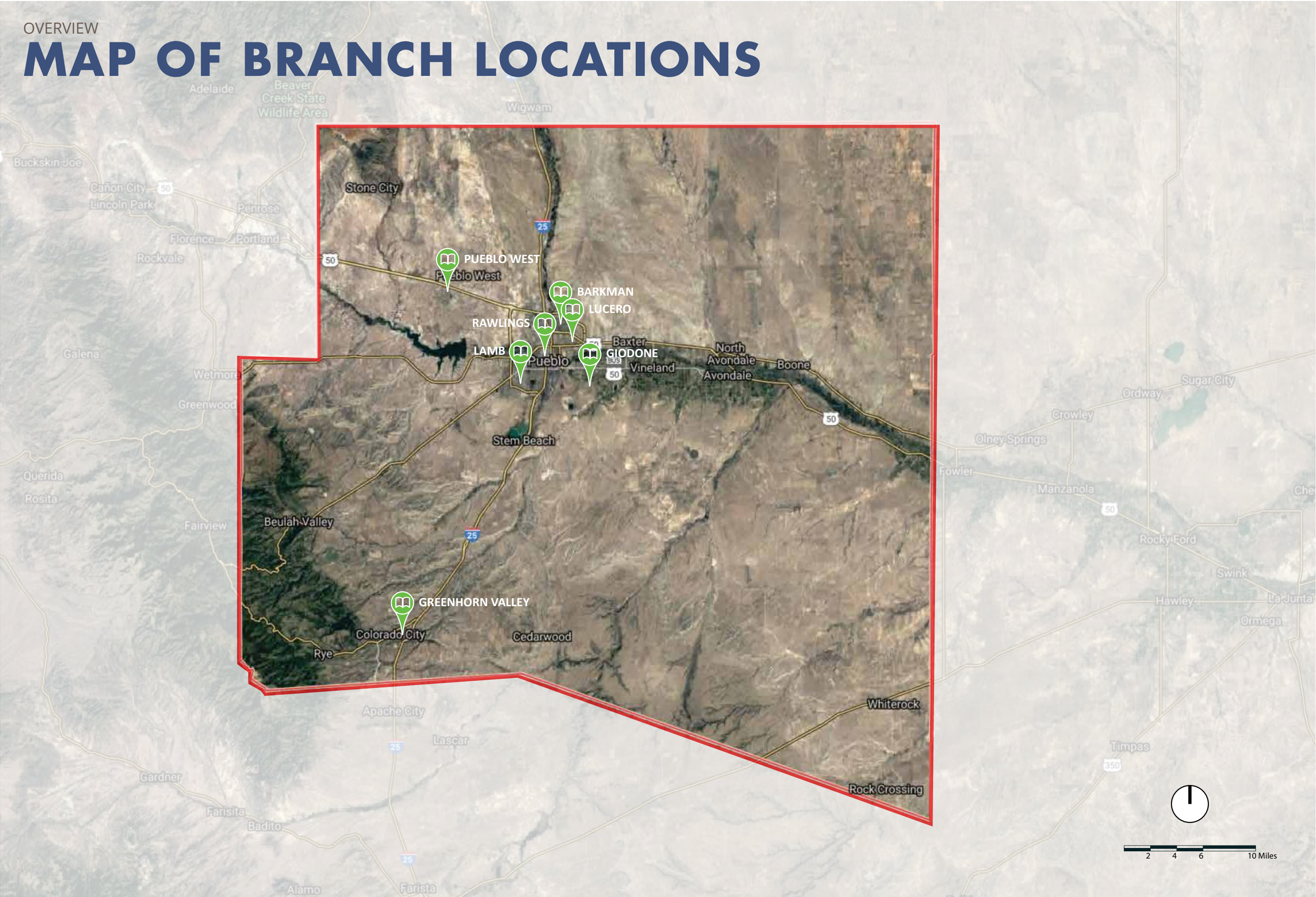
AREAS OF STRATEGIC FOCUS

- Improving early literacy by creating young readers is a priority for the library
- Partnerships are essential to the library's continued relevance to Pueblo County
- The library will focus on the whole family at all stages of life through specific li-brary programming and collections
- The library has a vital role in bridging the digital divide by promoting access to the Internet and providing the best current
- information technology
- Data-driven planning is critical to the sustainability of the library's organizational health and creates maximum community impact
- PCCLD's staff is crucial to the library successfully fulfilling its mission



OVERVIEW

MAP OF BRANCH LOCATIONS



OVERVIEW

HISTORY OF THE BUILDINGS

Robert Hoag Rawlings Library

The Robert Hoag Rawlings Library, located at 100 East Abriendo in Pueblo, Colorado opened in 2003, consists of approximately 110,000 sf, and houses the Library District's principle services. Built on the site of the original library, the current facility, designed by Antoine Predock as a sculptural abstraction of, and a careful response to, this natural and cultural landscape. The previous library was incorporated into the existing library, and spans across Bates Lane to additional property to the south.

The five story facility rises to take full advantage of the views over the Arkansas Valley and historic Pueblo to the east, as well as distant mountain views such as Pikes Peak to the north, the Wet Mountains to the west and Greenhorn and the Spanish peaks to the south.

A south-facing courtyard greets patrons at the library entry. The courtyard is planted with fruit trees and is bordered by a reflective pool referencing Pueblo's agrarian roots and relationships to water. The courtyard is overlooked by a lobby with glass elevators that extend past the full height of the building becoming a light beacon at night. Portions of the building are firmly grounded and expressed as a warm tone cast-in-place concrete analogous to surrounding topography with the Sky Wing wedge clad in bronze referencing ancient printing blocks. Careful study was done regarding the buildings various windows, trellises and sun louvers to control sunlight, minimize energy use and direct views.

Entering the library, one is presented with commanding views through a 56' tall glazed lobby wall. The main floor contains book check in / check out, the children's library and a coffee/ juice bar that opens to the main lobby and entry courtyard. The children's library defines the north edge of the entry courtyard with a glazed wall greeting visitors with books and children's activity while passing through the courtyard to the main entry.

Taking advantage of an adjacent lot to the south, the creative solution to span over the street provided the contiguous floor area to keep all of the primary collections on one floor. The new bridge over the street became the Sky Wing, a glazed, bronze-clad wedge that contains primary reading areas and popular book stacks, extends over the street and is anchored by buff concrete walls that buttress both sides of the street. Four 100-foot trusses at the upper executive office level with the stacks and reading rooms suspended over Bates Lane below carry the Sky Wing. This was done to keep the public stacks and reading areas as transparent as possible taking full advantage of views to historic Pueblo to the east and the mountains to the west.

The major book collections radiate out from a central core, with the center of the Library as the central control point for the libraries circulation and services such as, check in, check out, information desk, etc. Reading rooms and computer stations radiate out from this core.

The building's namesake, Robert Hoag Rawlings, was President of The Star-Journal Publishing Corporation, and chairman/editor of The Pueblo Chieftain, the oldest daily newspaper in Colorado.



HISTORY OF THE BUILDINGS (cont.)

Barkman Branch

The Barkman Branch was constructed in 1990 and is approximately 6,850 sf on one floor. The branch is located at 1300 Jerry Murphy Road in Pueblo CO. The parking lot accommodates 36 parking spaces as it shares parking with the adjacent. An underground concrete storm drainage pipe runs between the parking lot and the building thus limiting expansion of the library.



Lucero Branch

The Lucero Branch is approximately 7,500 sf on one floor. The branch is located at 1315 East 7th Street on the east side of I-25 serving the eastern community of Pueblo. The library is one of three prototype branches that was designed by OZ Architecture of Denver, CO and constructed by H.W. Houston Construction of Pueblo in 2014. The other two similar prototypes are the Giodone Branch and the Greenhorn Valley Branch. The Lucero Branch includes parking for 36 cars.



Giodone Branch

The Giodone Branch is approximately 7,500 sf on one floor. The branch is located at 24655 US Highway 50 East in Pueblo CO. The library is one of three prototype branches that was designed by OZ Architecture of Denver, CO and constructed by H.W. Houston Construction of Pueblo in 2014. The other two similar prototypes are the Lucero Branch and the Greenhorn Valley Branch. The Giodone Branch includes parking for 30 cars.



Greenhorn Valley Branch

The Greenhorn Valley Branch is approximately 7,500 sf on one floor. The branch is located at 4801 Cibola Drive in Colorado City CO. The library is one of three prototype branches that was designed by OZ Architecture of Denver, CO and constructed by H.W. Houston Construction of Pueblo in 2014. The other two similar prototypes are the Giodone Branch and the Lucero Branch. The Greenhorn Valley Branch includes parking for 32 cars.



Lamb Branch

The Lamb Branch is approximately 10,500 sf featuring a partial basement for the community meeting room (3,325 sf) and a ground floor for public library services (7,175 sf). The building is located at 2525 Pueblo Boulevard in Pueblo CO and was constructed in 1984. The library site accommodates 58 parking spaces.



Pueblo West Branch

The Pueblo West Branch is approximately 28,000 sf on one floor located at 298 S. Joe Martinez Boulevard in the rapidly growing community of Pueblo West. The original branch of approximately 8,000 sf was constructed in 1997 and an addition of approximately 20,000 sf was constructed in 2008. The most recent addition was designed by Humphries Poli Architects, Denver, CO and constructed by H.W. Houston Construction of Pueblo CO. The building features an abundance of daylight through clerestory windows and a raised flooring system for HVAC distribution and flexibility. The building features 137 parking spaces in addition to a drive up book drop and service window.



OVERVIEW

MODERN LIBRARY DESIGN TRENDS

Libraries across the country, including the Pueblo City-County Library District, are facing new challenges and adopting new strategies to better serve their communities. The rapid introduction of new technologies and the creation of new community-based programs requires that Pueblo City-County Library District re-evaluate their acclaimed approach to providing library services.

Public libraries have pushed for transformation of their services to new levels. One such institution is Dokk1, the public library in Aarhus, Denmark. In order to better understand the visionary process of creating Dokk1, the consultant team brought their recent experience of having visited the Dokk1 library which included extensive conversations with its staff. Many lessons were learned, providing an opportunity to gain insight into successful planning concepts that might be applied to the (re)IMAGINED Rawlings Library.



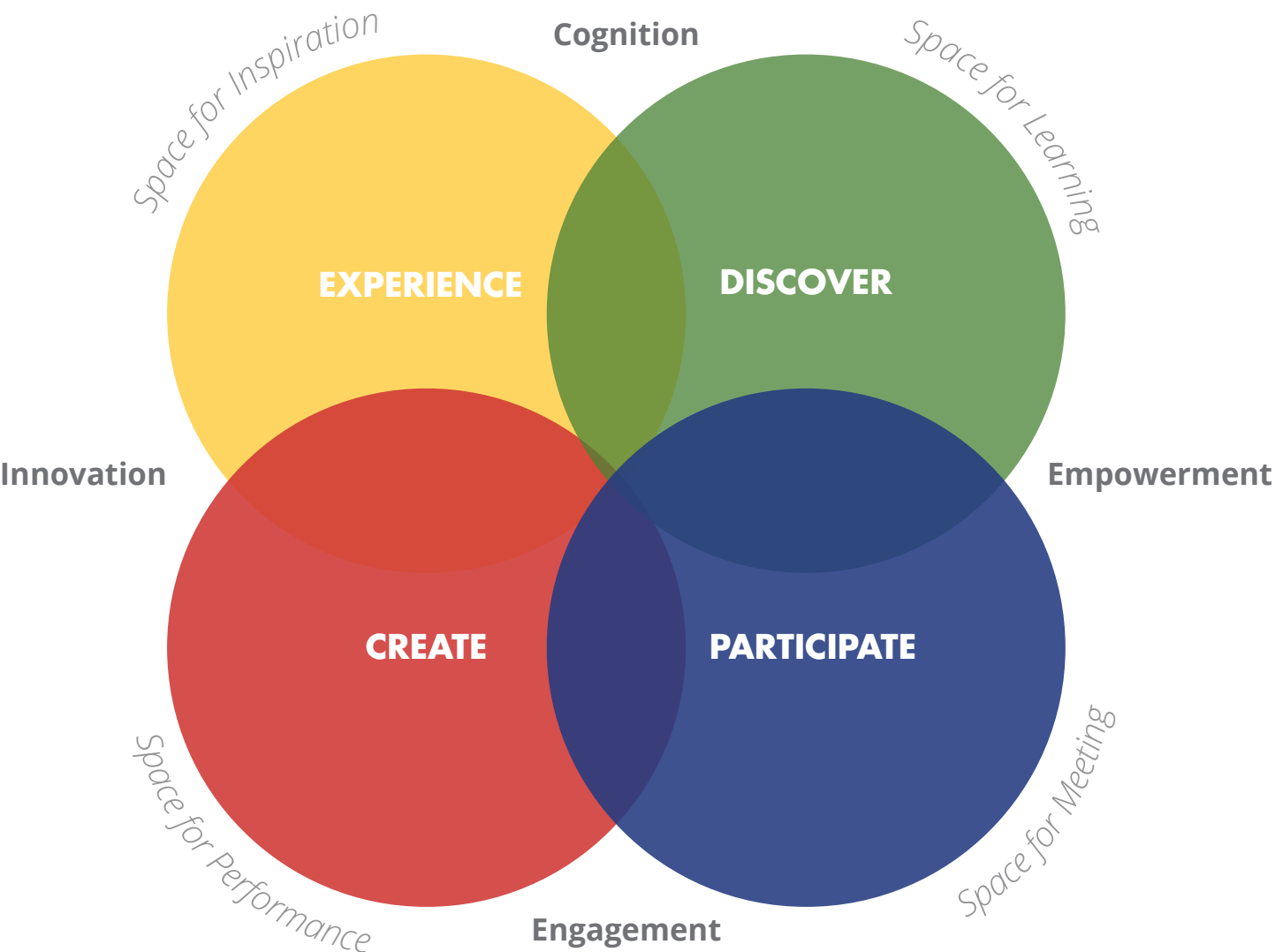
THE MODEL FOR MODERN LIBRARIES

Dokk1 is a 180,000sf public library in Aarhus, Denmark. The library is designed as the library of the future. It houses numerous facilities for social activities, community activities and networking. With meeting and study rooms, a theater, café, teaching labs, activity-based and multi-functional spaces, as well as informal open areas, the building is a flexible sanctuary for the community. An accessible learning environment, the space promotes democracy, a sense of community, and serves as a destination for those in search of knowledge and inspiration. Dokk1 provides access to the latest technology while also accommodating in-depth study and opportunities for diverse activities and forms of expression.

Dokk1 is clearly recognized as the city’s knowledge and cultural center. Through the involvement of citizens, users, networks, staff and politicians, seven core values were outlined as the basis of its design:

- The citizen as key factor
- Life-long learning and a sense of community
- Diversity, cooperation and networking
- Culture and events
- Bridge-building between citizens, technology and knowledge
- Flexible and professional organization
- Sustainable icon for Aarhus

The diagram on the right is the Danish model of the modern library, which highlights the shift from a trans-actional library to a relational library, where the library is a living space for the users.



D. Skot-Hansen et. al.
Royal School of Library and Information Science

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PART 2

VISIONING



VISIONING

METHODOLOGY

Branch Libraries

The Visioning process for the (re)IMAGINATION of the six branch libraries was focused on the needs of the branches as observed by the Branch Managers. The process for the branch libraries consisted of the design team visiting the six libraries and listening to the Managers as we walked through the facility. We then met with the Managers and District leadership to hear their ideas and thoughts in a group setting. This dynamic resulted in a robust discussion on how to address similar concerns and enhancements in a common manner. The Design Team then developed three options for each of the libraries and then met again with the Managers and District Leadership. After an engaged discussion a preferred option evolved for each of the six libraries. The preferred options were once again presented to the Branch Managers and District Leadership and then presented to the Library Board of Trustees. This process took place over the months of March through February 2019.

Rawlings Library

With over 100 attendees, the perspectives included in the seven community visioning sessions were very diverse. The data, stories and imagery collected were vibrant and rich, reflecting the depth of culture and community in the Pueblo City-County Library District. The sessions that were conducted this summer included:

- Library Staff - July 18, 2018
- 7 Community Member Meetings - August 28 and 29, 2018

The following pages describe the three methodologies we used to understand the opportunities, needs and ideas of the community:

PHOTOTYPING
MINDBREAKING
PROTOTYPING

Following each description of the methodology is a summary of the images that were collected in the meetings. The feedback from these sessions directly informed the (re)IMAGINATION plan in the following section of this book to be the guiding vision for the Rawlings Library moving forward.

PHOTOTYPING

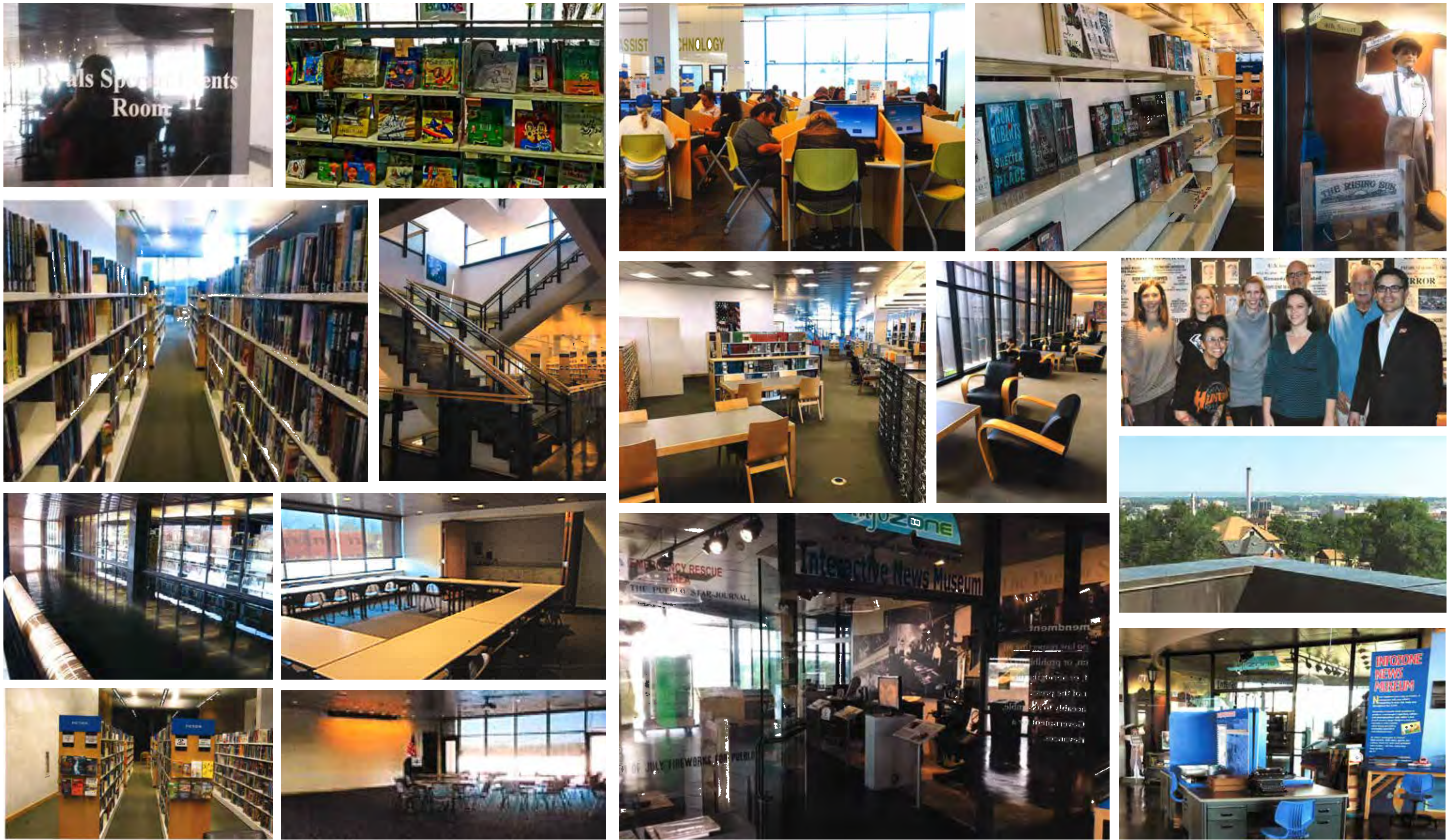
Getting back to user-focused library design requires us to get to know customers on a deeper level than just demographics and statistics. The data alone doesn't give us a full picture of how the people of Pueblo live their lives. The "phototyping" exercise is one way that we gathered information about the customer's behavior, in smaller meetings with focused user groups.

Attendees were asked to bring in photos representing ideas on how they use the library, how they interact with their community, and the things that inspire them about their culture. These photos were then shared and discussed in the group setting. The stories that emerged highlighted rich areas of opportunity and allowed our design team to more fully understand the values, attitudes and driving forces in Pueblo City-County Library District.

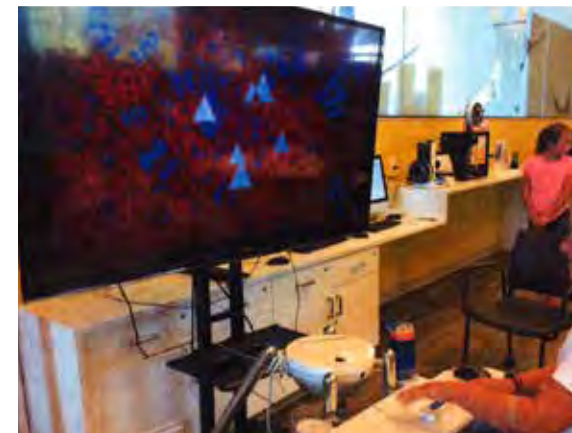


A collage of 25 images showcasing various aspects of Pueblo, Colorado. The images include: a night view of a modern building with a river; a mural on a dark wall; a historic brick building with a 'FURNISHED ROOMS' sign; a person at a fruit stand; a river with a rocky bank; a large mural on a building wall that says 'WE ARE IN THIS TOGETHER'; a group of people at a library event holding a 'BEST LIBRARY IN AMERICA!' sign; a group of people posing indoors; a mural of a Native American figure; a person drawing on a large board; a snowy landscape; a building with a large mural; a mural of a horse; a garden with red flowers; a row of houses; a person in a 'PUEBLO ZOO STAFF' shirt; a pond with a small island; a bird on a branch; and an art gallery with people viewing paintings.

FAVORITE PLACE IN RAWLINGS LIBRARY



ONE THING TO NOT CHANGE IN RAWLINGS LIBRARY



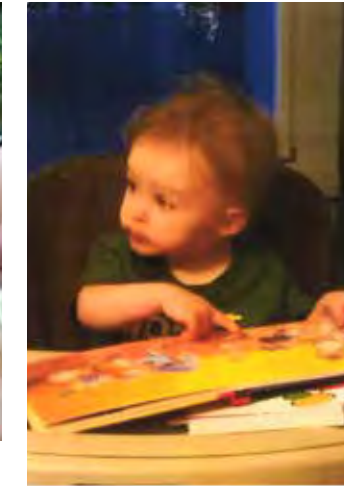
21ST CENTURY LIBRARY



CAREER



CULTURE



VISIONING | RAWLINGS LIBRARY

MINDBREAKING

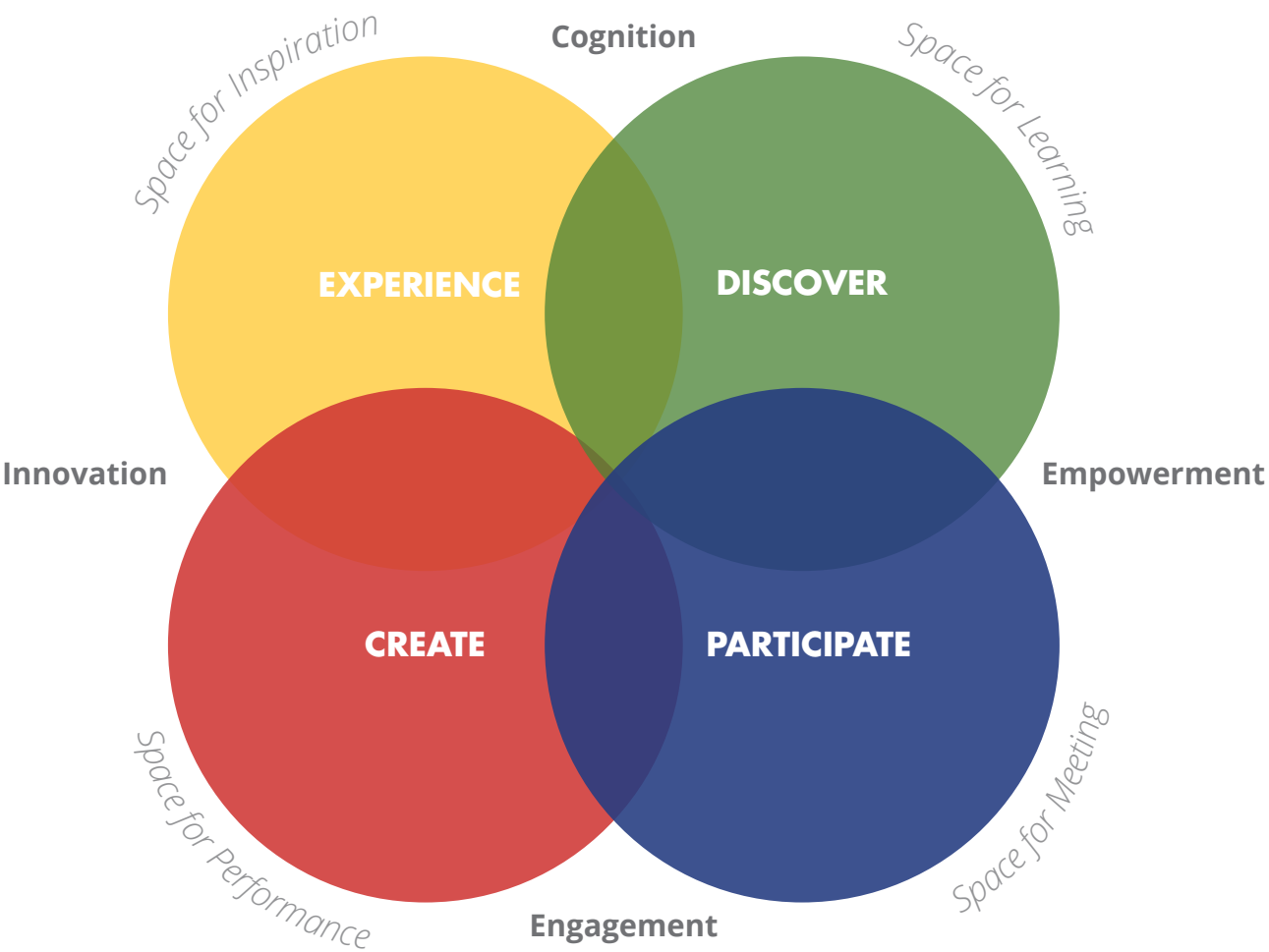
In this section of the community visioning process, attendees were shown a 100+ image slideshow presentation illustrating current local and international concepts, trends and development in public library design. Photographs of library designs from around the world were presented to inspire and encourage creative thinking in their responses. Participants were asked to provide brief written comments on their thoughts about the most exciting or useful ideas for the future of the Rawlings Public Library.

These responses were divided into the four spaces of the "Modern Library" shown on the right: Experience, Discover, Create and Participate. We also asked attendees, *What is one thing you can do in a library?* This gave us a strong understanding of the activities that people value being able to do in their current library. The design team collected the notes in each meeting, compiled them with responses from all other meetings, and generated the word clouds on the following pages.

Words that are depicted larger in each of the clouds show frequently repeated feedback. Key planning concepts derived from the mindbreaking process include the following:

1. Indoor-outdoor connection spaces
2. Provide a variety of flexible spaces that can accommodate many different uses, including:
 - Cooking classes
 - Maker-spaces for many different creative activities
 - Meetings of all sizes
3. Research, genealogy and history is important to the people of Pueblo.

The feedback illustrated how Pueblo City-County Library District and the Rawlings Public Library has already given its customers a (re)imagined view into what a library of the 21st century can be.



D. Skot-Hansen et. al.
Royal School of Library and Information Science

EXPERIENCE



CREATE



DISCOVER



PARTICIPATE



ONE THING YOU CAN DO IN A LIBRARY



- read magazines
- access information
- send email
- make a mess**
- pay taxes
- draw pictures
- build model airplanes**
- drink wine
- read books
- snack
- make a phone call
- watch your kids explore & self-direct
- get coffee
- dream
- experience
- learn to make music**
- play cards
- people-watch
- learn about sustainability
- look at art
- geek out**
- hear a lecture
- knit
- stitch
- sew
- craft
- learn English**
- contemplate
- learn computers
- get help
- enjoy the view
- start a business
- talk
- change the world**

VISIONING | RAWLINGS LIBRARY

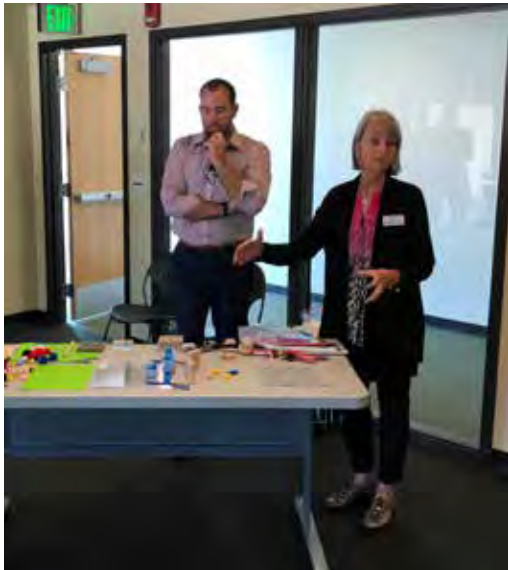
PROTOTYPING

The prototyping phase allows for experimentation before construction commences. Participants were given craft supplies, a pile of odds and ends, magazines, and complete creative freedom to work collaboratively in groups and make a prototype of part of the Rawlings Library centered on a "big idea."

Working quickly to put together a simple three-dimensional model allowed participants to not worry about the details of getting it right the first time, but instead stay focused on the endless possibilities for their ideas. As the participants worked to transform and communicate ideas in their head to a physical concept that could be understood by others, it became obvious what ideas stakeholders and library visitors are excited about.

The following pages showcase of the innovative ideas that were "built" during the visioning sessions.

The Implementation section shows how these concepts have been translated by the design team to the next stage of the development and planning process.

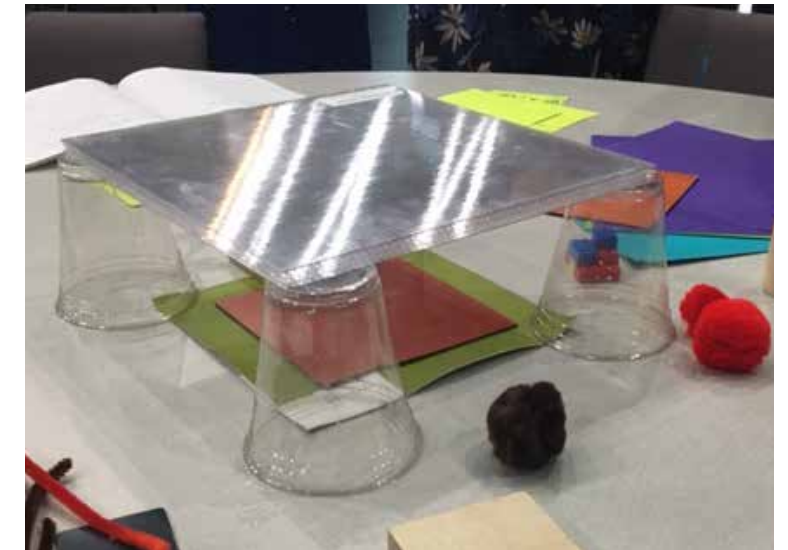




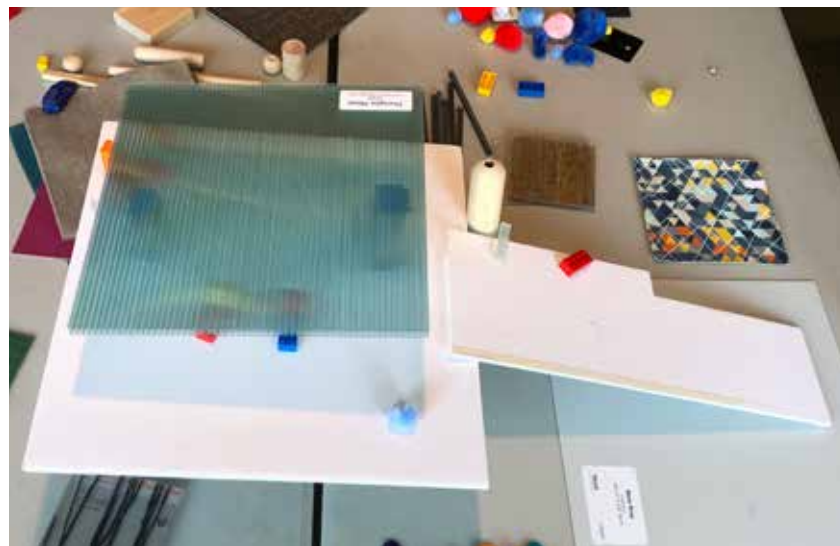
Green Walls and Community Garden



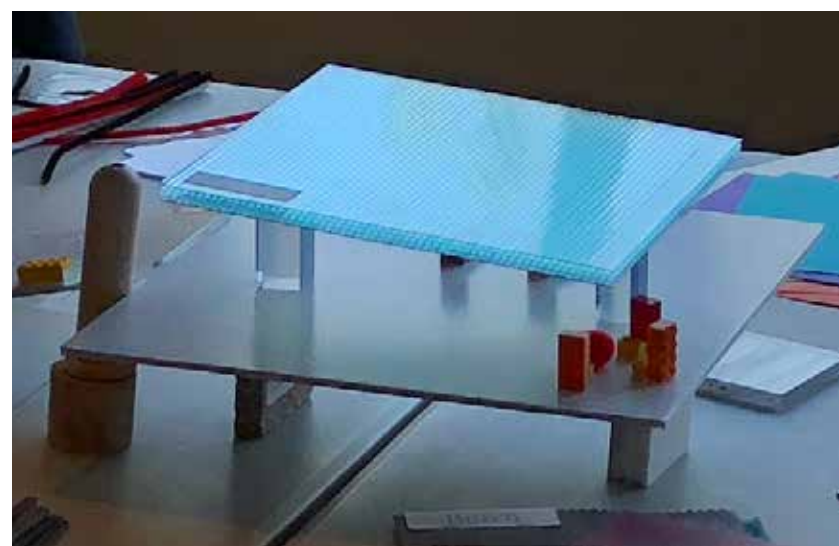
Movable Stage and Flexible Furniture



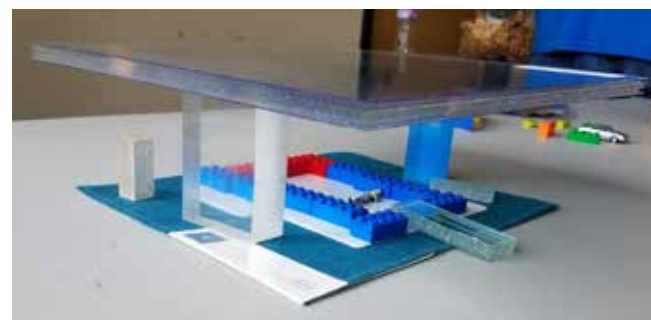
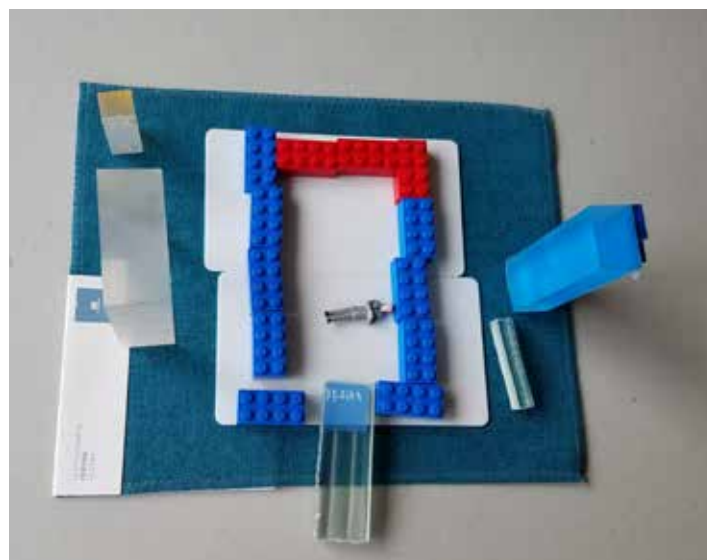
Coworking Space



Sloped Seating and Shaded Outdoor Space



Creative Study Pods

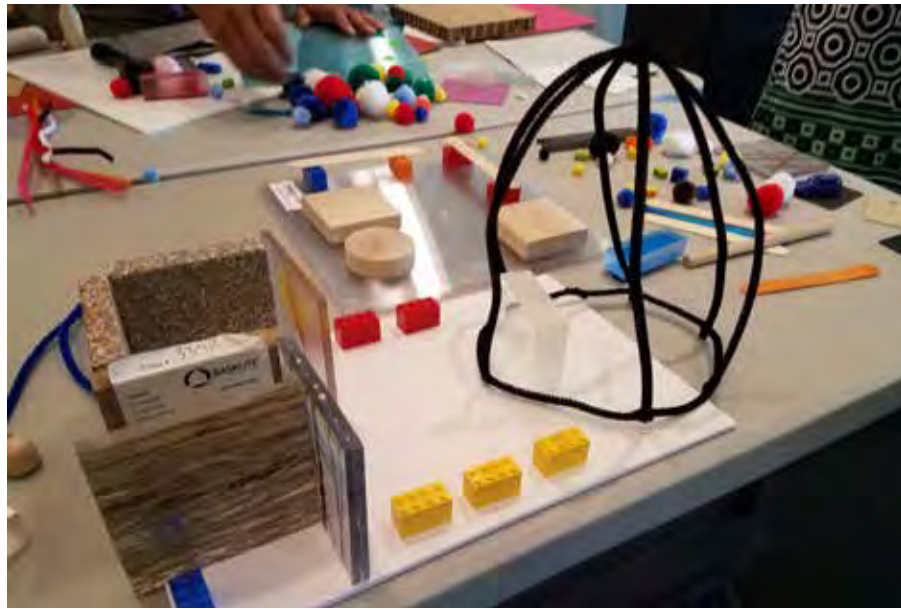


Water Features and Sun Shading



Outdoor Performance Space and Water Feature

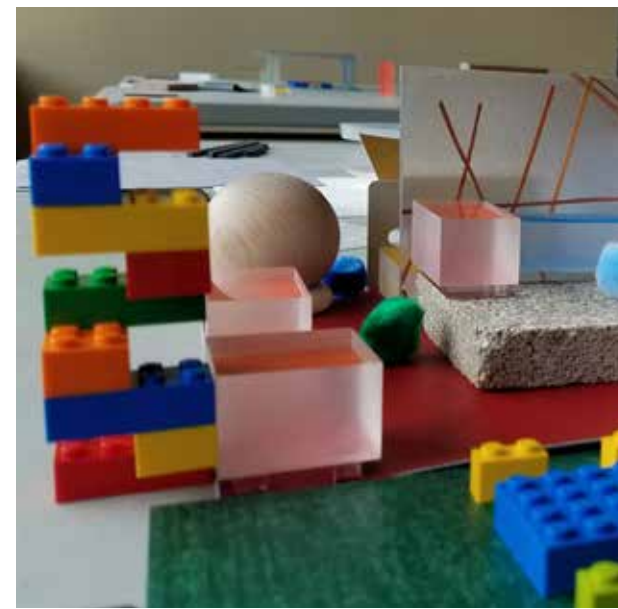




Technology and Multimedia Room



Elevated Media Lounge



Futuristic Book Shelves



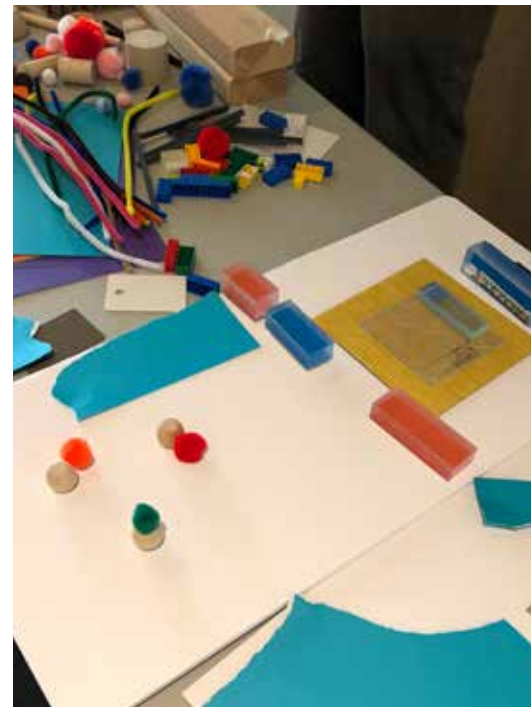
Quiet Comfortable Places to Read



Outdoor Amphitheater



Reading Room with Fireplace, Accessible Parking, and "Lots of Books"



Community Rooms



Multipurpose, Messy Pop-ups

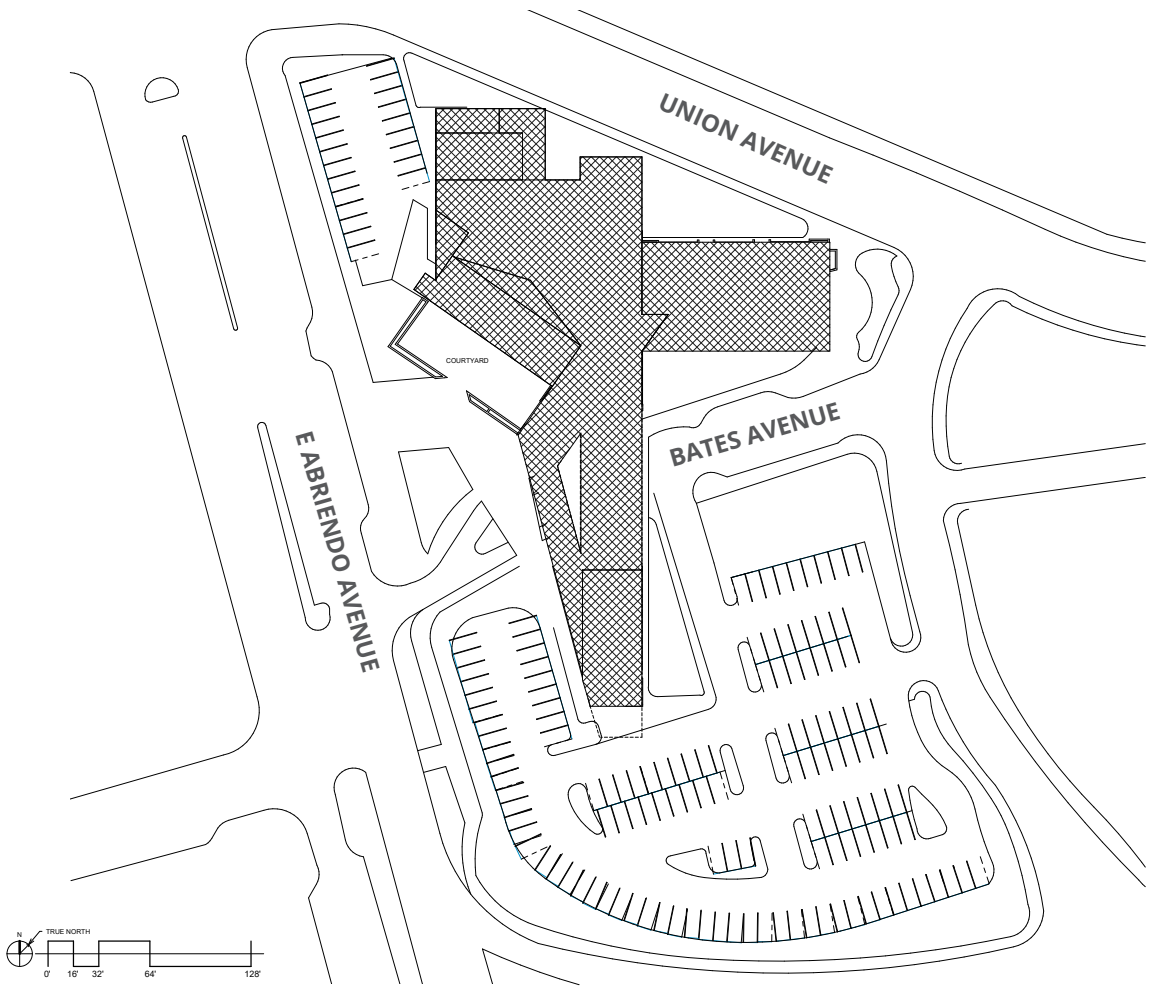


PART 3

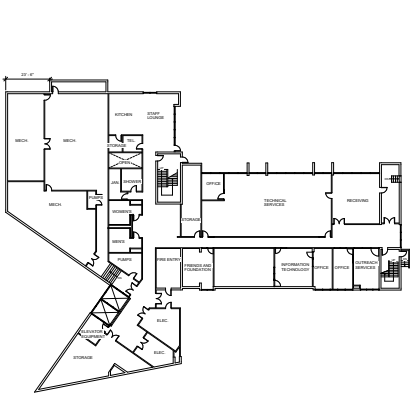
ANALYSIS

ANALYSIS

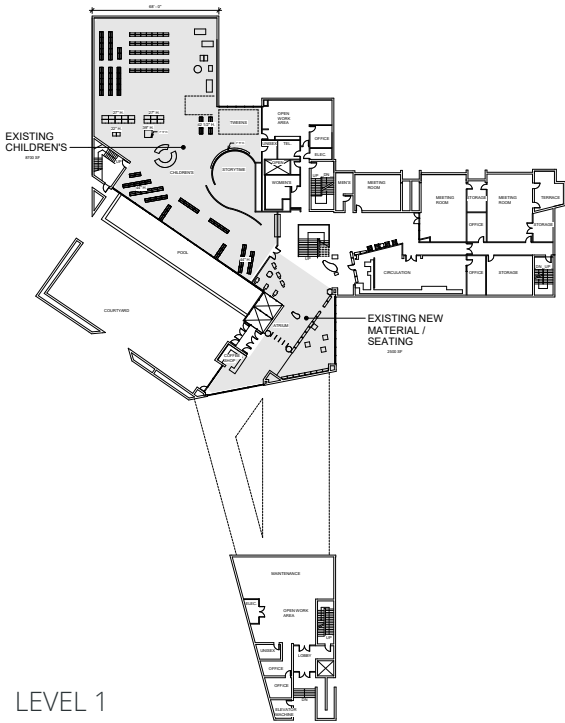
EXISTING CONDITIONS-
Rawlings Library



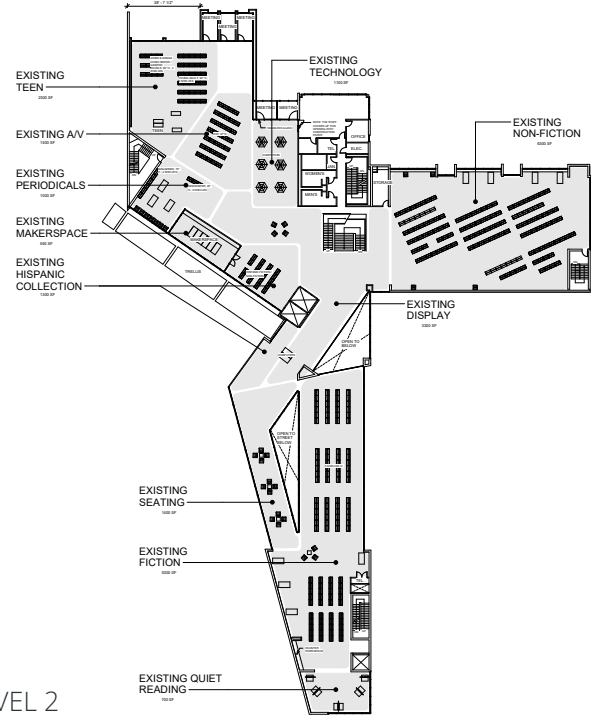
SPACE	EXISTING SF
AUDIO/VISUAL	1500 SF
CAFE	- SF
CHILDREN'S	8700 SF
DISPLAY	4800 SF
EXHIBIT	700 SF
FICTION	5300 SF
GENEALOGY	7300 SF
HISPANIC COLLECTION	1300 SF
MAKER SPACE	550 SF
MEETING SPACE	2400 SF
NEW/POPULAR MATERIAL	2500 SF
NON-FICTION	6300 SF
PERIODICALS	1000 SF
PRE-FUNCTION	2700 SF
QUIET READING	700 SF
SEATING	1400 SF
STAFF	8000 SF
TECHNOLOGY	1100 SF
TEEN	2300 SF
THEATER	1700 SF



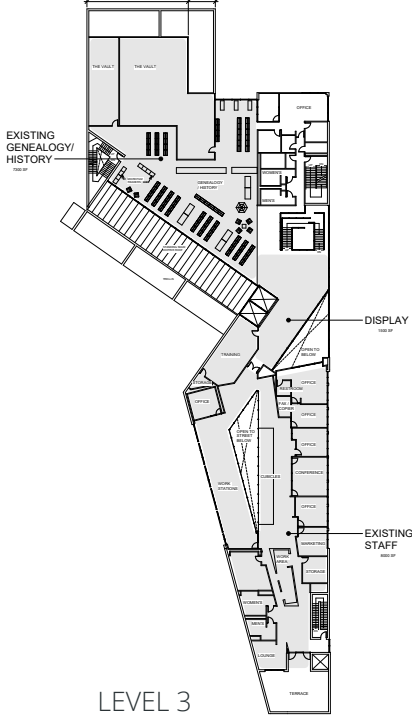
LOWER LEVEL



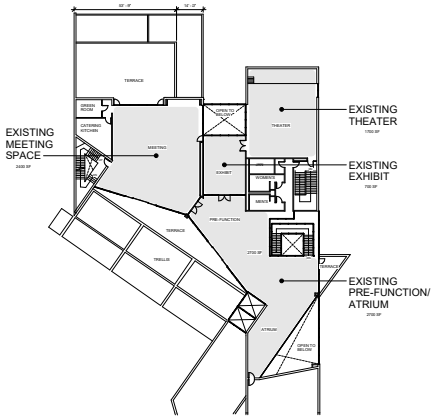
LEVEL 1



LEVEL 2



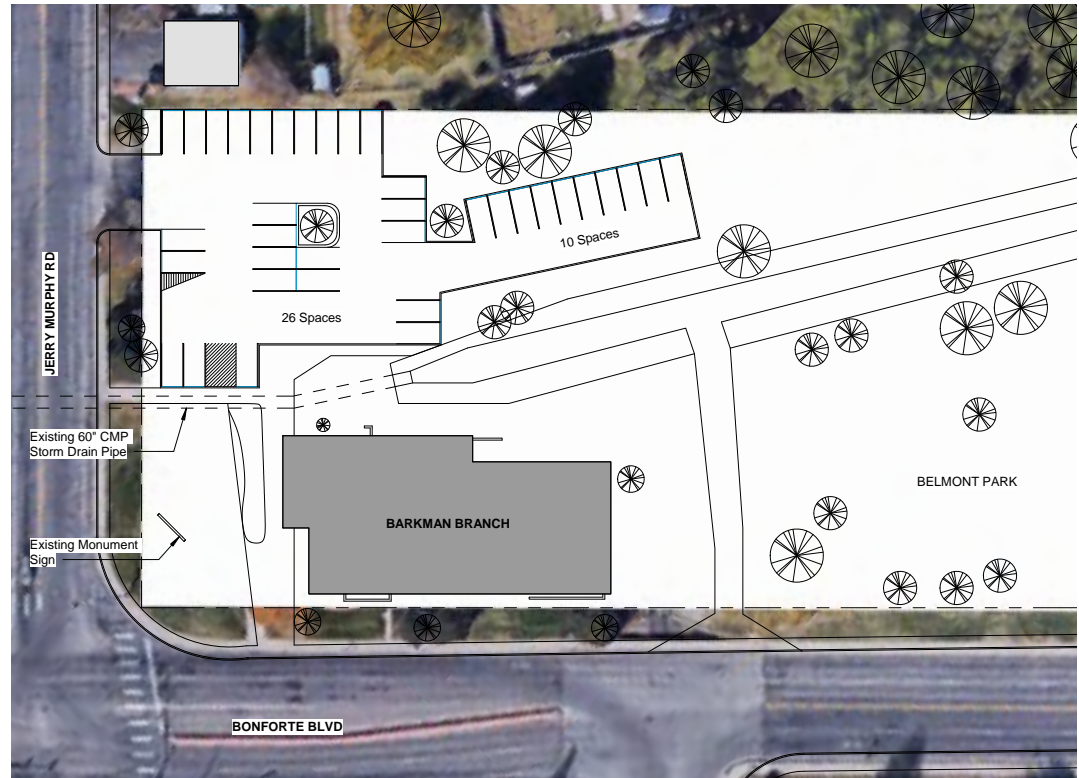
LEVEL 3



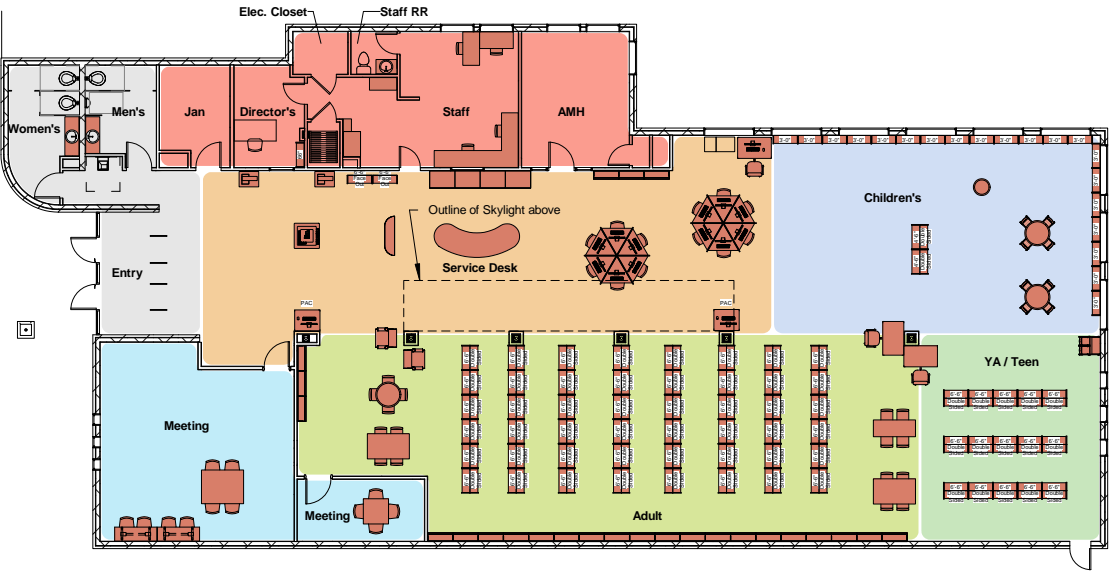
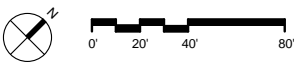
LEVEL 4

ANALYSIS

EXISTING CONDITIONS- Barkman Branch Library



EXISTING SITE



EXISTING FLOOR PLAN

2019 COLLECTION:

Adult:	
Audiobook	713
Bluray	1,265
Book	7,249
Digital Book	201
DVD	8,748
GoChip	24
Graphic Novel	64
Magazine	651
Music on CD	585
New Magazine	35
Paperback	580
Large Print	842
Total:	20,957

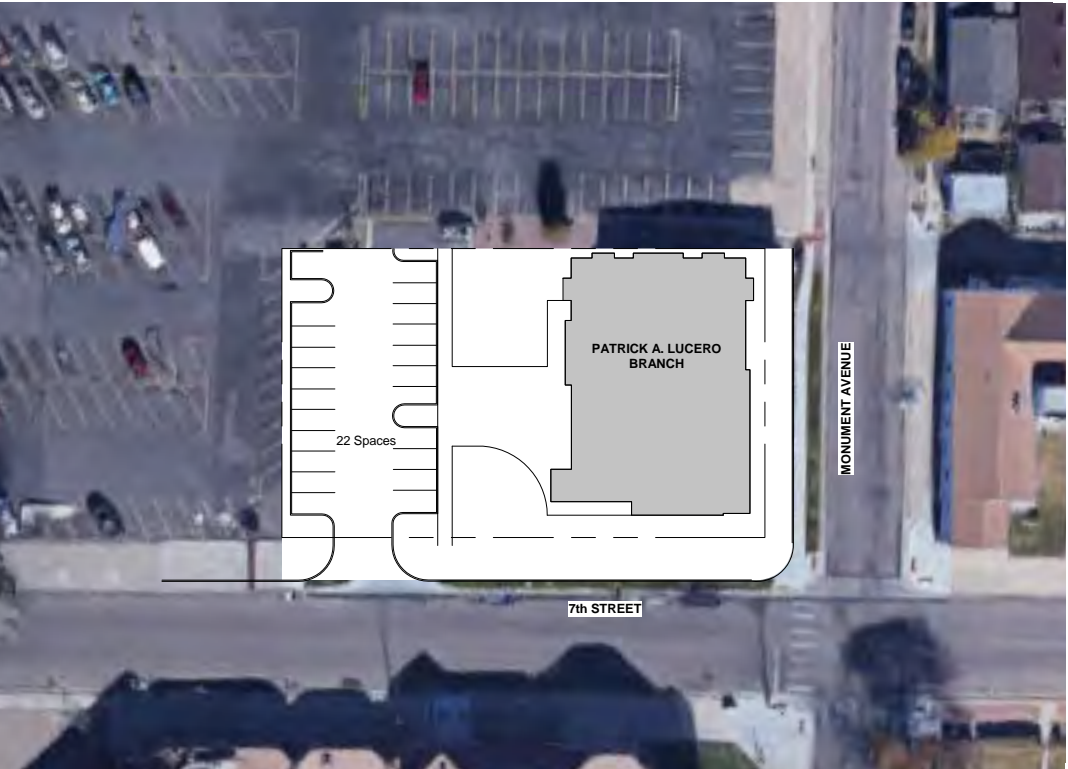
Youth:	
Audiobook	32
Bluray	270
Boardbook	541
Book	3,674
Digital Book	45
Digital VW	13
DVD	2,609
Graphic Novel	333
Magazine	81
Music on CD	68
Paperback	71
Picturebook	3,389
Puppet	131
Video Game	248
Total:	11,505

Teen:	
Audiobook	19
Book	1,283
Digital Book	28
Graphic Novel	543
Magazine	56
New Magazine	3
Paperback	31
Total:	1,963

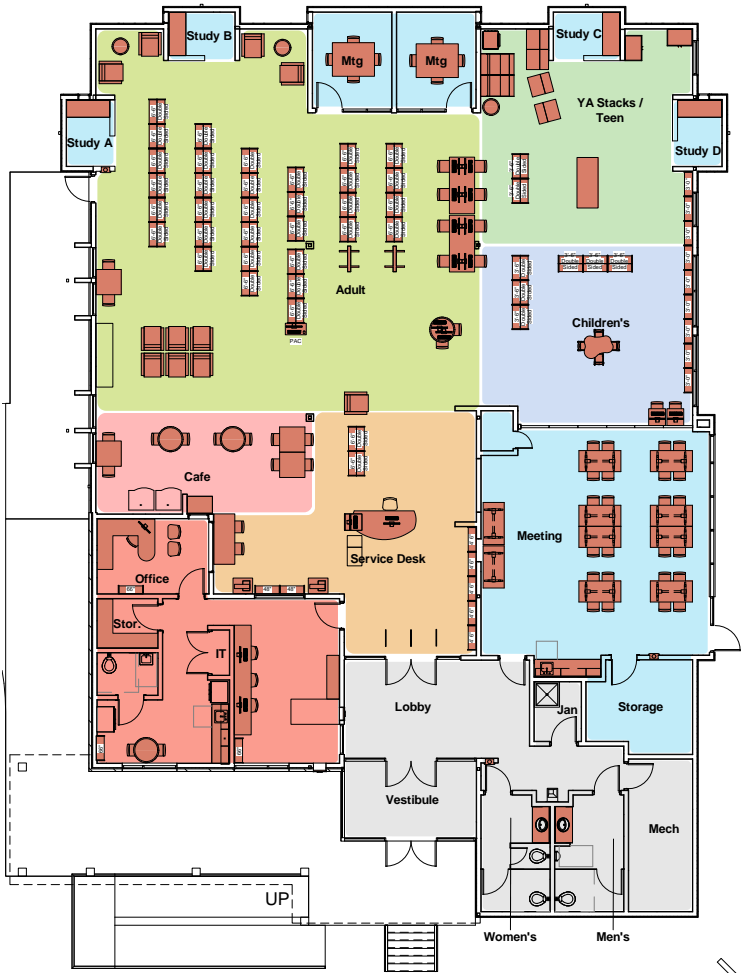
Total Collection: 34,425 Items

ANALYSIS

EXISTING CONDITIONS- Lucero Branch Library



EXISTING SITE



EXISTING FLOOR PLAN

2019 COLLECTION:

Adult:	
Audiobook	92
Bluray	666
Book	1,903
Digital Book	73
DVD	3,963
Graphic Novel	62
Local Book	27
Local Media	35
Magazine	475
Music on CD	237
Paperback	138
Large Print	141
Total:	7,812

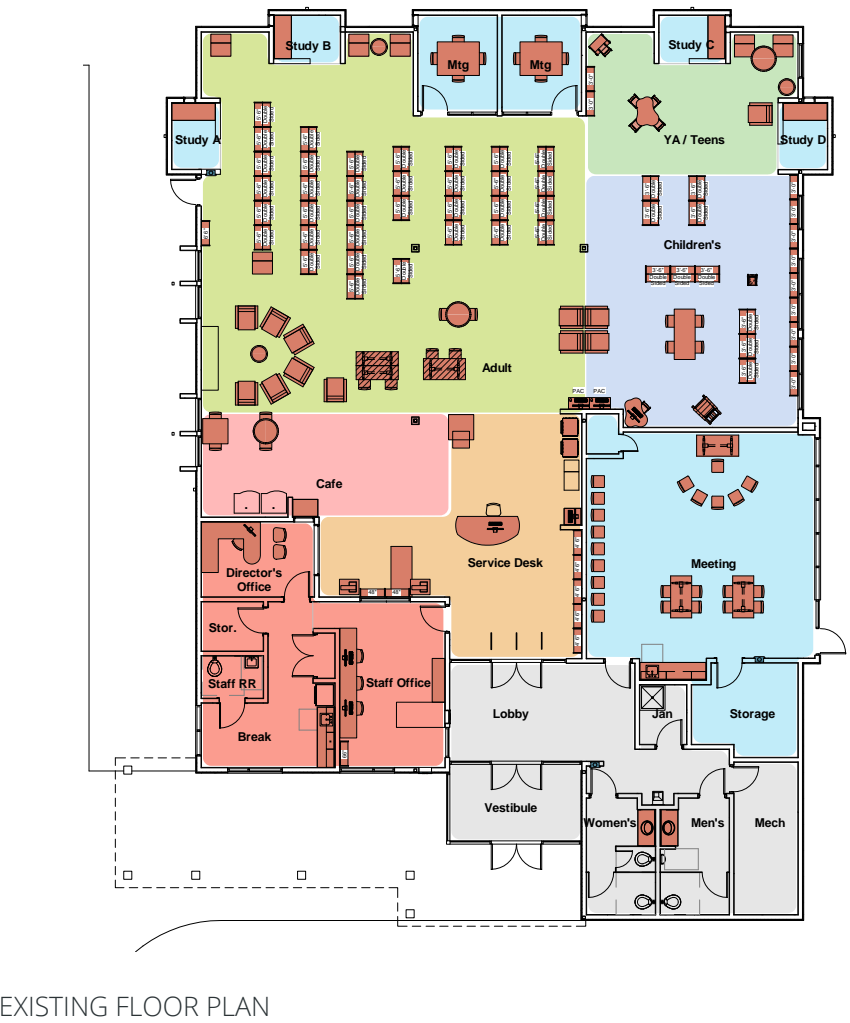
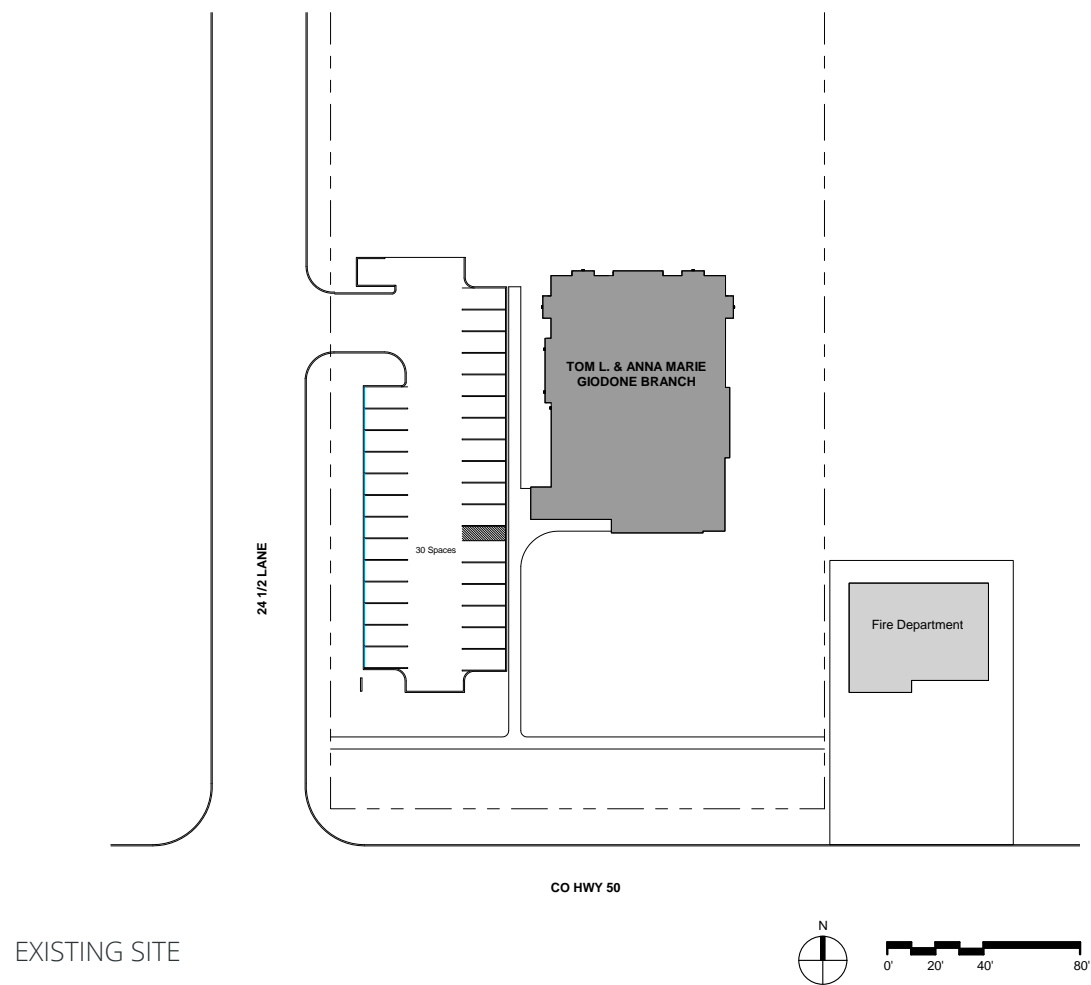
Youth:	
Audiobook	5
Bikelock	3
Bluray	158
Boardbook	347
Book	1,668
Digital Book	14
Digital VW	6
DVD	1,958
Graphic Novel	203
Magazine	121
Music on CD	28
Paperback	20
Picturebook	1,888
Puppet	70
Video Game	103
Total:	6,613

Teen:	
Audiobook	3
Book	369
Digital Book	6
Graphic Novel	502
Magazine	40
New Magazine	5
Paperback	1
Picturebook	1
Video Game	1
Total:	932

Total Collection: 15,357 Items

ANALYSIS

EXISTING CONDITIONS- Giodone Branch Library



2019 COLLECTION:

Adult:	
Audiobook	308
Bluray	292
Book	2,823
Digital Book	175
DVD	2,056
Graphic Novel	33
Magazine	314
Music on CD	135
New Magazine	44
Paperback	130
Large Print	326
Total:	6,636

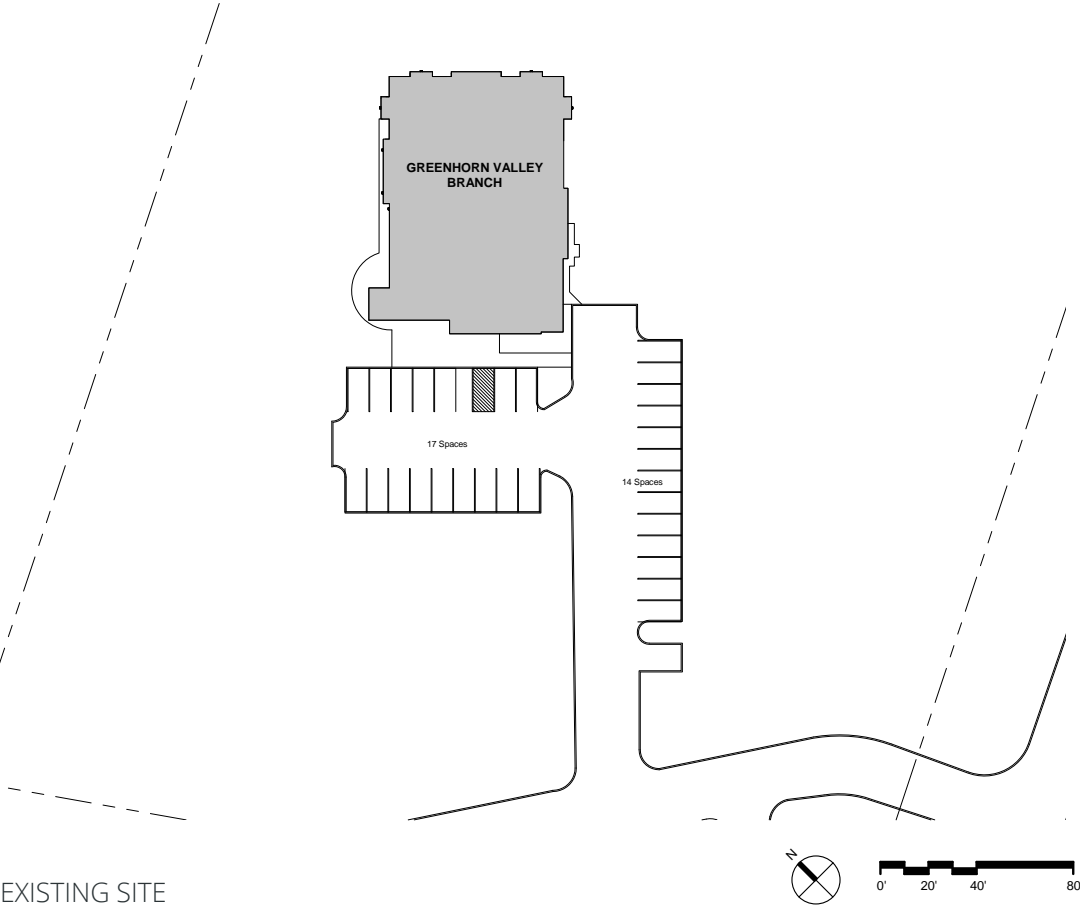
Youth:	
Audiobook	19
Bluray	141
Boardbook	374
Book	1,972
Digital Book	24
DVD	1,503
Graphic Novel	133
Magazine	89
Music on CD	23
Paperback	34
Picturebook	2,733
Puppet	62
Video Game	22
Total:	7,139

Teen:	
Audiobook	19
Boardbook	1
Book	494
Digital Book	13
Graphic Novel	220
Magazine	23
New Magazine	4
Paperback	4
Total:	778

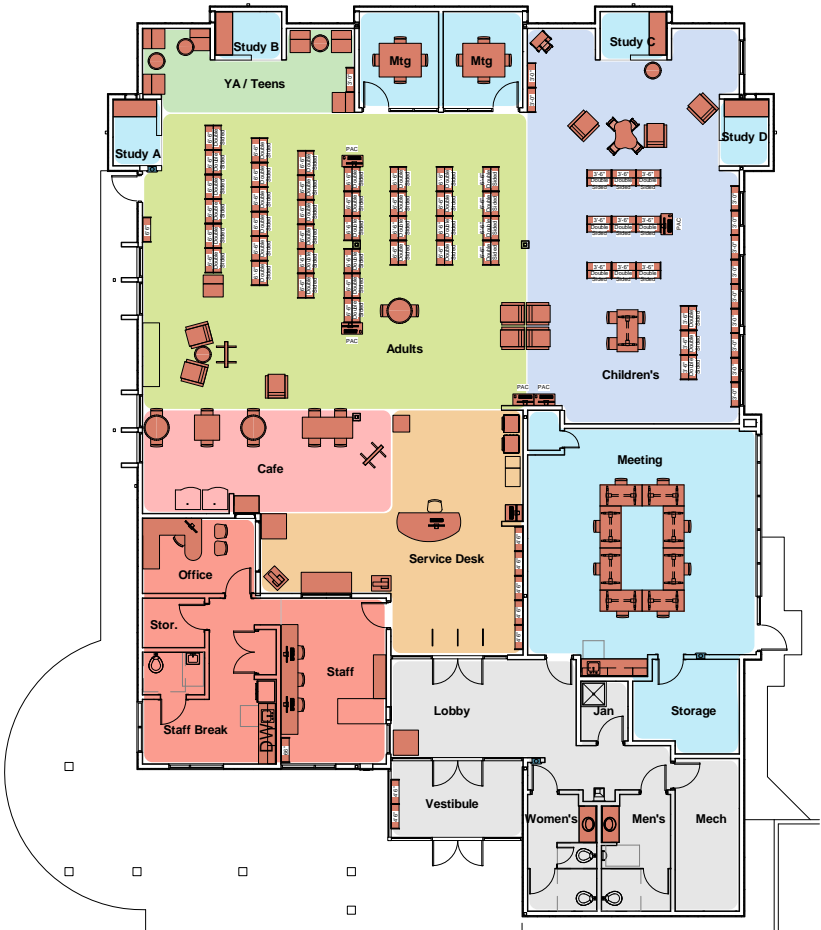
Total Collection: 14,533 Items

ANALYSIS

EXISTING CONDITIONS- Greenhorn Valley Branch Library



EXISTING SITE



EXISTING FLOOR PLAN

2019 COLLECTION:

Adult:

Audiobook	231
Bluray	330
Book	2,747
Digital Book	157
DVD	2,186
Graphic Novel	68
Magazine	750
Music on CD	124
New Magazine	46
Paperback	105
Large Print	274
Total:	7,077

Youth:

Audiobook	43
Bluray	146
Boardbook	323
Book	2,161
Digital Book	36
DVD	1,332
Graphic Novel	70
Magazine	153
Music on CD	11
Paperback	27
Picturebook	1,827
Puppet	50
Video Game	11
Total:	6,200

Teen:

Audiobook	13
Book	555
Digital Book	23
Graphic Novel	62
Local Book	1
Magazine	33
New Magazine	3
Paperback	7
Total:	697

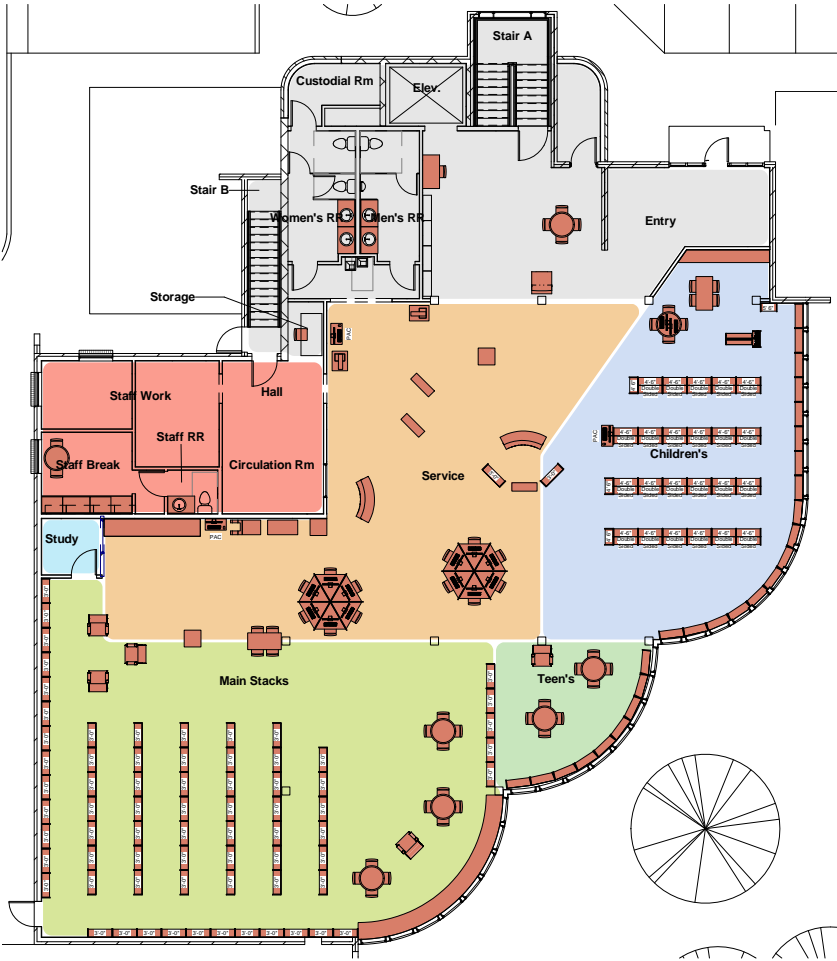
Total Collection: 13,974 Items

ANALYSIS

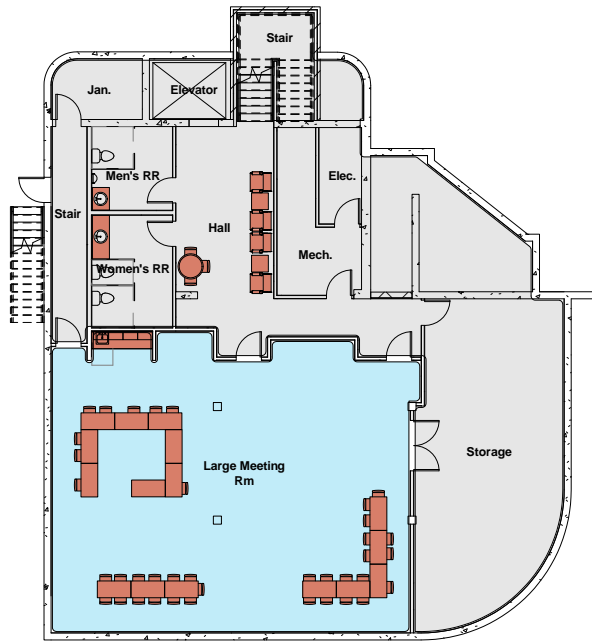
EXISTING CONDITIONS- Lamb Branch Library



EXISTING SITE



EXISTING FLOOR PLAN - LEVEL ONE



EXISTING FLOOR PLAN - LOWER LEVEL

2019 COLLECTION:

Adult:	
Audiobook	833
Bluray	1,381
Book	9,516
Digital Book	264
DVD	8,642
Go Chip	19
Graphic Novel	45
Magazine	776
Music on CD	605
New Magazine	34
Paperback	806
Total:	23,742

Youth:

Audiobook	48
Bluray	339
Boardbook	567
Book	4,452
Digital Book	46
Digital VW	10
DVD	3,297
Graphic Novel	405
Magazine	184
Music on CD	83
Paperback	92
Picturebook	5,051
Puppet	199
Video Game	216
Total:	14,989

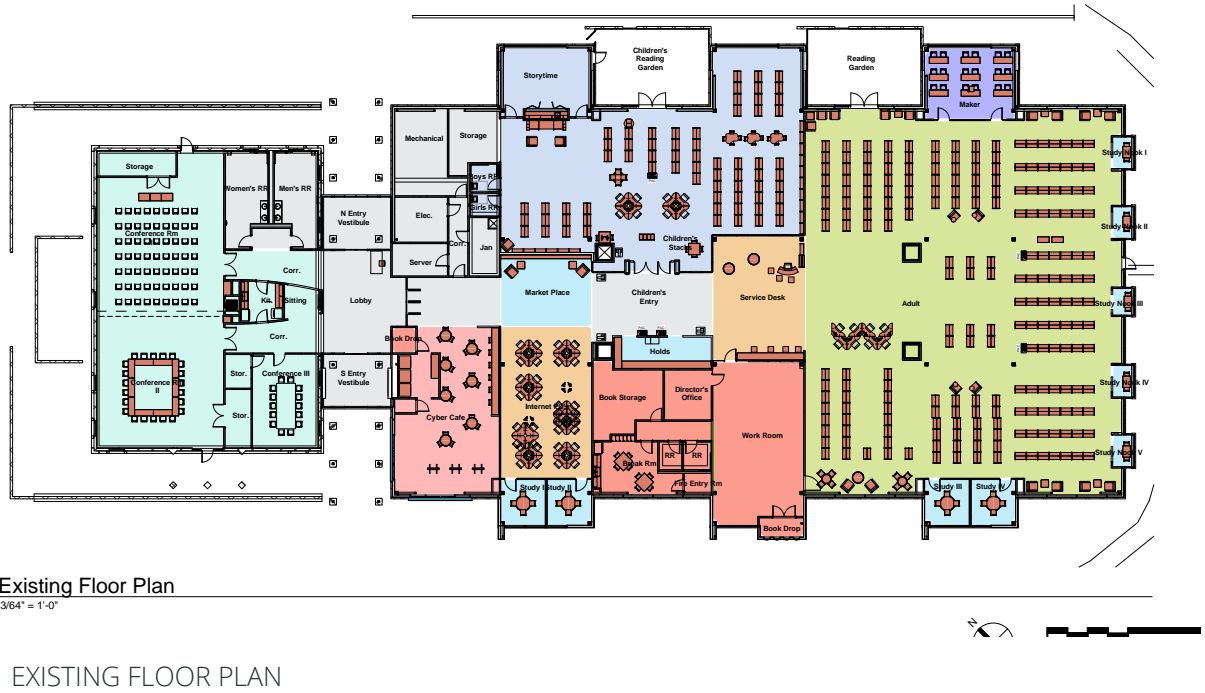
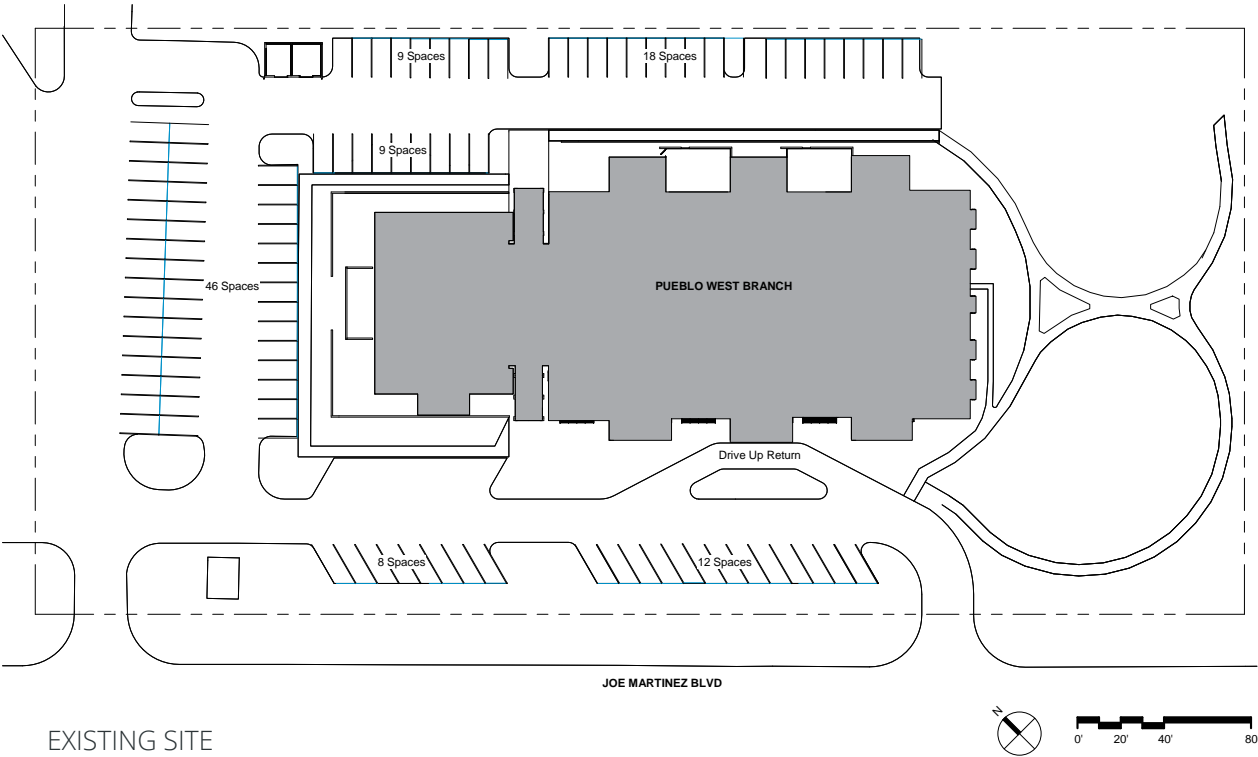
Teen:

Audiobook	30
Book	1,289
Digital Book	20
Graphic Novel	468
Magazine	37
New Magazine	3
Paperback	45
Total:	1,894

Total Collection: 40,625

ANALYSIS

EXISTING CONDITIONS- Pueblo West Branch Library



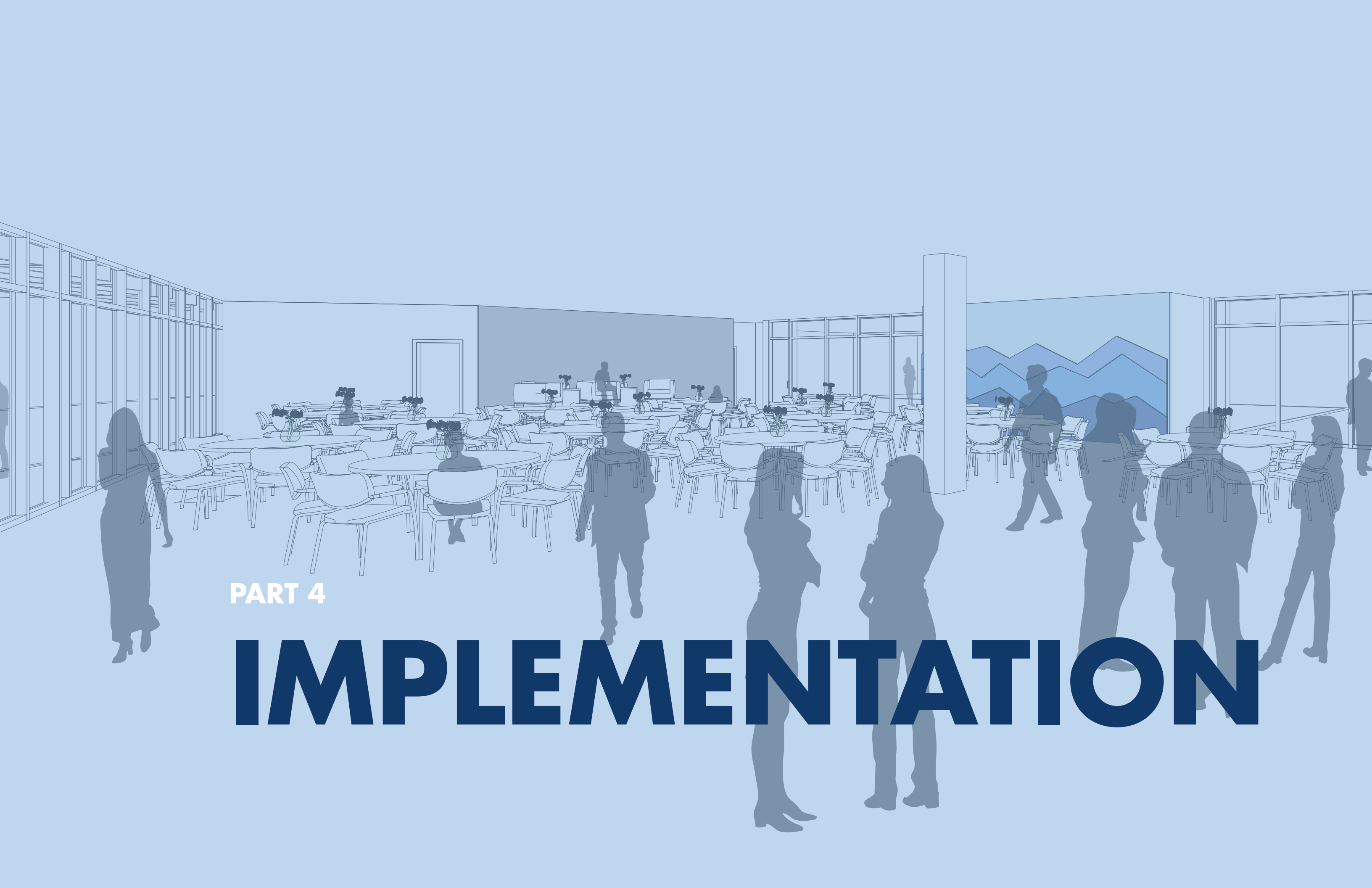
2019 COLLECTION:

Adult:	
Audiobook	1,115
Bluray	1,425
Book	14,915
Digital Book	445
DVD	7,198
Graphic Novel	85
Magazine	665
Music on CD	380
New Magazine	66
Paperback	1,662
Large Print	1,641
Total:	36,795

Youth:	
Audiobook	101
Bluray	419
Boardbook	977
Book	9,192
Digital Book	93
Digital VW	27
DVD	3,352
Graphic Novel	746
Magazine	107
Music on CD	141
Paperback	162
Picturebook	8,405
Puppet	128
Video Game	166
Total:	24,016

Teen:	
Audiobook	76
Book	2,715
Digital Book	50
Graphic Novel	895
Magazine	46
New Magazine	7
Paperback	49
Picturebook	3
Total:	3,841

Total Collection: 64,652 Items



PART 4

IMPLEMENTATION

DESCRIPTION OF THE PREFERRED OPTION-

Rawlings Library

The Gather and Create phases of the (re)IMAGINATION process resulted in the crystallization of preferred concepts that were deemed to be important to the Rawlings Library in order to better serve the Pueblo community for the next 25 years. Three options were evaluated that incorporated many of these concepts in order to understand their potential to transform the visitor and staff flow of the library. After lengthy consideration, a Preferred Option was created that synthesizes many of the important ideas in each of the options. This section of the (re)IMAGINATION report provides a summary of the salient features the Consultant team believes to be necessary to support a timeless yet responsive array of library services in a (re)imagined Rawlings Library.

Site

Concerns expressed during the Gather and Create phases were primarily related to accessibility and safety/security issues posed by the current site configuration. It was repeatedly noted the location of the Library's front entry was too distant from the closest accessible parking space, and the wall defining the entry courtyard did not allow visual and safe access to the Library. The basis of the Preferred Option site design is the closure of the southern portion of Bates Street, resulting in the extension of the existing parking lot on the south side of the library in the Bates Street right of way. This site change results in the addition of approximately 18 new parking spaces, all in closer proximity to the front door than existing parking spaces. Preliminary discussions with the City of Pueblo Planning Staff suggested the impact of closing this portion of Bates Street would not cre-

ate traffic issues as it appears the primary need for traffic on this street is related to accessing the drive-up book drop. It should also be noted the existing building was designed to bridge over Bates Street as a result of existing utilities in the street that would require relocation had the 2003 library been built on-grade closing the street.

The closure of Bates allows for the creation of an outdoor events and learning space that would provide a sloped terrace for use as an amphitheater with the skyline of downtown Pueblo as the background. The creation of an outdoor space protected from the elements by the bridge of the building overhead provides great opportunities for library programming. The recreated Café on Level 1 would overlook the outdoor space providing a wonderful destination for casual conversation and coffee. In addition, the existing utilities below the street could remain in place. The drive-up book drop would be moved north of the building within the right of way of Bates Street accessed from Church Place to the north.

The Preferred Option further recommends the removal of the walls defining the entry court and opening this space to become amore visible and welcoming entry. The Library's entry is then relocated to better front on East Abriendo Avenue to further the creation of an engaging building entry crossing the existing reflecting pool. This relocated entry also allows for easier navigation to the library visitor once inside the building. In addition, a new truck height loading dock is created in the Maintenance area of the first floor to the east of the outdoor event space, an amenity that does not currently exist in the building.

Lower Level

No changes are proposed on this level in the Preferred Option. This level remains primarily for staff including Technical Services and other building support activities. The results of the discussions with staff and stakeholders suggest this area is functioning well and there was no desire to change the programming or spaces.

Level 1

As noted in the Site discussion, the proposed changes in the Preferred Option dramatically impact the perception of how this level will function. The relocated entry crossing the reflecting pool allows for a dramatic entry experience. More importantly the new entry location better serves the flow into the building by enhancing the view to the highly sculptural grand stair. The ceiling heights on this level are very low and somewhat restrictive, resulting in a space that feels dark and unwelcoming. The goal of the (re)imagined Level 1 is to open the space up to the public, potentially secured for after hour use, and brighten the space with new lighting and finishes. A primary component in the design of the Preferred Option is the relocation of the Children's Library to Level 2 which is described in more detail in the section on Level 2. In the former space of the Children's library is the placement of the "InfoZone" which is a highly interactive learning space that focuses on the creation of the news media, the principle business of the building's namesake. The placing of the "InfoZone" on Level 1 results in greater visibility and access to this important program space. Adjacent to the "InfoZone" is the placement of a large Maker-Space, to be potentially

shared in a partnership with a non-library organization. The Maker-Space in this location might also enhance the content of the "InfoZone" through the use of creation tools related to the news media.

The Rotating Exhibit area has also been relocated from Level 4 and placed in the tall open atrium space to facilitate the exhibition of tall displays. The Café is recrafted and expanded in its former location adjacent to the exhibit space and also features views to the outdoor event and learning space, serving as a destination for coffee, books and food. The existing automated materials handling component of the Circulation area is slightly reconfigured to allow for a stronger visual connection to the existing three highly used meeting rooms on Level 1. In addition, this level features a large 100 person meeting room and a smaller staff training room.

The results of the proposed redesign of Level 1 is a truly public floor for discovery, content making, relaxation with refreshment, and public participation or the same four spaces essential to the definition of a "Modern Library." As previously noted, the programming of this floor could be easily secured for after hour use without impacting library operations.

Level 2

A major component of the design of this level is the moving of the Children’s Library to this level resulting in greater flexibility, security/safety and separation of activities. The relocation of the Children’s Library combined with the placement of the Fiction/Non-Fiction Collections in the east wing and the Teen Library and Hispanic Resource Center and Collections in the original library structure results in the creation of a more traditional library floor for users of all ages including the family component of library users. The taller ceiling heights on this level allow for the potential of a higher level of creative content. A Technology Core is anchored near the elevator core as a unifying device to provide exposure to new and current technologies that might be shared with the three program components on this level.

Existing staff work areas adjacent to the restrooms/stair core will be expanded to provide a more efficient work flow to serve each of the three primary program components on this level. As noted the Fiction and Non-Fiction Collections are relocated into the east wing, anchored by a Quiet Reading Room with dramatic views at the eastern prow of the building. The Teen Library is moved into the original library building along with the creation of a variety of sized Study Rooms to accommodate large and/or small groups. The Hispanic Resource Center and Collections are also located on this level in a prominent location near the stairs and elevators.

Level 3

The Archives and Genealogy Library and Library Administration currently occupy the primary footprint of this level. The design of the Preferred Option maintains these programs on this level but vastly expands the highly popular and growing Archives and Genealogy collection. The archives vault area is nearly doubled in size to accommodate the needs of a growing collection and the Genealogy and History collection are expanded with the creation of study rooms and private research/reading areas. The existing Administrative area remains essentially in its current configuration with minor upgrades. As with the Level 2 proposal, a new Technology Core is anchored on this level near the elevator core to again reinforce the significance of technology in the Library’s collection and in particular to the Archives and Genealogy collection on this level.

Level 4

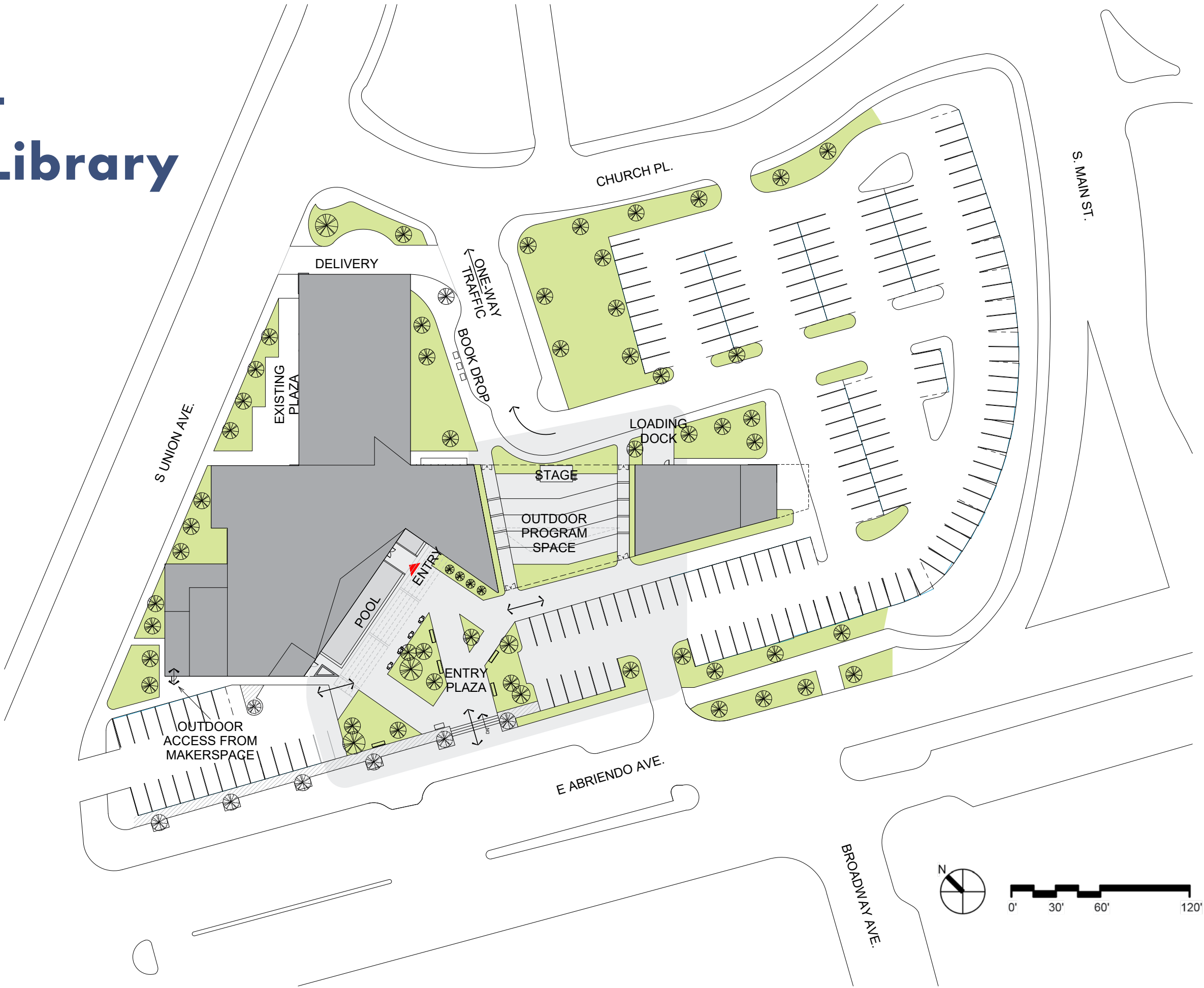
As previously noted, a major program shift on this level is the relocation of the “InfoZone” and the Exhibit space down to Level 1. Level 4 features dramatic views to the City through large glass walls and three outdoor plazas that are rarely used today due to the lack of accommodating changing weather conditions. The Preferred Option recreates this level as a destination for events for all citizens of Pueblo to enjoy. The existing large Ryals Meeting Room has the potential to be transformed into a Grand Event space that might accommodate up to approximately 220 individuals sitting at tables of eight. This could be an elegant setting for the Library’s annual Black Tie

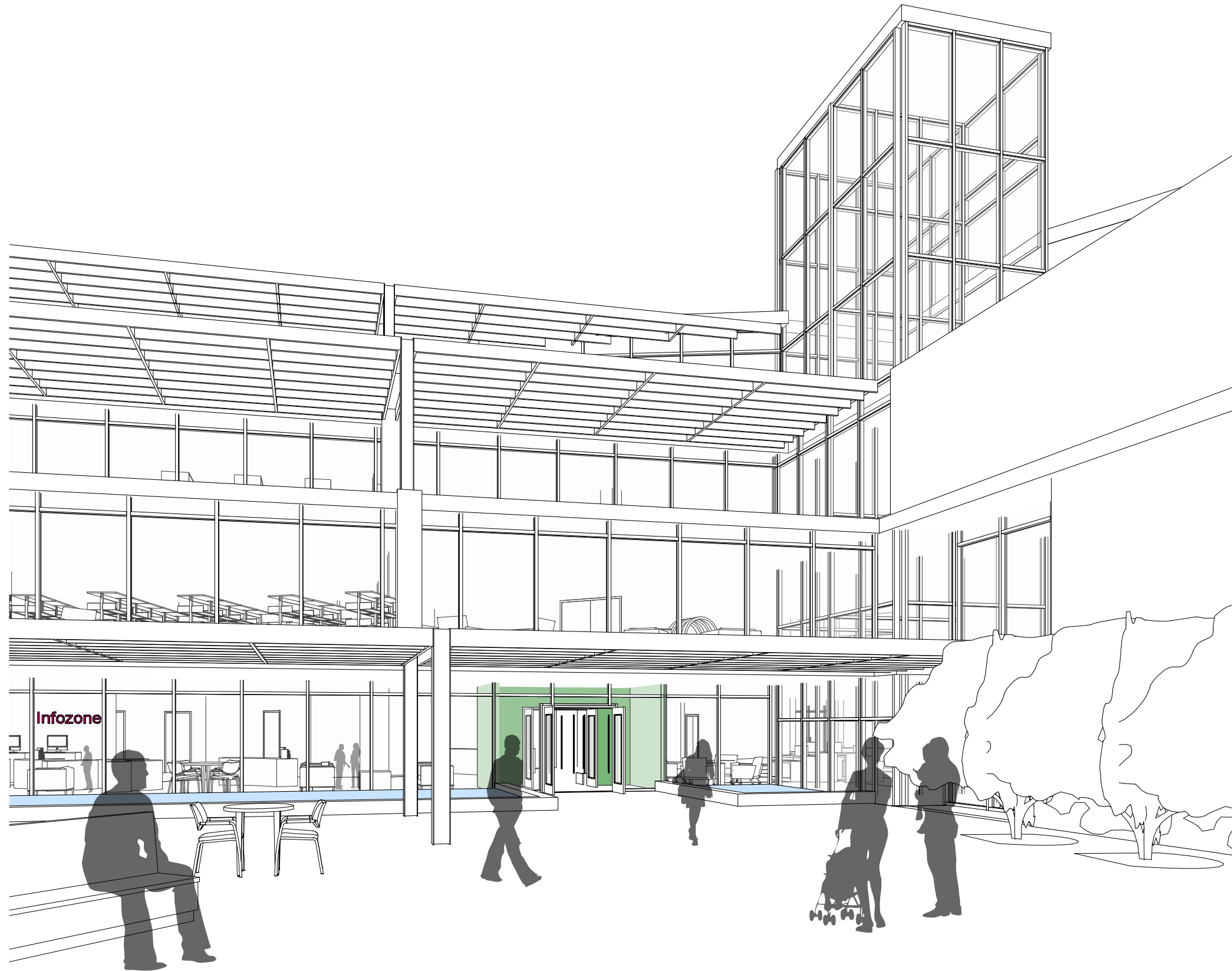
Ball or as a host to other large civic gatherings. The two large outdoor plazas would be accessed from the Grand Event space and incorporate a variety of shade devices to allow the potential for year round use. A seamless glass folding partition allows for the space to be subdivided as required to accommodate simultaneous events to occur on the floor. The existing Program Room is greatly enhanced as a presentation theater with the use of folding tiered theater seating. The use of this type of seating allows for the Program Room to also be used as a multi-purpose room featuring seating at tables. The Level 4 plan also features a large Pre-function space near the stair/elevators to enhance the organization of programs. As previously indicated, this Level becomes a destination which could also be programmed separately for after hour use.

The implementation of the Preferred Option, in whole or in part, will result in the (re)imagined Rawlings Library to better serve the needs of the community for the next 25 years by incorporating much of the input outlined by the Library’s stakeholders during the evolution of this (re)IMAGINATION process.

PREFERRED OPTION

SITE PLAN- Rawlings Library

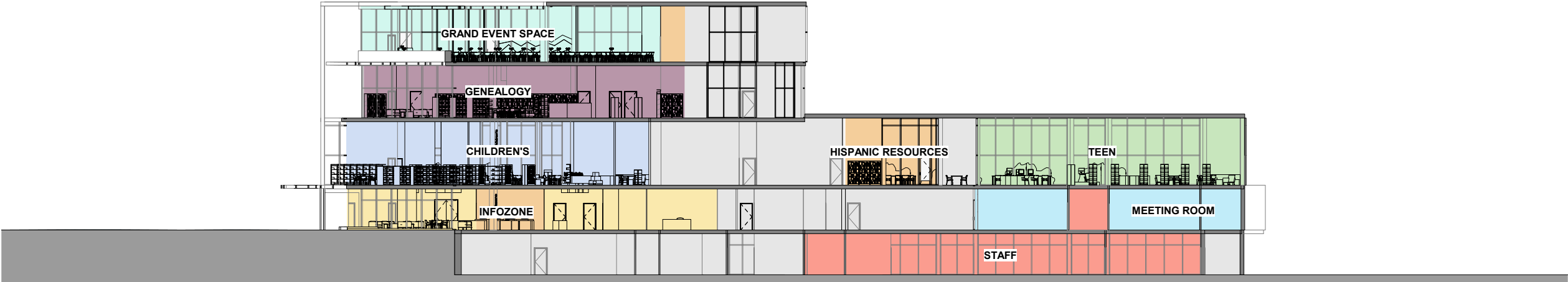




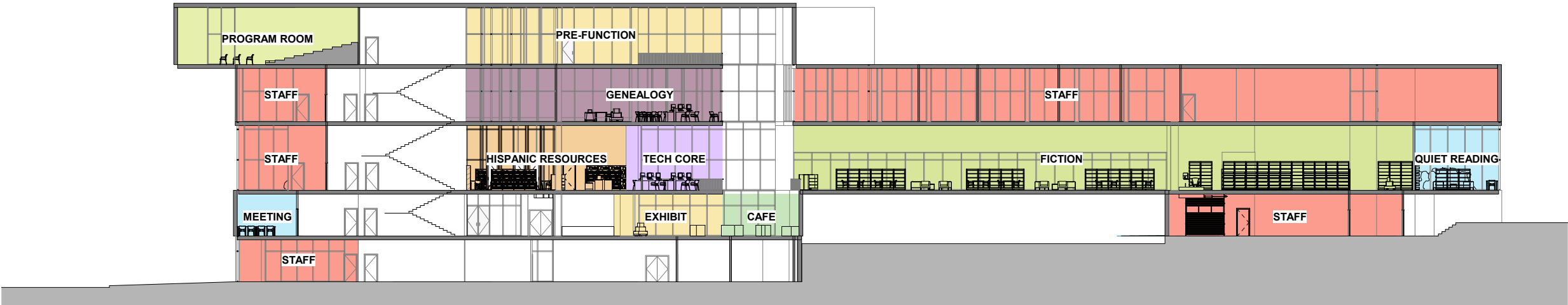
RAWLINGS LIBRARY
SKETCH OF NEW ENTRY COURT

PREFERRED OPTION

BUILDING SECTIONS- Rawlings Library



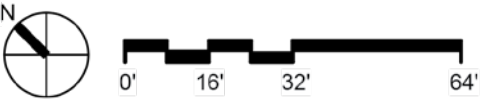
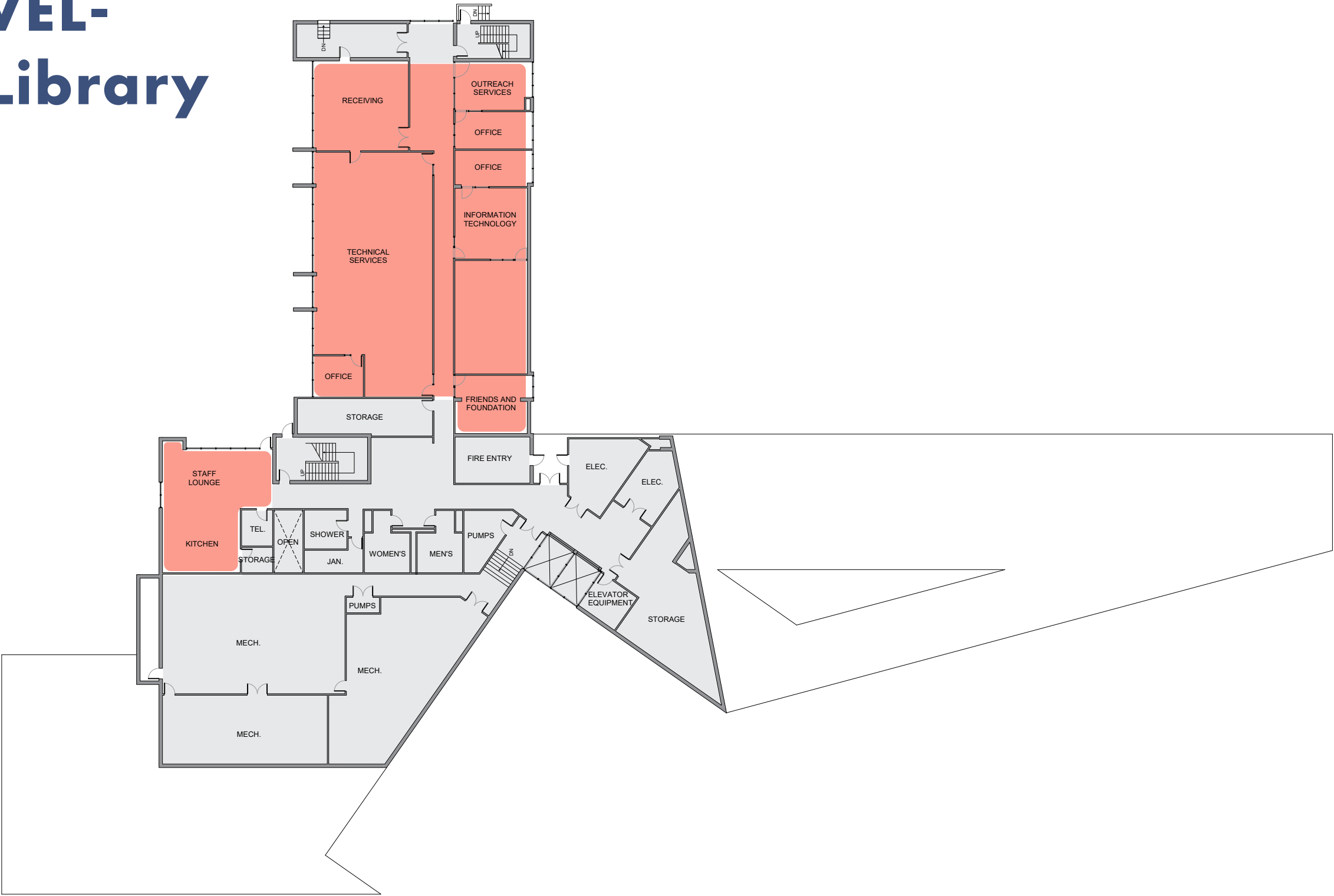
EAST - WEST SECTION



NORTH - SOUTH SECTION

PREFERRED OPTION

LOWER LEVEL- Rawlings Library

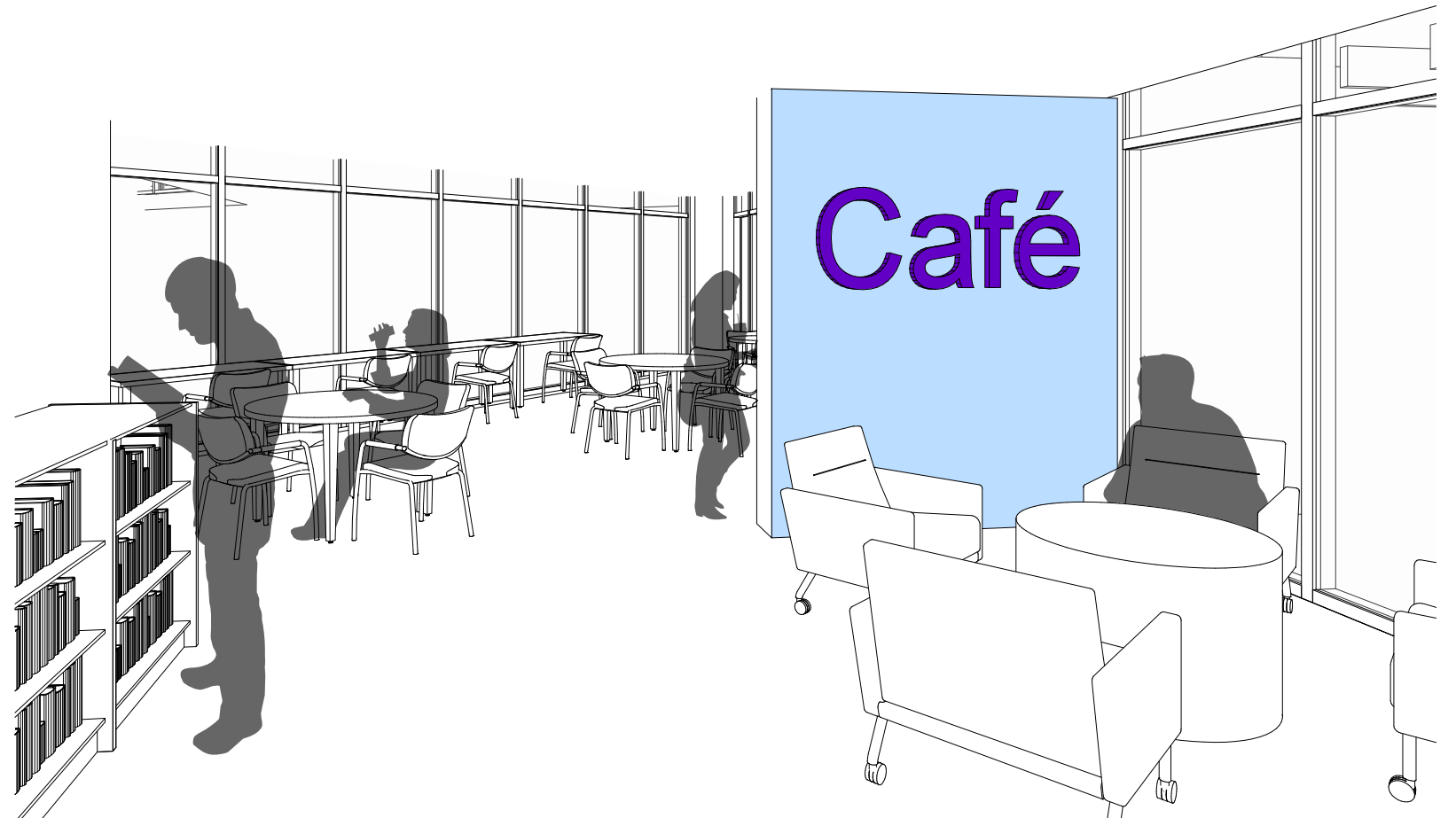


LEVEL 1- Rawlings Library



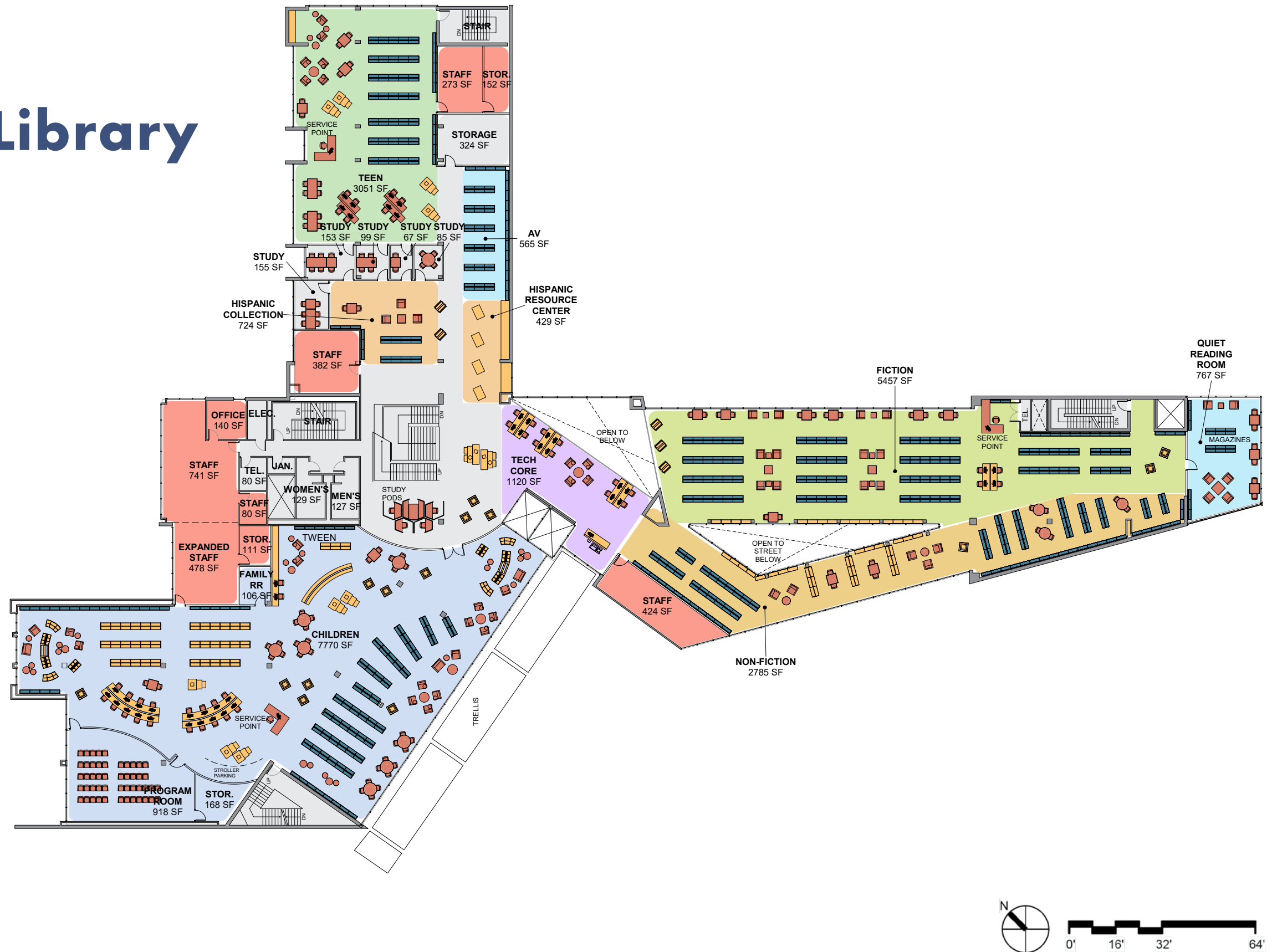


RAWLINGS LIBRARY
SKETCH OF LEVEL 1 INFOZONE



RAWLINGS LIBRARY
SKETCH OF LEVEL 1 CAFE

LEVEL 2- Rawlings Library





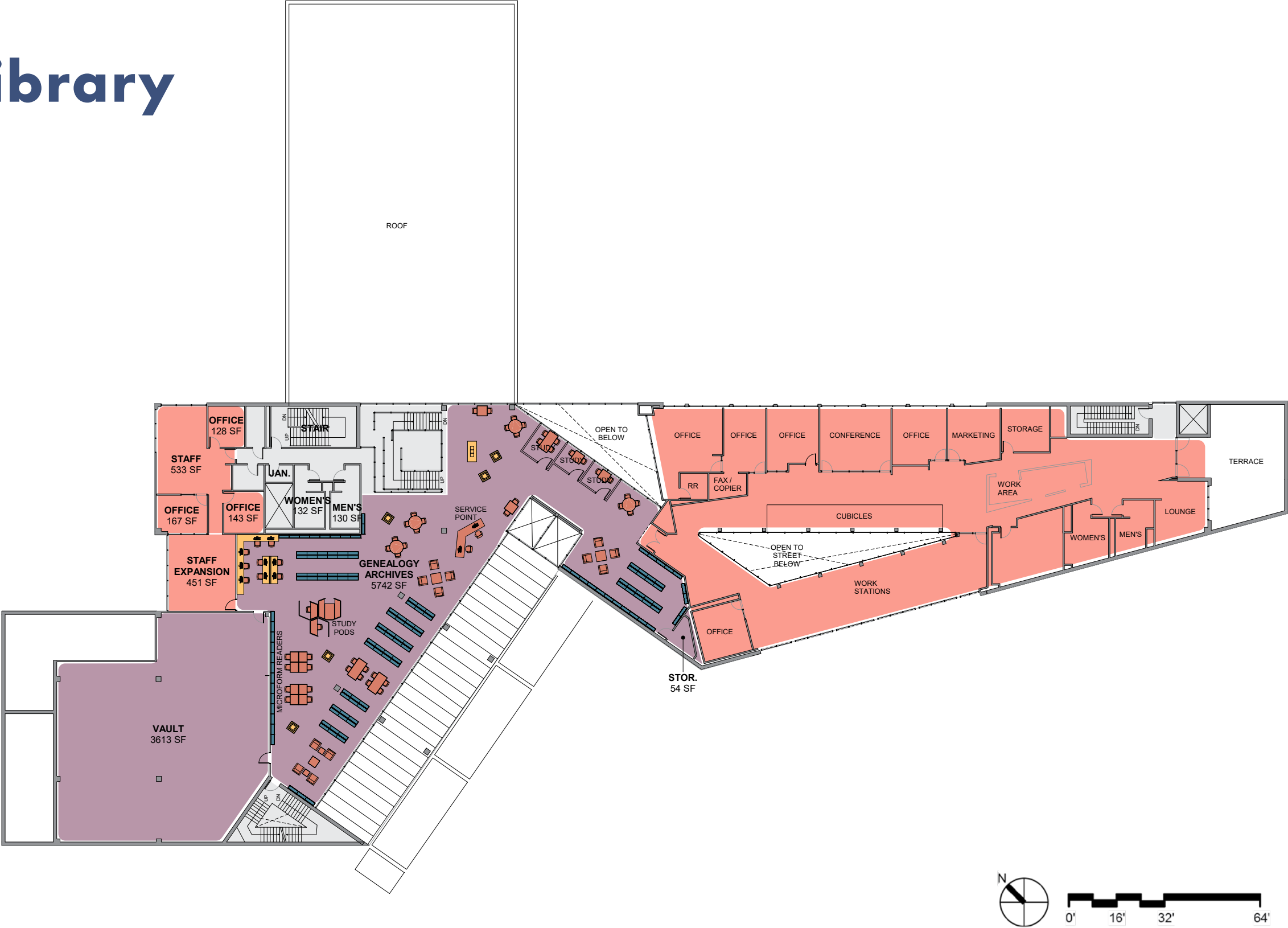
RAWLINGS LIBRARY
SKETCH OF LEVEL 2 CHILDREN'S LIBRARY

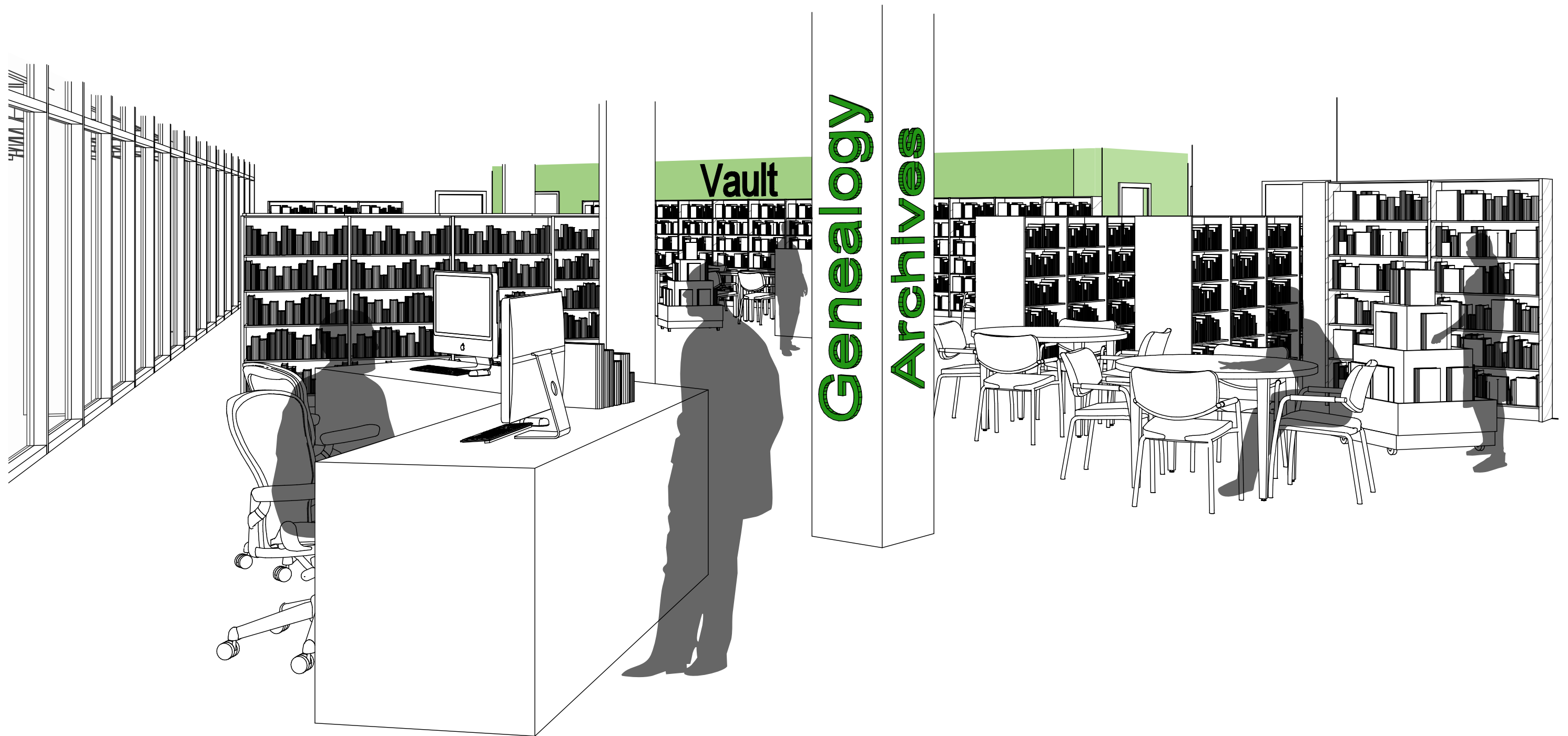


RAWLINGS LIBRARY
SKETCH OF LEVEL 2 HISPANIC RESOURCES CENTER

PREFERRED OPTION

LEVEL 3- Rawlings Library





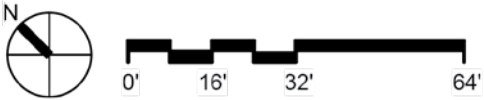
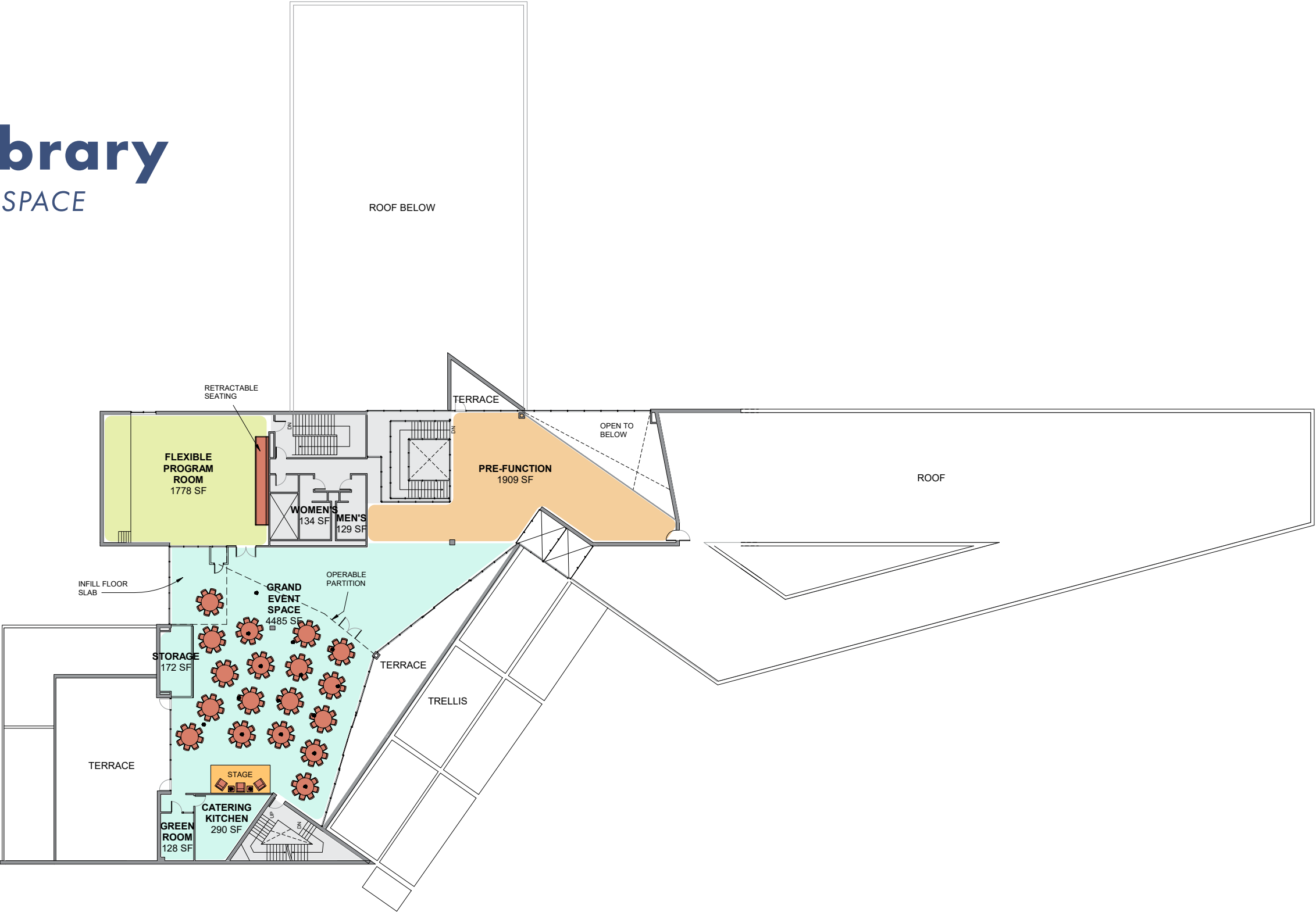
RAWLINGS LIBRARY
SKETCH OF LEVEL 3 GENEALOGY/ARCHIVES

PREFERRED OPTION

LEVEL 4-

Rawlings Library

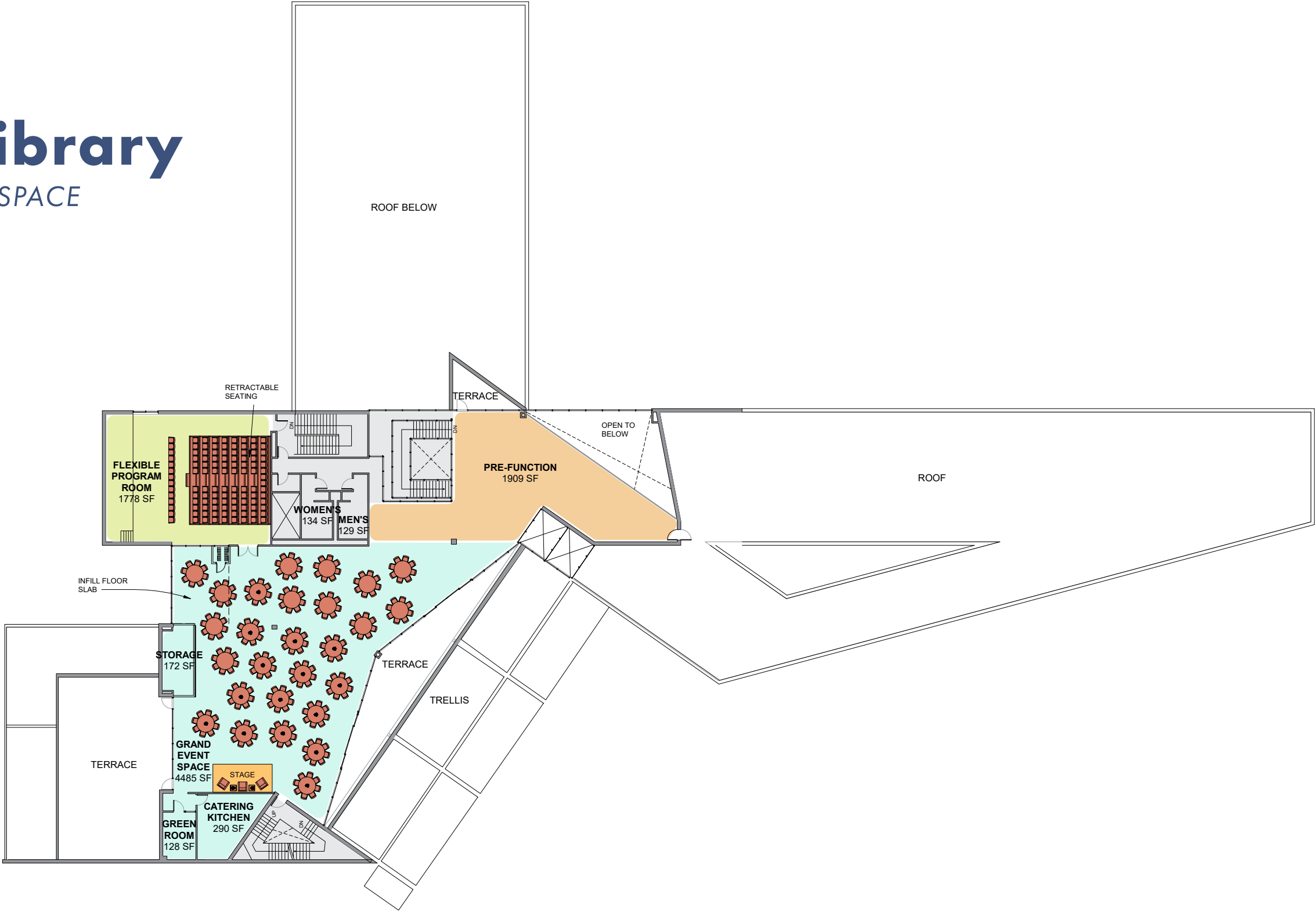
OPTION: MULTIPLE EVENT SPACE

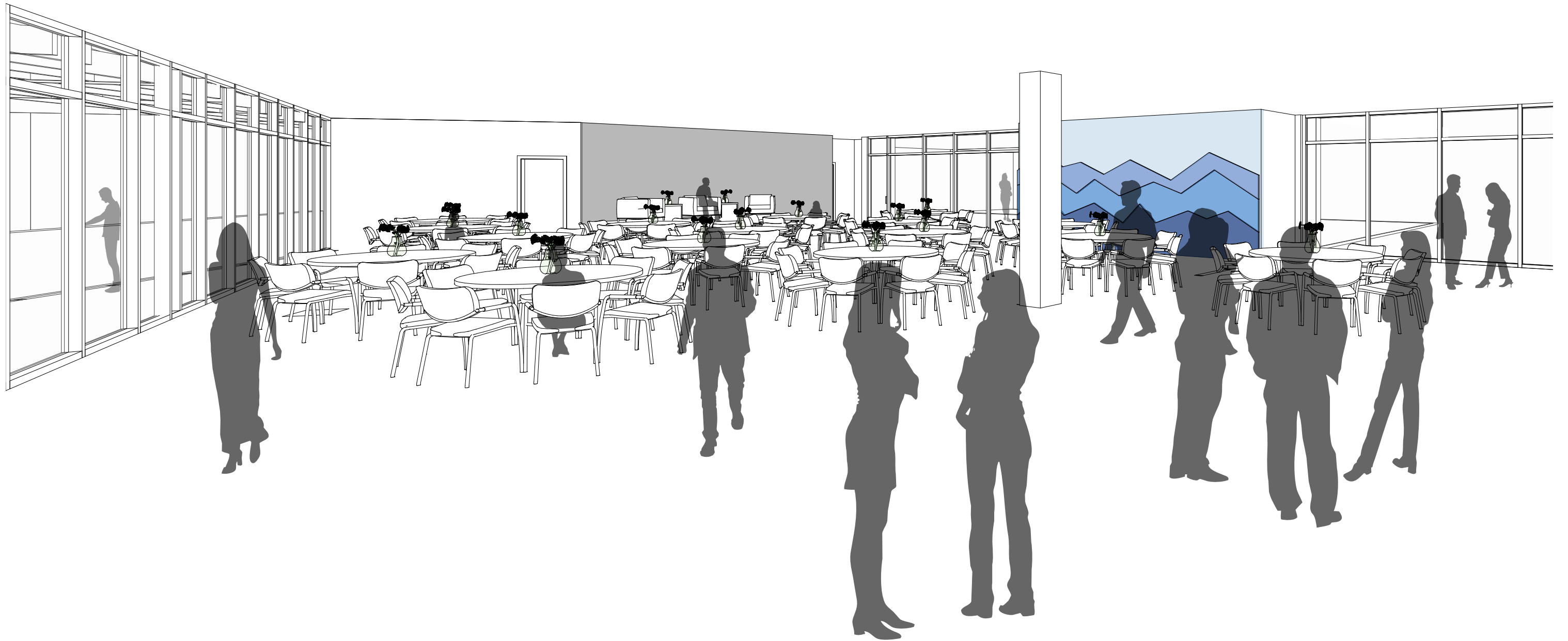


PREFERRED OPTION

LEVEL 4- Rawlings Library

OPTION: GRAND EVENT SPACE





RAWLINGS LIBRARY
SKETCH OF LEVEL 4 GRAND EVENT SPACE



PART 4

IMPLEMENTATION- Branch Libraries

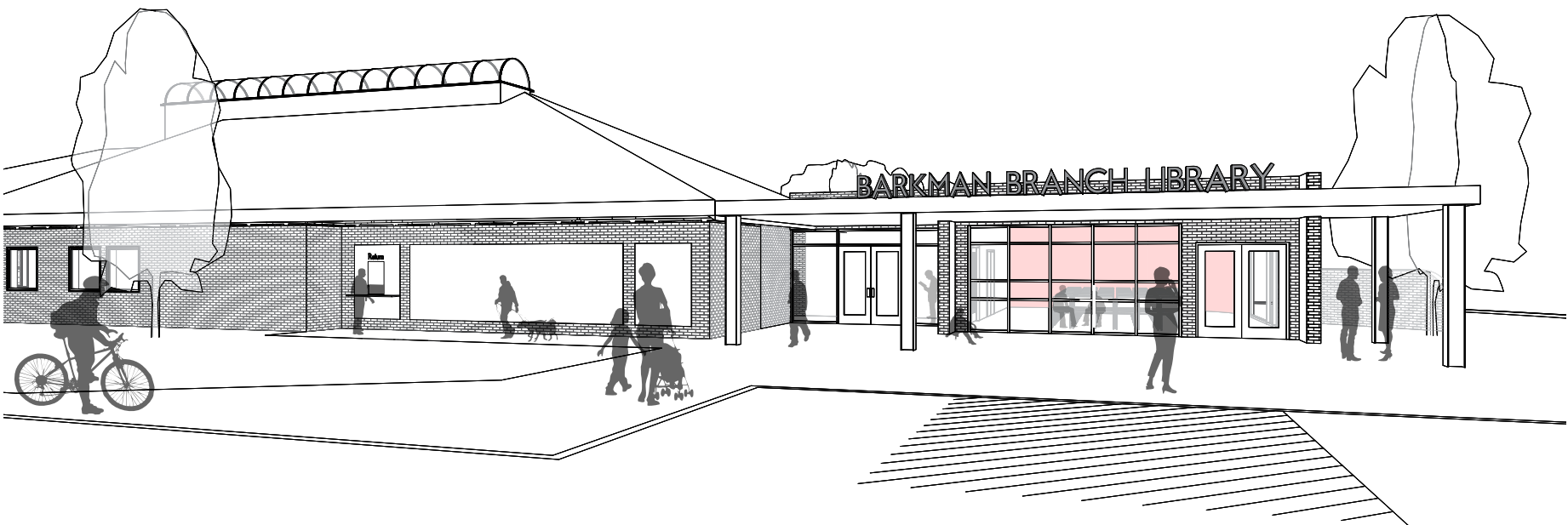
PREFERRED OPTION

Barkman Branch Library

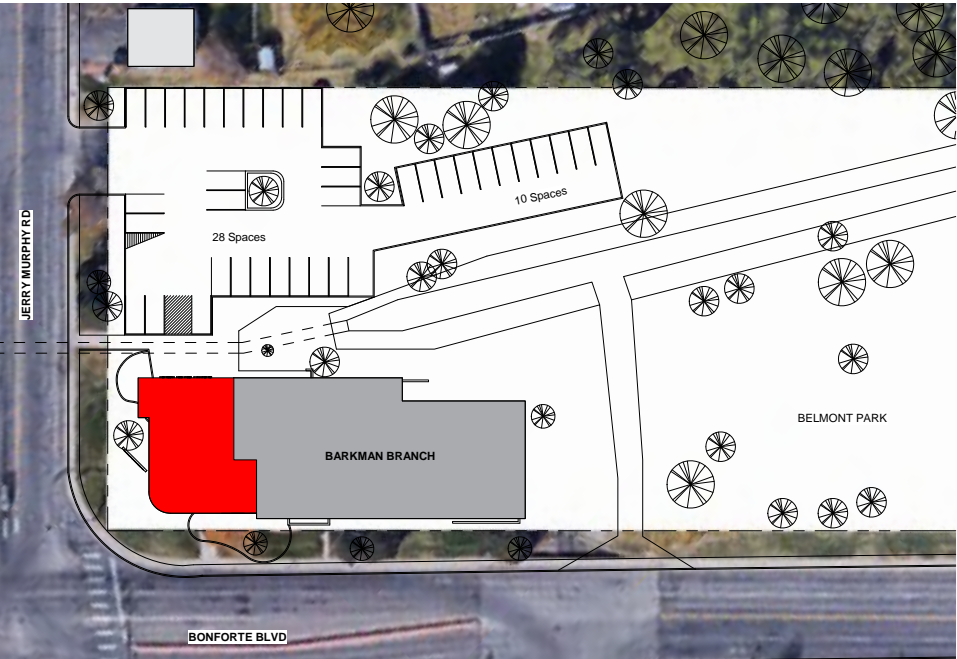


Summary

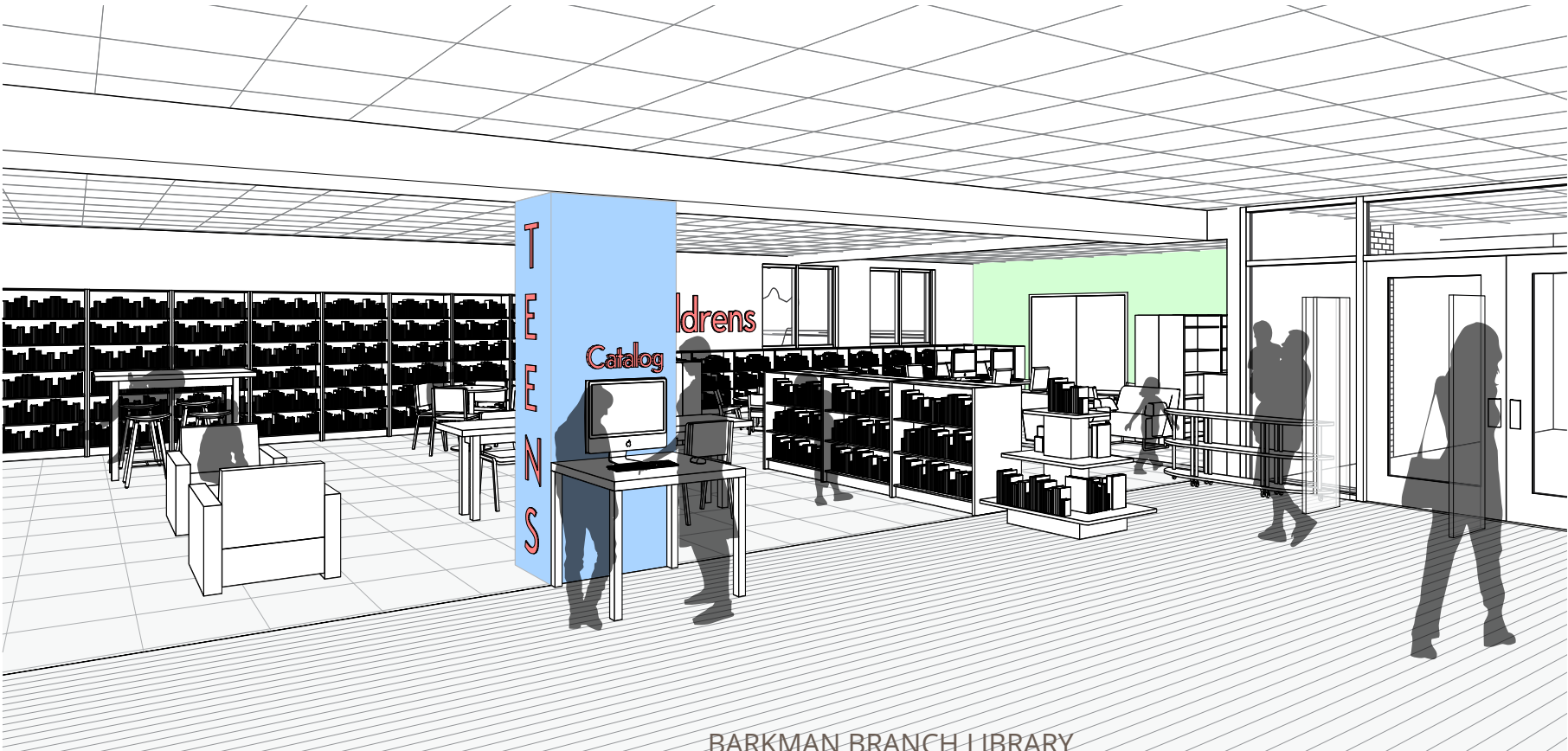
The overall goal of the Master Vision is to better zone the library for sound and activity moving the noisy/active spaces near the front entrance and the quieter/passive reading spaces to the far end of the building. The proposal is to construct a new large Community Meeting Room and entry to the existing library. The recommended addition is approximately 2,100 sf in size and would reconfigure the restrooms and Community Meeting Room to be used after library hours for outside users. The proposal also includes moving the Children’s Library near to the library entry for convenience of parents and to reduce the noise impact of children crossing through the library. A designated Teen Library and an enclosed Maker Space is also created near the relocated service desk. The Adult collection and reading areas are then shifted to the far end of the building offering peaceful views to Belmont Park. Two enclosed Study Rooms are also proposed. Finally, the automated materials handling device for returns will be replaced and moved closer to the front door to allow for a convenient exterior return for patron.



BARKMAN BRANCH LIBRARY
SKETCH OF NEW ENTRY & COMMUNITY ROOM ADDITION



PROPOSED SITE PLAN



BARKMAN BRANCH LIBRARY
SKETCH OF TEENS & CHILDRENS AREA

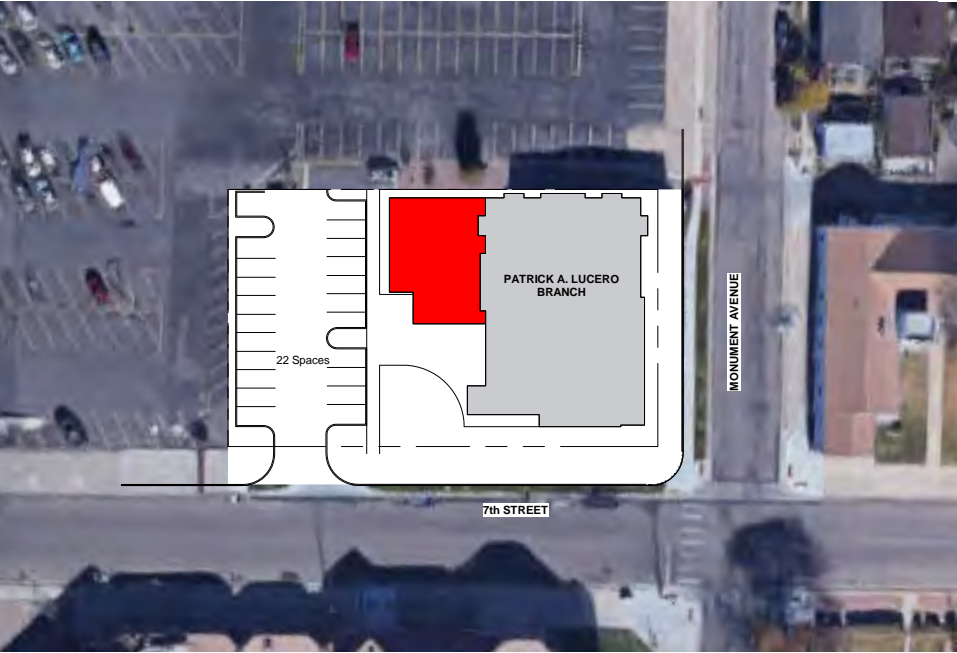
PREFERRED OPTION

Lucero Branch Library



Summary

The Lucero Branch Library is a very heavily used facility given its location on the near east side of the Pueblo community and adjacent to schools. It has been suggested the library should be greatly expanded, however, the current site presents limitations. It is not within the current thought to construct a new library on the east side of town and therefore the current vision is to expand on the current site and greatly enhance the internal layout of the library. Thus a primary goal of the Master Vision for this facility is to better accommodate use by Teens and Children by constructing an approximate 2,500 sf addition on the west with a new entry adjacent to parking and an enlarged Community Meeting Room. The new entry would increase the capacity and safety of the restrooms and also create an enhanced entry sequence. The porch of the existing building entry becomes a reading porch and defined outdoor discovery area for children. The existing Community Room is renovated into the Children’s Library with a glass enclosed Maker Space in the current Children’s Library. A defined Teen library is created adjacent to the Maker Space in the northeast corner also with glass walls to allow for supervision and intrigue. Finally, the staff work area is expanded and the Service Desk repositioned to allow for better supervision and service to library users.



PROPOSED SITE PLAN



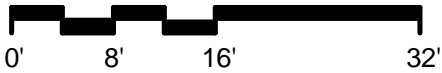
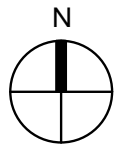
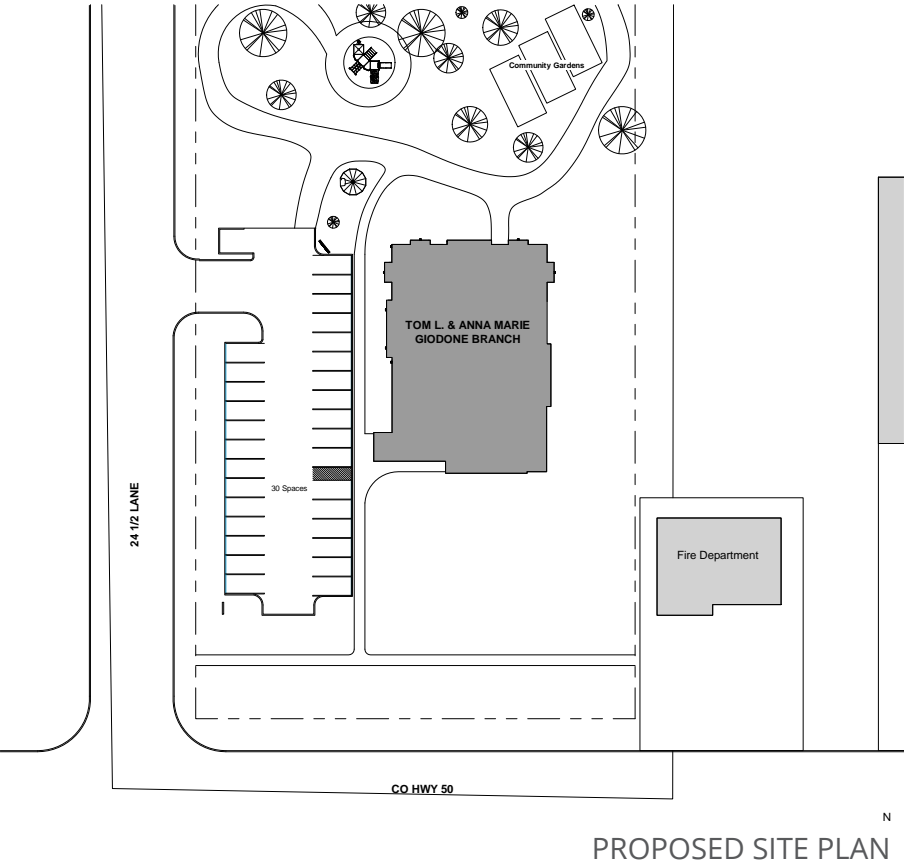
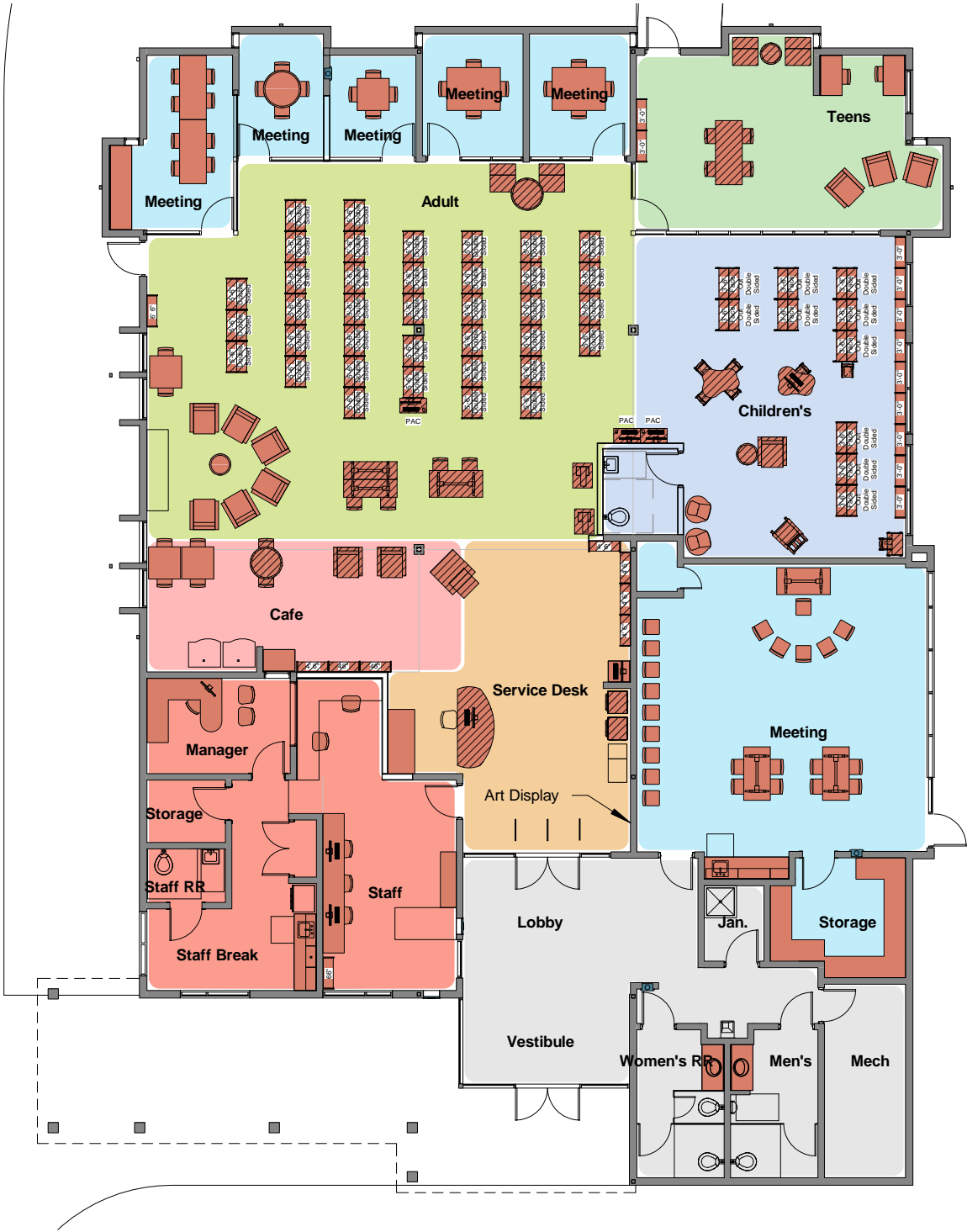
LUCERO BRANCH LIBRARY
SKETCH OF NEW ENTRY



LUCERO BRANCH LIBRARY
SKETCH OF STACKS, MAKER SPACE & CHILDRENS

PREFERRED OPTION

Giodone Branch Library



Summary

The Giodone Branch was built using the same floor plan as the Lucero Branch but given its unique location utilizes a different architecture featuring pitched roofs and lap-siding with masonry. However, the interior organization is essentially the same while experiencing very different user patterns. The proposed renovation recommended by the Master Vision Plan is to create a glass enclosed Teen area in the northeast corner of the library and to create enclosed study rooms and to provide enhanced acoustical separation between the existing study rooms. In addition, the large property owned by the District allows the library to create a park-like setting that could also be used as an outdoor discovery zone for children accessed through a new set of doors on the north side of the library. As with the Lucero Branch the staff work areas would be expanded and the Service Desk reoriented to provide enhanced service to library patrons.



GIODONE BRANCH LIBRARY
SKETCH OF NEW DISCOVERY GARDENS



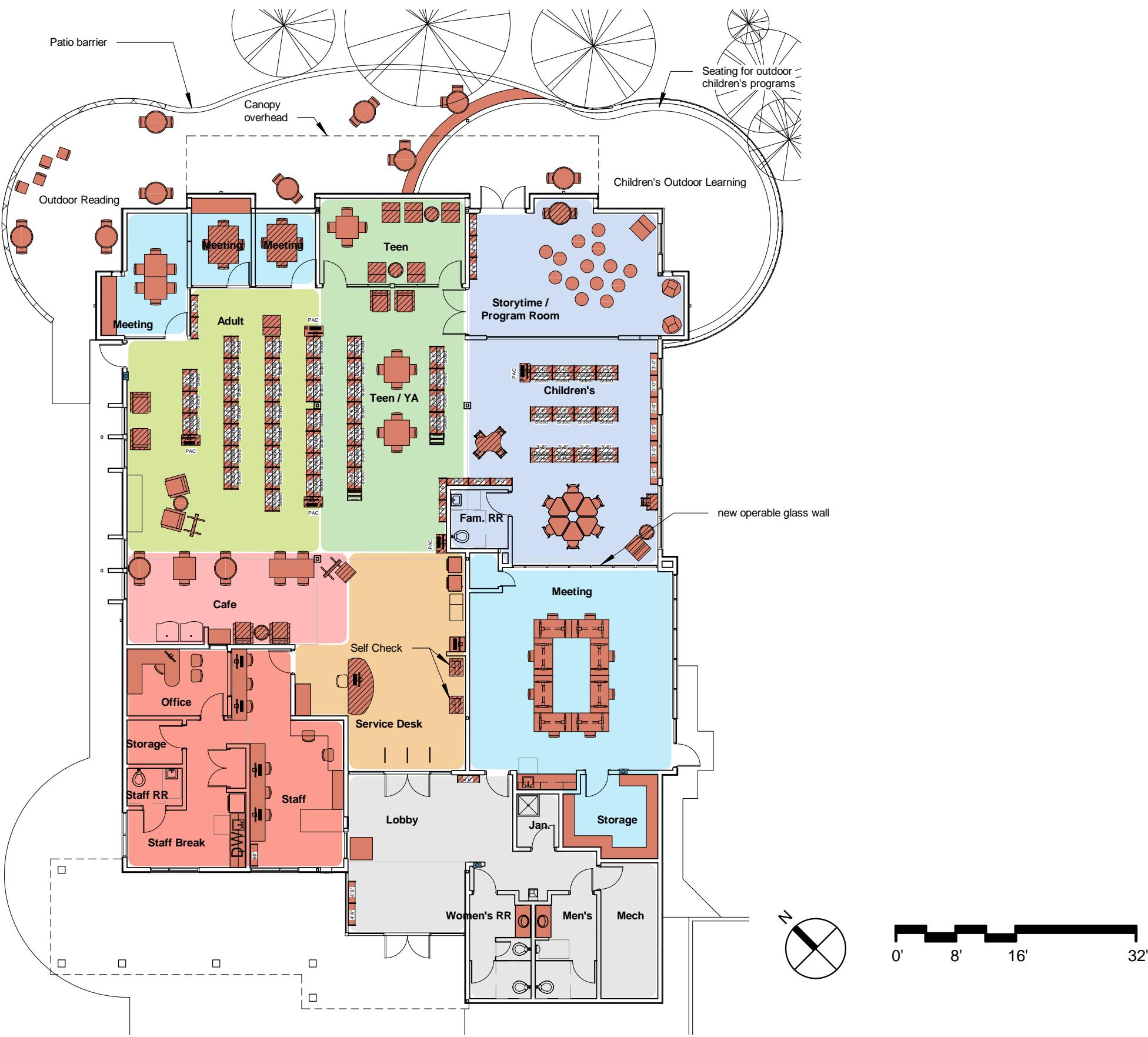
GIODONE BRANCH LIBRARY
SKETCH OF STACKS & SELF CHECKOUT



GIODONE BRANCH LIBRARY
SKETCH OF TEEN LOUNGE & CHILDRENS

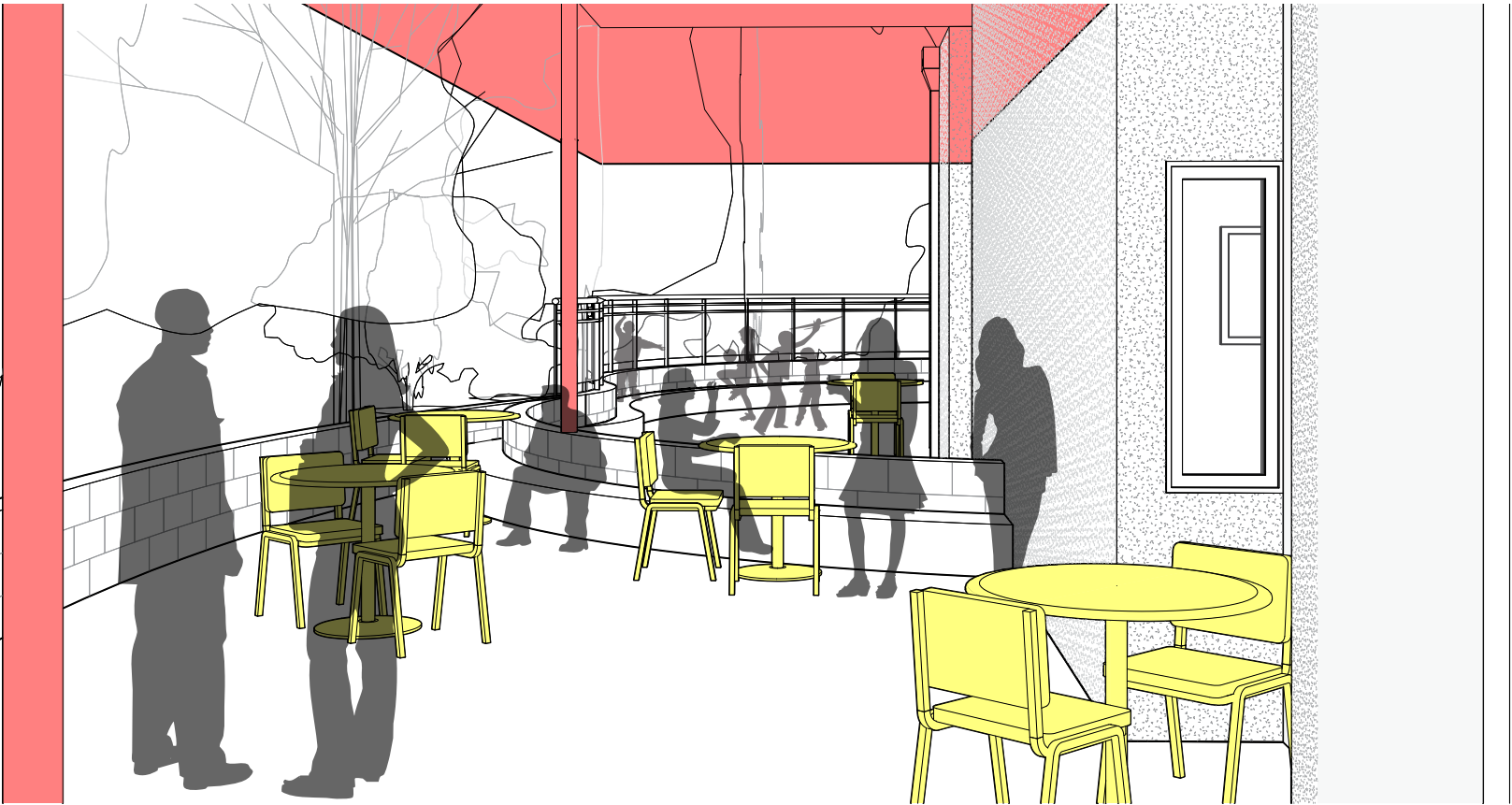
PREFERRED OPTION

Greenhorn Valley Branch Library

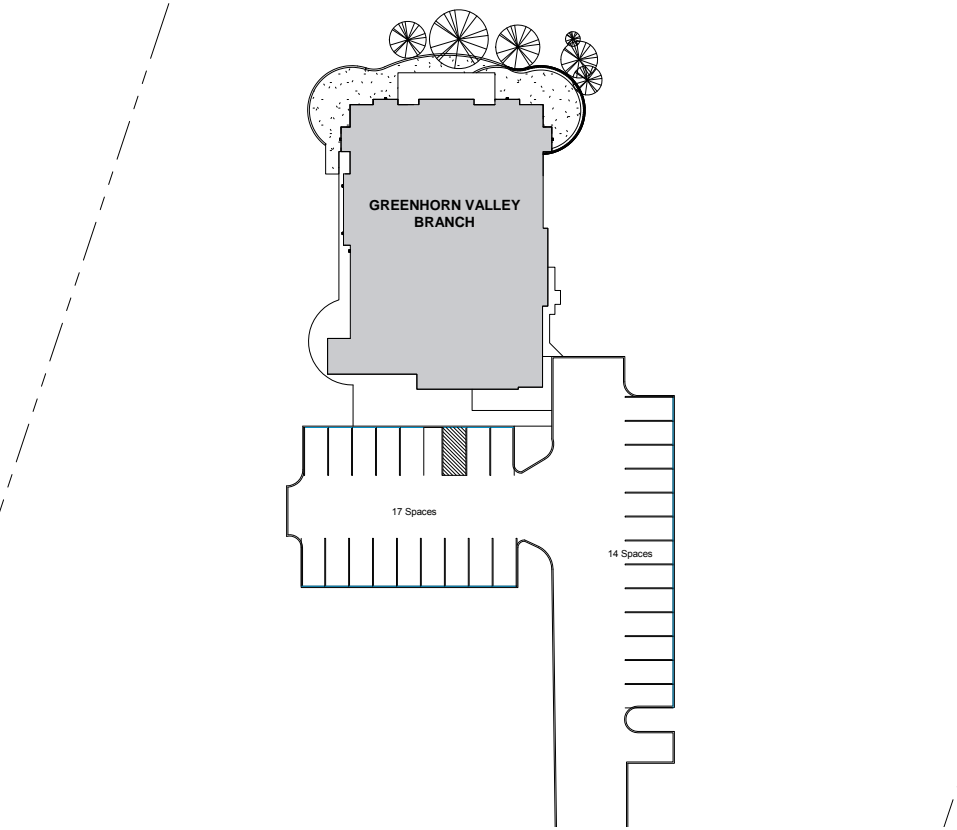


Summary

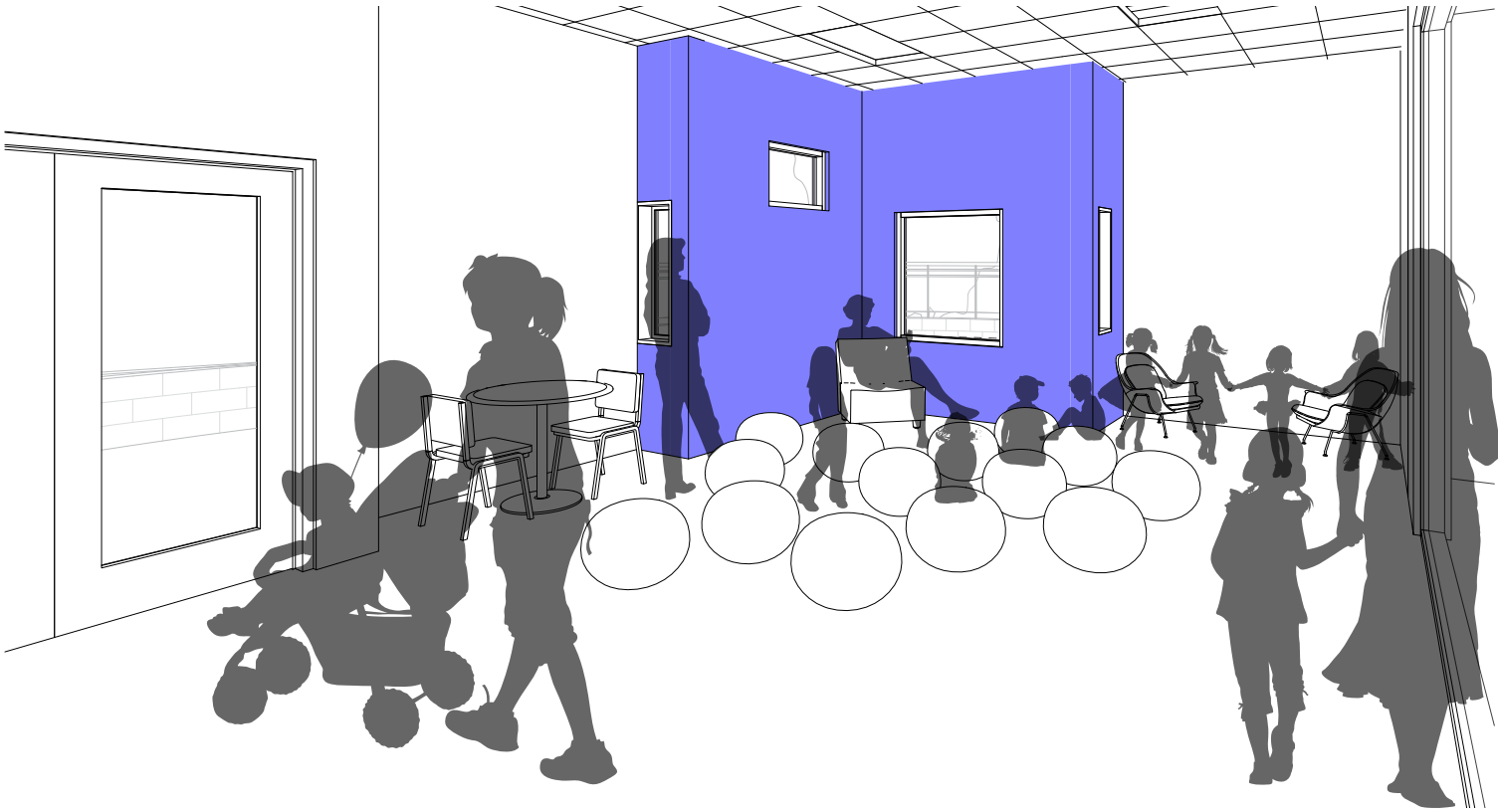
The Greenhorn Valley Branch was also built using the same floor plan as the Lucero and Giodone Branches. However, the essentially rural location also utilizes an architecture of sloped roof, stone and lap-siding. The primary objective of the Master Vision Plan is similar to the Giodone Branch, however, rather than an enclosed Teen area, it is suggested the library feature an enclosed Children’s Program Space and the Teen area be created in the existing enclosed meeting rooms. A new set of doors adjacent to the new Program Space will lead to a partially covered outdoor learning garden. This access would also facilitate an outdoor reading patio for enjoyment of the views to the north and northeast. Given the nature of the community it is also recommended that enclosed Study Rooms be created in the north corner of the building. Finally, the staff work area and Service Desk would be modified consistent to provide expanded and enhanced patron service.



GREENHORN VALLEY BRANCH LIBRARY
SKETCH OF OUTDOOR READING AREA



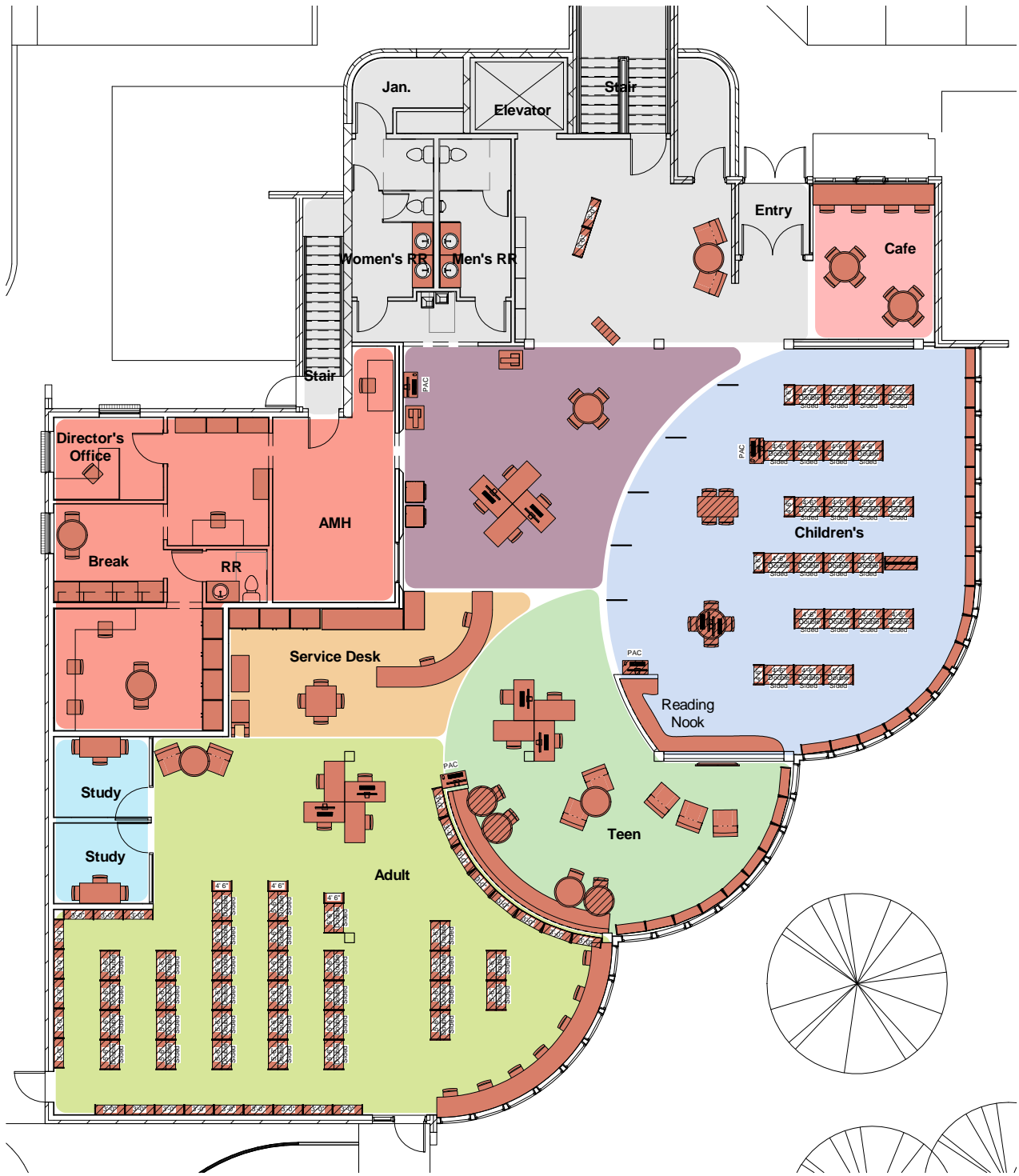
PROPOSED SITE PLAN



GREENHORN VALLEY BRANCH LIBRARY
SKETCH OF STORYTIME READING ROOM

PREFERRED OPTION

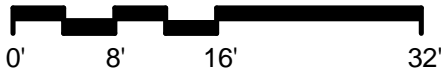
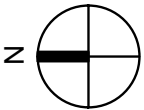
Lamb Branch Library



LEVEL 1

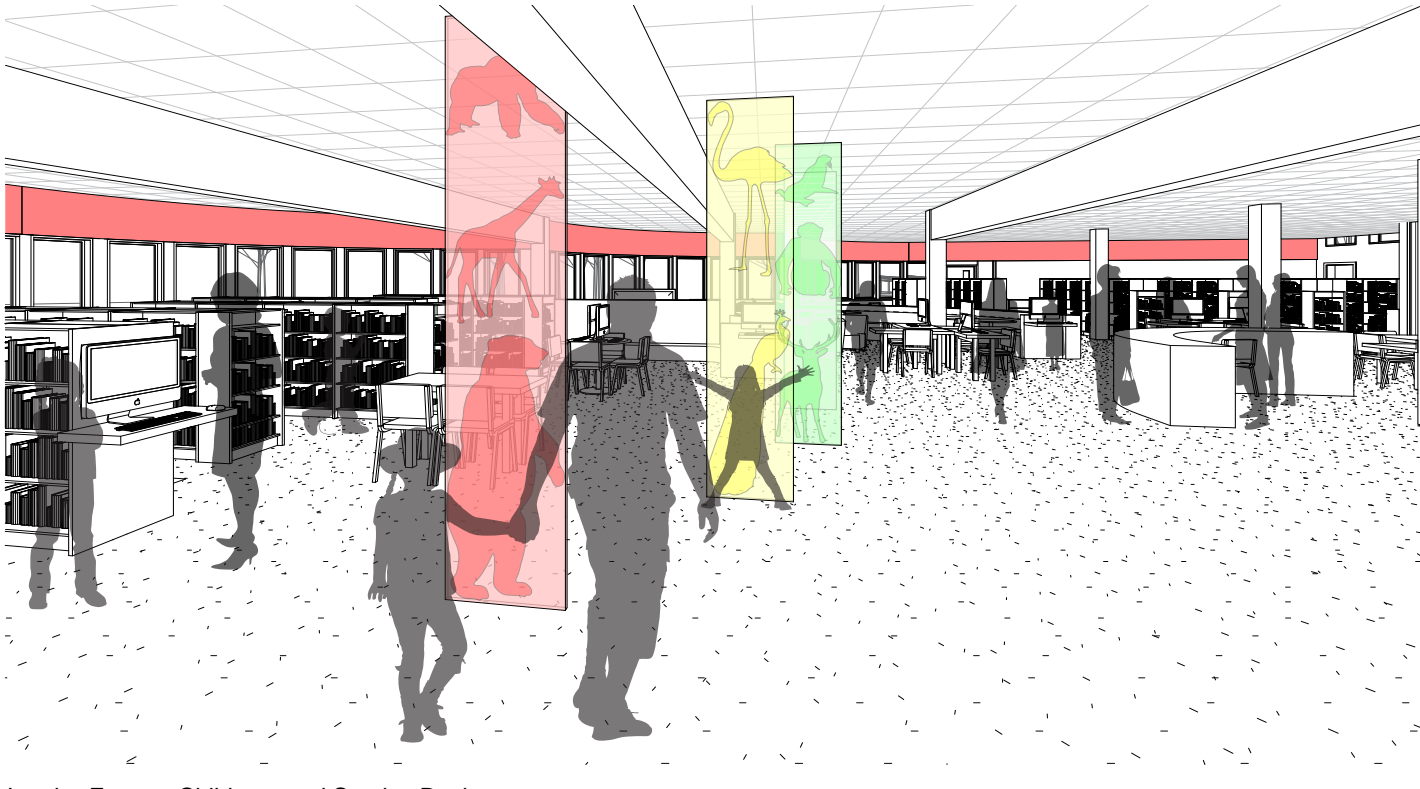


LOWER LEVEL

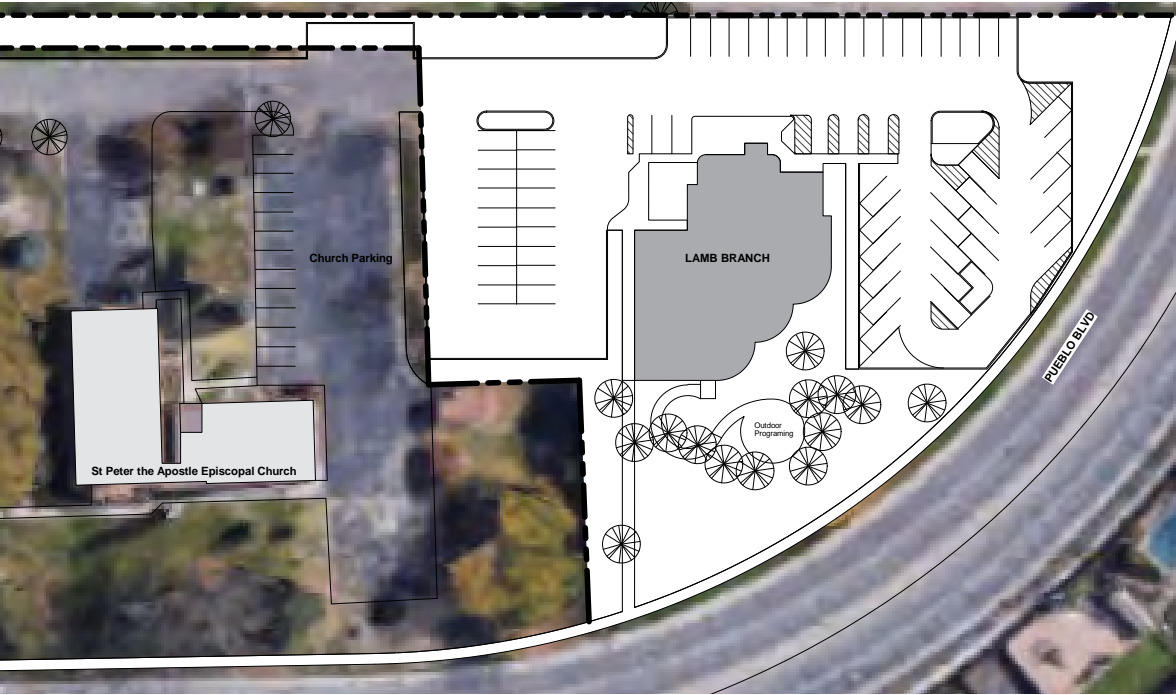


Summary

The Lamb Branch is essentially a two level branch that features a partial basement which includes a large Community Room and restrooms with the remaining public library services located on the ground floor. The Master Vision Plan recommends a higher level of utilization in the lower level and enhance Children’s, Teens, and study spaces on the main level. The library entry is reconfigured to include a small café adjacent to the entry, a reconfigured Children’s Library with visual separation, and an expanded Teen area on the ground floor. The existing large Meeting Room in the lower level would include a new movable partition to provide flexibility of spaces and the creation of a Maker Space by reducing the size of the existing storage room on this level. An enhanced outdoor reading space would be created on the west side of the building accessed by a new door in the Adult collections visible from the service desk.



LAMB BRANCH LIBRARY
SKETCH OF ENTRY TO CHILDRENS & SERVICE DESK



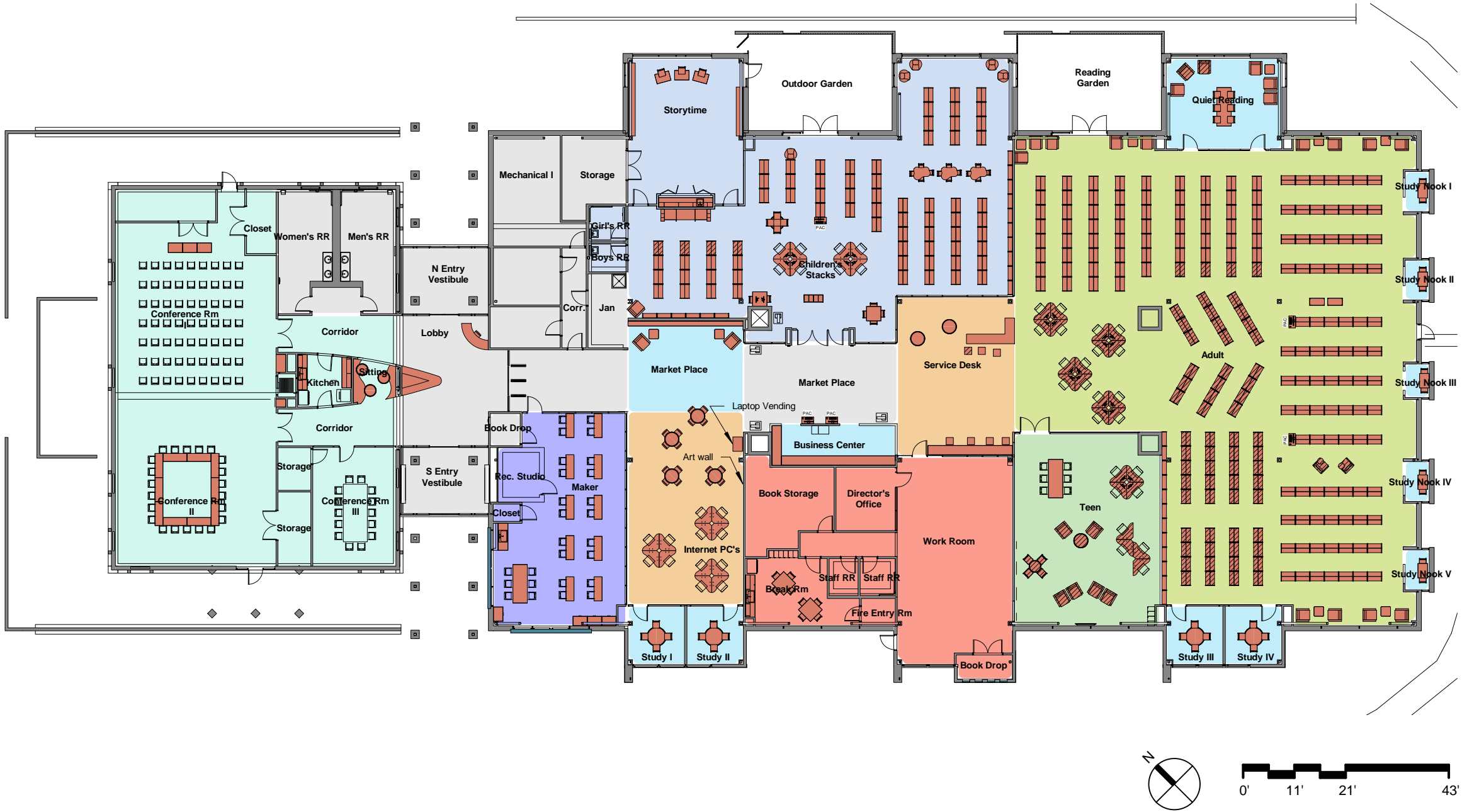
PROPOSED SITE PLAN



LAMB BRANCH LIBRARY
SKETCH OF CHILDRENS & TEENS AREA

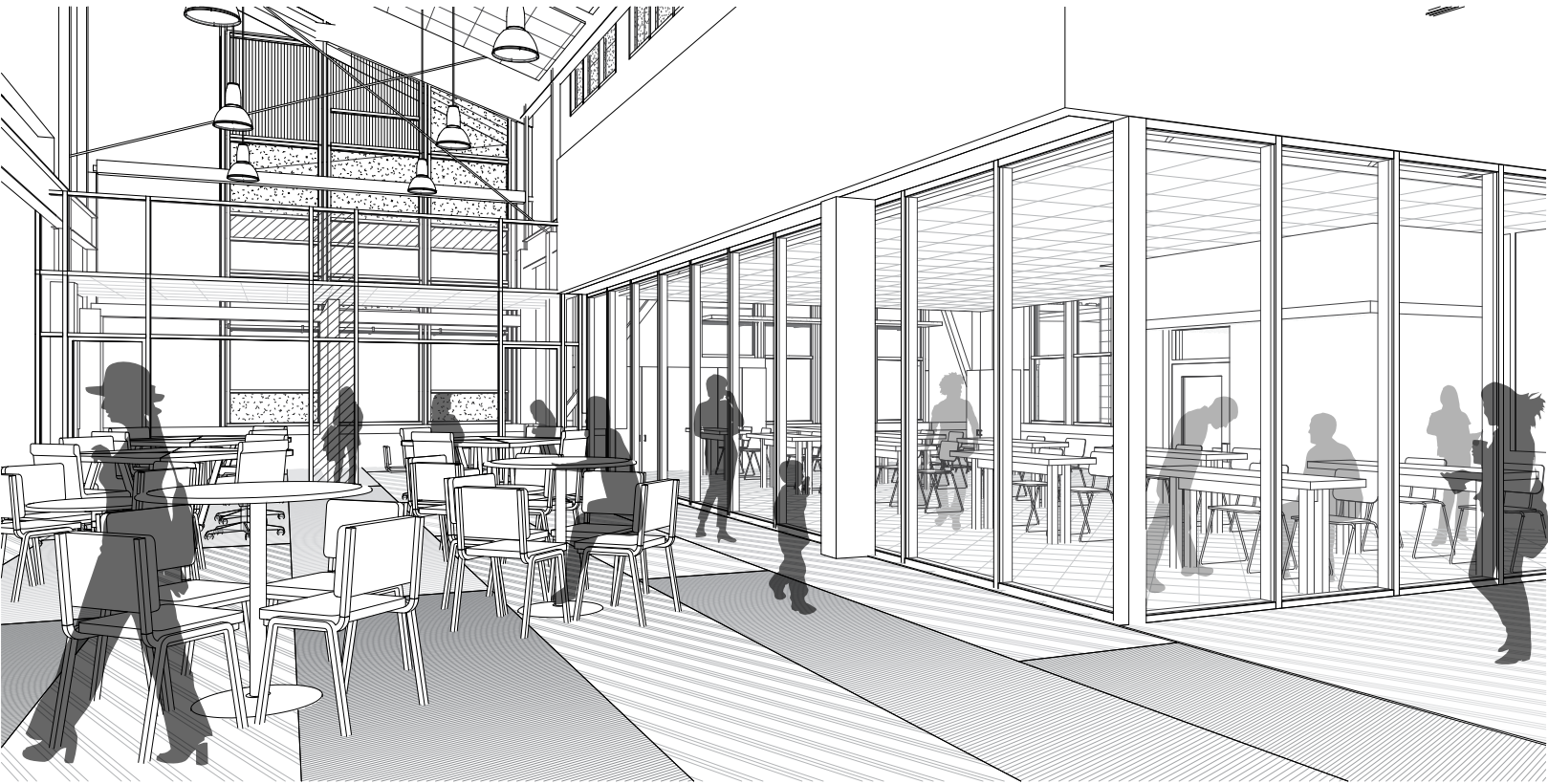
PREFERRED OPTION

Pueblo West Branch Library

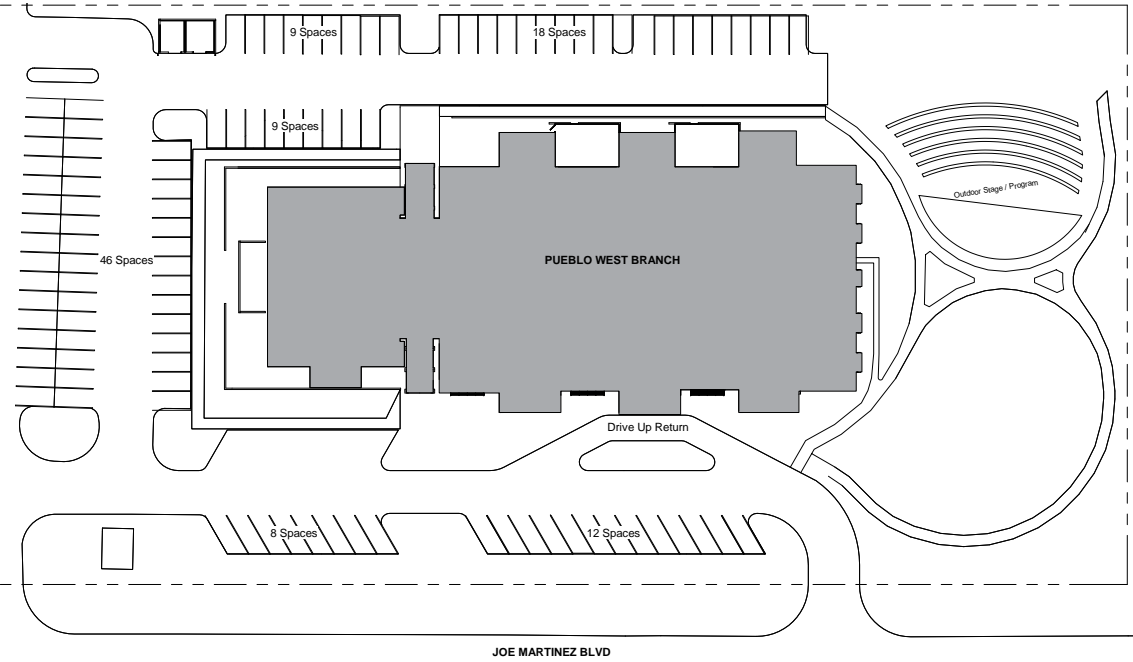


Summary

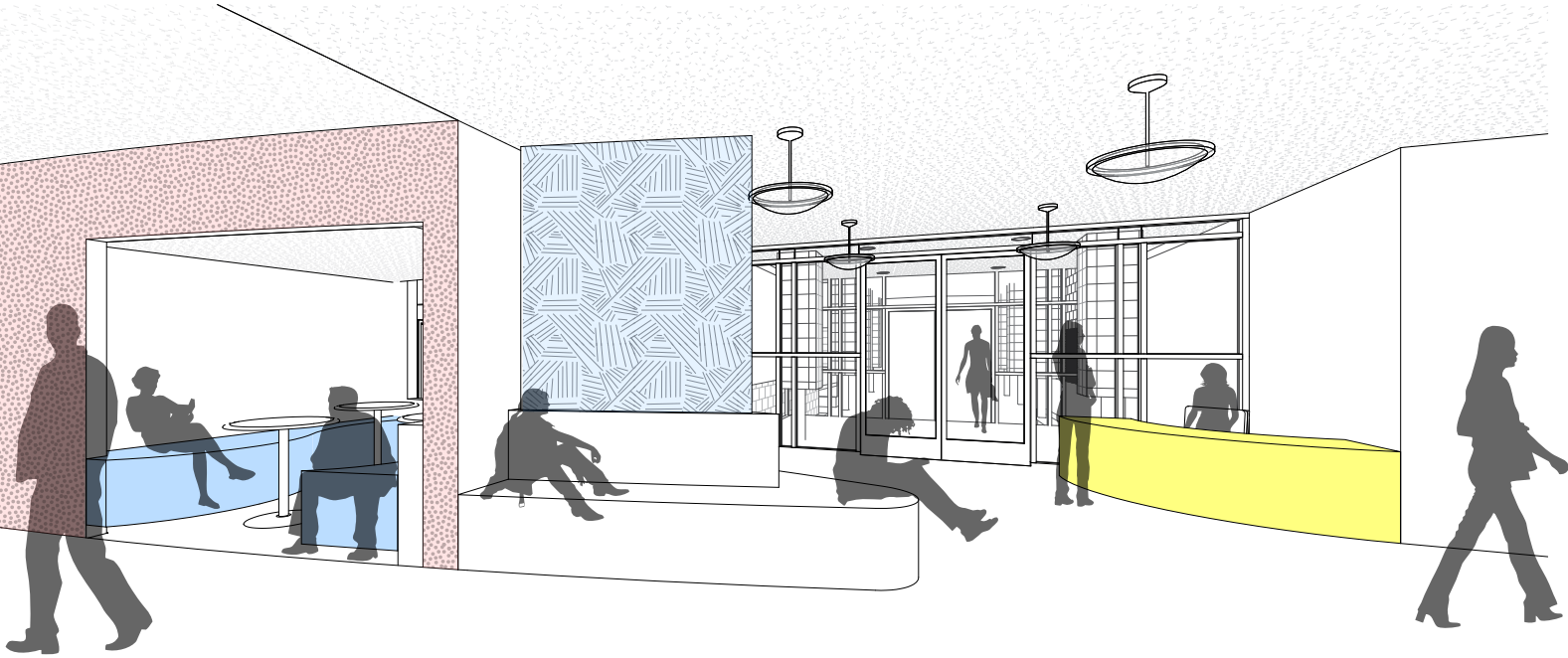
The Pueblo West Branch is the largest and consequently the most used branch in a rapidly growing area of the PCCLD community. The District has long term plans to construct a new branch library north of US Highway 50 and thus the decision to not expand the current Pueblo West Branch. The primary goals of Master Vision is to repurpose existing spaces not currently utilized to their fullest and to create a defined Teen Library and expand the Children’s Program space. The existing Cyber Café is not typically used at capacity and thus the desire to create a glass enclosed Maker Space near the library entrance, create two new enclosed study rooms and consolidate the location of the Internet PCs. The library utilizes a laptop dispensing system to allow computer use through the facility. The Children’s Program Space is nearly doubled in size within the existing Children’s Library. The current Maker Space is returned to use as an enclosed Quiet Reading area. A glass enclosed Teen Space is created adjacent to the staff workroom to facilitate noise and activities typically associated with such a space. The main service desk is expanded to accommodate two staff members. A new seating area is created in the entry lobby for casual reading. Staff requested a third entry for the convenience of Seniors be located near the Adult collections and should be studied in the future using a card access system. It is also recommended that an outdoor amphitheater be considered in concert with the Metro District to facilitate a variety of program spaces.



PUEBLO WEST BRANCH LIBRARY
SKETCH OF CYBER CAFE & MAKER SPACE



PROPOSED SITE PLAN



PUEBLO WEST BRANCH LIBRARY
SKETCH OF ENTRY

STATEMENT OF PROBABLE COSTS

Rawlings Library

The original project budget for the proposed (re) IMAGINATION of the Rawlings Library was suggested to be approximately \$4 million. The process of gathering input from the various stakeholders group imagined a much greater scope of work in order to reposition the Rawlings Library to better serve the needs of the community. The (re)IMAGINATION process involved a detailed evaluation of multiple options to solve perceived issues that subsequently required an expanded scope of work in the redesign of the library. Ultimately, the Steering Committee and the Board of Trustees determined a much more robust approach to the (re)IMAGINATION would be required. It is possible these costs might be reduced through phasing, through the pursuit of grants from various partnerships with the Library District, and/or the scope be further re-evaluated or through continued design process.

Branch Libraries

The initial project budgets for the respective Branch Libraries were initially generated by the District in response to the potential funding levels that might be available as the result of a ballot initiative proposed for November 2019. The recommended scope of work for each of the Branch Libraries was then balanced between the program needs identified during the analysis phase and the engagement of conceptual estimating processes. In addition, the Property Condition Reports (PCA included in the Appendices) previously completed by a third party with recommendations for repairs and/or replacement were also compared with the District’s proposed capital improvement budget in order to not duplicate the costs of the enhancements.

Probable Costs

It should be noted at this point in the process the recommendations of this report are only conceptual in nature. To develop a preliminary Statement of Probable Project Cost for this conceptual level of design the consultant team used a “zoned” approach to estimating the costs. This approach analyses the intensity of renovation of the various areas of the library that have been recommended for relocation and systems upgrades.

The “zones” used calculating proposed costs in this study ranged from “Minor Renovation” (upgrade of finishes) to “Mid-Level Renovation” (removal of finishes coupled with new finishes, walls, ceilings and minor systems revisions) to “Major Renovation” (full demolition of the space with reconstruction of the walls, ceilings, building systems, etc.). The square footage of the respective “zones” was then applied to costs per square foot associated with the intensity of the construction. These costs per square foot have been verified by General Contractors familiar with the type of construction being proposed in an occupied building using historical values for similar library projects in the Rocky Mountain West. As the proposed recommendations move forward, further design/engineering studies and a more detailed analysis of the costs would be conducted.

The Statement of Probable Costs were based upon a hypothetical construction start date of the first quarter of 2020. In the event the project does not start until after this date, we would recommend budgeting a 5% per year cost escalation for inflation. The Statement of Probable Project Costs includes design fees, contingency, and an allowance for new furniture, fixtures and equipment (FFE). Expenses for such things as a third party project manager (Owner’s Representative), fundraising, bond election, LEED certification, and costs associated with staffing and operating costs have not been included.

The following costs for the Preferred Design option illustrated in this document can be summarized in the following manner:

RAWLINGS LIBRARY	
Area	Probable Costs
Lower Level	\$ 000
Level 1	\$ 1,800,000
Level 2	\$ 2,250,000
Level 3	\$ 1,745,600
Level 4	\$ 1,030,900
Site Development	\$ 750,000
Subtotal	\$ 7,575,600
Contingency @ 10%	\$ 463,842
Project Total	\$ 8,333,160

BRANCH LIBRARIES	
Branch	Probable Costs
Barkman Branch	\$ 1,700,000
Lucero Branch	\$ 1,500,000
Giodone Branch	\$ 750,000
Greenhorn Valley	\$ 750,000
Lamb Branch	\$ 1,000,000
Pueblo West Branch	\$ 1,250,000
Total	\$ 6,950,000

COSTS & PHASING

We understand the District is considering placing a ballot initiative in November 2019 that would essentially renew the sun-setting funding source utilized for the construction of the Rawlings Library in 1999. The following tentative costs and phasing of projects has been proposed based on the cash flow from such a funding source.

The proposed (re)IMAGINATION scope of the Rawlings Library project is complex and due to the magnitude will require multiple years to complete. Even though the Statement of Probably Costs estimates a budget of slightly over \$8 million, given the phasing we suggesting that a \$10 million budget be a preliminary consideration as the extent of each phase has not been quantified as a part of the Master Vision Plan.

The scope of work of the six Branch Libraries is easily accounted in a multiple year funding stream. The scope of the Branch Libraries has initially been pushed to the latter years of the (re)IMAGINATION process. However, an alternative sequencing of the scope of the Branch Libraries and the Rawlings Library might be considered to facilitate an earlier approach to the Branch implementation if desired.

BRANCH	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
RAWLINGS	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000							10,000,000
PUEBLO WEST						625,000	625,000					1,250,000
LUCERO							750,000	750,000				1,500,000
LAMB								500,000	500,000			1,000,000
BARKMAN									850,000	850,000		1,700,000
GIODONE										750,000		750,000
GREENHORN VALLEY											750,000	750,000
TOTAL BUILDING PROJECTS	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	625,000	1,375,000	1,250,000	1,350,000	1,600,000	750,000	16,950,000

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PART 5

APPENDICES

PROPERTY CONDITION ASSESSMENT REPORT - Rawlings Library

10.0	Regulatory Findings.....	18
10.1	Building Code Violations.....	18
10.2	Fire Code Violations.....	18
11.0	Certification.....	19

Day and Date	October 10, 2018
Time	9:00 AM
Weather Conditions	Overcast and 45° F
Site Assessor	Edward Devine, Senior Consultant
Key Site Manager	Alan Rocco, Facilities Superintendent

EXECUTIVE SUMMARY

On October 10, 2018 Edward J. Devine, Senior Consultant, Field Observer, PCA Reviewer and employee of Lifespace Corporation (Consultant) performed site survey and interviews as necessary to complete this Property Condition Assessment (PCA) according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

Lifespace Corporation takes full credit and responsibility for the Property Condition Assessment and the contents of this report. Any opinion expressed by Consultant is the opinion of Lifespace Corporation.

This Property Condition Assessment Report is designed to assist Pueblo City County Library District in developing a general understanding of the physical condition of library building and property at 100 East Abriendo Avenue in Pueblo, Colorado 81004. This information includes information on material physical deficiencies and required repairs. This Report does not include advice on enhancements to reposition *subject property* site in the marketplace or for warranty transfer purposes and is not intended to include information on routine or normal preventative maintenance.

Any opinions of costs are commensurate with the market value and complexity of *subject property* site and not minor or insignificant. In general, opinions of costs that are either individually or in the aggregate less than \$1,000.00 may be omitted except that if there are more than four separate like items that are below \$1,000.00, but collectively total over \$3,000.00, such items may be included. Cost estimates are not guaranteed. Opinions of costs should be construed as preliminary, order of magnitude budgets.

CONCLUSIONS

Lifespace Corporation has performed Property Condition Assessment of library building and property at 100 East Abriendo Avenue in Pueblo, Colorado 81004. The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

PROPERTY DESCRIPTION

Current Owner	Pueblo City County Library District
Property Type	Library
Parking Surface	Asphalt
Parking Spaces	131 + 6 handicapped spaces
Number of Buildings	one
Year of Construction	2003
Year of Renovation	Not applicable
Number of Floors	One
Floor Area	26,600 SF
Foundation Type	Slab on grade
Frame Construction	Masonry and steel
Facade	Brick, exterior grade gypsum board
Roof Type and Materials	Flat roofs - white EPDM membrane
Roof Type and Materials	Gable roofs - standing seam metal
Heating / Cooling	Rooftop mounted HVAC units
Heating / Cooling	Boiler systems
Hot Water Source	Domestic water heater
Electrical Wiring Type	Copper
Emergency Generator	Not applicable
Additional Energy Source	Not applicable
Plumbing Supply Pipes	Copper
Plumbing Waste Pipes	Cast iron, PVC
Fire Sprinkler System	Not applicable
Flood Zone	No digital data available
Seismic Zone	1
Wind Zone	II - Special Wind Region
Visibility from Street	Good

OVERALL CONDITION OF THE PROPERTY

Based on Consultant’s observation of *subject property* site and improvements, *subject property* site appears to be in overall fair condition.

Consultant recommends addressing any observed deficiencies that require immediate action as a result of existing potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of costs for immediate repairs are provided in the Cost Schedule (below). Capital reserves are for reoccurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and costs. However, capital reserves may also include components or systems that have been indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for capital reserves are provided in the Cost Schedule (below).

RECOMMENDATIONS

See recommendation details in report text. Line item numbers in Cost Schedule are report section numbers for ease of reference.

COST SCHEDULE

Item	Now	2018	2019	2020	2021	2022
2.2 Seal and stripe asphalt						\$14,700
5.1 Replace water heater						
Totals						\$14,700

Item	2023	2024	2025	2026	2027	2028
5.1 Replace water heater	\$ 1,600					
Totals	\$ 1,600					

REMAINING USEFUL LIFE

Based on the general condition of the *subject property* site, it is Consultant's Opinion that the remaining useful life of the property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended immediate repairs or replacement reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as needed basis. The opinion regarding RUL does not pertain to *subject property* site's marketability.

1.0 INTRODUCTION

Lifespace Corporation (Consultant) was retained and authorized by Pueblo City County Library District to conduct Property Condition Assessment of library building and property at 100 East Abriendo Avenue in Pueblo, Colorado 81004 (*subject property* site). The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This is not a building code inspection which can only be performed by a municipal building code official.

1.1 Purpose

The purpose of this Property Condition Assessment is to assist Pueblo City County Library District in developing a general understanding of the physical condition of *subject property* site for cost projections and budgets.

1.2 Scope of Work

Consultant conducted a walk-through survey that consisted of nonintrusive visual observations and survey of readily accessible, easily visible components and systems. Ready access was provided to all areas and all areas of the property

and buildings were inspected. Roof access was provided and roofs were inspected. Utilities were on and operating at the time of the survey they were inspected. Consultant's survey included observations as above. There was no destructive testing and no sampling or testing of building materials or any other materials.

Alan Rocco, Facilities Superintendent answered questions and conducted or authorized tour of facilities.

Property condition assessment was performed in general accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and is subject to the limitations and scope considerations contained within the standard.

The scope of this assessment is to:

- Develop a general property description
- Identify major existing components
- Perform visual assessment of the physical condition of the components
- Perform limited visual assessment for accessibility as required by the Americans with Disabilities Act (ADA)
- Provide an opinion of costs for repairs and/or capital reserve items for a reserved term per scope of work
- Prepare the Property Condition Assessment Report.

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good condition - in working condition and does not require immediate or short-term repairs above and agreed threshold.
Fair condition - in working condition, but may require immediate or short-term repairs above and agreed threshold.
Poor condition - not in working condition or requires immediate or short-term repairs substantially above and agreed threshold.

1.3 Deviations from the Standard

This PCA includes the following deviations from ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process:

- There is no category of short-term costs. Short-term costs are defined as opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such opinions of probable costs may include costs for testing, exploratory programming, and further analysis

should this be deemed warranted by the consultant. Generally, the timeframe for such repairs is within 1 to 2 years. In this Property Condition Assessment Report short-term costs are included in the Cost Schedule.

- Opinions of costs for capital reserves are also provided in the Cost Schedule. Capital reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These capital reserves are expressed on an annual basis over the evaluation period in the scope of work. The cost reserves may include costs for items expected to reach the end of the useful lifespan before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.
- Consulted estimated a remaining useful life (RUL) for *subject property* building and site.
- Consultant provided the seismic on, based on 1997 uniform building code, in the state which the property is located.
- Consultant provided the flood zone of the property, based on a map published by FEMA.
- Consultant provided the wind zone, based on schemas map titled Wind Zones in the United States.
- Consultant provided a limited visual survey for the presence of microbial growth at the property. Destructive sampling was not included in the scope of the work for this survey.
- Consultant's cost threshold limitation for deficiency items is \$1000, reduced from the ASTM E2018 guide's \$3000 threshold for reporting cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of costs that are individually less than the threshold amount of \$1000 are generally not included in this PCA. However estimated cost regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

No warranties are expressed or implied.

1.4 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of this Inspection. The conclusions of this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgetary constraints imposed by the client, Pueblo City County Library District. No chemical analyses or materials testing have been performed during the course of this inspection.

1.5 Use Reliance

Pueblo City County Library District, any owner, any property manager, in evaluating current condition of *subject property* site may rely on this report. Any lender, in evaluating a request from the buyer of the *subject property* for the extension of credit (Mortgage Loan) to be secured by *subject property* site, may rely on this report.

This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective

investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan to the current owner, any rating agency actually or prospectively rating any such securities, any indentured trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing.

In addition, this report or a reference to this report may be used or quoted in any offering circular, registration statement, or prospectus in connection with the securitization or transaction involving the Mortgage Loan and/or such securities.

1.6 Confidentiality

This report is a confidential report to Pueblo City County Library District. Lifespace Corporation is not required to file and has not filed a copy of this report with any government entity or public agency. This report is not a matter of public record.

No person or entity except for Pueblo City County Library District, its heirs, successors and assigns may rely on this report now or anytime in the future for any purpose or reason whatsoever. Possession or use by any person or entity other than Pueblo City County Library District, its heirs, successors and assigns is expressly prohibited. No future buyer, tenant or any user of the *subject property* site may rely on this report without express written permission from Lifespace Corporation.

2.0 SITE COMPONENTS

2.1 Topography, Storm Water Drainage, and Retaining Walls

Feature	Description	Action	Condition
Topography	Generally flat	NA	Good
Adjoining Sites	At similar elevation	NA	Good
Landscape Drainage	Sheet flow toward collection area	NA	Good
Pavement Drainage	Sheet flow toward collection area	NA	Good

Assessment and Recommendation

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.2 Site Access, Parking, Pavement

Feature	Description	Action	Condition
Parking Pavement	Asphalt	NA	Good
Seal Coating	Full coverage	NA	Good
Striping	Generally good	NA	Good
Site Access	Access from S Joe Martinez Boulevard	NA	Good
Signalization	Not applicable		

Assessment and Recommendation

Asphalt appears to be original to date of construction with evidence of maintenance and repair. At time of inspection parking surface was in generally satisfactory condition. At time of installation estimated useful life (EUL) was 25 years; current age is 10 years.

Remaining useful life of asphalt pavement is 15 years.

No notable deficiencies or indications of deferred maintenance of parking or drives were observed or reported. The RUL of these features is expected to exceed the evaluation period.

As part of regular maintenance, Consultant recommends sealing and striping every 5 years.

Based on observed condition and EUL, asphalt sealing and striping can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Seal and stripe asphalt	5	0	2022	\$14,700

2.3 Sidewalks, Curbing, Site Steps and Ramps

Feature	Description	Action	Condition
Sidewalks	Concrete	NA	Good
Retaining walls	Not applicable		
Ramps	Not applicable		
Exterior Steps / Landings	Not applicable		
Handrails	Not applicable		
Loading Docks	Not applicable		

Assessment and Recommendation

Concrete walks were observed to be in generally satisfactory condition.

Remaining useful life of concrete walks is 35 years.

No notable deficiencies or indications of deferred maintenance of walks and retaining walls were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.4 Landscaping, Fencing, Signage, Site Lighting

Feature	Description	Action	Condition
Landscaping	Shrubbery, lawn and trees	NA	Good
Parking Lighting	Pole-mounted Fixtures	NA	Good
Signage	Monument and building mounted signs	NA	Good

Assessment and Recommendation

Landscaping components appeared to be in generally good seasonal condition with no significant observed or reported deficiencies. Routine maintenance of landscaping components is expected to be sufficient to maintain the landscaping in good condition during the evaluation period.

Subject property site and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of signage is considered to be a part of routine maintenance.

Lightning was observed to be an overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears to be adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and relatively low estimated cost, Consultant anticipates that any repairs to site lighting can be accomplished as part of routine maintenance.

Note: Alan Rocco stated exterior lighting has been upgraded to LED bulbs and fixtures for energy efficiency and extended life.

2.5 Site Amenities

Not applicable.

2.6 Utilities

Underground utility lines were not inspected. Accessible components were visually inspected.

Utility	Provider
Natural Gas	Xcel Energy
Electricity	Xcel Energy
Potable Water	Pueblo Water Works
Sanitary Sewer	Pueblo Wastewater Department
Storm Water Sewer	Pueblo Wastewater Department

Item	Description	Action	Condition
Water Supply Lines	Consultant inquired of management is to the overall condition and maintenance history of the water supply lines	NA	Good
Waste Service Lines	Consultant inquired of management as to the overall condition and maintenance history of the wastewater discharge lines	NA	Good
Lift Station	Not applicable		
Waste Water	Municipal waste water treatment facility	NA	Good

Treatment			
Water Supply	Local water department supplies domestic water	NA	Good
Emergency Generator	600 volt DC 208/240/480		
Transformers	Underground lines and utility-owned transformers	NA	Good
Alternative Energy	Not applicable		

Assessment and Recommendation

No unusual problems or concerns were observed or reported. According to Alan Rocco, the utilities provided are adequate for current use and occupancy. According to ASTM guidelines, visual inspection and comments on municipal, underground service lines are outside of the scope of this assessment.

Remaining useful life of underground electric lines is 35 years.

Remaining useful life of generator is 11 years.

Remaining useful life of underground water lines is 35 years.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.7 Other Site Structures

Not applicable.

3.0 ARCHITECTURAL COMPONENTS

3.1 Foundations

Foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Feature	Description	Action	Condition
Foundation Type	Slab on grade	NA	Good
Foundation Walls	Concrete	NA	Good
Moisture Control	Landscaping slopes away from foundation	NA	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed	NA	Good

Assessment and Recommendation

Foundation system appeared to be in good condition. Landscaping and drainage swales slope away from building. No unusual problems or concerns were observed or reported.

Remaining useful life of foundation system is 40 years.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.2 Framing

Feature	Description	Action	Condition
Roof design	Flat roof with black EPDM membrane	NA	Good
Roof framing	Wood	NA	Good
Roof sheathing	Plywood or OSB	NA	Good
FRT plywood	Not applicable		
Wall structure	Masonry	NA	Good
Walls and floors	Appear to be plumb, level and stable. No unusual problems were observed or reported	NA	Good
Deflection	No evidence of deflection or other movement was observed or reported	NA	Good

Assessment and Recommendation

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior and exterior finishes. However, walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. No items of deferred maintenance were observed or reported. Superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building and appeared to be an overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.3 Cladding

Feature	Description	Action	Condition
Exterior Cladding	Masonry	NA	Good

Assessment and Recommendation

Masonry was observed to be in overall good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of exterior masonry is 40 years.

No notable deficiencies or indications of deferred maintenance of masonry were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.4 Roof Systems

Roofing evaluation and assessment is based on Consultant’s observation and experience and on information supplied by site contact and/or escort. If age of roof material cannot be determined age reported is the age based on appearance and wear characteristics and RUL based on local weather conditions. No testing of roofing materials were conducted.

Roof ID	System	Action	Cond.
Roof 1	Black EPDM membrane with stone ballast	NA	Good
Roof 2	Standing seam metal	NA	Good

Assessment and Recommendation

Roofing appeared to be in good condition. No evidence of active roof leaking was observed on the roof or inside the building and no active roof leaks were reported.

Remaining useful life of EPDM membrane with stone ballast is 15 years or more.

No notable deficiencies or indications of deferred maintenance of roof surfaces were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.5 Appurtenances

Not applicable.

3.6 Doors and Windows

Feature	Description	Action	Condition
Window Type	Commercial grade fixed thermopane panel	NA	Good
Main Doors	Metal frame glass storefront-type	NA	Good
Service Doors	Steel clad insulated door	NA	Good

Assessment and Recommendation

Doors and windows were observed to be in generally good and functional condition.

Remaining useful life of doors and windows is 15 years.

No notable deficiencies or indications of deferred maintenance of doors or windows were observed or reported. The RUL of these features is expected to exceed the evaluation period.

4.0 INTERIOR

Most interior materials appear to be original to date of construction. Carpet was observed to be in generally good condition. Interior wall paint appeared to be in generally good condition.

Public and Staff Areas

Floor: concrete or commercial grade carpet in generally good condition.
Walls: paint on drywall in generally good condition.
Ceiling: metal slat ceiling or suspended grid and tile ceiling system in generally good condition.

Interactive News Museum

Floor: rubber tile squares in generally good condition.
Walls: ventilated metal panels in generally good condition.
Ceiling: open to underside of roof system.

Restrooms

Floor: ceramic tile in generally good condition.
Walls: ceramic tile on drywall in generally good condition.
Ceiling: paint on drywall in generally good condition.

Assessment and Recommendation

Note: proposed interior space reorganization will likely require changes to interior systems and finishes which would be included in that project’s costs. Therefore, no recommendations for interior finishes are included in this report.

Flooring was observed to be in generally good condition. Wall finishes appeared to be in generally good condition. Ceiling systems appeared to be in generally good condition.

No notable deficiencies or indications of deferred maintenance of interior finishes were observed or reported. The RUL of most features is expected to exceed the evaluation period (subject to changes due to space reorganization project).

5.0 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

5.1 Plumbing Systems and Domestic Hot Water

Feature	Description	Action	Condition
Hot and Cold Water Pipes	Copper pipe	NA	Good
Polybutylene Piping	No polybutylene piping was observed	NA	Good
Sanitary Waste and Vent	Cast iron and PVC	NA	Good
Water Heater	State Select – gas fired	NA	Good

Inspection of hidden plumbing lines is beyond scope of this inspection. Exposed plumbing and water heater were inspected.

Assessment and Recommendation

Plumbing lines are assumed to be in good condition. Water heater appears to be in good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of plumbing lines is 30 years.

Remaining useful life of water heater is 5 years.

No notable deficiencies or indications of deferred maintenance of distribution piping were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, water heater replacement can be anticipated during the evaluation period. An opinion of cost for this work is in Cost Summary below and included in Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Replace water heater	15	5	2023	\$1,200

5.2 Heating, Ventilation and Air Conditioning (HVAC)

Note: Thorough inspection and assessment of HVAC systems is beyond the scope of this Property Condition Assessment. Please see Ballard Group, Inc. report for information pertaining to HVAC defects and deficiencies and how they may or may not affect or be addressed in proposed interior space reorganization project.

Assessment is based on Consultant’s observation and experience, interviews and document review. Equipment was observed in operation. No testing of mechanical equipment or systems was conducted.

Excerpted from Ballard Group, Inc. report:

HVAC system is sophisticated and extensive and comprised of the following elements:

Air systems including a 175-ton indoor air-handling unit that serves north portion of building, a 50-ton outdoor air-handling unit that serves south portion of building and a 10-ton indoor air-handling unit that provides tempered air to the Chiller Room. The 175 and 50-ton air-handling units have hot-water heating coils and chilled-water cooling coils. Airside terminal devices include variable air volume terminals with hot-water re-heat coils. Cooling only fan terminal units with chilled-water coils serve the telecom rooms.

Heating water system includes two 3,000 MBH flexible water tube, forced draft boilers. The boilers provide hydronic heat to the entire building and serve the airhandling unit coils, VAV terminal coils, finned tube radiation, unit heaters and cabinet unit heaters. Heating water system is piped in a primary/secondary configuration with base-mounted centrifugal pumps circulating the boilers and lead/lag base-mounted pumps circulate heating water.

Cooling system includes a 275-ton centrifugal water chiller, a low-profile centrifugal cooling tower and a plate and frame heat exchanger for the condenser water system. Chiller provides hydronic cooling to the majority of the building and serves the air-handling unit coils. The chilled water system utilizes controls that allow for both free cooling and mechanical cooling. The chilled water system is piped in a primary/secondary configuration with lead/lag base-mounted pumps

circulating the chiller and lead/lag base-mounted pumps circulating the chilled water to the cooling coils at the air-handling units. A vertical turbine pump circulates condenser water between the cooling tower and the chiller.

Specialized systems include atrium exhaust fans, building relief fans, elevator hoistway fans, toilet exhaust fans, flue fans, chiller room exhaust fan, heated combustion air fan for the boiler room, computer room air-conditioning unit for the computer room and steam humidifiers for the western history rooms.

The building utilizes a Johnson Controls “Metasys” direct digital building automation control system to control all of the mechanical equipment excluding some of the terminal heating devices.

Assessment and Recommendation

All units were observed in operation and all appeared to be in good operating condition.

Remaining useful life of HVAC equipment is up to 25 years.

No notable deficiencies or indications of deferred maintenance of HVAC units were observed or reported. The RUL of these features is expected to exceed the evaluation period.

5.3 Electrical Systems

Feature	Description	Action	Condition
Service Type	Underground lines	NA	Good
Electrical Service	800 amperes 3-Phase, 4-Wire	NA	Good
Switchboard Manufacturer	Square D	NA	Good
Overload Protection	Circuit breaker switches	NA	Good
Service Wiring	Copper	NA	Good
Branch Wiring	Copper	NA	Good
Ground Fault Circuit Interrupter	Observed in wet areas	NA	Good

Assessment and Recommendation

In general, the electrical systems including panel boards, lighting and wiring systems appeared to be in good condition and adequately sized for intended use. No notable deficiencies or indications or deferred maintenance of electrical systems or equipment were observed or reported.

Remaining useful life of electrical system is 40 years. No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

6.0 VERTICAL TRANSPORTATION

There are 3 hydraulic passenger elevators.

#	Manufacturer	Serial #	Date	Capacity	Stops	EUL
1	Schindler	5131561394	06/09/03	4,000 Lbs	3	30 Years
2	Schindler	5131561393	06/09/03	4,000 Lbs	3	30 Years
3	Schindler	Not visible	06/09/03	4,000 Lbs	3	30 Years

Assessment and Recommendation

All elevators were tested and operated as expected. Elevator equipment was observed in operation.

Remaining useful life of elevators is 15 years.

No notable deficiencies or indications of deferred maintenance of elevator equipment were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.0 ACCOMMODATION / FIRE PROTECTION / LIFE SAFETY

7.1 Handicapped Accessibility

Building was designed to be handicapped accessible and there are accessible fixtures and equipment.

There are designated handicapped parking spaces close to building. Building is accessible by ramped concrete walks to main entrance/exit doors. Building has level entry and minimum 36" wide entrance door. Entrance door has automatic opener.

Restrooms are handicapped accessible.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.2 Fire Safety

The building is protected by a fire alarm system. Fire extinguishers are deployed throughout the building.

Assessment and Recommendation

Alarm system was last inspected/serviced April 2018. Next inspection/service is due April 2019.

Fire extinguishers were last inspected/serviced July 2018. Next inspection/service is due July 2019.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of sprinkler system and extinguishers are expected to exceed the evaluation period.

8.0 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

Consultant conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment and Recommendation

Alan Rocco reported he was not aware of suspected mold or microbial growth at *subject property* site and that neither staff nor visitors has had complaints concerning suspected mold or microbial growth. Marge indicated that no formal indoor air quality management plan currently exists at the Property. Consultant identified no documents regarding indoor air quality or microbial concerns. Alan Rocco was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported. Consultant observed no notable indications of excessive moisture or microbial growth at the property.

9.0 NATURAL HAZARDS

9.1 Seismic Zone

Consultant reviewed the property location in order to determine the seismic zone in which the property is located. According to the 2015 International Building Code, the property is located in Seismic Zone 1.

Seismic Zones are defined as follows:

- Seismic Zone 0: an area of very low probability of damaging ground motion.
- Seismic Zone 1: an area of low probability of damaging ground motion.
- Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.

- o Seismic Zone 2B: an area of moderate risk of damaging seismic activity.
- o Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.
- o Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment and Recommendation

The propensity of natural hazards to adversely affect this property is designated above. Consultant offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis. Further Study may be undertaken at the discretion of our client.

9.2 Wind Zone

Consultant reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-16.

Our judgement is that the property is located in Wind Zone II. The map also indicates *subject property* site is located in a Special Wind Region.

- Wind Zones are defined as follows:
- o Zone I (130 MPH)
 - o Zone II (160 MPH)
 - o Zone III (200 MPH)
 - o Zone IV (250 MPH) Special Wind Zone
 - o Hurricane Susceptible Zone

Assessment and Recommendation

The propensity of wind events to adversely affect this property is designated in the discussion above. Further Study may be undertaken at the discretion of our client.

9.3 Flood Zone

Consultant reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 0850770009C, dated 09/29/1986, no digital data is available. Flood Zones are described as follows:

- o Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.
- o Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.
- o Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.
- o Flood Zone C, defined as an area of minimal flooding.
- o Flood Zone D, defined as an area of undetermined, but possible flood hazards.

- o Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- o Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.
- o Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client. NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.

10.0 REGULATORY FINDINGS

10.1 Building Code Violations

Consultant requested a record of open violations on file for *subject property* site from Pueblo Regional Building Department.

Assessment and Recommendation

Pueblo Regional Building Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

10.2 Fire Code Violations

Consultant requested a record of open violations on file for *subject property* site from the Pueblo Fire Department.

Assessment and Recommendation

Pueblo Fire Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

11.0 CERTIFICATION

We declare that we have conducted Property Condition Assessment (PCA) according to good commercial and customary practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

USA Due Diligence Services is an independent contractor and has no relationship with any party to this purchase transaction except that Pueblo City County Library District contracted with USA Due Diligence Services for this assessment and report.

USA Due Diligence Services has not been unduly influenced by any person with regard to the preparation of this report.

The amount of payment does not represent a percentage of a sale price or dollar amount of financing of *subject property*.

Payment of our fee was not dependent upon the outcome of this inspection report.

LIFESPACE CORPORATION
USA DUE DILIGENCE SERVICES



Edward J. Devine,
Senior Consultant
Field Observer
PCA Reviewer

HVAC ASSESSMENT- Rawlings Library



November 6, 2018

Dennis Humphries
Humphries Poli Architects
1655 Grant Street
Denver, CO 80203

Re: Rawlings Library
100 East Abriendo Avenue
Pueblo, Colorado

Dear Dennis,

The following report is an assessment of the major HVAC systems at the above-mentioned facility.

This assessment has been based on the following:

- An initial meeting and subsequent site walk at Rawlings Library on September 20, 2018, with Alan Rocco (Facility Superintendent).
- A thorough review of existing drawings.
- Our comments are based on our visual observations and information that has been provided by the Library’s maintenance staff. Confirming the operation of the equipment and controls was not included in our assessment of the facility mechanical systems.

PART 1: ASSESSMENT AND OBSERVATIONS

The HVAC equipment has been in operation for nearly 16-years. Based on our observations there has not been any direct replacement of the major mechanical systems since the building has been remodeled and expanded in 2002. The indoor systems appeared to have been well maintained. The outdoor systems also appear to be well maintained but are showing some signs of their age. This is primarily due to their outdoor location and the associated environmental conditions.

The existing mechanical systems are of high quality and are appropriate for the intended use. These types of systems have a 20-25 year life span and should be able to continue to serve the facility without any anticipated failure until the end of their projected life span. Following is a brief description of those systems, our recommendations for repair or replacement and future energy efficiency measures for consideration

Air Systems:

The air systems include a 175-ton indoor air-handling unit that serves the north portion of the building, a 50-ton outdoor air-handling unit that serves the south portion of the building and a 10-ton indoor air-handling unit that provides tempered air to the Chiller Room. The 175 and 50-ton air-handling units have hot-water

heating coils and chilled-water cooling coils. Airside terminal devices include variable air volume terminals with hot-water re-heat coils. Cooling only fan terminal units with chilled-water coils serve the telecom rooms.

Heating System:

The heating water system includes two 3,000 MBH flexible water tube, forced draft boilers. The boilers provide hydronic heat to the entire building and serve the air-handling unit coils, VAV terminal coils, finned tube radiation, unit heaters and cabinet unit heaters. The heating water system is piped in a primary/secondary configuration with base-mounted centrifugal pumps circulating the boilers and lead/lag base-mounted pumps circulating the heating water to the various heating devices throughout the building.

Cooling System:

The cooling system includes a 275-ton centrifugal water chiller, a low-profile centrifugal cooling tower and a plate and frame heat exchanger for the condenser water system. The chiller provides hydronic cooling to the majority of the building and serves the air-handling unit coils. The chilled water system utilizes controls that allow for both free cooling and mechanical cooling. The chilled water system is piped in a primary/secondary configuration with lead/lag base-mounted pumps circulating the chiller and lead/lag base-mounted pumps circulating the chilled water to the cooling coils at the air-handling units. A vertical turbine pump circulates condenser water between the cooling tower and the chiller.

Specialized Systems:

Specialized systems include atrium exhaust fans, building relief fans, elevator hoistway fans, toilet exhaust fans, flue fans, chiller room exhaust fan, heated combustion air fan for the boiler room, computer room air-conditioning unit for the computer room and steam humidifiers for the western history rooms.

Temperature Controls:

The building utilizes a Johnson Controls “Metasys” direct digital building automation control system to control the buildings mechanical systems. This is inclusive of all of the mechanical equipment excluding some of the terminal heating devices.

PART 2: RECOMMENDATIONS

1. **Atrium smoke evacuation system’s make-up air:** The main entry access doors were previously interlocked with the atrium exhaust fans to open the doors and provide the make-up air for the atrium smoke evacuation system. New main entry access doors were recently installed and their operation has not been interlocked to the smoke evacuation system. Currently there is no dedicated make-up-air for this critical system. The facility supervisor would like to look at another means of providing make-up-air that does not involve the interlocking of the doors. In order to maintain the correct operation of the system, make-up-air will need to be provided either through interlocking the new doors or by other means. This is a critical system; therefore, this system should be

- addressed as soon as possible. Options for make-up-air would need to be investigated during any future design efforts.
2. **Medium pressure duct liner:** We have been informed that loose duct liner has been found in the supply air distribution system served by air-handling unit AHU-2. Initial investigations performed by others revealed that there was a 1.5” static pressure loss across a twenty-foot section of duct where the loose duct liner was found. In general, we do not see a great deal of liner failure on medium pressure ductwork. It is our recommendation that a test and balance contractor take initial pressure and airflow readings at the air-handling units’ discharge and subsequent readings throughout the existing supply and return ductwork associated with AHU-1 and AHU-2. This may help determine if there is additional liner that has come loose. Global removal of the liner and replacement with duct wrap would not be cost effective and should not be necessary unless there is a widespread liner issue. Select repair or replacement of the liner might be more appropriate. Removal of the liner would also have acoustical impacts that may significantly increase air noise.
 3. **Air and heating water distribution within the building:** As one might suspect in a building of this age adjustments have been made over time to the air and heating water balance. In my conversation with the facility supervisor, it sounds like most of the airside adjustments have been made at the terminal units through the building automation system and not at the actual air devices through re-balancing of the system. Re-balancing of the entire air and water systems should be considered during any future design and construction efforts.
 4. **Heating and cooling issues:** It has been reported that there is insufficient cooling in the western history and genealogy areas of the library. The facility supervisor would like to consider a stand-alone system for these areas. It is our recommendation that the balance and control of those areas be looked at first. If the systems are re-balanced to meet the original design parameters and the heating and cooling issues persist, we would then recommend looking further into system enhancement /replacement.
 5. **Control and operation of the air-handling unit outside air dampers:** It was our observation that the outside air dampers for AHU-2 were closed at the time of our visit. The outside air dampers should have been at their minimum position of 3,300 CFM in order to provide code required outside air. We could not verify other units’ damper positions at the time of the visit. A lack of outside air in a building can have several negative impacts. Two of which are poor indoor air quality, potentially leading to occupant discomfort and fatigue, and low building differential pressure, potentially leading to increased energy use and local discomfort. Commissioning of the major HVAC systems should be considered during any future design efforts to insure that the HVAC systems are operating as designed.
 6. **Boiler control and operation:** The current control sequence has the heating water system disabled until the outside air temperature drops below 65°F (adj.). The facility supervisor has indicated that certain portions of the building still require heat on swing days when the outside air temperature is above the preset temperature. The outside air temperature setpoint could be reset higher but a better solution would be to revise the heating water system temperature controls to include an enable override based on a call for heat from any piece of equipment or control zone. We recommend a full controls system audit during future design efforts.
 7. **Valves and piping specialties:** The VAV terminal control valves are beginning to fail. To date there have been approximately forty (40) actuators that have been replaced. This work has been ongoing

- between the library and Johnson Controls. It is our recommendation that the replacement of the actuators continue.
8. **Chiller operation and capacity:** The facility supervisor has expressed concerns over the operation and capacity of the existing chiller. Those concerns include:
- a. The chiller control panel overheating - fans have been added by the manufacturer to keep the cabinet at a reasonable operating temperature.
 - b. Reportedly, the chiller struggles to catch up if the chiller is taken off line for any period and the chiller occasionally trips off due to drawing excessive amperage.
 - c. It was our observation that the chiller was operating at 83% of full load at the time of our visit on a relatively cool, rainy day. This may support the concern with capacity issues.
9. **Cooling tower:** The age, condition and operation of the cooling tower are concerns of the facility supervisor. Based on our visual inspection, if equipment replacement is prioritized, this cooling tower should be considered a high priority. The tower liner was recently epoxy coated, nozzles are clogging, the media has failed and has been found in the condenser water piping at both the plate and frame heat exchanger as well as the condenser water pump and media that has been replaced is failing. An in-line filter was installed in the condenser water piping between the tower and the heat exchanger as a stopgap measure to prevent future contamination of the condenser water piping. Replacement of the current cooling tower should be considered if continued repairs are required.
10. **Specialized systems:** There were no observed or reported concerns with the building fans, or computer room air-conditioning units. The canister style, steam humidifiers require frequent replacement of the canisters in order to keep the system operational. The facility supervisor would like to consider other options that do not include the replaceable canister. Electric resistive-element steam humidifiers might be a better option.
11. **Temperature controls:** There were no reported concerns with the building temperature controls. Ongoing valve actuator replacement should continue and the temperature control sequences should be reviewed and enhanced where possible during any future design efforts. As an example, review of the current air-handling unit control sequence indicates that the units do not have economizer controls. Any future designs should also include commissioning of the current and revised temperature controls and sequences of operation.
12. **Future energy efficiency measures:** It is recommended that an energy consultant be engaged to determine the simple payback of any desired energy efficiency measures.
- a. Heating system – The current boilers operate at a maximum 80% thermal efficiency. When boiler replacement is required, consideration should be given to utilizing high efficiency, condensing style boilers. These boilers would operate at efficiencies as high as 95% during moderate outside air conditions. The existing hydronic system components will limit the expected efficiency during cold winter months to 85-88%; however, as hydronic system components are replaced, the higher efficiencies can be realized throughout the heating season.
 - b. Chilled water system – Simple payback should be considered when chiller or cooling tower replacement is required. The highest efficiency chiller/cooling tower with the appropriate payback should be considered when selecting the chiller/cooling tower. New technologies such as magnetic bearing chillers operating at variable flow rates can significantly reduce energy consumption.
 - c. Heating and chilled water pumping systems – The current pumping systems utilize constant flow design with 3-way valves at the air-handling unit coils and 3-way valves at the terminal heating devices. The secondary heating water pumps and primary and secondary

- chilled water pumps all have 15 horsepower motors. Consideration should be given to premium efficiency motors, variable flow pumping with pump control based on differential pressure within the system and conversion to 2-way valves at the coils and terminal devices.
- d. Air-handling units – The current air-handling units utilize variable air volume flow with variable frequency drives. Premium efficiency motors should be considered if not currently in use. The addition of economizer controls and outside air monitoring and control will provide for better use of free cooling and ultimately lower the operating costs of the air-handling units.

Dennis, please review our assessment of the existing systems and the associated improvement recommendations with the Library. Feel free to contact us if you have any questions.

Sincerely,

The Ballard Group, Inc.



Don Beaglehole

MECHANICAL ASSESSMENT-

Rawlings Library



51EC INC.

"Engineering the World"

July 1, 2018

Mr. Alan Rocco
Pueblo Main Library
Pueblo, CO

**Re: Pueblo Main Library
Site Visit and Recommended Repairs**

Alan,

Here are the items noted during the site visit walk thru we recommend needing completed to repair your issues:

1. Remove all internal liner from all medium pressure ductwork

Internal liner should never be used on medium pressure ductwork. Rather external duct wrap is the normal choice.

If noise becomes present near the Air Handling Units, either sound attenuators or leading the duct for 10 feet from the unit to avoid vibrations and noise related sound

2. All valves, actuators and dampers should be repaired or replaced

Maintenance item to be performed by Pueblo Library Maintenance Personnel.

3. Load Calculation and verification of VAV box sizes and cfms

We highly recommend this be completed to avoid issues with either incorrect cfms or VAV box sizes. See our proposal.

4. New Sequence of Operations

The existing sequence should be revised as it does not provide appropriate cycling, outside air/economizer operation, hot water valve operation, etc.

5. Complete Test and Balance

A complete test and balance should be performed upon all work above being completed to ensure proper control, operation and comfort.

Although no engineer can guarantee all problems will be solved, it is our intent to solve as many as possible with the above recommended actions.

Coy J. Brandenburg
Vice President
51 EC, Inc.

APPENDICES

PROPERTY CONDITION ASSESSMENT REPORT - Barkman Library

EXECUTIVE SUMMARY

On October 1, 2018 Edward J. Devine, Senior Consultant, Field Observer, PCA Reviewer and employee of Lifespace Corporation (Consultant) performed site survey and interviews as necessary to complete this Property Condition Assessment (PCA) according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

Lifespace Corporation takes full credit and responsibility for the Property Condition Assessment and the contents of this report. Any opinion expressed by Consultant is the opinion of Lifespace Corporation.

This Property Condition Assessment Report is designed to assist Pueblo City County Library District in developing a general understanding of the physical condition of library building and property at 1300 Jerry Murphy Road in Pueblo, Colorado 81001. This information includes information on material physical deficiencies and required repairs. This Report does not include advice on enhancements to reposition *subject property* site in the marketplace or for warranty transfer purposes and is not intended to include information on routine or normal preventative maintenance.

Any opinions of costs are commensurate with the market value and complexity of *subject property* site and not minor or insignificant. In general, opinions of costs that are either individually or in the aggregate less than \$1,000.00 may be omitted except that if there are more than four separate like items that are below \$1,000.00, but collectively total over \$3,000.00, such items may be included. Cost estimates are not guaranteed. Opinions of costs should be construed as preliminary, order of magnitude budgets.

CONCLUSIONS

Lifespace Corporation has performed Property Condition Assessment of library building and property at 1300 Jerry Murphy Road in Pueblo, Colorado 81001. The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

PROPERTY DESCRIPTION

Current Owner	Pueblo City County Library District
Property Type	Library
Parking Surface	Asphalt
Parking Spaces	34 + 2 handicapped spaces
Number of Buildings	one
Year of Construction	1990
Year of Renovation	Not applicable
Number of Floors	One
Floor Area	6,850 SF
Foundation Type	Slab on grade
Frame Construction	Masonry
Facade	Brick, EIFS, Concrete
Roof Type and Materials	Gable roof with composite tile shingles
Heating / Cooling	Gas fired furnaces with central air conditioning
Heating / Cooling	Not applicable
Hot Water Source	Domestic water heater
Electrical Wiring Type	Copper
Emergency Generator	Not applicable
Additional Energy Source	Not applicable
Plumbing Supply Pipes	Copper
Plumbing Waste Pipes	Cast iron, PVC
Fire Sprinkler System	Not applicable
Flood Zone	No digital data available
Seismic Zone	1
Wind Zone	II - Special Wind Region
Visibility from Street	Good

OVERALL CONDITION OF THE PROPERTY

Based on Consultant’s observation of *subject property* site and improvements, *subject property* site appears to be in overall fair condition.

Consultant recommends addressing any observed deficiencies that require immediate action as a result of existing potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of costs for immediate repairs are provided in the Cost Schedule (below). Capital reserves are for reoccurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and costs. However, capital reserves may also include components or systems that have been indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for capital reserves are provided in the Cost Schedule (below).

RECOMMENDATIONS

See recommendation details in report text. Line item numbers in Cost Schedule are report section numbers for ease of reference.

COST SCHEDULE

Item	Now	2018	2019	2020	2021	2022
2.2 Replace asphalt						
2.2 Seal / stripe asphalt						
4.0 Paint interior			\$12,000			
4.0 Replace flooring			\$28,000			
4.0 Replace flooring						
5.1 Replace irrigation sys				\$,8000		
5.2 Replace elec. furnace						
5.2 Replace gas furnaces						
5.2 Replace AC compressors			\$3,800	\$3,800	\$3,800	\$3,800
Totals			\$43,800	\$11,800	\$3,800	\$3,800

Item	2023	2024	2025	2026	2027	2028
2.2 Replace asphalt		\$18,000				
2.2 Seal / stripe asphalt	\$4,300					
4.0 Paint interior		\$14,000				
4.0 Replace flooring						
5.1 Replace irrigation sys						
4.0 Replace flooring						
5.2 Replace elec. furnace	\$4,600					
5.2 Replace gas furnaces	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200
5.2 Replace AC compressors	\$3,800					
Totals	\$17,900	\$37,200	\$5,200	\$5,200	\$5,200	\$5,200

REMAINING USEFUL LIFE

Based on the general condition of the *subject property* site, it is Consultant’s Opinion that the remaining useful life of the property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended immediate repairs or replacement reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as needed basis. The opinion regarding RUL does not pertain to *subject property* site’s marketability.

1.0 INTRODUCTION

Lifespace Corporation (Consultant) was retained and authorized by Pueblo City County Library District to conduct Property Condition Assessment of library building and property at 1300 Jerry Murphy Road in Pueblo, Colorado 81001 (*subject property* site). The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This is not a building code inspection which can only be performed by a municipal building code official.

1.1 Purpose

The purpose of this Property Condition Assessment is to assist Pueblo City County Library District in developing a general understanding of the physical condition of *subject property* site for cost projections and budgets.

1.2 Scope of Work

Consultant conducted a walk-through survey that consisted of nonintrusive visual observations and survey of readily accessible, easily visible components and systems. Ready access was provided to all areas and all areas of the property and buildings were inspected. Roof access was provided and roofs were inspected. Utilities were on and operating at the time of the survey they were inspected. Consultant’s survey included observations as above. There was no destructive testing and no sampling or testing of building materials or any other materials.

Alan Rocco, Facilities Superintendent answered questions and conducted or authorized tour of facilities.

Property condition assessment was performed in general accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and is subject to the limitations and scope considerations contained within the standard.

The scope of this assessment is to:

- Develop a general property description
- Identify major existing components
- Perform visual assessment of the physical condition of the components
- Perform limited visual assessment for accessibility as required by the Americans with Disabilities Act (ADA)
- Provide an opinion of costs for repairs and/or capital reserve items for a reserved term for the scope of work
- Prepare the Property Condition Assessment Report.

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good condition - in working condition and does not require immediate or short-term repairs above and agreed threshold.
Fair condition - in working condition, but may require immediate or short-term repairs above and agreed threshold.
Poor condition - not in working condition or requires immediate or short-term repairs substantially above and agreed threshold.

1.3 Deviations from the Standard

This PCA includes the following deviations from ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process:

- There is no category of short-term costs. Short-term costs are defined as opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such opinions of probable costs may include costs for testing, exploratory programming, and further analysis should this be deemed warranted by the consultant. Generally, the timeframe for such repairs is within 1 to 2 years. In this Property Condition Assessment Report short-term costs are included in the Cost Schedule.
- Opinions of costs for capital reserves are also provided in the Cost Schedule. Capital reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These capital reserves are expressed on an annual basis over the evaluation period in the scope of work. The cost reserves may include costs for items expected to reach the end of the useful lifespan before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.
- Consulted estimated a remaining useful life (RUL) for *subject property* building and site.
- Consultant provided the seismic on, based on 1997 uniform building code, in the state which the property is located.
- Consultant provided the flood zone of the property, based on a map published by FEMA.
- Consultant provided the wind zone, based on schemas map titled Wind Zones in the United States.
- Consultant provided a limited visual survey for the presence of microbial growth at the property. Destructive sampling was not included in the scope of the work for this survey.
- Consultant’s cost threshold limitation for deficiency items is \$1000, reduced from the ASTM E2018 guide’s \$3000 threshold for reporting cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of costs that are individually less than the threshold amount of \$1000 are generally not included in this PCA. However estimated cost regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

No warranties are expressed or implied.

1.4 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of this Inspection. The conclusions of this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgetary constraints

imposed by the client, Pueblo City County Library District. No chemical analyses or materials testing have been performed during the course of this inspection.

1.5 Use Reliance

Pueblo City County Library District, any owner, any property manager, in evaluating current condition of *subject property* site may rely on this report. Any lender, in evaluating a request from the buyer of the *subject property* for the extension of credit (Mortgage Loan) to be secured by *subject property* site, may rely on this report.

This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan to the current owner, any rating agency actually or prospectively rating any such securities, any indentured trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing.

In addition, this report or a reference to this report may be used or quoted in any offering circular, registration statement, or prospectus in connection with the securitization or transaction involving the Mortgage Loan and/or such securities.

1.6 Confidentiality

This report is a confidential report to Pueblo City County Library District. Lifespace Corporation is not required to file and has not filed a copy of this report with any government entity or public agency. This report is not a matter of public record.

No person or entity except for Pueblo City County Library District, its heirs, successors and assigns may rely on this report now or anytime in the future for any purpose or reason whatsoever. Possession or use by any person or entity other than Pueblo City County Library District, its heirs, successors and assigns is expressly prohibited. No future buyer, tenant or any user of the *subject property* site may rely on this report without express written permission from Lifespace Corporation.

2.0 SITE COMPONENTS

2.1 Topography, Storm Water Drainage, and Retaining Walls

Feature	Description	Action	Condition
Topography	Slopes throughout site	NA	Good
Adjoining Sites	At varying elevation	NA	Good
Storm Water Collection	Drainage channel	NA	Good
Landscape Drainage	Sloped toward drainage channel	NA	Good
Pavement Drainage	Sloped toward drainage channel	NA	Good

Assessment and Recommendation

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.2 Site Access, Parking, Pavement

Feature	Description	Action	Condition
Parking Pavement	Asphalt	NA	Good
Seal Coating	Full coverage	NA	Good
Striping	Generally good	NA	Good
Site Access	Access from Jerry Murphy Road	NA	Good
Signalization	Not applicable		

Assessment and Recommendation

Asphalt appears to be original to date of construction with significant evidence or repairs and maintenance. At time of inspection parking surface was in generally satisfactory condition. At time of installation estimated useful life (EUL) was 25 years; current age is 19 years.

Based on observed condition and EUL, asphalt sealing and striping and replacement or refurbishment of pavement can be anticipated during the evaluation period. Consultant recommends milling and resurfacing drives and parking area and striping. An opinion of cost for this work is in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Asphalt sealing and striping	5	5	2023	\$4,095
Asphalt milling, repaving, repainting stripes	25	6	2024	\$18,000

2.3 Sidewalks, Curbing, Site Steps and Ramps

Feature	Description	Action	Condition
Sidewalks	Concrete	NA	Good
Retaining walls	Concrete	NA	Good
Ramps	Concrete	NA	Good
Exterior Steps / Landings	Concrete	NA	Good
Handrails	Metal	NA	Good
Loading Docks	Not applicable		

Assessment and Recommendation

Concrete walks, steps, ramps and landings were observed to be in generally satisfactory condition. There is a textured ramp from sidewalk to parking area for handicapped access.

Remaining useful life of concrete walks, steps, ramps is 12 - 15 years.

No notable deficiencies or indications of deferred maintenance of walks and retaining walls were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.4 Landscaping, Fencing, Signage, Site Lighting

Feature	Description	Action	Condition
Landscaping	Trees, shrubbery and manicured lawn	NA	Good
Parking Lighting	Pole-mounted Fixtures	NA	Good
Signage	Monument and building mounted signs	NA	Good

Assessment and Recommendation

Landscaping components appeared to be in generally good seasonal condition with no significant observed or reported deficiencies. Routine maintenance of landscaping components is expected to be sufficient to maintain the landscaping in good condition during the evaluation period.

Subject property site and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of signage is considered to be a part of routine maintenance.

Lightning was observed to be an overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears to be adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and relatively low estimated cost, Consultant anticipates that any repairs to site lighting can be accomplished as part of routine maintenance.

Note: Alan Rocco stated exterior lighting has been upgraded to LED bulbs and fixtures for energy efficiency and extended life.

2.5 Site Amenities

Not applicable.

2.6 Utilities

Underground utility lines were not inspected. Accessible components were visually inspected.

Utility	Provider
Natural Gas	Xcel Energy
Electricity	Xcel Energy
Potable Water	Pueblo Water Works
Sanitary Sewer	Pueblo Wastewater Department
Storm Water Sewer	Pueblo Wastewater Department

Item	Description	Action	Condition
Water Supply Lines	Consultant inquired of management is to the overall condition and maintenance history of the water supply lines	NA	Good
Waste Service Lines	Consultant inquired of management as to the overall condition and maintenance history of the wastewater discharge lines	NA	Good
Lift Station	Not applicable		
Waste Water Treatment	Municipal waste water treatment facility	NA	Good
Water Supply	Local water department supplies domestic water	NA	Good
Emergency Generator	Not applicable		
Transformers	Underground lines and utility-owned transformers	NA	Good
Alternative Energy	Not applicable		

Assessment and Recommendation

No unusual problems or concerns were observed or reported. According to Alan Rocco, the utilities provided are adequate for current use and occupancy. According to ASTM guidelines, visual inspection and comments on municipal, underground service lines are outside of the scope of this assessment.

Remaining useful life of underground water lines is 20 years.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.7 Other Site Structures

Not applicable.

3.0 ARCHITECTURAL COMPONENTS

3.1 Foundations

Foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Feature	Description	Action	Condition
Foundation Type	Concrete basement	NA	Good
Foundation Walls	Concrete	NA	Good
Moisture Control	Landscaping slopes away from foundation	NA	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed	NA	Good

Assessment and Recommendation

Foundation system appeared to be in good condition. Landscaping and drainage swales slope away from building. No unusual problems or concerns were observed or reported.

Remaining useful life of foundation system is 30 years.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.2 Framing

Feature	Description	Action	Condition
Roof design 1	Gable roof with composite tile shingles	NA	Good
Roof framing	Wood	NA	Good
Roof sheathing	Plywood or OSB	NA	Good
FRT plywood	Not applicable		
Wall structure	Masonry	NA	Good
Walls and floors	Appear to be plumb, level and stable. No unusual problems were observed or reported	NA	Good
Deflection	No evidence of deflection or other movement was observed or reported	NA	Good

Assessment and Recommendation

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior and exterior finishes. However, walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. No items of deferred maintenance were observed or reported. Superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building and appeared to be an overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.3 Cladding

Feature	Description	Action	Condition
Exterior Cladding	Brick, EIFS, concrete	NA	Good
Painting	Not applicable		

Assessment and Recommendation

Exterior brick and EIFS was observed to be in overall good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of brick is 20 years. Remaining useful life of EIFS is up to 30 years. Periodic painting may be required.

No notable deficiencies or indications of deferred maintenance of brick, EIFS or concrete were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.4 Roof Systems

Roofing evaluation and assessment is based on Consultant’s observation and experience and on information supplied by site contact and/or escort. If age of roof material cannot be determined age reported is the age based on appearance and wear characteristics and RUL based on local weather conditions. No testing of roofing materials were conducted.

Roof ID	System	Action	Cond.
Roof 1	Composite tile shingles	NA	Good
Roof 2	Not applicable	NA	Good

Assessment and Recommendation

Composite tile roof shingles are considered to be more durable and longer lasting than many other types of roof covering. No evidence of active roof leaking was observed on the roof or inside the building and no active roof leaks were reported.

Remaining useful life of composite roof shingles is 20 years or more.

No notable deficiencies or indications of deferred maintenance of composite tile shingles were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.5 Appurtenances

Not applicable.

3.6 Doors and Windows

Feature	Description	Action	Condition
Window Type	Commercial grade fixed thermopane panel	NA	Good
Main Doors	Metal frame glass storefront-type	NA	Good
Service Doors	Steel clad insulated door	NA	Good

Assessment and Recommendation

Doors and windows were observed to be in generally good and functional condition.

No notable deficiencies or indications of deferred maintenance of doors and windows were observed or reported. The RUL of these features is expected to exceed the evaluation period.

4.0 INTERIOR

Most interior materials appear to be original to date of construction. Carpet was observed to be worn and stained. Interior wall paint appeared worn and marked.

Public and Staff Areas

Floor: commercial grade carpet in generally poor condition.
Walls: paint on drywall in generally fair – poor condition.
Ceiling: painted drywall and suspended grid and acoustical tile system, all in generally good condition.

Restrooms

Floor: ceramic tile in generally good condition.
Walls: paint on drywall in generally good condition.
Ceiling: paint on drywall in generally good condition.

Assessment and Recommendation

Carpet was observed to be badly worn and stained. Wall paint appeared to be old worn and marked up.

Based on observed condition and EUL, carpet replacement and interior painting can be anticipated during the evaluation period. Consultant recommends you consider upgrading from carpet to commercial grade vinyl plank flooring in all or most areas. Vinyl plank is waterproof, doesn’t stain and has an EUL of up to 20 years. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
New carpet (EUL 12) or vinyl plank (EUL 20)	20	0	2019	\$28,000
Interior painting	7	0	2019	\$12,000
Total				\$40,000

5.0 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

5.1 Plumbing Systems and Domestic Hot Water

Feature	Description	Action	Condition
Hot and Cold Water Pipes	Copper pipe	NA	Good
Polybutylene Piping	No polybutylene piping was observed	NA	Good
Supplemental system	Lawn irrigation	NA	Good
Sanitary Waste and Vent	Cast iron and PVC	NA	Good

Inspection of hidden plumbing lines is beyond scope of this inspection.

Assessment and Recommendation

Plumbing lines are assumed to be in good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of plumbing lines is 20 years.

No notable deficiencies or indications of deferred maintenance of distribution piping or water heater systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, replacement of lawn irrigation system can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Replace irrigation system	20	18	2020	\$8,000

5.2 Heating, Ventilation and Air Conditioning (HVAC)

Assessment is based on Consultant’s observation and experience, interviews and document review. Equipment was observed in operation. No testing of mechanical equipment or systems was conducted.

Feature	Description	Action	Condition
Heating	Natural gas fired furnaces in basement	NA	Good
Heating	Electric Heater/Air conditioner in basement	NA	Good
Cooling	Air conditioner compressors outside	NA	Fair

Furnaces

#	Brand	Fuel	S/N	Date	EUL
1	Trane	Electric	Not visible	1999	5
2	Lennox	Gas	5801L05003	1999	8
3	Lennox	Gas	5801L05006	1999	8
4	Lennox	Gas	5801L05005	1999	8
5	Lennox	Gas	5801L05001	1999	8

Assessment and Recommendation

All furnaces were observed in operation and all appeared to be in good operating condition. Exterior air conditioning compressors were inspected. Serial numbers were not visible. All units appear to be original to date of construction. Remaining useful life of furnaces is 5 - 8 years.

Remaining useful life of air conditioner compressors is 1 – 5 years.

Based on observed condition and EUL, replacement of HVAC equipment can be anticipated during the evaluation period. An opinion of cost for this work is in Cost Summary below and included in Cost Schedule (above).

Cost Summary

Three-phase, four wire	EUL	Year	Cost Each
Replace air conditioner compressors	1-5	2019-2023	\$ 3,800
Replace electric furnace	5	2023	\$ 4,600
Replace gas furnaces	5-9	2023-2028	\$ 4,800

5.3 Electrical Systems

Feature	Description	Action	Condition
Service Type	Underground lines	NA	Good
Electrical Service	400 amperes 3-Phrase, 4-Wire	NA	Good
Panel board Manufacturer	Square D	NA	Good
Overload Protection	Circuit breaker switches	NA	Good
Service Wiring	Copper	NA	Good
Branch Wiring	Copper	NA	Good
Ground Fault Circuit Interrupter	Observed in wet areas	NA	Good

Assessment and Recommendation

In general, the electrical systems including panel boards, lighting and wiring systems appeared to be in good condition and adequately sized for intended use. No notable deficiencies or indications or deferred maintenance of electrical systems or equipment were observed or reported.

Remaining useful life of electrical system is 20 years.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

6.0 VERTICAL TRANSPORTATION

Not applicable.

7.0 ACCOMMODATION / FIRE PROTECTION / LIFE SAFETY

7.1 Handicapped Accessibility

Building was designed to be handicapped accessible and there are accessible fixtures and equipment. There are designated handicapped parking spaces close to building. Building is accessible by ramped concrete walks to main entrance/exit doors. Building has level entry and minimum 36” wide entrance door. Entrance door has automatic opener.

Restrooms are handicapped accessible.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.2 Fire Safety

The building is not protected by a sprinkler system. Fire extinguishers are deployed throughout the building.

Assessment and Recommendation

Fire extinguishers were last inspected/serviced July 2018. Next inspection/service is due July 2019.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of extinguishers is expected to exceed the evaluation period.

8.0 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

Consultant conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment and Recommendation

Alan Rocco reported that he was not aware of suspected mold or microbial growth at *subject property* site and that neither staff not visitors has had complaints concerning suspected mold or microbial growth. Marge indicated that no formal indoor air quality management plan currently exists at the Property. Consultant identified no documents regarding indoor air quality or microbial concerns. Alan Rocco was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or

ground water problems were reported. Consultant observed no notable indications of excessive moisture or microbial growth at the property.

9.0 NATURAL HAZARDS

9.1 Seismic Zone

Consultant reviewed the property location in order to determine the seismic zone in which the property is located. According to the 2015 International Building Code, the property is located in Seismic Zone 1.

- Seismic Zones are defined as follows:
- Seismic Zone 0: an area of very low probability of damaging ground motion.
 - Seismic Zone 1: an area of low probability of damaging ground motion.
 - Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.
 - Seismic Zone 2B: an area of moderate risk of damaging seismic activity.
 - Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.
 - Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment and Recommendation

The propensity of natural hazards to adversely affect this property is designated above. Consultant offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis. Further Study may be undertaken at the discretion of our client.

9.2 Wind Zone

Consultant reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-16.

Our judgement is that the property is located in Wind Zone II. The map also indicates *subject property* site is located in a Special Wind Region.

- Wind Zones are defined as follows:
- Zone I (130 MPH)
 - Zone II (160 MPH)
 - Zone III (200 MPH)
 - Zone IV (250 MPH) Special Wind Zone
 - Hurricane Susceptible Zone

Assessment and Recommendation

The propensity of wind events to adversely affect this property is designated in the discussion above. Further Study may be undertaken at the discretion of our client.

9.3 Flood Zone

Consultant reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 0850770006C, dated 09/29/1986, no digital data is available.

Flood Zones are described as follows:

- o Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.
- o Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.
- o Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.
- o Flood Zone C, defined as an area of minimal flooding.
- o Flood Zone D, defined as an area of undetermined, but possible flood hazards.
- o Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- o Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.
- o Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client. NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.

10.0 REGULATORY FINDINGS

10.1 Building Code Violations

Consultant requested a record of open violations on file for *subject property* site from Pueblo Regional Building Department.

Assessment and Recommendation

Pueblo Regional Building Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

10.2 Fire Code Violations

Consultant requested a record of open violations on file for *subject property* site from the Pueblo Fire Department.

Assessment and Recommendation

Pueblo Fire Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

11.0 CERTIFICATION

We declare that we have conducted Property Condition Assessment (PCA) according to good commercial and customary practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

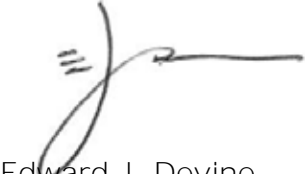
USA Due Diligence Services is an independent contractor and has no relationship with any party to this purchase transaction except that Pueblo City County Library District contracted with USA Due Diligence Services for this assessment and report.

USA Due Diligence Services has not been unduly influenced by any person with regard to the preparation of this report.

The amount of payment does not represent a percentage of a sale price or dollar amount of financing of *subject property*.

Payment of our fee was not dependent upon the outcome of this inspection report.

LIFESPACE CORPORATION
USA DUE DILIGENCE SERVICES



Edward J. Devine,
Senior Consultant
Field Observer
PCA Reviewer

APPENDICES

PROPERTY CONDITION ASSESSMENT REPORT - Lucero Branch Library

EXECUTIVE SUMMARY

On October 9, 2018 Edward J. Devine, Senior Consultant, Field Observer, PCA Reviewer and employee of Lifespace Corporation (Consultant) performed site survey and interviews as necessary to complete this Property Condition Assessment (PCA) according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

Lifespace Corporation takes full credit and responsibility for the Property Condition Assessment and the contents of this report. Any opinion expressed by Consultant is the opinion of Lifespace Corporation.

This Property Condition Assessment Report is designed to assist Pueblo City County Library District in developing a general understanding of the physical condition of library building and property at 1315 East 7th Street in Pueblo, Colorado 81001. This information includes information on material physical deficiencies and required repairs. This Report does not include advice on enhancements to reposition *subject property* site in the marketplace or for warranty transfer purposes and is not intended to include information on routine or normal preventative maintenance.

Any opinions of costs are commensurate with the market value and complexity of *subject property* site and not minor or insignificant. In general, opinions of costs that are either individually or in the aggregate less than \$1,000.00 may be omitted except that if there are more than four separate like items that are below \$1,000.00, but collectively total over \$3,000.00, such items may be included. Cost estimates are not guaranteed. Opinions of costs should be construed as preliminary, order of magnitude budgets.

CONCLUSIONS

Lifespace Corporation has performed Property Condition Assessment of library building and property at 1315 East 7th Street in Pueblo, Colorado 81001. The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

PROPERTY DESCRIPTION

Current Owner	Pueblo City County Library District
Property Type	Library
Parking Surface	Asphalt
Parking Spaces	34 + 2 handicapped spaces
Number of Buildings	One
Year of Construction	2014
Year of Renovation	Not applicable
Number of Floors	One
Floor Area	7,500 SF
Foundation Type	Slab on grade
Frame Construction	Masonry
Facade	Brick, board siding
Roof Type and Materials	Flat roofs with white EPDM membrane
Heating / Cooling	Rooftop mounted HVAC units
Heating / Cooling	Not applicable
Hot Water Source	Domestic water heater
Electrical Wiring Type	Copper
Emergency Generator	Not applicable
Additional Energy Source	Not applicable
Plumbing Supply Pipes	Copper
Plumbing Waste Pipes	Cast iron, PVC
Fire Sprinkler System	Not applicable
Flood Zone	No digital data available
Seismic Zone	1
Wind Zone	II - Special Wind Region
Visibility from Street	Good

OVERALL CONDITION OF THE PROPERTY

Based on Consultant’s observation of *subject property* site and improvements, *subject property* site appears to be in overall fair condition.

Consultant recommends addressing any observed deficiencies that require immediate action as a result of existing potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of costs for immediate repairs are provided in the Cost Schedule (below). Capital reserves are for reoccurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and costs. However, capital reserves may also include components or systems that have been indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for capital reserves are provided in the Cost Schedule (below).

RECOMMENDATIONS

See recommendation details in report text. Line item numbers in Cost Schedule are report section numbers for ease of reference.

COST SCHEDULE

Item	Now	2018	2019	2020	2021	2022
2.2 Seal / stripe asphalt			\$3,900			
4.0 Replace carpet						
4.0 Paint interior					\$13,000	
5.1 Replace water heater						
Totals			\$3,900		\$13,000	

Item	2023	2024	2025	2026	2027	2028
2.2 Seal / stripe asphalt		\$4,407				
4.0 Replace carpet		\$32,471				
5.1 Replace water heater				\$14,600		
5.1 Replace water heater		\$1,600				
Totals		\$38,478		\$14,600		

REMAINING USEFUL LIFE

Based on the general condition of the *subject property* site, it is Consultant’s Opinion that the remaining useful life of the property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended immediate repairs or replacement reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as needed basis. The opinion regarding RUL does not pertain to *subject property* site’s marketability.

1.0 INTRODUCTION

Lifespace Corporation (Consultant) was retained and authorized by Pueblo City County Library District to conduct Property Condition Assessment of library building and property at 1315 East 7th Street in Pueblo, Colorado 81001 (*subject property* site). The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This is not a building code inspection which can only be performed by a municipal building code official.

1.1 Purpose

The purpose of this Property Condition Assessment is to assist Pueblo City County Library District in developing a general understanding of the physical condition of *subject property* site for cost projections and budgets.

1.2 Scope of Work

Consultant conducted a walk-through survey that consisted of nonintrusive visual observations and survey of readily accessible, easily visible components and systems. Ready access was provided to all areas and all areas of the property and buildings were inspected. Roof access was provided and roofs were inspected. Utilities were on and operating at the time of the survey they were inspected. Consultant’s survey included observations as above. There was no destructive testing and no sampling or testing of building materials or any other materials.

Alan Rocco, Facilities Superintendent answered questions and conducted or authorized tour of facilities.

Property condition assessment was performed in general accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and is subject to the limitations and scope considerations contained within the standard.

The scope of this assessment is to:

- Develop a general property description
- Identify major existing components
- Perform visual assessment of the physical condition of the components
- Perform limited visual assessment for accessibility as required by the Americans with Disabilities Act (ADA)
- Provide an opinion of costs for repairs and/or capital reserve items for a reserved term for the scope of work
- Prepare the Property Condition Assessment Report.

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good condition - in working condition and does not require immediate or short-term repairs above and agreed threshold.
Fair condition - in working condition, but may require immediate or short-term repairs above and agreed threshold.
Poor condition - not in working condition or requires immediate or short-term repairs substantially above and agreed threshold.

1.3 Deviations from the Standard

This PCA includes the following deviations from ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process:

- There is no category of short-term costs. Short-term costs are defined as opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such opinions of probable costs may include costs for testing, exploratory programming, and further analysis should this be deemed warranted by the consultant. Generally, the timeframe for such repairs is within 1 to 2 years. In this Property Condition Assessment Report short-term costs are included in the Cost Schedule.
- Opinions of costs for capital reserves are also provided in the Cost Schedule. Capital reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These capital reserves are expressed on an annual basis over the evaluation period in the scope of work. The cost reserves may include costs for items expected to reach the end of the useful lifespan before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.
- Consulted estimated a remaining useful life (RUL) for *subject property* building and site.
- Consultant provided the seismic on, based on 1997 uniform building code, in the state which the property is located.
- Consultant provided the flood zone of the property, based on a map published by FEMA.
- Consultant provided the wind zone, based on schemas map titled Wind Zones in the United States.
- Consultant provided a limited visual survey for the presence of microbial growth at the property. Destructive sampling was not included in the scope of the work for this survey.
- Consultant’s cost threshold limitation for deficiency items is \$1000, reduced from the ASTM E2018 guide’s \$3000 threshold for reporting cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of costs that are individually less than the threshold amount of \$1000 are generally not included in this PCA. However estimated cost regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

No warranties are expressed or implied.

1.4 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of this Inspection. The conclusions of this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgetary constraints imposed by the client, Pueblo City County Library District. No chemical analyses or materials testing have been performed during the course of this inspection.

1.5 Use Reliance

Pueblo City County Library District, any owner, any property manager, in evaluating current condition of *subject property* site may rely on this report. Any lender, in evaluating a request from the buyer of the *subject property* for the extension of credit (Mortgage Loan) to be secured by *subject property* site, may rely on this report.

This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan to the current owner, any rating agency actually or prospectively rating any such securities, any indentured trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing.

In addition, this report or a reference to this report may be used or quoted in any offering circular, registration statement, or prospectus in connection with the securitization or transaction involving the Mortgage Loan and/or such securities.

1.6 Confidentiality

This report is a confidential report to Pueblo City County Library District. Lifespace Corporation is not required to file and has not filed a copy of this report with any government entity or public agency. This report is not a matter of public record.

No person or entity except for Pueblo City County Library District, its heirs, successors and assigns may rely on this report now or anytime in the future for any purpose or reason whatsoever. Possession or use by any person or entity other than Pueblo City County Library District, its heirs, successors and assigns is expressly prohibited. No future buyer, tenant or any user of the *subject property* site may rely on this report without express written permission from Lifespace Corporation.

2.0 SITE COMPONENTS

2.1 Topography, Storm Water Drainage, and Retaining Walls

Feature	Description	Action	Condition
Topography	Generally flat	NA	Good
Adjoining Sites	At similar elevation	NA	Good
Landscape Drainage	Sheet flow toward collection area	NA	Good
Pavement Drainage	Sheet flow toward collection area	NA	Good

Assessment and Recommendation

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.2 Site Access, Parking, Pavement

Feature	Description	Action	Condition
Parking Pavement	Asphalt	NA	Good
Seal Coating	Full coverage	NA	Good
Striping	Generally good	NA	Good
Site Access	Access from East 7th Street	NA	Good
Signalization	Not applicable		

Assessment and Recommendation

Asphalt appears to be original to date of construction with significant evidence or repairs and maintenance. At time of inspection parking surface was in generally satisfactory condition. At time of installation estimated useful life (EUL) was 25 years; current age is 4 years.

No notable deficiencies or indications of deferred maintenance of parking or drives were observed or reported. The RUL of these features is expected to exceed the evaluation period.

As part of regular maintenance, Consultant recommends sealing and striping every 5 years.

Based on observed condition and EUL, asphalt sealing and striping can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Seal and stripe asphalt	5	0	2019	\$3,900

2.3 Sidewalks, Curbing, Site Steps and Ramps

Feature	Description	Action	Condition
Sidewalks	Concrete	NA	Good
Retaining walls	Concrete	NA	Good
Ramps	Concrete	NA	Good
Exterior Steps / Landings	Concrete	NA	Good
Handrails	Metal	NA	Good
Loading Docks	Not applicable		

Assessment and Recommendation

Concrete walks, steps, ramps and landings were observed to be in generally satisfactory condition. There is a textured ramp from sidewalk to parking area for handicapped access.

Remaining useful life of concrete walks, steps, ramps and landings is 25 years.

No notable deficiencies or indications of deferred maintenance of walks and retaining walls were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.4 Landscaping, Fencing, Signage, Site Lighting

Feature	Description	Action	Condition
Landscaping	Shrubbery and minimal lawn	NA	Good
Parking Lighting	Pole-mounted Fixtures	NA	Good
Signage	Monument and building mounted signs	NA	Good

Assessment and Recommendation

Landscaping components appeared to be in generally good seasonal condition with no significant observed or reported deficiencies. Routine maintenance of landscaping components is expected to be sufficient to maintain the landscaping in good condition during the evaluation period.

Subject property site and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of signage is considered to be a part of routine maintenance.

Lightning was observed to be an overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears to be adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and relatively low estimated cost, Consultant anticipates that any repairs to site lighting can be accomplished as part of routine maintenance.

Note: Alan Rocco stated exterior lighting has been upgraded to LED bulbs and fixtures for energy efficiency and extended life.

2.5 Site Amenities

Not applicable.

2.6 Utilities

Underground utility lines were not inspected. Accessible components were visually inspected.

Utility	Provider
Natural Gas	Xcel Energy
Electricity	Xcel Energy
Potable Water	Pueblo Water Works
Sanitary Sewer	Pueblo Wastewater Department
Storm Water Sewer	Pueblo Wastewater Department

Item	Description	Action	Condition
Water Supply Lines	Consultant inquired of management is to the overall condition and maintenance history of the water supply lines	NA	Good
Waste Service Lines	Consultant inquired of management as to the overall condition and maintenance history of the wastewater discharge lines	NA	Good
Lift Station	Not applicable		
Waste Water Treatment	Municipal waste water treatment facility	NA	Good
Water Supply	Local water department supplies domestic water	NA	Good
Emergency Generator	Not applicable		
Transformers	Underground lines and utility-owned transformers	NA	Good
Alternative Energy	Not applicable		

Assessment and Recommendation

No unusual problems or concerns were observed or reported. According to Alan Rocco, the utilities provided are adequate for current use and occupancy. According to ASTM guidelines, visual inspection and comments on municipal, underground service lines are outside of the scope of this assessment.

Remaining useful life of underground water lines is 36 years.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.7 Other Site Structures

Not applicable.

3.0 ARCHITECTURAL COMPONENTS

3.1 Foundations

Foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Feature	Description	Action	Condition
Foundation Type	Slab on grade	NA	Good
Foundation Walls	Concrete	NA	Good
Moisture Control	Landscaping slopes away from foundation	NA	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed	NA	Good

Assessment and Recommendation

Foundation system appeared to be in good condition. Landscaping and drainage swales slope away from building. No unusual problems or concerns were observed or reported.

Remaining useful life of foundation system is 30 years.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.2 Framing

Feature	Description	Action	Condition
Roof design 1	Flat roof with white EPDM membrane	NA	Good
Roof framing	Wood	NA	Good
Roof sheathing	Plywood or OSB	NA	Good
FRT plywood	Not applicable		
Wall structure	Masonry	NA	Good
Walls and floors	Appear to be plumb, level and stable. No unusual problems were observed or reported	NA	Good
Deflection	No evidence of deflection or other movement was observed or reported	NA	Good

Assessment and Recommendation

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior and exterior finishes. However, walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. No items of deferred maintenance were observed or reported. Superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building and appeared to be an overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.3 Cladding

Feature	Description	Action	Condition
Exterior Cladding	Brick, EIFS, concrete	NA	Good
Painting	Not applicable		

Assessment and Recommendation

Exterior brick and EIFS was observed to be in overall good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of brick is 36 years. Remaining useful life of board siding is up to 30 years. Periodic painting may be required. Remaining useful life of EIFS is up to 30 years.

No notable deficiencies or indications of deferred maintenance of brick, EIFS or concrete were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.4 Roof Systems

Roofing evaluation and assessment is based on Consultant’s observation and experience and on information supplied by site contact and/or escort. If age of roof material cannot be determined age reported is the age based on appearance and wear characteristics and RUL based on local weather conditions. No testing of roofing materials were conducted.

Roof ID	System	Action	Cond.
Roof	White EPDM membrane	NA	Good

Assessment and Recommendation

EPDM roofing appeared to be in good condition. . No evidence of active roof leaking was observed on the roof or inside the building and no active roof leaks were reported.

Remaining useful life of white EPDM membrane is 16 years or more. Leak protection and membrane life can be extended by sealing membrane with a silicone roof coating, especially sealing over seams and around HVAC equipment and other roof openings. See **APPENDIX: Roof Surfacing** (below).

No notable deficiencies or indications of deferred maintenance of roof surfaces were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.5 Appurtenances

Not applicable.

3.6 Doors and Windows

Feature	Description	Action	Condition
Window Type	Commercial grade fixed thermopane panel	NA	Good
Main Doors	Metal frame glass storefront-type	NA	Good
Service Doors	Steel clad insulated door	NA	Good

Assessment and Recommendation

Doors and windows were observed to be in generally good and functional condition.

Remaining useful life of doors and windows is 16 years.

No notable deficiencies or indications of deferred maintenance of doors or windows were observed or reported. The RUL of these features is expected to exceed the evaluation period.

4.0 INTERIOR

Most interior materials appear to be original to date of construction. Carpet was observed to be in generally good condition. Interior wall paint appeared to be in generally good condition.

Public and Staff Areas

Floor: commercial grade carpet in generally good condition.
Walls: paint on drywall in generally good condition.
Ceiling: painted drywall and suspended grid and acoustical tile system, all in generally good condition.

Restrooms

Floor: ceramic tile in generally good condition.
Walls: ceramic tile / paint on drywall, all in generally good condition.
Ceiling: paint on drywall in generally good condition.

Assessment and Recommendation

Carpet was observed to be in generally good condition. Wall paint appeared to be in generally good condition.

Based on observed condition and EUL, carpet replacement and interior painting can be anticipated during the evaluation period. Consultant recommends you consider upgrading from carpet to commercial grade vinyl plank flooring in all or most areas. Vinyl plank is waterproof, doesn’t stain and has an EUL of up to 20 years. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
New carpet (EUL 12) or vinyl plank (EUL 20)	10	0	2024	\$32,500
Interior painting	6	0	2020	\$12,600

5.0 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

5.1 Plumbing Systems and Domestic Hot Water

Feature	Description	Action	Condition
Hot and Cold Water Pipes	Copper pipe	NA	Good
Polybutylene Piping	No polybutylene piping was observed	NA	Good
Sanitary Waste and Vent	Cast iron and PVC	NA	Good
Water Heater	A.O. Smith 50 USG – gas fired	NA	Good

Inspection of hidden plumbing lines is beyond scope of this inspection. Exposed plumbing and water heater were inspected.

Assessment and Recommendation

Plumbing lines are assumed to be in good condition. Water heater appears to be in good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of plumbing lines is 36 years.

No notable deficiencies or indications of deferred maintenance of distribution piping were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, water heater replacement can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Water heater replacement	10	6	2024	\$1,600

5.2 Heating, Ventilation and Air Conditioning (HVAC)

Assessment is based on Consultant's observation and experience, interviews and document review. Equipment was observed in operation. No testing of mechanical equipment or systems was conducted.

Feature	Description	Action	Condition
Heating/Cooling	Rooftop HVAC units	NA	Good

Rooftop HVAC

#	Brand	Fuel	S/N	Date	EUL
RTU 1	Trane	Gas/Electric	142810928L	2014	16
RTU 2	Trane	Gas/Electric	142810264D	2014	16
RTU 3	Trane	Gas/Electric	142810892D	2014	16

Assessment and Recommendation

All units were observed in operation and all appeared to be in good operating condition.

Remaining useful life of rooftop units is 16 years.

No notable deficiencies or indications of deferred maintenance of HVAC units were observed or reported. The RUL of these features is expected to exceed the evaluation period.

5.3 Electrical Systems

Feature	Description	Action	Condition
Service Type	Underground lines	NA	Good
Electrical Service	400 amperes 3-Phrase, 4-Wire	NA	Good
Panel board Manufacturer	Square D	NA	Good
Overload Protection	Circuit breaker switches	NA	Good
Service Wiring	Copper	NA	Good
Branch Wiring	Copper	NA	Good
Ground Fault Circuit Interrupter	Observed in wet areas	NA	Good

Assessment and Recommendation

In general, the electrical systems including panel boards, lighting and wiring systems appeared to be in good condition and adequately sized for intended use. No notable deficiencies or indications or deferred maintenance of electrical systems or equipment were observed or reported.

Remaining useful life of electrical system is 36 years.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

6.0 VERTICAL TRANSPORTATION

Not applicable.

7.0 ACCOMMODATION / FIRE PROTECTION / LIFE SAFETY

7.1 Handicapped Accessibility

Building was designed to be handicapped accessible and there are accessible fixtures and equipment.

There are designated handicapped parking spaces close to building. Building is accessible by ramped concrete walks to main entrance/exit doors. Building has level entry and minimum 36" wide entrance door. Entrance door has automatic opener.

Restrooms are handicapped accessible.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.2 Fire Safety

The building is not protected by a sprinkler system. Fire extinguishers are deployed throughout the building.

Assessment and Recommendation

Fire extinguishers were last inspected/serviced November 2017. Next inspection/service is due November 2018.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of extinguishers is expected to exceed the evaluation period.

8.0 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

Consultant conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment and Recommendation

Alan Rocco reported he was not aware of suspected mold or microbial growth at *subject property* site and that neither staff not visitors has had complaints concerning suspected mold or microbial growth. Marge indicated that no formal indoor air quality management plan currently exists at the Property. Consultant identified no documents regarding indoor air quality or microbial concerns. Alan Rocco was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported. Consultant observed no notable indications of excessive moisture or microbial growth at the property.

9.0 NATURAL HAZARDS

9.1 Seismic Zone

Consultant reviewed the property location in order to determine the seismic zone in which the property is located. According to the 2015 International Building Code, the property is located in Seismic Zone 1.

Seismic Zones are defined as follows:

- o Seismic Zone 0: an area of very low probability of damaging ground motion.
- o Seismic Zone 1: an area of low probability of damaging ground motion.
- o Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.
- o Seismic Zone 2B: an area of moderate risk of damaging seismic activity.
- o Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.
- o Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment and Recommendation

The propensity of natural hazards to adversely affect this property is designated above. Consultant offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis. Further Study may be undertaken at the discretion of our client.

9.2 Wind Zone

Consultant reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-16.

Our judgement is that the property is located in Wind Zone II. The map also indicates *subject property* site is located in a Special Wind Region.

Wind Zones are defined as follows:

- o Zone I (130 MPH)
- o Zone II (160 MPH)
- o Zone III (200 MPH)
- o Zone IV (250 MPH) Special Wind Zone
- o Hurricane Susceptible Zone

Assessment and Recommendation

The propensity of wind events to adversely affect this property is designated in the discussion above. Further Study may be undertaken at the discretion of our client.

9.3 Flood Zone

Consultant reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 0850770006C, dated 09/29/1986, no digital data is available.

Flood Zones are described as follows:

- o Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.
- o Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

- o Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.
- o Flood Zone C, defined as an area of minimal flooding.
- o Flood Zone D, defined as an area of undetermined, but possible flood hazards.
- o Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- o Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.
- o Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client. NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.

10.0 REGULATORY FINDINGS

10.1 Building Code Violations

Consultant requested a record of open violations on file for *subject property* site from Pueblo Regional Building Department.

Assessment and Recommendation

Pueblo Regional Building Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

10.2 Fire Code Violations

Consultant requested a record of open violations on file for *subject property* site from the Pueblo Fire Department.

Assessment and Recommendation

Pueblo Fire Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

11.0 CERTIFICATION

We declare that we have conducted Property Condition Assessment (PCA) according to good commercial and customary practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

USA Due Diligence Services is an independent contractor and has no relationship with any party to this purchase transaction except that Pueblo City County Library District contracted with USA Due Diligence Services for this assessment and report.

USA Due Diligence Services has not been unduly influenced by any person with regard to the preparation of this report.

The amount of payment does not represent a percentage of a sale price or dollar amount of financing of *subject property*.

Payment of our fee was not dependent upon the outcome of this inspection report.

LIFESPACE CORPORATION
USA DUE DILIGENCE SERVICES



Edward J. Devine,
Senior Consultant
Field Observer
PCA Reviewer

APPENDICES

PROPERTY CONDITION ASSESSMENT REPORT - Giodone Branch Library

EXECUTIVE SUMMARY

On November 6, 2018 Edward J. Devine, Senior Consultant, Field Observer, PCA Reviewer and employee of Lifespace Corporation (Consultant) performed site survey and interviews as necessary to complete this Property Condition Assessment (PCA) according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

Lifespace Corporation takes full credit and responsibility for the Property Condition Assessment and the contents of this report. Any opinion expressed by Consultant is the opinion of Lifespace Corporation.

This Property Condition Assessment Report is designed to assist Pueblo City County Library District in developing a general understanding of the physical condition of library building and property at 24655 US Hwy 50 East in Pueblo, Colorado 81006. This information includes information on material physical deficiencies and required repairs. This Report does not include advice on enhancements to reposition *subject property* site in the marketplace or for warranty transfer purposes and is not intended to include information on routine or normal preventative maintenance.

Any opinions of costs are commensurate with the market value and complexity of *subject property* site and not minor or insignificant. In general, opinions of costs that are either individually or in the aggregate less than \$1,000.00 may be omitted except that if there are more than four separate like items that are below \$1,000.00, but collectively total over \$3,000.00, such items may be included. Cost estimates are not guaranteed. Opinions of costs should be construed as preliminary, order of magnitude budgets.

CONCLUSIONS

Lifespace Corporation has performed Property Condition Assessment of library building and property at 24655 US Hwy 50 East in Pueblo, Colorado 81006. The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

PROPERTY DESCRIPTION

Current Owner	Pueblo City County Library District
Property Type	Library
Parking Surface	Asphalt
Parking Spaces	28 + 2 handicapped spaces
Number of Buildings	one
Year of Construction	2014
Year of Renovation	Not applicable
Number of Floors	One
Floor Area	7,500 SF
Foundation Type	Slab on grade
Frame Construction	Masonry
Facade	Corrugated metal, board siding, EIFS
Roof Type and Materials	Flat roofs - white EPDM membrane
Roof Type and Materials	Gable roofs - asphalt/fiberglass laminated shingles
Heating / Cooling	Rooftop mounted HVAC units
Heating / Cooling	Not applicable
Hot Water Source	Domestic water heater
Electrical Wiring Type	Copper
Emergency Generator	Not applicable
Plumbing Supply Pipes	Copper
Plumbing Waste Pipes	Cast iron, PVC
Fire Sprinkler System	Not applicable
Flood Zone	No digital data available
Seismic Zone	1
Wind Zone	II - Special Wind Region
Visibility from Street	Good

OVERALL CONDITION OF THE PROPERTY

Based on Consultant’s observation of *subject property* site and improvements, *subject property* site appears to be in overall fair condition.

Consultant recommends addressing any observed deficiencies that require immediate action as a result of existing potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of costs for immediate repairs are provided in the Cost Schedule (below). Capital reserves are for reoccurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and costs. However, capital reserves may also include components or systems that have been indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for capital reserves are provided in the Cost Schedule (below).

RECOMMENDATIONS

See recommendation details in report text. Line item numbers in Cost Schedule are report section numbers for ease of reference.

COST SCHEDULE

Item	Now	2018	2019	2020	2021	2022
2.2 Seal / stripe asphalt			\$3,900			
4.0 Replace carpet						
4.0 Paint interior					\$13,000	
5.1 Replace water heater						
Totals			\$3,900		\$13,000	

Item	2023	2024	2025	2026	2027	2028
2.2 Seal / stripe asphalt		\$4,407				
4.0 Replace carpet		\$32,471				
5.1 Replace water heater				\$14,600		
5.1 Replace water heater		\$1,600				
Totals		\$38,478		\$14,600		

REMAINING USEFUL LIFE

Based on the general condition of the *subject property* site, it is Consultant’s Opinion that the remaining useful life of the property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended immediate repairs or replacement reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as needed basis. The opinion regarding RUL does not pertain to *subject property* site’s marketability.

1.0 INTRODUCTION

Lifespace Corporation (Consultant) was retained and authorized by Pueblo City County Library District to conduct Property Condition Assessment of library building and property at 24655 US Hwy 50 East in Pueblo, Colorado 81006 (*subject property* site). The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This is not a building code inspection which can only be performed by a municipal building code official.

1.1 Purpose

The purpose of this Property Condition Assessment is to assist Pueblo City County Library District in developing a general understanding of the physical condition of *subject property* site for cost projections and budgets.

1.2 Scope of Work

Consultant conducted a walk-through survey that consisted of nonintrusive visual observations and survey of readily accessible, easily visible components and systems. Ready access was provided to all areas and all areas of the property and buildings were inspected. Roof access was provided and roofs were inspected. Utilities were on and operating at the time of the survey they were inspected. Consultant’s survey included observations as above. There was no destructive testing and no sampling or testing of building materials or any other materials.

Alan Rocco, Facilities Superintendent answered questions and conducted or authorized tour of facilities.

Property condition assessment was performed in general accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and is subject to the limitations and scope considerations contained within the standard.

- The scope of this assessment is to:
- Develop a general property description
 - Identify major existing components
 - Perform visual assessment of the physical condition of the components
 - Perform limited visual assessment for accessibility as required by the Americans with Disabilities Act (ADA)
 - Provide an opinion of costs for repairs and/or capital reserve items for a reserved term per scope of work
 - Prepare the Property Condition Assessment Report.

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good condition - in working condition and does not require immediate or short-term repairs above and agreed threshold.
Fair condition - in working condition, but may require immediate or short-term repairs above and agreed threshold.
Poor condition - not in working condition or requires immediate or short-term repairs substantially above and agreed threshold.

1.3 Deviations from the Standard

This PCA includes the following deviations from ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process:

- There is no category of short-term costs. Short-term costs are defined as opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such opinions of probable costs may include costs for testing, exploratory programming, and further analysis should this be deemed warranted by the consultant. Generally, the timeframe for such repairs is within 1 to 2 years. In this Property Condition Assessment Report short-term costs are included in the Cost Schedule.
- Opinions of costs for capital reserves are also provided in the Cost Schedule. Capital reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These capital reserves are expressed on an annual basis over the evaluation period in the scope of work. The cost reserves may include costs for items expected to reach the end of the useful lifespan before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.
- Consulted estimated a remaining useful life (RUL) for *subject property* building and site.
- Consultant provided the seismic on, based on 1997 uniform building code, in the state which the property is located.
- Consultant provided the flood zone of the property, based on a map published by FEMA.
- Consultant provided the wind zone, based on schemas map titled Wind Zones in the United States.
- Consultant provided a limited visual survey for the presence of microbial growth at the property. Destructive sampling was not included in the scope of the work for this survey.
- Consultant’s cost threshold limitation for deficiency items is \$1000, reduced from the ASTM E2018 guide’s \$3000 threshold for reporting cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of costs that are individually less than the threshold amount of \$1000 are generally not included in this PCA. However estimated cost regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

No warranties are expressed or implied.

1.4 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of this Inspection. The conclusions of this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgetary constraints imposed by the client, Pueblo City County Library District. No chemical analyses or materials testing have been performed during the course of this inspection.

1.5 Use Reliance

Pueblo City County Library District, any owner, any property manager, in evaluating current condition of *subject property* site may rely on this report. Any lender, in evaluating a request from the buyer of the *subject property* for the extension of credit (Mortgage Loan) to be secured by *subject property* site, may rely on this report.

This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan to the current owner, any rating agency actually or prospectively rating any such securities, any indentured trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing.

In addition, this report or a reference to this report may be used or quoted in any offering circular, registration statement, or prospectus in connection with the securitization or transaction involving the Mortgage Loan and/or such securities.

1.6 Confidentiality

This report is a confidential report to Pueblo City County Library District. Lifespace Corporation is not required to file and has not filed a copy of this report with any government entity or public agency. This report is not a matter of public record.

No person or entity except for Pueblo City County Library District, its heirs, successors and assigns may rely on this report now or anytime in the future for any purpose or reason whatsoever. Possession or use by any person or entity other than Pueblo City County Library District, its heirs, successors and assigns is expressly prohibited. No future buyer, tenant or any user of the *subject property* site may rely on this report without express written permission from Lifespace Corporation.

2.0 SITE COMPONENTS

2.1 Topography, Storm Water Drainage, and Retaining Walls

Feature	Description	Action	Condition
Topography	Generally flat	NA	Good
Adjoining Sites	At similar elevation	NA	Good
Landscape Drainage	Sheet flow toward collection area	NA	Good
Pavement Drainage	Sheet flow toward collection area	NA	Good

Assessment and Recommendation

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.2 Site Access, Parking, Pavement

Feature	Description	Action	Condition
Parking Pavement	Asphalt	NA	Good
Seal Coating	Full coverage	NA	Good
Striping	Generally good	NA	Good
Site Access	Access from US Hwy 50 East	NA	Good
Signalization	Not applicable		

Assessment and Recommendation

Asphalt appears to be original to date of construction with significant evidence or repairs and maintenance. At time of inspection parking surface was in generally satisfactory condition. At time of installation estimated useful life (EUL) was 25 years; current age is 4 years.

No notable deficiencies or indications of deferred maintenance of parking or drives were observed or reported. The RUL of these features is expected to exceed the evaluation period.

As part of regular maintenance, Consultant recommends sealing and striping every 5 years.

Based on observed condition and EUL, asphalt sealing and striping can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Seal and stripe asphalt	5	0	2019	\$3,900

2.3 Sidewalks, Curbing, Site Steps and Ramps

Feature	Description	Action	Condition
Sidewalks	Concrete	NA	Good
Retaining walls	Not applicable		
Ramps	Not applicable		
Exterior Steps / Landings	Not applicable		
Handrails	Not applicable		
Loading Docks	Not applicable		

Assessment and Recommendation

Concrete walks were observed to be in generally satisfactory condition.

Remaining useful life of concrete walks is 25 years.

No notable deficiencies or indications of deferred maintenance of walks and retaining walls were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.4 Landscaping, Fencing, Signage, Site Lighting

Feature	Description	Action	Condition
Landscaping	Shrubbery, lawn and trees	NA	Good
Parking Lighting	Pole-mounted Fixtures	NA	Good
Signage	Monument and building mounted signs	NA	Good

Assessment and Recommendation

Landscaping components appeared to be in generally good seasonal condition with no significant observed or reported deficiencies. Routine maintenance of landscaping components is expected to be sufficient to maintain the landscaping in good condition during the evaluation period.

Subject property site and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of signage is considered to be a part of routine maintenance.

Lightning was observed to be an overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears to be adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and relatively low estimated cost, Consultant anticipates that any repairs to site lighting can be accomplished as part of routine maintenance.

Note: Alan Rocco stated exterior lighting has been upgraded to LED bulbs and fixtures for energy efficiency and extended life.

2.5 Site Amenities

Not applicable.

2.6 Utilities

Underground utility lines were not inspected. Accessible components were visually inspected.

Utility	Provider
Natural Gas	Xcel Energy
Electricity	Xcel Energy
Potable Water	Pueblo Water Works
Sanitary Sewer	Pueblo Wastewater Department
Storm Water Sewer	Pueblo Wastewater Department

Item	Description	Action	Condition
Water Supply Lines	Consultant inquired of management is to the overall condition and maintenance history of the water supply lines	NA	Good
Waste Service Lines	Consultant inquired of management as to the overall condition and maintenance history of the wastewater discharge lines	NA	Good
Lift Station	Not applicable		
Waste Water Treatment	Municipal waste water treatment facility	NA	Good
Water Supply	Local water department supplies domestic water	NA	Good
Emergency Generator	Not applicable		
Transformers	Underground lines and utility-owned transformers	NA	Good

Assessment and Recommendation

No unusual problems or concerns were observed or reported. According to Alan Rocco, the utilities provided are adequate for current use and occupancy. According to ASTM guidelines, visual inspection and comments on municipal, underground service lines are outside of the scope of this assessment.

Remaining useful life of underground water lines is 36 years.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.7 Other Site Structures

Not applicable.

3.0 ARCHITECTURAL COMPONENTS

3.1 Foundations

Foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Feature	Description	Action	Condition
Foundation Type	Slab on grade	NA	Good
Foundation Walls	Concrete	NA	Good
Moisture Control	Landscaping slopes away from foundation	NA	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed	NA	Good

Assessment and Recommendation

Foundation system appeared to be in good condition. Landscaping and drainage swales slope away from building. No unusual problems or concerns were observed or reported.

Remaining useful life of foundation system is 30 years.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.2 Framing

Feature	Description	Action	Condition
Roof design 1	Flat roof - white EPDM membrane	NA	Good
Roof design 2	Gable roof - asphalt/fiberglass laminated shingles	NA	Good
Roof framing	Wood	NA	Good
Roof sheathing	Plywood or OSB	NA	Good
FRT plywood	Not applicable		
Wall structure	Masonry	NA	Good
Walls and floors	Appear to be plumb, level and stable. No unusual problems were observed or reported	NA	Good
Deflection	No evidence of deflection or other movement was observed or reported	NA	Good

Assessment and Recommendation

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior and exterior finishes. However, walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. No items of deferred maintenance were observed or reported. Superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building and appeared to be an overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.3 Cladding

Feature	Description	Action	Condition
Exterior Cladding	Corrugated metal, board siding, EIFS	NA	Good
Painting	Board siding	NA	Good

Assessment and Recommendation

Corrugated metal, board siding and EIF were observed to be in overall good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of corrugated metal is 36 years. Remaining useful life of EIFS is up to 30 years. Remaining useful life of board siding is up to 30 years. Periodic painting may be required.

No notable deficiencies or indications of deferred maintenance of brick, EIFS or concrete were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.4 Roof Systems

Roofing evaluation and assessment is based on Consultant’s observation and experience and on information supplied by site contact and/or escort. If age of roof material cannot be determined age reported is the age based on appearance and wear characteristics and RUL based on local weather conditions. No testing of roofing materials were conducted.

Roof ID	System	Action	Cond.
Roof 1	White EPDM membrane	NA	Good
Roof 2	Asphalt/fiberglass laminated shingles	NA	Good

Assessment and Recommendation

Roofing appeared to be in good condition. No evidence of active roof leaking was observed on the roof or inside the building and no active roof leaks were reported.

Remaining useful life of asphalt/fiberglass laminated shingles is 20 years or more.

Remaining useful life of white EPDM membrane is 16 years or more. Leak protection and membrane life can be extended by sealing membrane with a silicone roof coating, especially sealing over seams and around HVAC equipment and other roof openings. See **APPENDIX: Roof Surfacing** (below).

No notable deficiencies or indications of deferred maintenance of roof surfaces were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.5 Appurtenances

Not applicable.

3.6 Doors and Windows

Feature	Description	Action	Condition
Window Type	Commercial grade fixed thermopane panel	NA	Good
Main Doors	Metal frame glass storefront-type	NA	Good
Service Doors	Steel clad insulated door	NA	Good

Assessment and Recommendation

Doors and windows were observed to be in generally good and functional condition.

Remaining useful life of doors and windows is 16 years.

No notable deficiencies or indications of deferred maintenance of doors or windows were observed or reported. The RUL of these features is expected to exceed the evaluation period.

4.0 INTERIOR

Most interior materials appear to be original to date of construction. Carpet was observed to be in generally good condition. Interior wall paint appeared to be in generally good condition.

Public and Staff Areas

Floor: commercial grade carpet in generally good condition.
Walls: paint on drywall in generally good condition.
Ceiling: paint on drywall in generally good condition.

Restrooms

Floor: cultured stone tile in generally good condition.
Walls: ceramic tile / paint on drywall, all in generally good condition.
Ceiling: paint on drywall in generally good condition.

Assessment and Recommendation

Carpet was observed to be in generally good condition. Wall paint appeared to be in generally good condition.

Based on observed condition and EUL, carpet replacement and interior painting can be anticipated during the evaluation period. Consultant recommends you consider upgrading from carpet to commercial grade vinyl plank flooring in all or most areas. Vinyl plank is waterproof, doesn’t stain and has an EUL of up to 20 years. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
New carpet (EUL 12) or vinyl plank (EUL 20)	10	0	2024	\$32,500
Interior painting	6	0	2020	\$12,600

5.0 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

5.1 Plumbing Systems and Domestic Hot Water

Feature	Description	Action	Condition
Hot and Cold Water Pipes	Copper pipe	NA	Good
Polybutylene Piping	No polybutylene piping was observed	NA	Good
Supplemental system	Lawn irrigation	NA	Good
Sanitary Waste and Vent	Cast iron and PVC	NA	Good
Water Heater	A.O. Smith 50 USG – gas fired	NA	Good

Inspection of hidden plumbing lines is beyond scope of this inspection. Exposed plumbing and water heater were inspected.

Assessment and Recommendation

Plumbing lines are assumed to be in good condition. Water heater appears to be in good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of plumbing lines is 36 years.

Remaining useful life of water heater is 6 years.

Remaining useful life of lawn irrigation system is 16 years.

No notable deficiencies or indications of deferred maintenance of distribution piping, or irrigation system were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, replacement of water heater can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Water heater replacement	10	6	2024	\$1,600

5.2 Heating, Ventilation and Air Conditioning (HVAC)

Assessment is based on Consultant’s observation and experience, interviews and document review. Equipment was observed in operation. No testing of mechanical equipment or systems was conducted.

Feature	Description	Action	Condition
Heating/Cooling	Rooftop HVAC units	NA	Good

Rooftop HVAC

#	Brand	Fuel	S/N	Date	EUL
RTU 1	Trane	Gas/Electric	142110922L	2014	16
RTU 2	Trane	Gas/Electric	142110181D	2014	16
RTU 3	Trane	Gas/Electric	142310510D	2014	16

Assessment and Recommendation

All units were observed in operation and all appeared to be in good operating condition.

Remaining useful life of rooftop units is 16 years.

No notable deficiencies or indications of deferred maintenance of HVAC units were observed or reported. The RUL of these features is expected to exceed the evaluation period.

5.3 Electrical Systems

Feature	Description	Action	Condition
Service Type	Underground lines	NA	Good
Electrical Service	400 amperes 3-Phrase, 4-Wire	NA	Good
Panel board Manufacturer	Square D	NA	Good
Overload Protection	Circuit breaker switches	NA	Good
Service Wiring	Copper	NA	Good
Branch Wiring	Copper	NA	Good
Ground Fault Circuit Interrupter	Observed in wet areas	NA	Good

Assessment and Recommendation

In general, the electrical systems including panel boards, lighting and wiring systems appeared to be in good condition and adequately sized for intended use. No notable deficiencies or indications or deferred maintenance of electrical systems or equipment were observed or reported.

Remaining useful life of electrical system is 36 years.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

6.0 VERTICAL TRANSPORTATION

Not applicable.

7.0 ACCOMMODATION / FIRE PROTECTION / LIFE SAFETY

7.1 Handicapped Accessibility

Building was designed to be handicapped accessible and there are accessible fixtures and equipment.

There are designated handicapped parking spaces close to building. Building is accessible by ramped concrete walks to main entrance/exit doors. Building has level entry and minimum 36” wide entrance door. Entrance door has automatic opener.

Restrooms are handicapped accessible.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.2 Fire Safety

The building is not protected by a sprinkler system. Fire extinguishers are deployed throughout the building.

Assessment and Recommendation

Fire extinguishers were last inspected/serviced November 2017. Next inspection/service is due November 2018.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of extinguishers is expected to exceed the evaluation period.

8.0 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

Consultant conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment and Recommendation

Alan Rocco reported he was not aware of suspected mold or microbial growth at *subject property* site and that neither staff not visitors has had complaints concerning suspected mold or microbial growth. Marge indicated that no formal indoor air quality management plan currently exists at the Property. Consultant identified no documents regarding indoor air quality or microbial concerns. Alan Rocco was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported. Consultant observed no notable indications of excessive moisture or microbial growth at the property.

9.0 NATURAL HAZARDS

9.1 Seismic Zone

Consultant reviewed the property location in order to determine the seismic zone in which the property is located. According to the 2015 International Building Code, the property is located in Seismic Zone 1.

Seismic Zones are defined as follows:

- Seismic Zone 0: an area of very low probability of damaging ground motion.
- Seismic Zone 1: an area of low probability of damaging ground motion.
- Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.
- Seismic Zone 2B: an area of moderate risk of damaging seismic activity.
- Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.
- Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment and Recommendation

The propensity of natural hazards to adversely affect this property is designated above. Consultant offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis. Further Study may be undertaken at the discretion of our client.

9.2 Wind Zone

Consultant reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-16.

Our judgement is that the property is located in Wind Zone II. The map also indicates *subject property* site is located in a Special Wind Region.

Wind Zones are defined as follows:

- Zone I (130 MPH)
- Zone II (160 MPH)
- Zone III (200 MPH)
- Zone IV (250 MPH) Special Wind Zone
- Hurricane Susceptible Zone

Assessment and Recommendation

The propensity of wind events to adversely affect this property is designated in the discussion above. Further Study may be undertaken at the discretion of our client.

9.3 Flood Zone

Consultant reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 0801470360B, dated 09/29/1989, no digital data is available.

Flood Zones are described as follows:

- o Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.
- o Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.
- o Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.
- o Flood Zone C, defined as an area of minimal flooding.
- o Flood Zone D, defined as an area of undetermined, but possible flood hazards.
- o Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- o Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.
- o Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client. NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.

10.0 REGULATORY FINDINGS

10.1 Building Code Violations

Consultant requested a record of open violations on file for *subject property* site from Pueblo Regional Building Department.

Assessment and Recommendation

Pueblo Regional Building Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

10.2 Fire Code Violations

Consultant requested a record of open violations on file for *subject property* site from the Pueblo Fire Department.

Assessment and Recommendation

Pueblo Fire Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

11.0 CERTIFICATION

We declare that we have conducted Property Condition Assessment (PCA) according to good commercial and customary practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

USA Due Diligence Services is an independent contractor and has no relationship with any party to this purchase transaction except that Pueblo City County Library District contracted with USA Due Diligence Services for this assessment and report.

USA Due Diligence Services has not been unduly influenced by any person with regard to the preparation of this report.

The amount of payment does not represent a percentage of a sale price or dollar amount of financing of *subject property*.

Payment of our fee was not dependent upon the outcome of this inspection report.

LIFESPACE CORPORATION
USA DUE DILIGENCE SERVICES



Edward J. Devine,
Senior Consultant
Field Observer
PCA Reviewer

APPENDICES

PROPERTY CONDITION ASSESSMENT REPORT - Greenhorn Valley Branch

EXECUTIVE SUMMARY

On October 9, 2018 Edward J. Devine, Senior Consultant, Field Observer, PCA Reviewer and employee of Lifespace Corporation (Consultant) performed site survey and interviews as necessary to complete this Property Condition Assessment (PCA) according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

Lifespace Corporation takes full credit and responsibility for the Property Condition Assessment and the contents of this report. Any opinion expressed by Consultant is the opinion of Lifespace Corporation.

This Property Condition Assessment Report is designed to assist Pueblo City County Library District in developing a general understanding of the physical condition of library building and property at 4801 Cibola Drive in Colorado City, Colorado 81019. This information includes information on material physical deficiencies and required repairs. This Report does not include advice on enhancements to reposition *subject property* site in the marketplace or for warranty transfer purposes and is not intended to include information on routine or normal preventative maintenance.

Any opinions of costs are commensurate with the market value and complexity of *subject property* site and not minor or insignificant. In general, opinions of costs that are either individually or in the aggregate less than \$1,000.00 may be omitted except that if there are more than four separate like items that are below \$1,000.00, but collectively total over \$3,000.00, such items may be included. Cost estimates are not guaranteed. Opinions of costs should be construed as preliminary, order of magnitude budgets.

CONCLUSIONS

Lifespace Corporation has performed Property Condition Assessment of library building and property at 4801 Cibola Drive in Colorado City, Colorado 81019. The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

PROPERTY DESCRIPTION

Current Owner	Pueblo City County Library District
Property Type	Library
Parking Surface	Asphalt
Parking Spaces	30 + 2 handicapped spaces
Number of Buildings	one
Year of Construction	2014
Year of Renovation	Not applicable
Number of Floors	One
Floor Area	7,500 SF
Foundation Type	Slab on grade
Frame Construction	Masonry
Facade	Brick, board siding
Roof Type and Materials	Flat roofs with white EPDM membrane
Heating / Cooling	Rooftop mounted HVAC units
Heating / Cooling	Not applicable
Hot Water Source	Domestic water heater
Electrical Wiring Type	Copper
Emergency Generator	Not applicable
Additional Energy Source	Not applicable
Plumbing Supply Pipes	Copper
Plumbing Waste Pipes	Cast iron, PVC
Fire Sprinkler System	Not applicable
Flood Zone	No digital data available
Seismic Zone	1
Wind Zone	II - Special Wind Region
Visibility from Street	Good

OVERALL CONDITION OF THE PROPERTY

Based on Consultant’s observation of *subject property* site and improvements, *subject property* site appears to be in overall fair condition.

Consultant recommends addressing any observed deficiencies that require immediate action as a result of existing potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of costs for immediate repairs are provided in the Cost Schedule (below). Capital reserves are for reoccurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and costs. However, capital reserves may also include components or systems that have been indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for capital reserves are provided in the Cost Schedule (below).

RECOMMENDATIONS

See recommendation details in report text. Line item numbers in Cost Schedule are report section numbers for ease of reference.

COST SCHEDULE

Item	Now	2018	2019	2020	2021	2022
2.2 Seal / stripe asphalt			\$3,900			
4.0 Replace carpet						
4.0 Paint interior					\$13,000	
5.1 Replace water heater						
Totals			\$3,900		\$13,000	

Item	2023	2024	2025	2026	2027	2028
2.2 Seal / stripe asphalt		\$4,407				
4.0 Replace carpet		\$32,471				
5.1 Replace water heater				\$14,600		
5.1 Replace water heater		\$1,600				
Totals		\$38,478		\$14,600		

REMAINING USEFUL LIFE

Based on the general condition of the *subject property* site, it is Consultant’s Opinion that the remaining useful life of the property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended immediate repairs or replacement reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as needed basis. The opinion regarding RUL does not pertain to *subject property* site’s marketability.

1.0 INTRODUCTION

Lifespace Corporation (Consultant) was retained and authorized by Pueblo City County Library District to conduct Property Condition Assessment of library building and property at 4801 Cibola Drive in Colorado City, Colorado 81019 (*subject property* site). The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This is not a building code inspection which can only be performed by a municipal building code official.

1.1 Purpose

The purpose of this Property Condition Assessment is to assist Pueblo City County Library District in developing a general understanding of the physical condition of *subject property* site for cost projections and budgets.

1.2 Scope of Work

Consultant conducted a walk-through survey that consisted of nonintrusive visual observations and survey of readily accessible, easily visible components and systems. Ready access was provided to all areas and all areas of the property and buildings were inspected. Roof access was provided and roofs were inspected. Utilities were on and operating at the time of the survey they were inspected. Consultant’s survey included observations as above. There was no destructive testing and no sampling or testing of building materials or any other materials.

Alan Rocco, Facilities Superintendent answered questions and conducted or authorized tour of facilities.

Property condition assessment was performed in general accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and is subject to the limitations and scope considerations contained within the standard.

- The scope of this assessment is to:
- Develop a general property description
 - Identify major existing components
 - Perform visual assessment of the physical condition of the components
 - Perform limited visual assessment for accessibility as required by the Americans with Disabilities Act (ADA)
 - Provide an opinion of costs for repairs and/or capital reserve items for a reserved term for the scope of work
 - Prepare the Property Condition Assessment Report.

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good condition - in working condition and does not require immediate or short-term repairs above and agreed threshold.
Fair condition - in working condition, but may require immediate or short-term repairs above and agreed threshold.
Poor condition - not in working condition or requires immediate or short-term repairs substantially above and agreed threshold.

1.3 Deviations from the Standard

This PCA includes the following deviations from ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process:

- There is no category of short-term costs. Short-term costs are defined as opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such opinions of probable costs may include costs for testing, exploratory programming, and further analysis should this be deemed warranted by the consultant. Generally, the timeframe for such repairs is within 1 to 2 years. In this Property Condition Assessment Report short-term costs are included in the Cost Schedule.
- Opinions of costs for capital reserves are also provided in the Cost Schedule. Capital reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These capital reserves are expressed on an annual basis over the evaluation period in the scope of work. The cost reserves may include costs for items expected to reach the end of the useful lifespan before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.
- Consulted estimated a remaining useful life (RUL) for *subject property* building and site.
- Consultant provided the seismic on, based on 1997 uniform building code, in the state which the property is located.
- Consultant provided the flood zone of the property, based on a map published by FEMA.
- Consultant provided the wind zone, based on schemas map titled Wind Zones in the United States.
- Consultant provided a limited visual survey for the presence of microbial growth at the property. Destructive sampling was not included in the scope of the work for this survey.
- Consultant’s cost threshold limitation for deficiency items is \$1000, reduced from the ASTM E2018 guide’s \$3000 threshold for reporting cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of costs that are individually less than the threshold amount of \$1000 are generally not included in this PCA. However estimated cost regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

No warranties are expressed or implied.

1.4 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of this Inspection. The conclusions of this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgetary constraints imposed by the client, Pueblo City County Library District. No chemical analyses or materials testing have been performed during the course of this inspection.

1.5 Use Reliance

Pueblo City County Library District, any owner, any property manager, in evaluating current condition of *subject property* site may rely on this report. Any lender, in evaluating a request from the buyer of the *subject property* for the extension of credit (Mortgage Loan) to be secured by *subject property* site, may rely on this report.

This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan to the current owner, any rating agency actually or prospectively rating any such securities, any indentured trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing.

In addition, this report or a reference to this report may be used or quoted in any offering circular, registration statement, or prospectus in connection with the securitization or transaction involving the Mortgage Loan and/or such securities.

1.6 Confidentiality

This report is a confidential report to Pueblo City County Library District. Lifespace Corporation is not required to file and has not filed a copy of this report with any government entity or public agency. This report is not a matter of public record.

No person or entity except for Pueblo City County Library District, its heirs, successors and assigns may rely on this report now or anytime in the future for any purpose or reason whatsoever. Possession or use by any person or entity other than Pueblo City County Library District, its heirs, successors and assigns is expressly prohibited. No future buyer, tenant or any user of the *subject property* site may rely on this report without express written permission from Lifespace Corporation.

2.0 SITE COMPONENTS

2.1 Topography, Storm Water Drainage, and Retaining Walls

Feature	Description	Action	Condition
Topography	Generally flat	NA	Good
Adjoining Sites	At similar elevation	NA	Good
Landscape Drainage	Sheet flow toward collection area	NA	Good
Pavement Drainage	Sheet flow toward collection area	NA	Good

Assessment and Recommendation

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.2 Site Access, Parking, Pavement

Feature	Description	Action	Condition
Parking Pavement	Asphalt	NA	Good
Seal Coating	Full coverage	NA	Good
Striping	Generally good	NA	Good
Site Access	Access from Cibola Drive	NA	Good
Signalization	Not applicable		

Assessment and Recommendation

Asphalt appears to be original to date of construction with significant evidence or repairs and maintenance. At time of inspection parking surface was in generally satisfactory condition. At time of installation estimated useful life (EUL) was 25 years; current age is 4 years.

No notable deficiencies or indications of deferred maintenance of parking or drives were observed or reported. The RUL of these features is expected to exceed the evaluation period.

As part of regular maintenance, Consultant recommends sealing and striping every 5 years.

Based on observed condition and EUL, asphalt sealing and striping can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Seal and stripe asphalt	5	0	2019	\$3,900

2.3 Sidewalks, Curbing, Site Steps and Ramps

Feature	Description	Action	Condition
Sidewalks	Concrete	NA	Good
Retaining walls	Not applicable		
Ramps	Not applicable		
Exterior Steps / Landings	Not applicable		
Handrails	Not applicable		
Loading Docks	Not applicable		

Assessment and Recommendation

Concrete walks were observed to be in generally satisfactory condition.

Remaining useful life of concrete walks is 25 years.

No notable deficiencies or indications of deferred maintenance of walks and retaining walls were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.4 Landscaping, Fencing, Signage, Site Lighting

Feature	Description	Action	Condition
Landscaping	Shrubbery, lawn and trees	NA	Good
Parking Lighting	Pole-mounted Fixtures	NA	Good
Signage	Monument and building mounted signs	NA	Good

Assessment and Recommendation

Landscaping components appeared to be in generally good seasonal condition with no significant observed or reported deficiencies. Routine maintenance of landscaping components is expected to be sufficient to maintain the landscaping in good condition during the evaluation period.

Subject property site and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of signage is considered to be a part of routine maintenance.

Lightning was observed to be an overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears to be adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and relatively low estimated cost, Consultant anticipates that any repairs to site lighting can be accomplished as part of routine maintenance.

Note: Alan Rocco stated exterior lighting has been upgraded to LED bulbs and fixtures for energy efficiency and extended life.

2.5 Site Amenities

Not applicable.

2.6 Utilities

Underground utility lines were not inspected. Accessible components were visually inspected.

Utility	Provider
Natural Gas	Xcel Energy
Electricity	Xcel Energy
Potable Water	Colorado Springs Utilities
Sanitary Sewer	Colorado Springs Utilities
Storm Water Sewer	Colorado Springs Utilities

Item	Description	Action	Condition
Water Supply Lines	Consultant inquired of management is to the overall condition and maintenance history of the water supply lines	NA	Good
Waste Service Lines	Consultant inquired of management as to the overall condition and maintenance history of the wastewater discharge lines	NA	Good
Lift Station	Not applicable		
Waste Water Treatment	Municipal waste water treatment facility	NA	Good
Water Supply	Local water department supplies domestic water	NA	Good
Emergency Generator	Not applicable		
Transformers	Overhead lines and utility-owned transformers	NA	Good
Alternative Energy	Not applicable		

Assessment and Recommendation

No unusual problems or concerns were observed or reported. According to Alan Rocco, the utilities provided are adequate for current use and occupancy. According to ASTM guidelines, visual inspection and comments on municipal, underground service lines are outside of the scope of this assessment.

Remaining useful life of underground water lines is 36 years.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.7 Other Site Structures

Not applicable.

3.0 ARCHITECTURAL COMPONENTS

3.1 Foundations

Foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Feature	Description	Action	Condition
Foundation Type	Slab on grade	NA	Good
Foundation Walls	Concrete	NA	Good
Moisture Control	Landscaping slopes away from foundation	NA	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed	NA	Good

Assessment and Recommendation

Foundation system appeared to be in good condition. Landscaping and drainage swales slope away from building. No unusual problems or concerns were observed or reported.

Remaining useful life of foundation system is 30 years.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.2 Framing

Feature	Description	Action	Condition
Roof design 1	Flat roof with white EPDM membrane	NA	Good
Roof design 2	Gable roof with asphalt/fiberglass laminated shingles	NA	Good
Roof framing	Wood	NA	Good
Roof sheathing	Plywood or OSB	NA	Good
FRT plywood	Not applicable		
Wall structure	Masonry	NA	Good
Walls and floors	Appear to be plumb, level and stable. No unusual problems were observed or reported	NA	Good
Deflection	No evidence of deflection or other movement was observed or reported	NA	Good

Assessment and Recommendation

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior and exterior finishes. However, walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. No items of deferred maintenance were observed or reported. Superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building and appeared to be an overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.3 Cladding

Feature	Description	Action	Condition
Exterior Cladding	Cultured stone, board siding	NA	Good
Painting	Board siding	NA	Good

Assessment and Recommendation

Exterior cultured stone and board siding was observed to be in overall good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of cultured stone is 36 years. Remaining useful life of board siding is up to 30 years. Periodic painting may be required.

No notable deficiencies or indications of deferred maintenance of brick, EIFS or concrete were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.4 Roof Systems

Roofing evaluation and assessment is based on Consultant’s observation and experience and on information supplied by site contact and/or escort. If age of roof material cannot be determined age reported is the age based on appearance and wear characteristics and RUL based on local weather conditions. No testing of roofing materials were conducted.

Roof ID	System	Action	Cond.
Roof 1	White EPDM membrane	NA	Good
Roof 2	Asphalt/fiberglass laminated shingles	NA	Good

Assessment and Recommendation

EPDM roofing appeared to be in good condition. . No evidence of active roof leaking was observed on the roof or inside the building and no active roof leaks were reported.

Remaining useful life of asphalt/fiberglass laminated shingles is 20 years or more.

Remaining useful life of white EPDM membrane is 16 years or more. Leak protection and membrane life can be extended by sealing membrane with a silicone roof coating, especially sealing over seams and around HVAC equipment and other roof openings. See **APPENDIX: Roof Surfacing** (below).

No notable deficiencies or indications of deferred maintenance of roof surfaces were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.5 Appurtenances

Not applicable.

3.6 Doors and Windows

Feature	Description	Action	Condition
Window Type	Commercial grade fixed thermopane panel	NA	Good
Main Doors	Metal frame glass storefront-type	NA	Good
Service Doors	Steel clad insulated door	NA	Good

Assessment and Recommendation

Doors and windows were observed to be in generally good and functional condition.

Remaining useful life of doors and windows is 16 years.

No notable deficiencies or indications of deferred maintenance of doors or windows were observed or reported. The RUL of these features is expected to exceed the evaluation period.

4.0 INTERIOR

Most interior materials appear to be original to date of construction. Carpet was observed to be in generally good condition. Interior wall paint appeared to be in generally good condition.

Public and Staff Areas

Floor: commercial grade carpet in generally good condition.
Walls: paint on drywall in generally good condition.
Ceiling: paint on drywall in generally good condition.

Restrooms

Floor: cultured stone tile in generally good condition.
Walls: ceramic tile / paint on drywall, all in generally good condition.
Ceiling: paint on drywall in generally good condition.

Assessment and Recommendation

Carpet was observed to be in generally good condition. Wall paint appeared to be in generally good condition.

Based on observed condition and EUL, carpet replacement and interior painting can be anticipated during the evaluation period. Consultant recommends you consider upgrading from carpet to commercial grade vinyl plank flooring in all or most areas. Vinyl plank is waterproof, doesn’t stain and has an EUL of up to 20 years. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
New carpet (EUL 12) or vinyl plank (EUL 20)	10	0	2024	\$32,500
Interior painting	6	0	2020	\$12,600

5.0 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

5.1 Plumbing Systems and Domestic Hot Water

Feature	Description	Action	Condition
Hot and Cold Water Pipes	Copper pipe	NA	Good
Polybutylene Piping	No polybutylene piping was observed	NA	Good
Sanitary Waste and Vent	Cast iron and PVC	NA	Good
Water Heater	A.O. Smith 50 USG – gas fired	NA	Good

Inspection of hidden plumbing lines is beyond scope of this inspection. Exposed plumbing and water heater were inspected.

Assessment and Recommendation

Plumbing lines are assumed to be in good condition. Water heater appears to be in good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of plumbing lines is 36 years.

Remaining useful life of water heater is 11 years.

No notable deficiencies or indications of deferred maintenance of distribution piping were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, replacement of water heater can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Water heater replacement	10	6	2024	\$1,600

5.2 Heating, Ventilation and Air Conditioning (HVAC)

Assessment is based on Consultant’s observation and experience, interviews and document review. Equipment was observed in operation. No testing of mechanical equipment or systems was conducted.

Feature	Description	Action	Condition
Heating/Cooling	Rooftop HVAC units	NA	Good

Rooftop HVAC

#	Brand	Fuel	S/N	Date	EUL
RTU 1	Trane	Gas/Electric	1418122254L	2014	16
RTU 2	Trane	Gas/Electric	141810849D	2014	16
RTU 3	Trane	Gas/Electric	141810583D	2014	16

Assessment and Recommendation

All units were observed in operation and all appeared to be in good operating condition.

Remaining useful life of rooftop units is 16 years.

No notable deficiencies or indications of deferred maintenance of HVAC units were observed or reported. The RUL of these features is expected to exceed the evaluation period.

5.3 Electrical Systems

Feature	Description	Action	Condition
Service Type	Overhead lines	NA	Good
Electrical Service	400 amperes 3-Phrase, 4-Wire	NA	Good
Panel board Manufacturer	Square D	NA	Good
Overload Protection	Circuit breaker switches	NA	Good
Service Wiring	Copper	NA	Good
Branch Wiring	Copper	NA	Good
Ground Fault Circuit Interrupter	Observed in wet areas	NA	Good

Assessment and Recommendation

In general, the electrical systems including panel boards, lighting and wiring systems appeared to be in good condition and adequately sized for intended use. No notable deficiencies or indications or deferred maintenance of electrical systems or equipment were observed or reported.

Remaining useful life of electrical system is 36 years.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

6.0 VERTICAL TRANSPORTATION

Not applicable.

7.0 ACCOMMODATION / FIRE PROTECTION / LIFE SAFETY

7.1 Handicapped Accessibility

Building was designed to be handicapped accessible and there are accessible fixtures and equipment.

There are designated handicapped parking spaces close to building. Building is accessible by ramped concrete walks to main entrance/exit doors. Building has level entry and minimum 36” wide entrance door. Entrance door has automatic opener.

Restrooms are handicapped accessible.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.2 Fire Safety

The building is not protected by a sprinkler system. Fire extinguishers are deployed throughout the building.

Assessment and Recommendation

Fire extinguishers were last inspected/serviced November 2018. Next inspection/service is due November 2019. No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of extinguishers is expected to exceed the evaluation period.

8.0 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

Consultant conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment and Recommendation

Alan Rocco reported he was not aware of suspected mold or microbial growth at *subject property* site and that neither staff nor visitors has had complaints concerning suspected mold or microbial growth. Marge indicated that no formal indoor air quality management plan currently exists at the Property. Consultant identified no documents regarding indoor air quality or microbial concerns. Alan Rocco was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported. Consultant observed no notable indications of excessive moisture or microbial growth at the property.

9.0 NATURAL HAZARDS

9.1 Seismic Zone

Consultant reviewed the property location in order to determine the seismic zone in which the property is located. According to the 2015 International Building Code, the property is located in Seismic Zone 1.

- Seismic Zones are defined as follows:
- Seismic Zone 0: an area of very low probability of damaging ground motion.
 - Seismic Zone 1: an area of low probability of damaging ground motion.
 - Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.
 - Seismic Zone 2B: an area of moderate risk of damaging seismic activity.
 - Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.
 - Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment and Recommendation

The propensity of natural hazards to adversely affect this property is designated above. Consultant offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis. Further Study may be undertaken at the discretion of our client.

9.2 Wind Zone

Consultant reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-16.

Our judgement is that the property is located in Wind Zone II. The map also indicates *subject property* site is located in a Special Wind Region.

- Wind Zones are defined as follows:
- Zone I (130 MPH)
 - Zone II (160 MPH)
 - Zone III (200 MPH)
 - Zone IV (250 MPH) Special Wind Zone
 - Hurricane Susceptible Zone

Assessment and Recommendation

The propensity of wind events to adversely affect this property is designated in the discussion above. Further Study may be undertaken at the discretion of our client.

9.3 Flood Zone

Consultant reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 0801470600B, dated 09/29/1989, no digital data is available.

Flood Zones are described as follows:

- o Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.
- o Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.
- o Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.
- o Flood Zone C, defined as an area of minimal flooding.
- o Flood Zone D, defined as an area of undetermined, but possible flood hazards.
- o Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- o Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.
- o Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client. NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.

10.0 REGULATORY FINDINGS

10.1 Building Code Violations

Consultant requested a record of open violations on file for *subject property* site from Pueblo Regional Building Department.

Assessment and Recommendation

Pueblo Regional Building Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

10.2 Fire Code Violations

Consultant requested a record of open violations on file for *subject property* site from the Rye Fire Protection District.

Assessment and Recommendation

Rye Fire Protection District had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

11.0 CERTIFICATION

We declare that we have conducted Property Condition Assessment (PCA) according to good commercial and customary practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

USA Due Diligence Services is an independent contractor and has no relationship with any party to this purchase transaction except that Pueblo City County Library District contracted with USA Due Diligence Services for this assessment and report.

USA Due Diligence Services has not been unduly influenced by any person with regard to the preparation of this report.

The amount of payment does not represent a percentage of a sale price or dollar amount of financing of *subject property*.

Payment of our fee was not dependent upon the outcome of this inspection report.

LIFESPACE CORPORATION
USA DUE DILIGENCE SERVICES



Edward J. Devine,
Senior Consultant
Field Observer
PCA Reviewer

APPENDICES

PROPERTY CONDITION ASSESSMENT REPORT - Lamb Branch Library

EXECUTIVE SUMMARY

On October 9, 2018 Edward J. Devine, Senior Consultant, Field Observer, PCA Reviewer and employee of Lifespace Corporation (Consultant) performed site survey and interviews as necessary to complete this Property Condition Assessment (PCA) according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

Lifespace Corporation takes full credit and responsibility for the Property Condition Assessment and the contents of this report. Any opinion expressed by Consultant is the opinion of Lifespace Corporation.

This Property Condition Assessment Report is designed to assist Pueblo City County Library District in developing a general understanding of the physical condition of library building and property at 2525 Pueblo Boulevard in Pueblo, Colorado 81005. This information includes information on material physical deficiencies and required repairs. This Report does not include advice on enhancements to reposition *subject property* site in the marketplace or for warranty transfer purposes and is not intended to include information on routine or normal preventative maintenance.

Any opinions of costs are commensurate with the market value and complexity of *subject property* site and not minor or insignificant. In general, opinions of costs that are either individually or in the aggregate less than \$1,000.00 may be omitted except that if there are more than four separate like items that are below \$1,000.00, but collectively total over \$3,000.00, such items may be included. Cost estimates are not guaranteed. Opinions of costs should be construed as preliminary, order of magnitude budgets.

CONCLUSIONS

Lifespace Corporation has performed Property Condition Assessment of library building and property at 2525 Pueblo Boulevard in Pueblo, Colorado 81005. The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

PROPERTY DESCRIPTION

Current Owner	Pueblo City County Library District
Property Type	Library
Parking Surface	Asphalt
Parking Spaces	55 + 3 handicapped spaces
Number of Buildings	one
Year of Construction	1984
Year of Renovation	Not applicable
Number of Floors	One
Floor Area	7,175 + 3,325 SF lower level
Foundation Type	Basement
Frame Construction	Masonry
Facade	Brick, EIFS
Roof Type and Materials	Flat roofs - white EPDM membrane
Roof Type and Materials	Gable roofs – standing seam metal
Heating / Cooling	Rooftop mounted HVAC units
Heating / Cooling	Not applicable
Hot Water Source	Domestic water heater
Electrical Wiring Type	Copper
Emergency Generator	Not applicable
Additional Energy Source	Not applicable
Plumbing Supply Pipes	Copper
Plumbing Waste Pipes	Cast iron, PVC
Fire Sprinkler System	Not applicable
Flood Zone	No digital data available
Seismic Zone	1
Wind Zone	II - Special Wind Region
Visibility from Street	Good

OVERALL CONDITION OF THE PROPERTY

Based on Consultant’s observation of *subject property* site and improvements, *subject property* site appears to be in overall fair condition.

Consultant recommends addressing any observed deficiencies that require immediate action as a result of existing potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of costs for immediate repairs are provided in the Cost Schedule (below). Capital reserves are for reoccurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and costs. However, capital reserves may also include components or systems that have been indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for capital reserves are provided in the Cost Schedule (below).

RECOMMENDATIONS

See recommendation details in report text. Line item numbers in Cost Schedule are report section numbers for ease of reference.

COST SCHEDULE

Item	Now	2018	2019	2020	2021	2022
2.2 Resurface asphalt					\$21,000	
2.2 Seal / Stripe asphalt						
4.0 Replace carpet			\$42,000			
4.0 Paint interior						
5.1 Replace water heater			\$1,450			
5.1 Replace irrigation sys				8,000		
6.0 Elevator modernization						
7.2 Fire horn/strobe	\$1,000					
Totals	\$1,000		\$43,450	\$8,000	\$21,000	

Item	2023	2024	2025	2026	2027	2028
2.2 Asphalt repair/replace						
2.2 Seal / stripe asphalt				\$9,260		
4.0 Replace carpet						
4.0 Paint interior	\$17,000					
5.1 Replace water heater						
5.1 Replace irrigation sys						
6.0 Elevator modernization		\$30,000				
7.2 Fire horn strobe						
Totals	\$1,7,000	\$30,000		\$9,260		

REMAINING USEFUL LIFE

Based on the general condition of the *subject property* site, it is Consultant’s Opinion that the remaining useful life of the property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended immediate repairs or replacement reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as needed basis. The opinion regarding RUL does not pertain to *subject property* site’s marketability.

1.0 INTRODUCTION

Lifespace Corporation (Consultant) was retained and authorized by Pueblo City County Library District to conduct Property Condition Assessment of library building and property at 2525 Pueblo Boulevard in Pueblo, Colorado 81005 (*subject property* site). The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This is not a building code inspection which can only be performed by a municipal building code official.

1.1 Purpose

The purpose of this Property Condition Assessment is to assist Pueblo City County Library District in developing a general understanding of the physical condition of *subject property* site for cost projections and budgets.

1.2 Scope of Work

Consultant conducted a walk-through survey that consisted of nonintrusive visual observations and survey of readily accessible, easily visible components and systems. Ready access was provided to all areas and all areas of the property and buildings were inspected. Roof access was provided and roofs were inspected. Utilities were on and operating at the time of the survey they were inspected. Consultant’s survey included observations as above. There was no destructive testing and no sampling or testing of building materials or any other materials.

Alan Rocco, Facilities Superintendent answered questions and conducted or authorized tour of facilities.

Property condition assessment was performed in general accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and is subject to the limitations and scope considerations contained within the standard.

The scope of this assessment is to:

- Develop a general property description
- Identify major existing components
- Perform visual assessment of the physical condition of the components
- Perform limited visual assessment for accessibility as required by the Americans with Disabilities Act (ADA)
- Provide an opinion of costs for repairs and/or capital reserve items for a reserved term per scope of work
- Prepare the Property Condition Assessment Report.

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good condition - in working condition and does not require immediate or short-term repairs above and agreed threshold.
Fair condition - in working condition, but may require immediate or short-term repairs above and agreed threshold.
Poor condition - not in working condition or requires immediate or short-term repairs substantially above and agreed threshold.

1.3 Deviations from the Standard

This PCA includes the following deviations from ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process:

- There is no category of short-term costs. Short-term costs are defined as opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such opinions of probable costs may include costs for testing, exploratory programming, and further analysis should this be deemed warranted by the consultant. Generally, the timeframe for such repairs is within 1 to 2 years. In this Property Condition Assessment Report short-term costs are included in the Cost Schedule.
- Opinions of costs for capital reserves are also provided in the Cost Schedule. Capital reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These capital reserves are expressed on an annual basis over the evaluation period in the scope of work. The cost reserves may include costs for items expected to reach the end of the useful lifespan before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.
- Consulted estimated a remaining useful life (RUL) for *subject property* building and site.
- Consultant provided the seismic on, based on 1997 uniform building code, in the state which the property is located.
- Consultant provided the flood zone of the property, based on a map published by FEMA.
- Consultant provided the wind zone, based on schemas map titled Wind Zones in the United States.
- Consultant provided a limited visual survey for the presence of microbial growth at the property. Destructive sampling was not included in the scope of the work for this survey.
- Consultant’s cost threshold limitation for deficiency items is \$1000, reduced from the ASTM E2018 guide’s \$3000 threshold for reporting cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of costs that are individually less than the threshold amount of \$1000 are generally not included in this PCA. However estimated cost regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

No warranties are expressed or implied.

1.4 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of this Inspection. The conclusions of this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgetary constraints

imposed by the client, Pueblo City County Library District. No chemical analyses or materials testing have been performed during the course of this inspection.

1.5 Use Reliance

Pueblo City County Library District, any owner, any property manager, in evaluating current condition of *subject property* site may rely on this report. Any lender, in evaluating a request from the buyer of the *subject property* for the extension of credit (Mortgage Loan) to be secured by *subject property* site, may rely on this report.

This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan to the current owner, any rating agency actually or prospectively rating any such securities, any indentured trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing.

In addition, this report or a reference to this report may be used or quoted in any offering circular, registration statement, or prospectus in connection with the securitization or transaction involving the Mortgage Loan and/or such securities.

1.6 Confidentiality

This report is a confidential report to Pueblo City County Library District. Lifespace Corporation is not required to file and has not filed a copy of this report with any government entity or public agency. This report is not a matter of public record.

No person or entity except for Pueblo City County Library District, its heirs, successors and assigns may rely on this report now or anytime in the future for any purpose or reason whatsoever. Possession or use by any person or entity other than Pueblo City County Library District, its heirs, successors and assigns is expressly prohibited. No future buyer, tenant or any user of the *subject property* site may rely on this report without express written permission from Lifespace Corporation.

2.0 SITE COMPONENTS

2.1 Topography, Storm Water Drainage, and Retaining Walls

Feature	Description	Action	Condition
Topography	Gently sloping	NA	Good
Adjoining Sites	At similar elevation	NA	Good
Landscape Drainage	Concrete swale toward catch basin	NA	Good
Pavement Drainage	Concrete swale toward catch basin	NA	Good

Assessment and Recommendation

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.2 Site Access, Parking, Pavement

Feature	Description	Action	Condition
Parking Pavement	Asphalt	CR	Fair
Seal Coating	Full coverage	NA	Good
Striping	Generally good	NA	Good
Site Access	Access from Park Drive	NA	Good
Signalization	Not applicable		

Assessment and Recommendation

Asphalt appears old with deep cracks but does not appear to be original to date of construction. At time of inspection parking surface was in generally fair condition with deep cracks and other defects.

Remaining useful life of concrete walks is 3 years with regular maintenance and repair in the interim.

Based on observed condition and EUL, milling and resurfacing and sealing and striping can be anticipated during the evaluation period. An opinion of cost for this work is in Cost Summary below and included in Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Mill and resurface asphalt	25	20	2021	\$21,000
Seal / stripe asphalt	5	---	2026	\$9,260

2.3 Sidewalks, Curbing, Site Steps and Ramps

Feature	Description	Action	Condition
Sidewalks	Concrete	NA	Good
Retaining walls	Not applicable	NA	Good
Ramps	Concrete	NA	Good
Exterior Steps / Landings	Concrete	NA	Good
Handrails	Metal	NA	Good
Loading Docks	Not applicable		

Assessment and Recommendation

Concrete sidewalks, steps, ramp were observed to be in generally satisfactory condition. Metal handrails were observed to be in generally satisfactory condition.

Remaining useful life of concrete walks is 16 years.

Remaining useful life of steps and ramps is 40 years.

No notable deficiencies or indications of deferred maintenance of walks and retaining walls were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.4 Landscaping, Fencing, Signage, Site Lighting

Feature	Description	Action	Condition
Landscaping	Shrubbery, lawn and trees	NA	Good
Parking Lighting	Pole-mounted Fixtures	NA	Good
Signage	Monument and building mounted signs	NA	Good

Assessment and Recommendation

Landscaping components appeared to be in generally good seasonal condition with no significant observed or reported deficiencies. Routine maintenance of landscaping components is expected to be sufficient to maintain the landscaping in good condition during the evaluation period.

Subject property site and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of signage is considered to be a part of routine maintenance.

Lightning was observed to be an overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears to be adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and relatively low estimated cost, Consultant anticipates that any repairs to site lighting can be accomplished as part of routine maintenance.

Note: Alan Rocco stated exterior lighting has been upgraded to LED bulbs and fixtures for energy efficiency and extended life.

2.5 Site Amenities

Not applicable.

2.6 Utilities

Underground utility lines were not inspected. Accessible components were visually inspected.

Utility	Provider
Natural Gas	Xcel Energy
Electricity	Xcel Energy

Potable Water	Pueblo Water Works
Sanitary Sewer	Pueblo Wastewater Department
Storm Water Sewer	Pueblo Wastewater Department

Item	Description	Action	Condition
Water Supply Lines	Consultant inquired of management is to the overall condition and maintenance history of the water supply lines	NA	Good
Waste Service Lines	Consultant inquired of management as to the overall condition and maintenance history of the wastewater discharge lines	NA	Good
Lift Station	Not applicable		
Waste Water Treatment	Municipal waste water treatment facility	NA	Good
Water Supply	Local water department supplies domestic water	NA	Good
Emergency Generator	Not applicable		
Transformers	Underground lines and utility-owned transformers	NA	Good
Alternative Energy	Not applicable		

Assessment and Recommendation

No unusual problems or concerns were observed or reported. According to Alan Rocco, the utilities provided are adequate for current use and occupancy. According to ASTM guidelines, visual inspection and comments on municipal, underground service lines are outside of the scope of this assessment.

Remaining useful life of underground water lines is 36 years.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.7 Other Site Structures

Not applicable.

3.0 ARCHITECTURAL COMPONENTS

3.1 Foundations

Foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Feature	Description	Action	Condition
Foundation Type	Slab on grade	NA	Good
Foundation Walls	Concrete, concrete block	NA	Good

Moisture Control	Landscaping slopes away from foundation	NA	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed	NA	Good

Assessment and Recommendation

Foundation system appeared to be in good condition. Landscaping and drainage swales slope away from building. No unusual problems or concerns were observed or reported.

Remaining useful life of foundation system is 30 years.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.2 Framing

Feature	Description	Action	Condition
Roof design 1	Flat roof with white EPDM membrane	NA	Good
Roof design 2	Gable roof with asphalt/fiberglass laminated shingles	NA	Good
Roof framing	Wood	NA	Good
Roof sheathing	Plywood or OSB	NA	Good
FRT plywood	Not applicable		
Wall structure	Masonry	NA	Good
Walls and floors	Appear to be plumb, level and stable. No unusual problems were observed or reported	NA	Good
Deflection	No evidence of deflection or other movement was observed or reported	NA	Good

Assessment and Recommendation

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior and exterior finishes. However, walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. No items of deferred maintenance were observed or reported. Superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building and appeared to be an overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.3 Cladding

Feature	Description	Action	Condition
Exterior Cladding	Brick, EIFS	NA	Good

Assessment and Recommendation

Brick and EIFS were observed to be in overall good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of exterior brick is up to 40 years.

Remaining useful life of EIFS is up to 20 years.

No notable deficiencies or indications of deferred maintenance of brick, EIFS or concrete were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.4 Roof Systems

Roofing evaluation and assessment is based on Consultant's observation and experience and on information supplied by site contact and/or escort. If age of roof material cannot be determined age reported is the age based on appearance and wear characteristics and RUL based on local weather conditions. No testing of roofing materials were conducted.

Roof ID	System	Action	Cond.
Roof 1	White EPDM membrane	NA	Good
Roof 2	Standing seam metal	NA	Good

Assessment and Recommendation

Roofing appeared to be fairly new and in good condition. No evidence of active roof leaking was observed on the roof or inside the building and no active roof leaks were reported. Areas of standing water and open seams mainly on parapet walls were observed. Open seams should be addressed. This is considered a maintenance issue that could be corrected by maintenance staff.

Remaining useful life of standing seam metal roof is 30 years or more.

Remaining useful life of EPDM membrane is 20 years or more.

Remaining useful life of white EPDM membrane is 16 years or more. Leak protection and membrane life can be extended by sealing membrane with a silicone roof coating, especially sealing over seams and around HVAC equipment and other roof openings. This material is also effective for repair of open and loose seams and to protect low areas where water tends to ponds. See **APPENDIX: Roof Surfacing** (below).

No other deficiencies or indications of deferred maintenance of roof surfaces were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.5 Appurtenances

Not applicable.

3.6 Doors and Windows

Feature	Description	Action	Condition
Window Type	Commercial grade fixed thermopane panel	NA	Good
Main Doors	Metal frame glass storefront-type	NA	Good
Service Doors	Steel clad insulated door	NA	Good

Assessment and Recommendation

Doors and windows were observed to be in generally good and functional condition.

Remaining useful life of doors and windows is 16 years.

No notable deficiencies or indications of deferred maintenance of doors or windows were observed or reported. The RUL of these features is expected to exceed the evaluation period.

4.0 INTERIOR

Most interior materials appear to be original to date of construction. Carpet was observed to be in generally good condition. Interior wall paint appeared to be in generally good condition.

Lobby – Upper Level

Floor: ceramic tile in generally fair - poor condition.
Walls: paint on drywall in generally good condition.
Ceilings: suspended grid with acoustical tile ceiling system in generally good condition.

Public and Staff Areas

Floor: mainly commercial grade carpet in generally fair - poor condition.
Walls: paint on drywall in generally good condition.
Ceilings: mainly suspended grid with acoustical tile ceiling system in generally good condition.

Restrooms – Upper Level

Floor: ceramic tile in generally good condition.
Walls: paint on drywall, all in generally good condition.
Ceiling: suspended grid with acoustical tile ceiling system in generally good condition.

Lobby and Corridors – Lower Level

Floor: vinyl composition tile squares in generally good condition.
Walls: paint on drywall in generally good condition.
Ceilings: mainly suspended grid with acoustical tile ceiling system in generally good condition.

Conference Room – Lower Level

Floor: mainly commercial grade carpet in generally fair - poor condition.
Walls: paint on drywall in generally good condition.
Ceilings: mainly suspended grid with acoustical tile ceiling system in generally good condition.

Restrooms – Lower Level

Floor: sheet vinyl in generally good condition.
Walls: paint on drywall, all in generally good condition.
Ceiling: paint on drywall in generally good condition

Assessment and Recommendation

Carpet was observed to be in generally fair - poor condition. Wall paint appeared to be in generally good condition. Ceiling paint and suspended grid with acoustical tile ceiling system appeared to be in generally good condition.

Based on observed condition and EUL, carpet replacement and interior painting can be anticipated during the evaluation period. Consultant recommends you consider upgrading from carpet to commercial grade vinyl plank flooring in all or most areas. Vinyl plank is waterproof, doesn't stain and has an EUL of up to 20 years. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
New carpet (EUL 12) or vinyl plank (EUL 20)	20	0	2019	\$42,000

5.0 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

5.1 Plumbing Systems and Domestic Hot Water

Feature	Description	Action	Condition
Hot and Cold Water Pipes	Copper pipe	NA	Good
Polybutylene Piping	No polybutylene piping was observed	NA	Good
Supplemental system	Lawn irrigation	NA	Good
Sanitary Waste and Vent	Cast iron and PVC	NA	Good
Water Heater	GE 40 USG – electric	NA	Good

Inspection of hidden plumbing lines is beyond scope of this inspection. Exposed plumbing and water heater were inspected.

Assessment and Recommendation

Plumbing lines are assumed to be in good condition. Water heater appears to be in good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of plumbing lines is 16 years.

Remaining useful life of water heater is 1 year.

Remaining useful life of lawn irrigation system is 2 years.

No notable deficiencies or indications of deferred maintenance of distribution piping or water heater were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, replacement of lawn irrigation system can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Replace water heater	10	1	2019	\$1,450
Replace irrigation system	20	18	2020	\$8,000

5.2 Heating, Ventilation and Air Conditioning (HVAC)

Assessment is based on Consultant's observation and experience, interviews and document review. Equipment was observed in operation. No testing of mechanical equipment or systems was conducted.

Feature	Description	Action	Condition
Heating/Cooling	Rooftop HVAC units	NA	Good
Heating	Boiler in basement	NA	Good

HVAC

Location	Brand	Fuel	S/N	Date	EUL
Basement	Burnham Boiler	Gas	65053655	2008	14
Rooftop	Champion	Gas/Electric	W1N7393842	2017	20
Rooftop	Champion	Gas/Electric	W1B8503908	2018	20
Rooftop	Champion	Gas/Electric	W1A84421205	2018	20
Rooftop	Champion	Gas/Electric	W1M7314518	2017	20
Rooftop	York	Gas/Electric	N1B7397820	2017	20

Assessment and Recommendation

All units were observed in operation and good operating condition. Remaining useful life of rooftop units is 20 years.

Remaining useful life of boiler is 14 years.

No notable deficiencies or indications of deferred maintenance of rooftop HVAC units were observed or reported. The RUL of these features is expected to exceed the evaluation period.

5.3 Electrical Systems

Feature	Description	Action	Condition
Service Type	Underground lines	NA	Good
Electrical Service	400 amperes 3-Phrase, 4-Wire	NA	Good
Panel board Manufacturer	Square D	NA	Good
Overload Protection	Circuit breaker switches	NA	Good
Service Wiring	Copper	NA	Good
Branch Wiring	Copper	NA	Good
Ground Fault Circuit Interrupter	Observed in wet areas	NA	Good

Assessment and Recommendation

In general, the electrical systems including panel boards, lighting and wiring systems appeared to be in good condition and adequately sized for intended use. No notable deficiencies or indications or deferred maintenance of electrical systems or equipment were observed or reported.

Remaining useful life of electrical system is 36 years.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

6.0 VERTICAL TRANSPORTATION

There is 1 hydraulic passenger elevators.

#	Manufacturer	Serial #	Date	Capacity	Stops	EUL
1	Dover	5131561394	1984	2,500 Lbs	2	6 Years

Assessment and Recommendation

Elevator was tested and operated as expected. Elevator equipment was observed in operation. For most applications elevator useful life is considered to be 25 – 30 years. Elevator is 34 years old. Based on relatively low use of this elevator, Consultant’s opinion is this elevator will continue to provide dependable service with regular maintenance and service

Remaining useful life of elevators is 6 years.

Based on observed condition and EUL, elevator modernization can be anticipated during the evaluation period. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Elevator modernization	30	6	2024	\$30,000

7.0 ACCOMMODATION / FIRE PROTECTION / LIFE SAFETY

7.1 Handicapped Accessibility

Building was designed to be handicapped accessible and there are accessible fixtures and equipment.

There are designated handicapped parking spaces close to building. Building is accessible by ramped concrete walks to main entrance/exit doors. Building has level entry and minimum 36” wide entrance door. Entrance door has automatic opener.

Restrooms are handicapped accessible.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.2 Fire Safety

The building lower level only is protected by a sprinkler system. Fire extinguishers are deployed throughout the building.

Assessment and Recommendation

Fire sprinkler system was last inspected/serviced in July 2018. The next inspection/service is due July 2019.

Most fire extinguishers were last inspected/serviced in July 2018. The next inspection/service is due November 2018.

Note: At time of inspection fire extinguisher located in elevator machinery room was overdue for inspection.

Pull stations, horn/strobe alarms, lighted EXIT signs and emergency lights were observed throughout the facility.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of extinguishers is expected to exceed the evaluation period.

8.0 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly

visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

Consultant conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment and Recommendation

Alan Rocco reported he was not aware of suspected mold or microbial growth at *subject property* site and that neither staff nor visitors has had complaints concerning suspected mold or microbial growth. Marge indicated that no formal indoor air quality management plan currently exists at the Property. Consultant identified no documents regarding indoor air quality or microbial concerns. Alan Rocco was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported. Consultant observed no notable indications of excessive moisture or microbial growth at the property.

9.0 NATURAL HAZARDS

9.1 Seismic Zone

Consultant reviewed the property location in order to determine the seismic zone in which the property is located. According to the 2015 International Building Code, the property is located in Seismic Zone 1.

Seismic Zones are defined as follows:

- o Seismic Zone 0: an area of very low probability of damaging ground motion.
- o Seismic Zone 1: an area of low probability of damaging ground motion.
- o Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.
- o Seismic Zone 2B: an area of moderate risk of damaging seismic activity.
- o Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.
- o Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment and Recommendation

The propensity of natural hazards to adversely affect this property is designated above. Consultant offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis. Further Study may be undertaken at the discretion of our client.

9.2 Wind Zone

Consultant reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-16.

Our judgement is that the property is located in Wind Zone II. The map also indicates *subject property* site is located in a Special Wind Region.

Wind Zones are defined as follows:

- o Zone I (130 MPH)
- o Zone II (160 MPH)
- o Zone III (200 MPH)
- o Zone IV (250 MPH) Special Wind Zone
- o Hurricane Susceptible Zone

Assessment and Recommendation

The propensity of wind events to adversely affect this property is designated in the discussion above. Further Study may be undertaken at the discretion of our client.

9.3 Flood Zone

Consultant reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 0850770012C, dated 09/29/1989, no digital data is available.

Flood Zones are described as follows:

- o Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.
- o Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.
- o Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.
- o Flood Zone C, defined as an area of minimal flooding.
- o Flood Zone D, defined as an area of undetermined, but possible flood hazards.
- o Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- o Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.
- o Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client. NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.

10.0 REGULATORY FINDINGS

10.1 Building Code Violations

Consultant requested a record of open violations on file for *subject property* site from Pueblo Regional Building Department.

Assessment and Recommendation

Pueblo Regional Building Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

10.2 Fire Code Violations

Consultant requested a record of open violations on file for *subject property* site from the Pueblo Fire Department.

Assessment and Recommendation

Pueblo Fire Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

11.0 CERTIFICATION

We declare that we have conducted Property Condition Assessment (PCA) according to good commercial and customary practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

USA Due Diligence Services is an independent contractor and has no relationship with any party to this purchase transaction except that Pueblo City County Library District contracted with USA Due Diligence Services for this assessment and report.

USA Due Diligence Services has not been unduly influenced by any person with regard to the preparation of this report.

The amount of payment does not represent a percentage of a sale price or dollar amount of financing of *subject property*.

Payment of our fee was not dependent upon the outcome of this inspection report.

LIFESPACE CORPORATION
USA DUE DILIGENCE SERVICES



Edward J. Devine,
Senior Consultant
Field Observer
PCA Reviewer

APPENDICES

PROPERTY CONDITION ASSESSMENT REPORT - Pueblo West Branch

EXECUTIVE SUMMARY

On November 6, 2018 Edward J. Devine, Senior Consultant, Field Observer, PCA Reviewer and employee of Lifespace Corporation (Consultant) performed site survey and interviews as necessary to complete this Property Condition Assessment (PCA) according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

Lifespace Corporation takes full credit and responsibility for the Property Condition Assessment and the contents of this report. Any opinion expressed by Consultant is the opinion of Lifespace Corporation.

This Property Condition Assessment Report is designed to assist Pueblo City County Library District in developing a general understanding of the physical condition of library building and property at 298 S Joe Martinez Boulevard in Pueblo, Colorado 81007. This information includes information on material physical deficiencies and required repairs. This Report does not include advice on enhancements to reposition *subject property* site in the marketplace or for warranty transfer purposes and is not intended to include information on routine or normal preventative maintenance.

Any opinions of costs are commensurate with the market value and complexity of *subject property* site and not minor or insignificant. In general, opinions of costs that are either individually or in the aggregate less than \$1,000.00 may be omitted except that if there are more than four separate like items that are below \$1,000.00, but collectively total over \$3,000.00, such items may be included. Cost estimates are not guaranteed. Opinions of costs should be construed as preliminary, order of magnitude budgets.

CONCLUSIONS

Lifespace Corporation has performed Property Condition Assessment of library building and property at 298 S Joe Martinez Boulevard in Pueblo, Colorado 81007. The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process with estimates of probable costs of recommended repairs and upgrades with cost table.

PROPERTY DESCRIPTION

Current Owner	Pueblo City County Library District
Property Type	Library
Parking Surface	Asphalt
Parking Spaces	131 + 6 handicapped spaces
Number of Buildings	one
Year of Construction	1997
Year of Renovation	Addition in 2008
Number of Floors	One
Floor Area	26,600 SF
Foundation Type	Slab on grade
Frame Construction	Masonry and steel
Facade	Brick, exterior grade gypsum board
Roof Type and Materials	Flat roofs - white EPDM membrane
Roof Type and Materials	Gable roofs - standing seam metal
Heating / Cooling	Rooftop mounted HVAC units
Heating / Cooling	Boiler systems
Hot Water Source	Domestic water heater
Electrical Wiring Type	Copper
Emergency Generator	Not applicable
Plumbing Supply Pipes	Copper
Plumbing Waste Pipes	Cast iron, PVC
Fire Sprinkler System	Not applicable
Flood Zone	No digital data available
Seismic Zone	1
Wind Zone	II - Special Wind Region
Visibility from Street	Good

OVERALL CONDITION OF THE PROPERTY

Based on Consultant’s observation of *subject property* site and improvements, *subject property* site appears to be in overall fair condition.

Consultant recommends addressing any observed deficiencies that require immediate action as a result of existing potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of costs for immediate repairs are provided in the Cost Schedule (below). Capital reserves are for reoccurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and costs. However, capital reserves may also include components or systems that have been indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for capital reserves are provided in the Cost Schedule (below).

RECOMMENDATIONS

See recommendation details in report text. Line item numbers in Cost Schedule are report section numbers for ease of reference.

COST SCHEDULE

Item	Now	2018	2019	2020	2021	2022
2.2 Replace asphalt						\$60,000
2.2 Stripe / seal asphalt						
2.3 Paint exterior			\$35,000			
3.3 Replace water heater						
4.0 Replace carpet						
4.0 Paint interior						\$22,000
5.1 Replace water heater						
Totals			\$35,000			\$82,000

Item	2023	2024	2025	2026	2027	2028
2.2 Replace asphalt						
2.2 Stripe / Seal asphalt					\$9,260	
2.3 Paint exterior						\$66,000
3.3 Replace water heater	\$1,600					
4.0 Replace carpet			\$49,900			
4.0 Paint interior					\$19,400	
3.4 Replace water heater						
Totals	\$1,600		\$49,900		\$28,660	\$66,000

REMAINING USEFUL LIFE

Based on the general condition of the *subject property* site, it is Consultant’s Opinion that the remaining useful life of the property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended immediate repairs or replacement reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as needed basis. The opinion regarding RUL does not pertain to *subject property* site’s marketability.

1.0 INTRODUCTION

Lifespace Corporation (Consultant) was retained and authorized by Pueblo City County Library District to conduct Property Condition Assessment of library building and property at 298 S Joe Martinez Boulevard in Pueblo, Colorado 81007 (*subject property* site). The Assessment was completed according to good commercial practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This is not a building code inspection which can only be performed by a municipal building code official.

1.1 Purpose

The purpose of this Property Condition Assessment is to assist Pueblo City County Library District in developing a general understanding of the physical condition of *subject property* site for cost projections and budgets.

1.2 Scope of Work

Consultant conducted a walk-through survey that consisted of nonintrusive visual observations and survey of readily accessible, easily visible components and systems. Ready access was provided to all areas and all areas of the property and buildings were inspected. Roof access was provided and roofs were inspected. Utilities were on and operating at the time of the survey they were inspected. Consultant’s survey included observations as above. There was no destructive testing and no sampling or testing of building materials or any other materials.

Alan Rocco, Facilities Superintendent answered questions and conducted or authorized tour of facilities.

Property condition assessment was performed in general accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and is subject to the limitations and scope considerations contained within the standard.

The scope of this assessment is to:

- Develop a general property description
- Identify major existing components
- Perform visual assessment of the physical condition of the components
- Perform limited visual assessment for accessibility as required by the Americans with Disabilities Act (ADA)
- Provide an opinion of costs for repairs and/or capital reserve items for a reserved term per scope of work
- Prepare the Property Condition Assessment Report.

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good condition - in working condition and does not require immediate or short-term repairs above and agreed threshold. Fair condition - in working condition, but may require immediate or short-term repairs above and agreed threshold. Poor condition - not in working condition or requires immediate or short-term repairs substantially above and agreed threshold.

1.3 Deviations from the Standard

This PCA includes the following deviations from ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process:

- There is no category of short-term costs. Short-term costs are defined as opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such opinions of probable costs may include costs for testing, exploratory programming, and further analysis should this be deemed warranted by the consultant. Generally, the timeframe for such repairs is within 1 to 2 years. In this Property Condition Assessment Report short-term costs are included in the Cost Schedule.
- Opinions of costs for capital reserves are also provided in the Cost Schedule. Capital reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These capital reserves are expressed on an annual basis over the evaluation period in the scope of work. The cost reserves may include costs for items expected to reach the end of the useful lifespan before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.
- Consulted estimated a remaining useful life (RUL) for *subject property* building and site.
- Consultant provided the seismic on, based on 1997 uniform building code, in the state which the property is located.
- Consultant provided the flood zone of the property, based on a map published by FEMA.
- Consultant provided the wind zone, based on schemas map titled Wind Zones in the United States.
- Consultant provided a limited visual survey for the presence of microbial growth at the property. Destructive sampling was not included in the scope of the work for this survey.
- Consultant’s cost threshold limitation for deficiency items is \$1000, reduced from the ASTM E2018 guide’s \$3000 threshold for reporting cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of costs that are individually less than the threshold amount of \$1000 are generally not included in this PCA. However estimated cost regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

No warranties are expressed or implied.

1.4 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of this Inspection. The conclusions of this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgetary constraints

imposed by the client, Pueblo City County Library District. No chemical analyses or materials testing have been performed during the course of this inspection.

1.5 Use Reliance

Pueblo City County Library District, any owner, any property manager, in evaluating current condition of *subject property* site may rely on this report. Any lender, in evaluating a request from the buyer of the *subject property* for the extension of credit (Mortgage Loan) to be secured by *subject property* site, may rely on this report.

This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan to the current owner, any rating agency actually or prospectively rating any such securities, any indentured trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing.

In addition, this report or a reference to this report may be used or quoted in any offering circular, registration statement, or prospectus in connection with the securitization or transaction involving the Mortgage Loan and/or such securities.

1.6 Confidentiality

This report is a confidential report to Pueblo City County Library District. Lifespace Corporation is not required to file and has not filed a copy of this report with any government entity or public agency. This report is not a matter of public record.

No person or entity except for Pueblo City County Library District, its heirs, successors and assigns may rely on this report now or anytime in the future for any purpose or reason whatsoever. Possession or use by any person or entity other than Pueblo City County Library District, its heirs, successors and assigns is expressly prohibited. No future buyer, tenant or any user of the *subject property* site may rely on this report without express written permission from Lifespace Corporation.

2.0 SITE COMPONENTS

2.1 Topography, Storm Water Drainage, and Retaining Walls

Feature	Description	Action	Condition
Topography	Generally flat	NA	Good
Adjoining Sites	At similar elevation	NA	Good
Landscape Drainage	Sheet flow toward collection area	NA	Good
Pavement Drainage	Sheet flow toward collection area	NA	Good

Assessment and Recommendation

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.2 Site Access, Parking, Pavement

Feature	Description	Action	Condition
Parking Pavement	Asphalt	NA	Good
Seal Coating	Full coverage	NA	Good
Striping	Generally good	NA	Good
Site Access	Access from S Joe Martinez Boulevard	NA	Good
Signalization	Not applicable		

Assessment and Recommendation

Asphalt appears to be original to date of construction with significant evidence or repairs and maintenance. At time of inspection parking surface was in generally satisfactory condition. At time of installation estimated useful life (EUL) was 25 years; current age is 21 years.

Remaining useful life of asphalt is 4 years.

No notable deficiencies or indications of deferred maintenance of parking or drives were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, milling and resurfacing can be anticipated during the evaluation period. An opinion of cost for this work is in Cost Summary below and included in Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Mill and resurface asphalt	25	21	2022	\$60,000

2.3 Sidewalks, Curbing, Site Steps and Ramps

Feature	Description	Action	Condition
Sidewalks	Concrete	NA	Good
Retaining walls	Not applicable		
Ramps	Not applicable		
Exterior Steps / Landings	Not applicable		
Handrails	Not applicable		
Loading Docks	Not applicable		

Assessment and Recommendation

Concrete walks were observed to be in generally satisfactory condition except for walk outside rear entrance which was under construction at time of inspection.

Remaining useful life of concrete walks is 20 years.

No notable deficiencies or indications of deferred maintenance of walks and retaining walls were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.4 Landscaping, Fencing, Signage, Site Lighting

Feature	Description	Action	Condition
Landscaping	Shrubbery, lawn and trees	NA	Good
Parking Lighting	Pole-mounted Fixtures	NA	Good
Signage	Monument and building mounted signs	NA	Good

Assessment and Recommendation

Landscaping components appeared to be in generally good seasonal condition with no significant observed or reported deficiencies. Routine maintenance of landscaping components is expected to be sufficient to maintain the landscaping in good condition during the evaluation period.

Subject property site and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of signage is considered to be a part of routine maintenance.

Lightning was observed to be an overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears to be adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and relatively low estimated cost, Consultant anticipates that any repairs to site lighting can be accomplished as part of routine maintenance.

Note: Alan Rocco stated exterior lighting has been upgraded to LED bulbs and fixtures for energy efficiency and extended life.

2.5 Site Amenities

Not applicable.

2.6 Utilities

Underground utility lines were not inspected. Accessible components were visually inspected.

Utility	Provider
Natural Gas	Xcel Energy
Electricity	Xcel Energy
Potable Water	Pueblo Water Works
Sanitary Sewer	Pueblo Wastewater Department
Storm Water Sewer	Pueblo Wastewater Department

Item	Description	Action	Condition
Water Supply Lines	Consultant inquired of management is to the overall condition and maintenance history of the water supply lines	NA	Good
Waste Service Lines	Consultant inquired of management as to the overall condition and maintenance history of the wastewater discharge lines	NA	Good
Lift Station	Not applicable		
Waste Water Treatment	Municipal waste water treatment facility	NA	Good
Water Supply	Local water department supplies domestic water	NA	Good
Emergency Generator	Not applicable		
Transformers	Underground lines and utility-owned transformers	NA	Good
Alternative Energy	Not applicable		

Assessment and Recommendation

No unusual problems or concerns were observed or reported. According to Alan Rocco, the utilities provided are adequate for current use and occupancy. According to ASTM guidelines, visual inspection and comments on municipal, underground service lines are outside of the scope of this assessment.

Remaining useful life of underground water lines is 30 years.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

2.7 Other Site Structures

Not applicable.

3.0 ARCHITECTURAL COMPONENTS

3.1 Foundations

Foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Feature	Description	Action	Condition
Foundation Type	Slab on grade	NA	Good
Foundation Walls	Concrete	NA	Good
Moisture Control	Landscaping slopes away from foundation	NA	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed	NA	Good

Assessment and Recommendation

Foundation system appeared to be in good condition. Landscaping and drainage swales slope away from building. No unusual problems or concerns were observed or reported.

Remaining useful life of foundation system is 40 years.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.2 Framing

Feature	Description	Action	Condition
Roof design 1	Flat roof with white EPDM membrane	NA	Good
Roof design 2	Gable roof with standing seam metal	NA	Good
Roof framing	Wood	NA	Good
Roof sheathing	Plywood or OSB	NA	Good
FRT plywood	Not applicable		
Wall structure	Masonry	NA	Good
Walls and floors	Appear to be plumb, level and stable. No unusual problems were observed or reported	NA	Good
Deflection	No evidence of deflection or other movement was observed or reported	NA	Good

Assessment and Recommendation

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior and exterior finishes. However, walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. No items of deferred maintenance were observed or reported. Superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building and appeared to be an overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.3 Cladding

Feature	Description	Action	Condition
Exterior Cladding	Brick	NA	Good
Exterior Cladding	Exterior grade gypsum board siding	NA	Good-Fair

Assessment and Recommendation

Brick was observed to be in overall good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of brick is 30 years.

Exterior grade gypsum board siding was observed to be in overall good–fair condition. Loose nails, exposed edges and work or flaking pain was observed.

Remaining useful life of exterior grade gypsum board siding is up to 20 years. Periodic painting is required.

No notable deficiencies or indications of deferred maintenance of brick were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, painting of exterior grade gypsum board siding can be anticipated during the evaluation period. An opinion of cost for this work is in Cost Summary below and included in Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Paint exterior grade gypsum board siding	10	0	2019	\$35,000

3.4 Roof Systems

Roofing evaluation and assessment is based on Consultant’s observation and experience and on information supplied by site contact and/or escort. If age of roof material cannot be determined age reported is the age based on appearance and wear characteristics and RUL based on local weather conditions. No testing of roofing materials were conducted.

Roof ID	System	Action	Cond.
Roof 1	White EPDM membrane	NA	Good
Roof 2	Standing seam metal	NA	Good

Assessment and Recommendation

Roofing appeared to be in good condition. No evidence of active roof leaking was observed on the roof or inside the building and no active roof leaks were reported.

Remaining useful life of standing seam metal is 30 years or more.

Remaining useful life of white EPDM membrane is 15 years or more. Leak protection and membrane life can be extended by sealing membrane with a silicone roof coating, especially sealing over seams and around HVAC equipment and other roof openings. See **APPENDIX: Roof Surfacing** (below).

No notable deficiencies or indications of deferred maintenance of roof surfaces were observed or reported. The RUL of these features is expected to exceed the evaluation period.

3.5 Appurtenances

Not applicable.

3.6 Doors and Windows

Feature	Description	Action	Condition
Window Type	Commercial grade fixed thermopane panel	NA	Good
Main Doors	Metal frame glass storefront-type	NA	Good
Service Doors	Steel clad insulated door	NA	Good

Assessment and Recommendation

Doors and windows were observed to be in generally good and functional condition.

Remaining useful life of doors and windows is 15 years.

No notable deficiencies or indications of deferred maintenance of doors or windows were observed or reported. The RUL of these features is expected to exceed the evaluation period.

4.0 INTERIOR

Most interior materials appear to be original to date of construction. Carpet was observed to be in generally good condition. Interior wall paint appeared to be in generally good condition.

Public and Staff Areas

Floor: commercial grade carpet in generally good condition.
Walls: paint on drywall in generally good condition.
Ceiling: paint on drywall or suspended grid and acoustical tile ceiling system in generally good condition.

Art Gallery

Floor: vinyl composition tile in generally good condition.
Walls: paint on drywall in generally good condition.
Ceiling: paint on drywall in generally good condition.

Restrooms

Floor: ceramic tile in generally good condition.
Walls: ceramic tile on drywall in generally good condition.
Ceiling: paint on drywall in generally good condition.

Assessment and Recommendation

Flooring was observed to be in generally good condition. Wall paint appeared to be in generally good condition. Ceiling paint and suspended grid and acoustical tile ceiling system appeared to be in generally good condition.

No notable deficiencies or indications of deferred maintenance of interior finishes were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, carpet replacement and interior painting can be anticipated during the evaluation period. Consultant recommends you consider upgrading from carpet to commercial grade vinyl plank flooring in all or most areas. Vinyl plank is waterproof, doesn't stain and has an EUL of up to 20 years. An opinion of cost for this work is included in in Cost Summary below and Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
New carpet (EUL 12) or vinyl plank (EUL 20)	20	7	2025	\$49,900
Paint interior	7	4	2022	\$22,000

5.0 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

5.1 Plumbing Systems and Domestic Hot Water

Feature	Description	Action	Condition
Hot and Cold Water Pipes	Copper pipe	NA	Good
Polybutylene Piping	No polybutylene piping was observed	NA	Good
Sanitary Waste and Vent	Cast iron and PVC	NA	Good
Water Heater	State Select – gas fired	NA	Good

Inspection of hidden plumbing lines is beyond scope of this inspection. Exposed plumbing and water heater were inspected.

Assessment and Recommendation

Plumbing lines are assumed to be in good condition. Water heater appears to be in good condition. No unusual problems or concerns were observed or reported.

Remaining useful life of plumbing lines is 30 years.

Remaining useful life of water heater is 5 years.

No notable deficiencies or indications of deferred maintenance of distribution piping were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Based on observed condition and EUL, water heater replacement can be anticipated during the evaluation period. An opinion of cost for this work is in Cost Summary below and included in Cost Schedule (above).

Cost Summary

Recommendation	EUL	RUL	Year	Cost
Replace water heater	15	5	2023	\$1,400

5.2 Heating, Ventilation and Air Conditioning (HVAC)

Assessment is based on Consultant's observation and experience, interviews and document review. Equipment was observed in operation. No testing of mechanical equipment or systems was conducted.

Feature	Description	Action	Condition
Heating/Cooling	Rooftop HVAC units	NA	Good
Heating/Cooling	Boiler systems	NA	Good

Rooftop HVAC

#	Brand	Fuel	S/N	Date	EUL
RTU 1	Trane	Gas/Electric	C08D04257	2008	12
RTU 2	Trane	Gas/Electric	C08D04256	2008	12

Assessment and Recommendation

All units were observed in operation and all appeared to be in good operating condition.

Remaining useful life of boiler units is 15 years.

Remaining useful life of rooftop units is 12 years.

No notable deficiencies or indications of deferred maintenance of HVAC units were observed or reported. The RUL of these features is expected to exceed the evaluation period.

5.3 Electrical Systems

Feature	Description	Action	Condition
Service Type	Underground lines	NA	Good
Electrical Service	800 amperes 3-Phrase, 4-Wire	NA	Good

Switchboard Manufacturer	Square D	NA	Good
Overload Protection	Circuit breaker switches	NA	Good
Service Wiring	Copper	NA	Good
Branch Wiring	Copper	NA	Good
Ground Fault Circuit Interrupter	Observed in wet areas	NA	Good

Assessment and Recommendation

In general, the electrical systems including panel boards, lighting and wiring systems appeared to be in good condition and adequately sized for intended use. No notable deficiencies or indications or deferred maintenance of electrical systems or equipment were observed or reported.

Remaining useful life of electrical system is 40 years.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RUL of these features is expected to exceed the evaluation period.

6.0 VERTICAL TRANSPORTATION

Not applicable.

7.0 ACCOMMODATION / FIRE PROTECTION / LIFE SAFETY

7.1 Handicapped Accessibility

Building was designed to be handicapped accessible and there are accessible fixtures and equipment.

There are designated handicapped parking spaces close to building. Building is accessible by ramped concrete walks to main entrance/exit doors. Building has level entry and minimum 36" wide entrance door. Entrance door has automatic opener.

Restrooms are handicapped accessible.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of these features is expected to exceed the evaluation period.

7.2 Fire Safety

The building is protected by a sprinkler system. Fire extinguishers are deployed throughout the building.

Assessment and Recommendation

Sprinkler system was last inspected/serviced April 2018. Next inspection/service is due April 2019.

Fire extinguishers were last inspected/serviced April 2018. Next inspection/service is due November 2019.

No notable deficiencies or indications of deferred maintenance of equipment and features were observed or reported. The RUL of sprinkler system and extinguishers are expected to exceed the evaluation period.

8.0 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

Consultant conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment and Recommendation

Alan Rocco reported he was not aware of suspected mold or microbial growth at *subject property* site and that neither staff nor visitors has had complaints concerning suspected mold or microbial growth. Marge indicated that no formal indoor air quality management plan currently exists at the Property. Consultant identified no documents regarding indoor air quality or microbial concerns. Alan Rocco was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported. Consultant observed no notable indications of excessive moisture or microbial growth at the property.

9.0 NATURAL HAZARDS

9.1 Seismic Zone

Consultant reviewed the property location in order to determine the seismic zone in which the property is located. According to the 2015 International Building Code, the property is located in Seismic Zone 1.

Seismic Zones are defined as follows:

- Seismic Zone 0: an area of very low probability of damaging ground motion.
- Seismic Zone 1: an area of low probability of damaging ground motion.
- Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.
- Seismic Zone 2B: an area of moderate risk of damaging seismic activity.
- Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.
- Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment and Recommendation

The propensity of natural hazards to adversely affect this property is designated above. Consultant offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis. Further Study may be undertaken at the discretion of our client.

9.2 Wind Zone

Consultant reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-16.

Our judgement is that the property is located in Wind Zone II. The map also indicates *subject property* site is located in a Special Wind Region.

Wind Zones are defined as follows:

- Zone I (130 MPH)
- Zone II (160 MPH)
- Zone III (200 MPH)
- Zone IV (250 MPH) Special Wind Zone
- Hurricane Susceptible Zone

Assessment and Recommendation

The propensity of wind events to adversely affect this property is designated in the discussion above. Further Study may be undertaken at the discretion of our client.

9.3 Flood Zone

Consultant reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 0801470360B, dated 09/29/1989, no digital data is available.

Flood Zones are described as follows:

- Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.
- Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

- Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.
- Flood Zone C, defined as an area of minimal flooding.
- Flood Zone D, defined as an area of undetermined, but possible flood hazards.
- Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.
- Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client. NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.

10.0 REGULATORY FINDINGS

10.1 Building Code Violations

Consultant requested a record of open violations on file for *subject property* site from Pueblo Regional Building Department.

Assessment and Recommendation

Pueblo Regional Building Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

10.2 Fire Code Violations

Consultant requested a record of open violations on file for *subject property* site from the Pueblo Fire Department.

Assessment and Recommendation

Pueblo Fire Department had no record of open violations. This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

11.0 CERTIFICATION

We declare that we have conducted Property Condition Assessment (PCA) according to good commercial and customary practice as defined by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

USA Due Diligence Services is an independent contractor and has no relationship with any party to this purchase transaction except that Pueblo City County Library District contracted with USA Due Diligence Services for this assessment and report.

USA Due Diligence Services has not been unduly influenced by any person with regard to the preparation of this report.

The amount of payment does not represent a percentage of a sale price or dollar amount of financing of *subject property*.

Payment of our fee was not dependent upon the outcome of this inspection report.

LIFESPACE CORPORATION
USA DUE DILIGENCE SERVICES



Edward J. Devine,
Senior Consultant
Field Observer
PCA Reviewer

MINDBREAKING FEEDBACK

CREATE

Outlets
Av
Lost-Crafts
Recording
Media-Studio
Tools
Learning
Engagement
Cooking-Spaces
Maker-Spaces
Presentations
Studio
Outside
Garden
Preserve
Celebrate-Culture
Celebrate-History
Multi-Purpose-Spaces
Patrons-Teach
Youth-Experts
Digital-Advertising
Make
Learn
Trades
Crafts
Create
Make
Performance
Glass-Rooms
Cooking
Studios

Lost-Crafts
Artists
Life-Skills
Soft-Skills
Green-Screen
Media Productions
Think
Discovery
Hands-On
Non-Conforming
Learning-Through-Play
Kids
Performance
Maker-Space
Studio-Spaces
Green-Screen
Lost-Crafts
Theatre
Art-Studio
Green-Screen
Recording-Studio
News-Studio
Lost-Crafts
Culture
Maker-Space
VR
AR
DJ
Music-Making
Recording studio
Oral histories
Reading studio
Video studio
Writing studio

Use roof for exercise classes
Hang out
Mess around
Geek out
Wine bar on roof
Topic board for public comment
Rooftop garden
Healthy meal cooking
Maker space with many choices for building material
Create programs
Presentations
Learn computers
Youth creativity area
Podcasts
Usable outdoor space
All inclusive
Innovative culture
Mixed age groups learning together
Recycling
Technology
3D Printing
Online mapping lab & training sessions
Art shows
Speakers
Movies
Classes
Performances
Crafts
HOMAGO
HOMAGO
Large green screens
Play sculptures
Maker space

Performance space
Poetry festival
Music
Maker spaces
Creative classes
Exercise
Partnership with art center
Expanding art exhibits
3D exhibits
Maker spaces
Recording studio
Flex space
Maker space
Large green screen
Sound recording
Information technology
Economic development
Comfortable seating
Movies
Film making
Yoga studio
Crafting space
Arts
Music
Classes
Creation lab
Green screen
Digital music space
Old crafts
Yoga classes
Skills
Hands-on
Climbable sculptures
Youth input

Performance
Young people
Home schooling
Make
Virtual environments
Roof top experience
Use of art
New things
Skills to take home
Hands-on learning
Classes in green spaces
Creation lab
Green screen
Digital music space
Old crafts
Yoga classes
Crafting space
The arts
Music
Classes for using imagination
Cooking
Art
Technology
Art
Painting
Crafting areas
Cooking classes
Recording studio
Cooking classes
Rooftop area
Interaction
Expression
Performance
Readings

New areas of interest
Exposure to the arts
Multi-purpose space
Inventing
Crafts
Learning new skills
Makerspace
Green wall
Maker's spaces
Maker's space
AV Studio
Art
Theater
Lab space

DISCOVER

3D-Printer	Learning	Older/Younger-Children-Interaction	Curating-Kids-Art	Kitchen	Open-Space
Activity	Learning	Around-The-World	Drawing	Kitchen	Open-Space
Adult-Learning	Learning	Art	Education	Kitchen	Outdoors
Age-Appropriate-Spaces	Learning	Art	Education	Lab	Play
Art	Play	Art	El-Pueblo-History	Lab	Play
VR	Living-Things	Art	Enchantment	Lab	Porches
Book-Clubs	Maker-Fair	Art	Engagement	Lab	Portable
Book-Store	Maker-Spaces	Art	Engagement	Ladders	Portable
Browsing	Multisensory	Astronomy	Ethnicities	Languages	Private
Collaborative	Object-Showcase	Book-Placement	Exhibitions	Languages	Quiet
Collection	Patron-Generated	Books	Exhibit-Trading	Learn	Quiet
Cooking	Plants	Books	Experience	Learn	Recipe-Exchange
Cooking	Play	Career-Exploration	Experiment	Learn	Reconstructed-Steel-Mill
Create	Play	Changing-Exhibits	Facts	Life-Skills	Religions
Culture	Playful	Checkout-Art	Flexible-Space	Life-Skills	Resources-Entryway
Display	Programs	Childrens	Food-Tastings	Literature-To-Life	Rooftop-Telescopes
Emotional-Intelligence	Reading	Childrens	Fund	Living-Roof	Scrabble
Enjoy	Reading	Childrens	Gardening	Living-Roof	Seed-Bank
Exhibit	Science	Childrens	Gardening	Living-Roof	Self-Reflection
Flexibility	Science	Childrens-Garden	Gardening	Living-Roof	Stay-In-School
Flexible	Sculpture	Childrens-Garden	Go-To-College	Living-Walls	Steelworks
Fun	Self-Contained-Elements	Childrens-Museum	Growing	Living-Walls	Stress-Relief
Game-Wall	Sensory-Play	Childrens-Museum	Growing	Living-Walls	Touchscreen
Gardening	Serendipity-Spark	Childrens-Science	Growing	Magic	Touchscreen
Genealogy	Sound	Classes	Hands-On	Maker-Space	Touchscreen
Glass-Rooms	Technical	Clean	Hands-On	Mobile-Cooking	Treehouses
History	Traveling-Exhibits	Coffee-Bar	Hands-On	Modern	University-Sports
Interactive	Traveling-Exhibits	Coffee-Bar	Hands-On	Movement	Vault-Treasures
Interactive	Viewing	Colorful	Heritage	Multi-Sensory-Learning	Views
Interactive	Vocational-Ed	Community-Scrabble	Instafind	Multi-Use	Technology
Interactive	3D	Contest-Winners-Gallery	Interactive	Museum	Technology
Interactive	3D	Cooking	Interactive	Museum	Technology
Interactive	Active	Cooking	Interactive	Nature	Warm
Interactive	Active	Cooking	Interactive	Nature	Way-Findings
Interests	Activities	Cooking	Interactive	New-Mindset	White-Walls
Kitchen	Airplane	Cooking	Internet	New-Skills	Wine-Bar
		Cultures	Kaboom-Activities	New-Skills	Workshop

EXPERIENCE

4Th-Floor-Reading
Accessibility
Action
Ancestry
Aquarium
Art
Art
Art&Maps-Walls
Beauty
Books
Books
Books
Booths
Browse
Cafe
Cafe
Café
Children
Children
Children
Comfortable
Comfortable
Community
Concentrate
Connecting
Contemplation
Convenient
Conversation
Conversation
Cooking
Cooking
Cooking
Cozy
Creative
Cultural-Arts
Culture
Enrich
Enticing-Entry

Event
Explore
Fellowship
Fireplace
Fireplace
Fireplace
Front-Porch
Front-Porch
Fun
Gallery
Gardens
Gather
Gather
Glass-Art
Gong
Group-Areas
Group-Areas
Group-Areas
Group-Areas
Group-Areas
Hands-On
Hygge
Inspiration
Inspiring-View
Inviting
Kiosks-Of-Opportunity
Knitting
Learn
Learn
Listen
Listen
Literacy
Local-Food-Vendors
Make
Maker-Space
Market
Meeting
Meeting-Space

Meeting-Space
Meeting-Space
Meeting-Space
Mobile-Seating
Mobile-Seating
Mountain-Of-Books
Mountain-Of-Books
Movies
Murals
Music
Music
Nature
Nature
Nature
Nature
Network
Niches
Niches
Niches
Niches
Niches
Niches
Niches
Nooks
Nooks
Nooks
Nourishing
One-On-One
Open
Organic
Outdoors
Outdoors
Outdoors
Painting
People-Watch
Privacy
Public-Art

Quiet
Quiet
Read
Read
Read
Reading
Repose
Research
Respite
Rooftop
Rooftop-Patios
Senses
Serenity
Shaded-Areas
Social
Soldering
Solitude
Sort-By-Subject
Sound-Based-Art
Speaking
Study-Area
Talk
Technology
Teens
Town-Square
Treehouses
Umbrellas-In-Courtyards
Views
Views
Views
Views
Views
Views
Views
Views
Visual-Excitement
Warm
Warmth

Warmth
Welcoming
Welcoming
Wellness
Windows
Wonderment
Writing
Yoga
Yoga
Zones
Quiet
3D-Model-Making
Inspire
Learning
Personal-Growth
Welcomed-By-Environment
Materials
Friendly-Staff
Signage
Open
Inviting
Relax
Experience
Music
Playing
Bright
Cozy
Expansive
Engaging
Interactive
Colorful
Open
Kids
Displays
Safe
Outdoor

Balcony
Signage
Signage
Celebrate
Create
Art
Express
Nature
Seating
Warm
Welcoming
Friendly
Homey
Wonder
Curiosity
Exploration
Discover
Safe
Welcoming
Youth
All-Ages
Space-Separation-Using-Flooring
Lighting
Outdoor
Family-Oriented
Kids
Safe
Niches
Inviting
Browsing
Outdoor
Views
The Gong
Outdoor
Clean-Entryway
Navigate

PARTICIPATE

Artists	Modular-Event-Space	Civic-Center	Hypnotic	Outdoors	Tiered-Seating
Artists	Outdoor	Cockpit	Impromptu	Partnership	Tree-Houses
Balcony	Outdoor	Collaborate	Impromptu	Patio	Video-Conference
Classes	Outdoor	Comfortable-Seating	Indoor/Outdoor-Stages	Performances	Word-Games
Collaborative	Outdoor	Community	Indoor/Outdoor-Stages	Performances	Writable-Surfaces
Collaborative	Outdoor	Community	Indoor/Outdoor-Stages	Performances	Writable-Surfaces
Collaborative	Patron-Empowerment	Community	Indoor/Outdoor-Stages	Performances	Writable-Surfaces
Commons	Performance	Community	Interactive	Performances	Writable-Surfaces
Commons	Plaza	Community	Interactive-Booths	Performing-Arts	Writable-Surfaces
Community	Programs	Cooking-Lessons	Inventive	Play	Writable-Surfaces
Community	Programs	Creative	Kindness	Podium-Hearth	Young-Children
Community	Relate	Creative-Meeting-Rooms	Law	Poetry-Readings	
Garden	Representation	Cultural-Center	Learning-Pods	Quiet	
Contemplate	Rooftop-Mixed-Use	Dancing	Lectures	Retro	
Cozy	Rooftop-Mixed-Use	Dancing	Lego-Wall	Safari-Space	
Crafts	Safe	Dancing	Living-Roofs	Science-Center	
Engage	Share-Ideas	Discussions	Living-Walls	Seating	
Entertainment	Start-Up-Business-Incubator	Discussions	Local-Museums	Seniors	
Events	Teaching	Activity-Display	Marker-Wall	Share-Ideas	
Explore	Terrace	Drama	Marketplace	Space-Clubs	
Fairs	Voice	Events	Meetings	Speaker-Discussions	
Fairs	4Th-Floor-Bakery	Fireplace	Meetings	Sports	
Flexible	Accessibility	Fun	Meetings	Stair-Seating	
Fountain	Accessibility	Fun	Meetings	Stair-Seating	
Gatherings	Acting	Gallery	Meetings	Stair-Seating	
Gatherings	Activities	Game-Boards	Meet-People	Storm-Watching	
Gatherings	Alternative-Education	Gathering	Mobile-Furniture	Story-Telling	
Hands-On	Art	Gathering	Mobile-Furniture	Story-Telling	
Interaction	Board-Games	Gathering	Music	Symposia	
Interaction	Board-Games	Gathering	Music	Technology	
Interaction	Bulletin-Board	Gathering	Music	Technology	
Learning	Business	Get-Together	Nooks	Tech-Space	
Media	Cafe	Government	Nooks	Teen-Area	
Meeting-People	Café	Leadership	Open	Themed-Art-Displays	
Meeting-People	Celebrations	Grand-Staircase	Open	Tiered-Seating	
Meeting-People	Childrens	Green-Screen	Outdoors	Tiered-Seating	
Mobility	Civic-Center	Host-Shows	Outdoors		

ONE THING YOU CAN DO IN A LIBRARY

Air Out My Mind
Art
Be Alone
Better Oneself
Browse Books
Browsing
Check Out Books
Check Out Books
Check Out Books
Circus Act
Classes
Congregate
Connect
Contemplate
Conversations
Create Family Memories
Expand
Feed Your Soul
Film
Gain New Knowledge
Gather
Get Lost
Hands On
Historical Photos
History Of Pueblo
Idea Essay
Interact
Learn
Learn
Magic Show
Meetings
Meetings

Meet People
Meet People
Meet People
No Distractions
Party
Play
Quiet
Read Newspapers
Research
Research
Research
Research
Research
Search Activities
Seed Exchange
Serendipity
Share
Share
Speakers
Storytelling
Storytelling
Think
Time With Kids
Vault Archives
Classes
Comfortable
Cooking
Discover
Expand Views
Explore
Interact
Jewelry

Learn
Learn
Make Friends
Makerspace
Movies
Museum Exhibit
Network
New Skills
New Skills
Play
Pottery
Programs
Realize You're Not Alone
Research With Assistance
Share Interests
Share Interests
Togetherness
Use Internet
Write In For National Novel
Writing Month

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