



# Valuation Detailed Report

Property Express

12/15/2019

## VALUATION

Account Name:	JACKSON BARRACKS IN ORLEANS PARISH	Effective Date:	12/16/2019
Valuation Number:	ESTIMATE-0006899	Expiration Date:	12/15/2020
Account Number:	136004 - 53	Estimate Expiration Date:	03/15/2020
Value Basis:	Reconstruction	Cost as of:	06/2019

## BUSINESS

139TH RSG READINESS CENTER  
 4400 EAST PERSHING  
 New Orleans, LA 70117 USA

## LOCATION 1 - 139TH RSG READINESS CENTER

139TH RSG READINESS CENTER  
 4400 EAST PERSHING  
 New Orleans, LA 70117 USA

### Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

## BUILDING 53 - 139TH RSG READINESS CENTER

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Armory	Story Height:	16 ft.
Construction Type:	100% Pre-Engineered Metal (ISO 3)	Number of Stories:	2
Gross Floor Area:	53,972 sq.ft.	Irregular Adjustment:	None
Construction Quality:	4.0 - Premium		
Year Built:			

#### Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

#### Fees

Architect Fees:	10% is included
Overhead and Profit:	10% is included

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				\$9,754
Foundations			\$249,241	\$82,805
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$5,047,019	
Framing				
Exterior Wall		8% Wall Openings		
Exterior Wall	100% Brick on Masonry			
Structural Floor				
Roof				
Material	100% Steel, Porcelain Coated			
Pitch	100% High (15:12 to 24:12 pitch)			
Interior			\$2,224,175	
Floor Finish	25% Carpet 45% Concrete Sealer or Topping 15% Terrazzo 5% Tile, Ceramic 10% Tile, Vinyl Composite			
Ceiling Finish	10% Drywall 10% Paint 80% Suspended Acoustical			
Partitions				
Length	5,397 ft.			
Structure		34% Concrete Block 66% Studs, Girts, etc.		
Finish		66% Drywall 100% Paint		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Mechanicals			\$3,256,685	\$67,614
Heating		100% Steam/Hot Water with Radiators		
Cooling				
Fire Protection		100% Manual Fire Alarm System		
		100% Automatic Fire Alarm System		
	100% Sprinkler System			
Plumbing		68 Total Fixtures		
Electrical	100% High Quality			
Elevators		0 Freight		
	1 Passenger			
Built-ins			\$1,216,241	
<b>SUBTOTAL RC</b>			<b>\$11,993,361</b>	<b>\$160,173</b>
<b>ADDITIONS</b>				
Custom Items				
COV-PCH FRT 23'x73' 1,679-SF			\$196,199	
COV-PCH'S (2) W/KNEE-WALLS 112-SF			\$13,104	
COV-BAL'S FRT W/ROOF, RAILS 252-SF			\$29,484	
COL'S (4) CONC 7'-DIAx25'TALL 100-LF			\$575,900	
COL'S (6) CONC 4'-DIAx22'-TALL 132-LF			\$539,700	
ROLL-UP DR'S 10'x12' 240-SF (2) W/MECH-OP			\$8,690	
ROLL-UP DR'S 8'x25' 400-SF (2) W/MECH-OP			\$13,170	
ADA-RAMP 6'x50' 600-SF (2)			\$24,240	
GUTTERS & DN-SP'S/STL 2,449-LF			\$50,939	
ELEV-PASSNG 5000LB (FPM-300 2-SPT'S)			\$221,500	
Total Additions			\$1,672,926	
<b>TOTAL RC SECTION 1</b>			<b>\$13,666,287</b>	<b>\$160,173</b>
<b>TOTAL RC BUILDING 53 139TH RSG READINESS CENTER</b>			<b>\$13,666,287</b>	<b>\$160,173</b>
		<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>LOCATION TOTAL, Location 1</b>		<b>\$13,666,287</b>	<b>53,972</b>	<b>\$253</b>

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SUMMARY REPORT

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	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$13,666,287</b>	<b>53,972</b>	<b>\$253</b>

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# Valuation Detailed Report

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EQUIPMENT REPORT

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## LOCATION 1 - 139TH RSG READINESS CENTER

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## Equipment: Building items and site improvements

	Replacement	Depreciated
<b>Building 53, Section 1</b>		
Custom Items		
(1) COV-PCH FRT 23'x73' 1,679-SF	\$196,199	\$196,199
(1) COV-PCH'S (2) W/KNEE-WALLS 112-SF	\$13,104	\$13,104
(1) COV-BAL'S FRT W/ROOF, RAILS 252-SF	\$29,484	\$29,484
(1) COL'S (4) CONC 7'-DIAx25'TALL 100-LF	\$575,900	\$575,900
(1) COL'S (6) CONC 4'-DIAx22'-TALL 132-LF	\$539,700	\$539,700
(1) ROLL-UP DR'S 10'x12' 240-SF (2) W/MECH-OP	\$8,690	\$8,690
(1) ROLL-UP DR'S 8'x25' 400-SF (2) W/MECH-OP	\$13,170	\$13,170
(1) ADA-RAMP 6'x50' 600-SF (2)	\$24,240	\$24,240
(1) GUTTERS & DN-SP'S/STL 2,449-LF	\$50,939	\$50,939
(1) ELEV-PASSNG 5000LB (FPM-300 2-SPT'S)	\$221,500	\$221,500
<b>LOCATION 1 - 139TH RSG READINESS CENTER TOTAL</b>	<b>\$1,672,926</b>	<b>\$1,672,926</b>
<b>TOTAL</b>	<b>\$1,672,926</b>	<b>\$1,672,926</b>

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<b>BUILDING 53: SUPERSTRUCTURE</b>	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
Section 1: 100% Armory	\$11,993,361	53,972	\$222
<b>Section Totals</b>	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
Section 1: 100% Armory	\$11,993,361	53,972	\$253
Total Additions:	\$1,672,926		
<b>BUILDING TOTAL, Building 53</b>	<b>\$13,666,287</b>	<b>53,972</b>	<b>\$253</b>

### BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$13,666,287	\$13,666,287
-100% Variance	(\$13,666,287)	

	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>LOCATION TOTAL, Location 1</b>	<b>\$13,666,287</b>	<b>53,972</b>	<b>\$253</b>

	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$13,666,287</b>	<b>53,972</b>	<b>\$253</b>

End of Report

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