

FLORIDA COMMUNITY COLLEGE AT JACKSONVILLE

FACILITY PROPERTY VALUATION REPORT

REPLACEMENT COST ESTIMATE
11 DECEMBER 2008

Ref: Facilities Inventory of 3 September 2008

FACILITY NUMBER	FACILITY NAME	NUMBER OF FLOORS	ISO CODES ¹	PROTECTION ²	GROSS SQUARE FEET ³	DATE ENTERED INVENTORY	DISTANCE TO COASTLINE	FLOOD ZONE ⁴	REPLACEMENT COST ESTIMATE ⁵
DOWNTOWN CAMPUS, 101 WEST STATE STREET, JACKSONVILLE, DUVAL COUNTY, FLORIDA 32202									
20 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
21 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
22 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
23 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
24 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
25 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
26 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
27 ★	Classroom Building	1	F	F, B	870	1996-06	15.5	X	\$ 85,566.76
28 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
29 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
30 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
31 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
32 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
33 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
34 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
35 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
36 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
37 ★	Classroom Building	1	F	F, B	870	2006-05	15.5	X	\$ 85,566.76
306	Building A	3	FR	S, F, B	227,526	1979-10	15.5	X	\$ 43,782,600.65
307	Building B	1	FR	S, F, B	32,271	1979-10	15.5	X	\$ 6,899,862.51
308	Building C	1	FR	F, B	33,542	1979-10	15.5	X	\$ 7,171,615.02

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309	Building D	1	FR	F, B	17,783	2003-04	15.5	X	\$ 3,802,183.23
310	Park Security	1	FR		82	1979-10	15.5	X	\$ 17,532.42
311	Urban Resource Center	4 ⁶	FR	S, F, B	62,000	1992-10	15.5	X	\$ 13,256,220.00
312	Advanced Technology Center	2	NC	S, F, B	127,962	2001-12	15.5	X	\$ 25,991,577.46
TOTALS					516,826				\$ 102,461,792.97
NORTH CAMPUS, 4501 CAPPER ROAD, JACKSONVILLE, DUVAL COUNTY, FLORIDA 32218									
201	Building A	4	FR	S, F	112,083	1971-02	17.5	X	\$ 22,766,242.92
202	Building B	3	FR	S, F	7,235	1971-02	17.5	X	\$ 1,546,915.35
203	Building D	4	FR	S, F	143,168	1971-02	17.5	X	\$ 29,080,212.58
204	Building K	1	FR	F	4,556	1971-02	17.5	X	\$ 974,118.36
205	Vehicle Storage	1	MFR		1,464	1971-02	17.5	X	\$ 93,905.35
207	Building C	3	FR	S, F	52,900	1979-05	17.5	X	\$ 11,310,549.00
208	Storage/Service Building	1	NC		4,768	1983-09	17.5	X	\$ 254,861.52
209	Baseball Scorers Building	1	FR		192	1983-09	17.5	X	\$ 20,525.76
210	Dugout, Baseball (R)	1	MNC		610	1983-09	17.5	X	\$ 32,606.03
211	Dugout, Baseball (Q)	1	MNC		610	1975-12	17.5	X	\$ 32,606.03
212 ★	Track Storage (N)	1	MFR	F, B	1,600	1975-12	17.5	X	\$ 85,524.00
213	Student Center (E)	2	FR	F	59,538	1990-08	17.5	X	\$ 12,729,819.78
215	PE & Athletic Facility (F)	1	MNC	F	15,420	1995-10	17.5	X	\$ 3,296,950.20
216	Dugout, Softball, 1 st Base	1	MNC		400	1996-02	17.5	X	\$ 85,524.00
217	Dugout, Softball, 3 rd Base	1	MNC		300	1996-02	17.5	X	\$ 16,035.75
218	Tractor Shelter	1	NC		960	1996-10	17.5	X	\$ 51,314.40

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219	Portable Building	1	NC		360	1996-10	17.5	X	\$ 19,242.90
220	Soccer Dugout	1	F		120	1993-06	17.5	X	\$ 6,414.30
221	Soccer Dugout	1	F		120	1993-06	17.5	X	\$ 6,414.30
222	Pole Vault Pit Cover	1	F		300	1992-06	17.5	X	\$ 16,035.75
223	Baseball Field	0			0	1971-02	17.5	X	\$ 0.00
224	Softball Field	0			0	1971-02	17.5	X	\$ 0.00
225	Track	0			0	1971-02	17.5	X	\$ 0.00
226	Physical Education Facility Covered Walkway	1			900	1995-10	17.5	X	\$ 96,214.50
227	Criminal Justice Center	2	NC	S, F, B	53,167	2000-06	17.5	X	\$ 11,367,636.27
228	Criminal Justice Garage	1	MFR		1,984	2000-06	17.5	X	\$ 148,469.66
229	Criminal Justice Mock Building	2	MFR		2,178	2000-06	17.5	X	\$ 116,419.55
230	Building A Covered Walkway	1	FR		3,956	2006-06	17.5	X	\$ 422,916.18
TOTALS					468,889⁷				\$ 94,577,474.44
KENT CAMPUS, 3939 ROOSEVELT BOULEVARD, JACKSONVILLE, DUVAL COUNTY, FLORIDA 32205									
501	Building A	2	MFR	F, B	30,249	1980-04	18	X	\$ 6,467,538.69
502	Building B	2	MFR	F, B	57,362	1980-04	18	X	\$ 12,264,569.22
503	Building C	2	MFR	F, B	82,280	1980-04	18	X	\$ 17,592,286.80
504	Building D	2	MFR	F, B	25,030	1980-04	18	X	\$ 5,351,664.30
505	Building E	2	MFR	F, B	57,438	1980-04	18	X	\$ 12,280,818.78
506	Building F	2	MFR	F, B	60,451	1980-04	18	X	\$ 12,925,028.31
507	Guard House Parking	1	MNC		112	1980-04	18	X	\$ 23,946.72
508	Building C-E Bridge	n/a	MNC		1,700	1980-04	18	X	\$ 181,738.50

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509	Building E-F Bridge	n/a	MNC		4,710	1980-04	18	X	\$ 503,522.55
510	Student Service Building (G)	2 ⁸	MNC	S ⁹ , F, B	101,089	2001-10	18	X	\$ 10,806,919.55
TOTALS					420,421¹⁰				\$ 78,398,033.42
SOUTH CAMPUS, 11901 BEACH BOULEVARD, DUVAL COUNTY, JACKSONVILLE, FLORIDA 32246									
101	Building A	2	FR	F	15,222	1971-05	7	X	\$ 3,254,615.82
102	Building B	2	FR	F, B ¹¹	14,709	1971-05	7	X	\$ 3,144,931.29
103	Building C	2	FR	F	14,709	1971-05	7	X	\$ 3,144,931.29
104	Building D	2	FR	F	14,709	1971-05	7	X	\$ 3,144,931.29
105	Building E	2	FR	F, B	7,996	1971-05	7	X	\$ 1,709,624.76
106	Building F	2	FR	F	7,996	1971-05	7	X	\$ 1,709,624.76
107	Building G	3	FR	F, B	137,338	1971-05	7	X	\$ 27,896,025.89
108	Building H	1	FR	F	8,450	1971-05	7	X	\$ 1,806,694.50
109	Building I	3	FR	F	5,966	1971-05	7	X	\$ 1,275,590.46
110	Building J	3	FR	F	5,966	1971-05	7	X	\$ 1,275,590.46
112	Lift Station	1	MNC		296	1971-05	7	X	\$ 63,287.76
113	Vehicle & Flammable Storage	1	MNC		1,975	1972-05	7	X	\$ 105,568.69
114	Huffman Road Building - P ¹²	1	MNC	F, B	8,245	1972-10	7	X	\$ 1,762,863.45
115	No Longer exists - was Building P2								
116	Police Well House	1	JM		104	1973-09	7	X	\$ 5,559.06
117	Physical Activities Building (Q)	1	MNC	F, B	5,760	1976-05	7	X	\$ 1,231,545.60
118	Building N	3	FR	F	33,587	1977-07	7	X	\$ 7,181,236.47
121	Gymnasium (R)	2	MFR	F, B	50,911	1981-10	7	X	\$ 10,885,280.91

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122	Central Mechanical Plant (S)	1	MNC	F	4,959	1981-10	7	X	\$ 1,060,283.79
123	Storage	1	JM		180	1979-12	7	X	\$ 9,621.45
124	Building T	2	FR	F	27,299	1985-01	7	X	\$ 5,836,799.19
125	Building U	2	FR	F	45,928	1985-05	7	X	\$ 9,819,865.68
126	Driving Track Tower (V)	1	JM		144	1984-12	7	X	\$ 7,697.16
127	Fire Administration/Lab (W1)	1	MNC	F, B	11,823	1990-07	7	X	\$ 2,527,875.63
128	Fire Science Service (W2)	1	MNC	F, B	9,012	1990-07	7	X	\$ 1,926,855.72
129	Fire Training Tower (W3)	3	FR		6,159	1990-07	7	X	\$ 1,185,170.21
131	Storage Shed (W5A)	1	NC		620	1990-07	7	X	\$ 33,140.55
132	Performing and Visual Arts Center (M)	Varies ¹³	MNC	S ¹⁴ , F, B,	135,355	1996-06	7	X	\$ 28,940,252.55
133	Child Care Center (Y)	1	MNC	F, B	6,190	1992-12	7	X	\$ 1,323,483.90
134	Kiln Shelter	1	MNC		1,368	1990-04	7	X	\$ 73,123.02
135	Portable Storage Building	1	NC		80	1991-07	7	X	\$ 4,276.20
136	No Longer Exists - was Building P3								
137	Burn Building (W4)	1	FR		3,676	1995-11	7	X	\$ 785,965.56
138	Storage Shed (W5B)	1	MNC		1,120	1995-11	7	X	\$ 59,866.80
139	Storage Shed (W5C)	1	MNC		1,120	1995-11	7	X	\$ 59,866.80
140	Walkway, Buildings A-N	1	FR		1,200	1977-07	7	X	\$ 205,257.60
141	Walkway, Buildings B-T	1	FR		7,326	1985-01	7	X	\$ 1,253,097.65
142	Walkway, Buildings T-R	1	FR		1,100	1985-01	7	X	\$ 188,152.80
143	Tennis Courts	1			0	1976-05	7	X	\$ 0.00
TOTALS					598,598¹⁵				\$ 124,898,554.72

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BETTY P. COOK NASSAU COUNTY CENTER , 76346 WILLIAM BURGESS BOULEVARD, YULEE, NASSAU COUNTY, FLORIDA 32097									
1	Administration	1	F	F, B	2,071	1993-12	10	X	\$ 442,800.51
2	Maintenance	1	F	F	1,376	1993-12	10	X	\$ 294,202.56
3	Caretaker's House	1	F	SMOKE DETECTOR	438	1995-06	10	X	\$ 56,189.27
4	Water Treatment PL	1	F	F, B	3,977	1993-12	10	X	\$ 510,193.42
5	Conference/Dining	1	F	F, B	2,290	1993-12	10	X	\$ 293,774.94
6	Men's Bunk House	1	F	F	2,229	1993-12	10	X	\$ 285,949.49
7	Women's Bunk House	1	F	F	2,229	1993-12	10	X	\$ 285,949.49
8	Classroom	1	F	F	2,241	1993-12	10	X	\$ 287,488.93
9	Shower & Toilet	1	F	F	2,255	1993-12	10	X	\$ 289,284.93
10	Bee Keeping Shelter	1	F	F	211	1993-12	10	X	\$ 27,068.35
11	Staff House	1	F	SMOKE DETECTOR	860	1993-12	10	X	\$ 110,325.96
12	Canoe Storage	1	F	F	1,505	1993-12	10	X	\$ 193,070.43
13	Storage & Laundry	1	F	F	1,500	1993-12	10	X	\$ 192,429.00
14	Pavilion	1	F	F	1,189	1994-04	10	X	\$ 152,532.05
15	Well Shelter	1	F		32	1994-04	10	X	\$ 4,105.15
28	Toilet Facility Building	1	F		816	1996-06	10	X	\$ 104,681.38
29	New Nassau Center	2	NC	F, B, S	47,095	2000-08	10	X	\$ 10,069,381.95
30	Nassau Technical Center	2	NC	F, B, S	46,207	2007-04	10	X	\$ 9,879,518.67
TOTALS					118,521				\$ 23,478,946.48
DEERWOOD CENTER, 9911 OLD BAYMEADOWS ROAD, DUVAL COUNTY, JACKSONVILLE, FLORIDA 32256									

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701	Deerwood Building	2	MFR	F, B, S	281,807 ¹⁶	1994-04 & 2003-03 ¹⁷	10.5	X	\$ 54,227,839.20
702	Parking Garage ¹⁸	4	NC	F, S ¹⁹	234,578	2007-05	10.5	X	\$ 12,538,780.55
TOTALS					516,385				\$ 66,766,619.75
CECIL FIELD AVIATION CENTER, CECIL COMMERCE CENTER SITE, 13450 LAKE FRETWELL STREET, JACKSONVILLE, FLORIDA 32221 CECIL COMMERCE EDUCATION CENTER SITE, 13367 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA 32221									
1	no longer exists ²⁰								
2	no longer exists								
3	no longer exists								
4	no longer exists								
8	Aviation Center	1	MNC	F, B	17,350	2001-03	31	X	\$ 3,709,603.50
9	Building J	1	MNC	F, B	10,879	under construction	31	X	\$ 2,326,038.99
14	Hanger	2	JM	S, F, B	31,915	2001-08	31	X	\$ 6,823,746.15
801	Building A	2	MNC	S, F, B	46,697	2008-01	31	X	\$ 9,984,285.57
TOTALS					106,841				\$ 22,843,674.21

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DONALD T. MARTIN CENTER FOR COLLEGE SERVICES, 501 WEST STATE STREET, DUVAL COUNTY, JACKSONVILLE, FLORIDA 32202									
101	College Administration	4	FR	F, B	78,000	1982-04	15.5	X	\$ 16,677,180.00
TOTALS					78,000				\$ 62,364,528.42
MAIN STREET CENTER, 940 MAIN STREET, JACKSONVILLE, DUVAL COUNTY, FLORIDA, 32202									
11	Administration Support Facility	2 ²¹	MNC	S, F, B	23,098	1982-03	15.5	AE	\$ 4,444,725.04
35	Warehouse/Storage	2 ²²	NC	S, F, B	30,791	1974-06	15.5	X	\$ 3,950,054.23
36	Hazardous Material Storage Shed	1	FR		64	1996-09	15.5	X	\$ 3,420.96
940	Main Street Building	3	FR	S, F, B	16,950	1982-04	15.5	AE	\$ 3,624,079.50
TOTALS					70,903				\$ 12,022,279.73

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BUILDING & COVERED WALKWAY VALUATION RECAP - BY SITE 11 DECEMBER 2008		
CAMPUS/CENTER (SITE #)	REPLACEMENT COST ESTIMATE	SQUARE FEET
DOWNTOWN CAMPUS (SITE 1)	\$ 102,461,792.97	516,826
NORTH CAMPUS (SITE 2)	\$ 94,577,474.44	468,889
KENT CAMPUS (SITE 3)	\$ 78,398,033.42	420,421
SOUTH CAMPUS (SITE 4)	\$ 124,898,554.72	598,598
NASSAU CENTER (SITE 6)	\$ 23,478,946.48	118,521
DEERWOOD CENTER (SITE 7)	\$ 66,766,619.75	516,385
CECIL FIELD CENTER (SITE 8)	\$ 22,843,674.21	106,841
DISTRICT ADMIN CENTER (SITE 10)	\$ 62,364,528.42	78,000
MAIN STREET CENTER (SITE 11)	\$ 12,022,279.73	70,903
TOTALS	\$ 587,811,904.14	2,895,384

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ENDNOTES:

- ★ **Facilities Scheduled for Termination.** Termination dates have not been determined. Buildings continue in use.
- 1. **ISO Codes:** F = Frame, JM = Joisted Masonry, NC = Non-Combustible, MNC = Masonry Non-Combustible, MFR = Modified Fire Resistive, FR = Fire Resistive. Facilities evaluated and classified by the former College Architect (Mr. Keith Kelly) on 9 April 1999 for most buildings. Buildings built since that date were classified by the appropriate project manager.
- 2. **Protection Codes:** S = Sprinkler, F = Fire Alarm, B = Burglar Alarm.
- 3. **Gross Square Feet:** Includes Buildings and Covered Walkways.
- 4. **Flood Zone Codes:** AE = Building within 100-Year Flood Plane, X = Building above 100-Year Flood Plane. Source: "FIRM" Map of 08/15/89.
- 5. **Replacement Cost Estimate:** Weighted average for basic construction costs (\$190.56/GSF) increased by 12.2% for other project costs (e.g., Architectural and Engineering, Legal/Administration, On-site representative etc.) = \$213.81/GSF. **Source:** 2007 replacement cost estimate increased for 3% inflation.
- 6. The **Urban Resource Center** has four occupied floors. There is 4,461 net square feet of mechanical space on the roof.
- 7. Includes Buildings A and F (Physical Education Facility) covered walkways
- 8. **Building G, Kent Campus:** The first level of this facility is student services and parking garage facilities. The second level is parking garage facilities.
- 9. Sprinklers (partial)
- 10. Includes Bridges between Buildings C-E and E-F.
- 11. **Building B, South Campus:** Burglar alarm is on bookstore and Room B-105 only.
- 12. Buildings P1 & P2 were combined into one building in 2008 – Building P
- 13. The **Performing and Visual Arts Center (Building M)** consists of four interconnected buildings. **Building M1** has three floors. **Buildings M2 and M3** have two floors. **Building M4** has one floor.
- 14. Facility 132 - Building M - consist of four connected structures - M1, M2, M3, & M4. Only M1 is protected by sprinklers.
- 15. Includes Bridges between Buildings A-N, B-T, & T-R.
- 16. The Deerwood Center Building includes the additional 80,000 GSF acquired by the College in March 2003.
- 17. **Jacobsons Department Store Area, Deerwood Center Building** was acquired in March 2003.
- 18. No burglar alarm; but, building is monitored by security cameras.

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19. Partial sprinkler.
20. Facilities 1-4 were leased portable buildings. They no longer included in the College's Facilities Inventory
21. Essentially the **Administrative Support Facility, Main Street Center** is a one-story building with a mezzanine deck ("second floor").
22. Essentially the **Warehouse/Storage Building, Main Street Center** is a one-story building with a partial second floor.