

## **COST SEGREGATION STUDY**

***OFFICE AND RETAIL BUILDINGS  
123 DAVIS DRIVE  
ST. LOUIS, MO***

*Prepared for:*

**DAVIS DRIVE LLC**

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## 1.0 INTRODUCTION

Mr. John Doe representing Davis Drive LLC authorized Criterium-Hardy Engineers to conduct a Cost Segregation Study of the buildings at 123 Davis Drive in St. Louis, MO. Note that the property is simply referred to as 123 Davis Drive on St. Louis County Real Estate Records. Studies of this nature are important to ensure a proper purchase price allocation of the associated depreciation costs. This property will forthwith be described as the 'Facilities'.

The Facilities at 123 Davis Drive were acquired on June 29, 2012 (the 'Valuation Date') for \$4,376,000 according to St. Louis County Tax Records. The acquisition includes the associated land, land improvements, building, personal property, and indirect costs. Indirect costs relating to this acquisition will also be addressed in this study. The purpose of our study is to assist Davis Drive LLC with its US Federal tax reporting requirements.

## 2.0 EXECUTIVE SUMMARY

### 2.1 Purpose

The objective of our analysis was to perform a cost approach valuation, purchase price allocation, and cost segregation analysis of the Facilities, as of the Valuation Date. The principal procedures performed during this analysis included the following:

- An inspection of the Facilities was performed on July 27, 2017;
- An analysis of all available relevant and available documents, including county tax files and closing statements where available;
- Interviews with the property management personnel at the Facilities;
- An identification and segregation of the assets into their respective Modified Accelerated Cost Recovery System ("MACRS") recovery periods; and
- Preparation of a cost approach valuation, purchase price allocation, and cost segregation report summarizing the scope of study, description of the Facilities, discussion of cost segregation methodology and application, photographs, and conclusions with supporting exhibits.

### 2.2 Scope

In the following report, we identified those assets within the Facilities we believe qualify as 5-year, 7-year, 15-year, and 39-year recovery class property under MACRS. In support, we have included a brief discussion of the applicable law, its application, and the methodology and procedures we followed to determine the segregated basis of the assets.

Our classification of assets into their respective tax reporting categories is consistent with our understanding of real and personal property as defined by the Internal Revenue Code, related regulations, revenue rulings, revenue

### 2.3 Study Summary

procedures, and court decisions. However, no assurance can be given that our classification of expenditures or allocation will or will not be subject to review or challenge by the Internal Revenue Service or other governmental institution.

At the request of Mr. John Doe representing Davis Drive LLC, Criterium-Hardy Engineers conducted a comprehensive evaluation of the complex.

The Criterium-Hardy Engineers project team consisted of Ross A. Hardy, RS and Kyle D. Hardy, PE.

Throughout the course of our investigation, Mr. John Doe provided a considerable amount of valuable information regarding the property and was instrumental in facilitating our work.

To fully understand all of the information presented, the report should be read in its entirety. We have segregated the acquired assets at the Facilities into their respective MACRS property classes. For the reader's convenience, a summary of our analysis is presented in the following table.

Asset	Total	Land	39 Year	15 Year	7 Year	5 Year
123 Davis Drive	\$4,376,000	\$1,012,562	\$1,209,655	\$1,331,800	\$227,845	\$594,138

### 3.0 STUDY

#### 3.1 Description of Facilities

The property at 123 Davis Drive in St. Louis, MO, herein referred to as the 'Facilities' includes two 2-story office and retail buildings with a total floor area of approximately 33,929 square feet. The site is approximately 3.65 acres in size on a single parcel referred to as St. Louis County Parcel Identification Number 0745435838.

Personal property assets include: furniture, furnishings and fixtures; floor, wall and window finishes; cabinetry/countertops; signage; and various office equipment.

Land improvements include: a paved access drive and parking area; landscaping; concrete flatwork and drainage systems including a storm water control measure.

#### 3.2 Sources of Information

Inspections of the property were conducted on July 27, 2017. The inspections were conducted by Kyle D. Hardy, PE.

The following people provided important information during the course of our study:

- Mr. John Doe, Property Manager

The following documents were reviewed:

- St. Louis County Real Estate Records

### 3.3 Standards of Reference

#### 3.3.1 Condition Terms

The following definitions are used throughout the report:

*Excellent:* Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

*Good:* Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

*Fair:* Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

*Poor:* Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

*Adequate:* A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

#### 3.3.2 Definitions

For the purposes of our analysis, we adopted the following commonly utilized definitions from the appraisal industry:

*Market Value* – estimated amount expressed in terms of money, reasonably expected for property exchanged between a willing buyer and a willing seller with equity to both. Neither is under any compulsion to buy or sell and both are fully aware of all relevant facts as of a specific date. (In the valuation of personal property, this definition is further defined based on the function and purpose of the appraisal).

*Reproduction Cost New* – current cost of reproducing a new replica of a property with the same or similar materials.

*Replacement Cost New* – current cost, new, of a similar new property having the nearest equivalent utility as the property appraised.

*Depreciation* – actual loss in value of property from all causes, including those resulting from physical deterioration, functional obsolescence, and economic obsolescence.

*Physical Deterioration* – form of depreciation where loss in value or usefulness of an asset is attributable solely to physical causes such as wear and tear and exposure to the elements.

*Functional Obsolescence* – form of depreciation where loss in value is due to factors inherent of the property itself and changes in design, materials, or process resulting in inadequacy, overcapacity, excess construction, lack of functional utility, excess operating costs, etc.

*Economic Obsolescence* – form of depreciation or loss in value caused by unfavorable external condition.

*Historic Age* – number of years elapsed since an asset was originally built and placed-in-service.

*Effective Age* – apparent age of an asset in comparison with a new asset of like kind. Often calculated by deducting the Remaining Useful Life of an asset from the Normal Useful Life.

*Useful Life* – period of time over which an asset may reasonably be expected to perform the function for which it was designed.

### 3.3.3 Abbreviations

ACRS	Accelerated Cost Recovery System
ADR	Asset Depreciation Range
ADS	Alternate Depreciation System
CME	Criterion-Hardy Engineers
Facilities	the building, land, land improvements
GDS	General Depreciation System
IRC	Internal Revenue Code
IRS	Internal Revenue Service
MACRS	Modified Accelerated Cost Recovery System
Means	RS Means, Building Construction Cost Data
PE	Professional Engineer
RCN	Reproduction Cost New
RCNLD	Reproduction Cost New Less Depreciation
Valuation Date	June 29, 2012

### 3.4 Valuation Theory

There are three distinct approaches to determine an indication of value. However, the utility and applicability of each approach in valuing specific assets is dependent upon the characteristics of the subject facilities, market conditions, and the purpose of the valuation analysis. The three traditional approaches to value are the sales comparison approach, the income approach, and the cost approach.

### **3.4.1 Sales Comparison Approach**

The sales comparison approach to value is a procedure by which the relative market value can be estimated from prices paid in actual market transactions and from asking prices for similar assets available for sale. In essence, the procedure is a comparison and correlation between the asset appraised and other similar assets. Certain factors such as location, date of sale, physical characteristics, and technical and economic conditions relating to the transaction are analyzed for their comparable uniqueness. These transactions with appropriate adjustments will assist in determining the market value of the asset appraised. This method is only applicable if sufficient representative assets are available in the marketplace at the time of a hypothetical sale.

Under the sales comparison approach, business enterprise value is based on actual transactions and/or currently available asking prices of comparable facilities or assets. A process of comparison and correlation between the subject assets and other similar assets estimates the value. Considerations such as time and conditions of sale are also analyzed and adjusted. The sales comparison approach is most appropriate when it is possible to identify specific transactions of similar companies or assets.

### **3.4.2 Income Approach**

The income approach to value is based on estimated future income streams associated with a specific business, business ownership interest, security or asset, considering its estimated remaining life, the average annual rate of return anticipated, and market rates of return. To develop an opinion of the present value of the future benefit of the ownership, income streams are discounted using a rate reflecting both general risks and those specific to the asset in question.

### **3.4.3 Cost Approach**

The cost approach to value is based on the proposition that an informed purchaser would pay no more for an asset than the cost of producing a substitute with the same utility as the subject asset. It considers that the maximum value of an asset to a knowledgeable buyer would be the current amount to construct or purchase a new asset of equal utility. When the subject asset is not new, the current cost new for the subject is adjusted for all forms of depreciation and obsolescence as of the valuation date.

### **3.5 Methodology**

The scope of our analysis is to determine the relative cost approach value and the allocated tax basis of the acquisition price for the Facilities. The total consideration paid for the Facilities needs to be allocated to the various acquired assets for US Federal tax reporting purposes. We have determined the cost approach value of the acquired tangible assets and performed a purchase price allocation and cost segregation analysis to assist Davis Drive LLC with its US Federal tax reporting responsibilities.

In utilizing the three traditional approaches to value, we considered the income approach, the sales comparison approach, and the cost approach. The sales comparison and income approaches to value will enable an engineer to determine the overall value of a particular entity or property. However, the cost approach is the only one of the traditional approaches enabling the

### 3.5.1 Valuation of the Tangible Assets

engineer the ability to determine the market value of each of the underlying assets or groupings of assets comprising the Facilities. Therefore, we did not utilize the income or the sales comparison approaches.

The reproduction cost approach was used to estimate the market value of the various Facilities assets acquired. The reproduction cost approach is normally based upon the current cost to develop the particular asset, less an allowance for physical and function depreciation, without regard to external obsolescence. This amount is commonly referred to as the market value-in-use with assumed earnings support.

To estimate the RCN of the buildings and land improvements, we performed a site inspection of the Facilities on July 27, 2017. From the data collected, we calculated an RCN using our internal construction cost data and the recognized estimating manual RS Means. The cost information published in RS Means is based upon years of valuation experience, thousands of cost estimates and continual analysis of the cost of buildings, different types of assets, and land improvements. Means is widely used, recognized, accepted, and acknowledged in the estimating industry.

### 3.5.2 Building & Land Valuation

Building costs are often based upon class of the building and quality of construction as defined by Means. This class of construction is based upon the type of framing, walls, floors, roof structure, and exterior features. The quality of construction is determined using the following multi-step process:

- Determine the type and quality of construction materials and supplies used;
- Determine if the workmanship level is normal to the type and grade of materials utilized;
- Take into account the quantity of the various components for the specific class of the building, and;
- Consider the overall size as well as complexity of the building structure and foundation.

The overall building costs are then calculated after the building construction class and quality were determined, using the following multi-step process:

- Determine the average floor area of the building;
- Determine the average perimeter of the building;
- Estimate the age and condition of the building;
- Consider the region and climate of where the building is located;
- Determine the base square foot cost of the construction class;
- Consider the heating and cooling system;
- Consider the number of stories and the height per story;
- Add building components not included in the base square foot cost;
- Determine the Reproduction Cost New of the building;
- Determine the useful life, remaining useful life, and depreciation percentage;



- Determine the depreciated cost of the building.

After consideration of the history of use, condition, and age, it was determined that the Facilities current use and market value could utilize the traditional cost approach. The final estimates for the value of the total properties including land, land improvements, personal property, and building were used to develop an apportioned valuation, after adjustments were made for replacement reserves and asset reclassification and total \$4,376,000.

It has been concluded the most authoritative source of historic value of the land was the county's tax records. This source revealed land value of \$1,012,562 after apportionment valuation was determined from the current market value and the county's most recent estimated new land value for this property.

### **3.5.3 Land Improvement Valuation**

To estimate the cost of the land improvements, we developed a take-off by completing a detailed field survey of all the improvements outside the building based upon land surveys, site plans, site utility plans, etc. as available for the Facilities. A "take-off" is defined as a quantification of an asset or grouping of assets (i.e. total square footage of asphalt or sidewalk or linear footage of curbing). During our site inspections, we noted the quality and condition of the various assets, as well as any additional items not included in the available drawings. In certain instances, when key engineering drawings were not available, we performed our own site "take-offs" of the actual quantities and site conditions.

The major land improvement assets included: stormwater drainage infrastructure, paved access drives and parking area; concrete sidewalks; lawn areas and landscaping; (see Appendix C: Asset Register & Cost Analysis). We then calculated a reproduction cost of the land improvements either by using the Means pricing manual, which provides unit costs for various quantities, materials, and their installation; by estimating the RCNLD based on our estimating experience and utilizing our database.

### **3.5.4 Personal Property Valuation**

To determine the cost of the personal property related assets, we completed a detailed field survey of the property and calculated the RCN for these assets. The first step was performing quantity "take-offs" of the assets. The second was determining reproduction costs for the various asset "take-offs". These direct costs included overhead and profit. The last step was calculating the RCN with estimated indirect or soft costs. We did this by using either the RS Means pricing manual, which provides unit costs for various quantities, materials, and their installation; or we determined a cost based on our interviews with Davis Drive LLC, representatives, our estimating experience and opinions, and our developed database with detailed cost information of many similar properties.

The major personal property assets included: furniture, furnishings and fixtures; floor, wall and window finishes; cabinetry/countertops; signage; and various office equipment. (See Appendix C: Asset Register & Cost Analysis).

### 3.5.5 Depreciation

Once the RCN was calculated, we determined a depreciation factor for the building, land improvements, and personal property using an age/life approach and the depreciation tables. Our estimates of each of the effective ages and life expectancies at the Facilities are based on tax code guidelines as well as our site inspections of the Facilities. Our field notes often refers to our on-site judgment of the individual asset's using the terms of Excellent, Good, Fair, Poor, and Adequate. This factor represents the value deduction of the improvements as a percentage of their reproduction costs. This deduction is an estimate for curable and incurable physical deterioration and functional obsolescence.

#### 3.5.5.1 Categories

Currently under MACRS, property is assigned to one of nine depreciation classes by reference to its ADR midpoint life and by reference to Revenue Procedure 87-56b as clarified and modified by Revenue Procedure 88-22. Property is assigned to depreciation classes as follows:

3-Year Class	Includes personal property with an ADR midpoint of four years or less.
5-Year Class	Primarily personal property with an ADR midpoint of more than four years, but less than 10 years.
7-Year Class	Primarily personal property with an ADR midpoint of at least 10 years, but less than 16 years and property which is not specifically assigned to any other class.
10-Year Class	Includes property with an ADR midpoint of at least 16 years, but less than 20 years.
15-Year Class	Includes property with an ADR midpoint of at least 20 years, but less than 25 years.
20-Year Class	Includes property with an ADR midpoint of 25 years or more.
27.5-Year Class	Residential rental property.
39-Year Class	Nonresidential real property (post Omnibus Budget Reconciliation Act of 1993).

#### 3.5.5.2 Recovery Periods, Methods and Conventions

The basis of depreciable property is recovered using the applicable recovery period and the applicable method and convention appropriate to the recovery period. The recovery period, depreciation method, and convention for each of the aforementioned depreciation classes are as follows:

<u>Recovery Period</u>	<u>Depreciation Method</u>	<u>Convention</u>
3-Year	200% DB	HY or MQ
5-Year	200% DB	HY or MQ
7-Year	200% DB	HY or MQ
10-Year	200% DB	HY or MQ
15-Year	150% DB	HY or MQ
20-Year	150% DB	HY or MQ
27.5-Year	Straight Line	MM
31.5-Year	Straight Line	MM
39-Year	Straight Line	MM

HY – Half-year convention rule  
MQ – Mid-quarter convention rule  
MM – Mid-month convention rule

**3.5.6 Relative Market Value**

The final step in this valuation approach is to multiply the calculated RCN for the building, personal property, and land improvements by the corresponding depreciation factor to calculate the depreciation amount and subtract the result from the RCN. The resultant is the estimate of the RCNLD. For the purpose of this analysis, we concluded the RCNLD is equal to the market value of the respective assets. We then allocated our RCNLD to the adjusted purchase price of the Facilities (See Appendices B & C).

**3.5.7 Indirect Costs**

Indirect costs for these Facilities were reported and were considered in this study, therefore, the final adjusted RCNLD value has been adjusted by adding an allocation of the indirect costs as a proportion of the building valuation.

**3.6 Cost Segregation Law & Application**

For MACRS property, the class lives and recovery periods for various assets are prescribed by an IRS table in Revenue Procedure 87-56, 1987-2 CB 674 (as clarified and modified by Revenue Procedure 88-22, 1988-1 CB785). Generally, the MACRS asset classes in the IRS table are incorporated from asset guideline classes in Revenue Procedure 83-35, 1983-1 CB 745, as of January 1, 1986. The use of MACRS, which by enactment of the Tax Reform Act of 1986 replaces the ACRS, is mandatory (with certain exceptions) for property acquired or placed in service after December 31, 1986. The use of MACRS is required in determining the recovery periods for the various assets acquired at the Facilities since the acquisition date is after 1986.

**3.6.1 Class Life**

The class to which property is assigned is generally determined by its class life. The class life of an item of property is the class life as of January 1, 1986, which is usually derived from the asset guideline period (midpoint class life) for the asset guideline class in which the property was classified under Revenue Procedure 83-35, and now appears in the column “Class Life (in years)” in the MACRS class life table. The class life (or assigned class life) of an asset affects its recovery period, method of depreciation, and applicable convention. The IRS Table of Class Lives and Recovery Periods provides the depreciable lives used in the class life ADR system for property placed in service before 1981. MACRS uses these tables to determine the appropriate

recovery period. Assets included in Class 57.0 have a 5-year recovery period for regular tax purposes under the GDS and a 9-year recovery period under the ADS. However, if the property is placed in service after 1998, the same recovery period applies for both the regular tax and the AMT.

The eight MACRS depreciation recovery classes (3, 5, 7, 10, 15, 20, 27.5 and 31.5/39 years) are based on midpoint lives of the old ADR system that was in effect between 1971 and 1980. Section 168 imparts that property in recovery classes of 3-year through 10-year is recovered using the 200 percent declining balance method, switching to the straight line method in the first year in which the straight-line method produces a larger allowance. Property in recovery classes 15-year and 20-year is recovered using the 150 percent declining balance method, also switching to straight-line at a more suitable time. Residential rental property (27.5 years) and non-residential real property (39 years) are recovered using the straight-line method.

### **3.6.2 Real Property**

Non-residential real property is Code Section 1250 real property with a class life of 27.5 years or more that is not residential rental property (Code Section 168(e)(2)(B)). This class also includes Section 1250 real property that has no class life and elevators and escalators that are part of a building that is non-residential rental property. Typical examples of non-residential real property are office and retail buildings, shopping malls, and industrial buildings such as factories.

The cost of non-residential real property is recovered under the straight-line method over a recovery period of 39 years for property generally placed in service after May 12, 1993. The mid-month convention must be used to compute depreciation on non-residential real property. For non-residential real property generally placed in service before May 13, 1993, cost is recovered under the straight-line method over a recovery period of 31.5 years.

### **3.6.3 Section 1250 Property**

Section 1250 property is defined as any real property (other than Section 1245 property, as defined in Code Section 1245(a)(3)), which is or has property of a character subject to the allowance for depreciation provided in Code Section 167 (Code Section 1250(c)).

Section 1250 property does not include real property to the extent that it is described in Code Section 1245(a)(3). In general, the class life of such property is less than 27.5 years and therefore, by definition, cannot qualify as MACRS non-residential real property (39-year property) even if it were to be considered Section 1250 property. The applicable depreciation period of real property items described in Code Section 1245(a)(3) is generally provided in Revenue Procedure 87-56 (paragraph 191). If an item of Section 1245 real property is not specifically described in Revenue Procedure 87-56, then it is treated as Section 1245 real property with no class life and is assigned a MACRS 7-year recovery period (40 year ADS recovery period) (Code Section 168(e)(3)(C); Code Section 168(g)(3)(E)).

The MACRS asset classes most applicable to the cost segregation analysis of the Facility are as follows:

**Asset Class 57.0 Distributive Trades and Services**

Includes assets used in wholesale and retail trade, and personal and professional services. Includes Section 1245 assets used in marketing petroleum and petroleum products.

**Asset Class 00.3 Land Improvements**

Includes improvements directly to or added to land, whether such improvements are Section 1245 property or Section 1250 property, provided such improvements are depreciable. Examples of such assets might include sidewalks, roads, drainage, fences, landscaping, shrubbery, or radio and television transmitting towers. Does not include land improvements that are explicitly included in any other class, and buildings and structural components. Excludes public utility initial clearing and grading land improvements.

**3.6.4 Asset Categories**

The assets included at the Facilities were segregated predominantly into several separate categories for US Federal taxing reporting. These categories include: 5-year, 7-year, 15-year, and 39-year. We also segregated land as non-depreciable property.

All personal property related assets used in non-residential property were classified under MACRS Asset class 57.0 and subject to 5-year GDS recovery periods. Such property includes carpeting/flooring, electricity for personal property, secondary lighting, networking/communications hardware, window treatments and ornate wood trim/paneling. All associated pertinent land improvements were classified under MACRS Asset class 00.3 and are subject to 15-year GDS recovery periods. Such land improvements include landscaping, asphalt paving, fencing, drainage systems, and underground utility piping, etc. The building was classified as real property and assigned a 39-year straight-line recovery period.

**3.7 Personal Property**

Personal property is defined with Section 1245 of the US Tax Code (Federal income Tax Regulations): Title 26. Section 1245 property is further defined within paragraph 1245(a)(3) as personal property.

One of the definitions of personal property is its permanency. The factors that determine a property's inherent permanency are:

- Is the property capable of being moved, and has it in fact been moved?
- Is the property designed or constructed to remain permanently in place?
- Are there circumstances that tend to show the expected or intended length of affixation, i.e., are there circumstances that show that the property may or will have to be moved?

- How substantial and time-consuming a job is the removal of the property? Is it “readily removable?”
- How much damage would the property sustain upon its removal?
- What is the manner of affixation of the property to the land?

Personal property can be separated from real property when it can be demonstrated that the electrical, heating, air handling, and other systems are not for the sole purpose of the Facilities’ maintenance.

Some components of a building or structure are utilized as both real property and personal property. These dual-functioning components are thus providing services relating to both building functions and equipment functions. For example, certain portions of electrical systems are building related, such as general-purpose lighting and power. However, other portions of the electrical systems exist for the purpose of equipment or process related functions. This obviously leads to the concept of allocating the costs of the dual-service property between the equipment related portion and the structural related portion to arrive at the proper cost segregation between the personal and real property (the “functional use test”).

We determined the proper class lives based upon the above concepts. In general, an item is considered tangible personal property if it can be removed without causing structural damage to the building (the “permanency test”). For example, movable partitions are considered tangible personal property if the partitions can be removed without causing damage to the building. Masonry block walls, doors, building plumbing, and structural wall partitions do not qualify because they are of a permanent nature.

#### **4.0 TERMS AND LIMITING CONDITIONS**

All information presented in this report is true and accurate to the best of the knowledge and belief of the engineer.

The professional fee for this appraisal is not contingent on the values or other conclusions contained within this report. Neither the engineer nor any member of Criterium-Hardy Engineers has any financial interest or contemplated future interest in the Facilities being appraised.

The engineer renders no opinion as to the legal fee or title. Prevailing liens, leases, or other encumbrances were disregarded and the property was estimated as if free and clear, unless otherwise specifically stated.

This study was made for the purpose stated and cannot be relied upon for any other purpose. This report is for your internal use only and unless otherwise stated, should not be disseminated to the public or third parties in any part or form.

All estimates of value are presented in this report as the considered opinion of the engineer.

Information supplied by others that was considered in the valuation is from sources believed to be reliable and no further responsibility is assumed for its accuracy.

We reserve the right to make such adjustments to the valuation herein reported as may be required by consideration of additional or more reliable information that may become available.

Testimony or attendance in court due to this study shall not be required unless arrangements for such services have previously been made.

Neither all, nor any part, of this report are to be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of Criterium-Hardy Engineers.

No investigation was made of the soil or structural conditions of the Facilities, which is the subject of this report, and Criterium-Hardy Engineers and its consultants make no warranty as to their conditions.

Any and all electronic models or proprietary software used in conducting this study are the sole property of Criterium-Hardy Engineers and will be retained in our files.

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of Davis Drive LLC. Criterium-Hardy Engineers does not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium-Hardy Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

This study is limited to the visual observations made during our inspection. We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures or building systems hidden in walls or floors.

We did not perform any engineering design as part of this study, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review.

In our study, we have provided estimated costs. These costs are based on our general knowledge of building systems and the contracting and construction industry, and input from Davis Drive LLC. When appropriate, we have relied on standard sources, such as RS Means Building Construction Cost Data, to

develop estimates. However, for some items for which we have developed costs (e.g. structural repairs), no standard guide for developing such costs exists.

We have not obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost of any recommended work may vary significantly from estimates and competitive quotations from contractors.

**5.0 ENGINEER'S  
SIGNATURE**

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Kyle D. Hardy, P.E.

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Ross A. Hardy, RS



**APPENDIX A**  
**EXECUTIVE SUMMARY**

**Davis Drive LLC**  
**Davis Drive, St. Louis, MO**  
**Executive Summary**

	RCNLD Costs				Indirects				Totals			
	5 Year	7 Year	15 year	39 Year	5 Year	7 Year	15 year	39 Year	5 Year	7 Year	15 year	39 Year
General Requirements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Construction	\$0	\$0	\$998,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$998,275	\$0
Concrete	\$0	\$0	\$297,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,025	\$0
Masonry	\$0	\$0	\$0	\$725,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$725,790
Metals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wood & Plastic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Thermal & Moisture Protection	\$73,600	\$0	\$0	\$160,875	\$0	\$0	\$0	\$0	\$73,600	\$0	\$0	\$160,875
Doors & Windows	\$0	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,000
Finishes	\$38,468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,468	\$0	\$0	\$0
Specialties	\$157,770	\$0	\$0	\$58,800	\$0	\$0	\$0	\$0	\$157,770	\$0	\$0	\$58,800
Equipment	\$151,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,500	\$0	\$0	\$0
Furnishings	\$11,700	\$227,845	\$0	\$0	\$0	\$0	\$0	\$0	\$11,700	\$227,845	\$0	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveying Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical	\$0	\$0	\$0	\$129,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,900
Electrical	\$161,100	\$0	\$36,500	\$69,290	\$0	\$0	\$0	\$0	\$161,100	\$0	\$36,500	\$69,290
Square Foot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Grand Totals</b>	<b>\$594,138</b>	<b>\$227,845</b>	<b>\$1,331,800</b>	<b>\$1,209,655</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$594,138</b>	<b>\$227,845</b>	<b>\$1,331,800</b>	<b>\$1,209,655</b>

**APPENDIX B**  
**FACILITIES SUMMARY FORM**

**Davis Drive LLC**  
**Davis Drive, St. Louis, MO**  
**Facilities Summary Form**

	RCNLD Costs				Indirects				Total Costs			
	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year
<b>01000 General Requirements</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01100 Summary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01200 Price & Payment Procedures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01300 Administrative Requirements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01400 Quality Requirements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01500 Temporary Facilities & Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01590 Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01700 Execution Requirements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01800 Facility Operation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>02000 Site Construction</b>	<b>\$0</b>	<b>\$0</b>	<b>\$998,275</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$998,275</b>	<b>\$0</b>
02050 Basic Site Materials & Methods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
02100 Site Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
02200 Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
02300 Earthwork	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
02400 Tunneling, Boring & Jacking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24500 Foundation & L.B. Elements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
02500 Utility Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
02600 Drainage & Containment Bases, Ballasts, Pavements &	\$0	\$0	\$260,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,500	\$0
02700 Appurtenances	\$0	\$0	\$295,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295,200	\$0
02800 Site Improvements & Amenities	\$0	\$0	\$174,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,325	\$0
02900 Planting	\$0	\$0	\$268,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,250	\$0
02950 Site Restoration & Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>03000 Concrete</b>	<b>\$0</b>	<b>\$0</b>	<b>\$297,025</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$297,025</b>	<b>\$0</b>
03050 Basic Conc. Mat. & Methods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
03100 Concrete Forms & Accessories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
03200 Concrete Reinforcement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
03300 Cast-In-Place Concrete	\$0	\$0	\$297,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,025	\$0
03400 Precast Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
03500 Cementitious Decks & Underlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
03600 Grouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
03900 Concrete Restor. & Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>04000 Masonry</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,790</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,790</b>
04050 Basic Masonry Mat. & Methods	\$0	\$0	\$0	\$449,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,000
04200 Masonry Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
04400 Stone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
04500 Refractories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
04700 Simulated Masonry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
04800 Masonry Assemblies	\$0	\$0	\$0	\$276,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$276,790

**Davis Drive LLC**  
**Davis Drive, St. Louis, MO**  
**Facilities Summary Form**

	RCNLD Costs				Indirects				Total Costs			
	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year
04900 Masonry Restoration & Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>05000 Metals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
05050 Basic Materials & Methods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05100 Structural Metal Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05200 Metal Joists	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05300 Metal Decking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05400 Cold Formed Metal Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05500 Metal Fabrications	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05650 Railroad Track & Accessories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05700 Ornamental Metals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05800 Expansion Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05900 Cleaning & Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>06000 Wood &amp; Plastics</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
06050 Basic Wd & Plastic Mat. & Method.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
06100 Rough Carpentry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
06200 Finish Carpentry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
06400 Architectural Woodwork	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
06500 Structural Plastics	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
06600 Cleaning & Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>07000 Thermal &amp; Moisture Protection</b>	<b>\$73,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$160,875</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$160,875</b>
07100 Dampproofing & Waterproofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
07200 Thermal Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
07300 Shingles, Roof Tiles & Roof Cov.	\$0	\$0	\$0	\$160,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,875
07400 Roofing & Siding Panels	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
07500 Membrane Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
07600 Flashing & Sheet Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
07700 Roof Specialties & Accessories	\$73,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,600	\$0	\$0	\$0
07800 Fire & Smoke Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
07900 Joint Sealers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>08000 Doors &amp; Windows</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,000</b>
08100 Metal Doors & Frames	\$0	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,000
08200 Wood & Plastic Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08300 Specialty Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08400 Entrances & Storefronts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08500 Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08600 Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08700 Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Davis Drive LLC**  
**Davis Drive, St. Louis, MO**  
**Facilities Summary Form**

	RCNLD Costs				Indirects				Total Costs			
	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year
08800 Glazing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08900 Glazed Curtain Wall	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>09000 Finishes</b>	<b>\$38,468</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,468</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
09100 Metal Support Assemblies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09200 Plaster & Gypsum Board	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09300 Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09400 Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09500 Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09600 Flooring	\$25,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,803	\$0	\$0	\$0
09700 Wall Finishes	\$12,665	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,665	\$0	\$0	\$0
09800 Acoustical Treatment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09900 Paints & Coatings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>10000 Specialties</b>	<b>\$157,770</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$157,770</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58,800</b>
10050 Signage	\$148,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,800	\$0	\$0	\$0
10100 Visual Display Boards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10150 Compartments & Cubicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10200 Louvers & Vents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10260 Wall & Corner Guards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10270 Access Flooring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10300 Fireplaces & Stoves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10340 Manufactured Exterior Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10350 Flagpoles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10400 Identification Devices	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10450 Pedestrian Control Devices	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10500 Lockers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10520 Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10530 Protective Covers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10550 Postal Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10600 Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10670 Storage Shelving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10750 Telephone Specialties	\$8,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,970	\$0	\$0	\$0
10800 Toilet, Bath & Laundry Access	\$0	\$0	\$0	\$58,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,800
10880 Scales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10900 Wardrobe & Closet Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>11000 Equipment</b>	<b>\$151,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$151,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
11010 Maintenance Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11020 Security & Vault Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Teller & Service Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11040 Ecclesiastical Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Davis Drive LLC**  
**Davis Drive, St. Louis, MO**  
**Facilities Summary Form**

	RCNLD Costs				Indirects				Total Costs			
	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year
11050 Library Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11060 Theater & Stage Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11100 Mercantile Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11110 Coml. Laun. & Dry Cln. Eq.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11130 Audio-Visual Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11140 Vehical Service Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11150 Parking Control Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11160 Loading Dock Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11170 Solid Waste Handling Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11190 Detention Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fluid Waste Treatment & Disposal												
11300 Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11400 Food Service Equipment	\$151,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,500	\$0	\$0	\$0
11450 Residential Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11470 Darkroom Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11480 Athletic Rec. & Thera. Equip.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11500 Industrial & Process Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11600 Laboratory Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11700 Medical Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>12000 Furnishings</b>	<b>\$11,700</b>	<b>\$227,845</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,700</b>	<b>\$227,845</b>	<b>\$0</b>	<b>\$0</b>
12300 Manufactured Casework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12400 Furnishings & Accessories	\$11,700	\$227,845	\$0	\$0	\$0	\$0	\$0	\$0	\$11,700	\$227,845	\$0	\$0
12500 Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12600 Multiple Seating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12800 Interior Plans & Planters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>13000 Special Construction</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
13010 Air Supported Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13030 Special Purpose Rooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13080 Sound, Vib. & Seismic Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13090 Radiation Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13120 Pre-Engineered Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13150 Swimming Pools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13170 Tubs & Pools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13175 Ice Rinks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13200 Storage Tanks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13280 Hazardous Mat. Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13600 Solar & Wind Energy Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13700 Security Access & Surveillance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13800 Building Automation & Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13850 Detection & Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Davis Drive LLC**  
**Davis Drive, St. Louis, MO**  
**Facilities Summary Form**

	RCNLD Costs				Indirects				Total Costs			
	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year	5 Year	7 Year	15 Year	39 Year
13900 Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>14000 Conveying Systems</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
14100 Dumbwaiters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14200 Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14300 Escalators & Moving Walks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14400 Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14500 Material Handling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14600 Hoists & Cranes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>15000 Mechanical</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$129,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$129,900</b>
15050 Basic Materials & Methods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15100 Basic Services Piping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15200 Process Piping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15400 Plumbing Fixtures & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15500 Heat Generation Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15600 Refrigeration Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15700 Heating, Ventilation & A/C Equip.	\$0	\$0	\$0	\$129,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,900
15800 Air Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15950 Testing/Adjusting/Balancing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>16000 Electrical</b>	<b>\$161,100</b>	<b>\$0</b>	<b>\$36,500</b>	<b>\$69,290</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$161,100</b>	<b>\$0</b>	<b>\$36,500</b>	<b>\$69,290</b>
16050 Basic Elect. Mat. & Methods	\$0	\$0	\$0	\$69,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,290
16100 Wiring Methods	\$106,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,805	\$0	\$0	\$0
16200 Electrical Power	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16400 Low-Voltage Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16500 Lighting	\$26,675	\$0	\$36,500	\$0	\$0	\$0	\$0	\$0	\$26,675	\$0	\$36,500	\$0
16700 Communications	\$27,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,620	\$0	\$0	\$0
16800 Sound & Video	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>17000 Square Foot</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
17100 SF, CF, & % of Total Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**APPENDIX C**  
**ASSET REGISTER & COST ANALYSIS**

**Davis Drive LLC**

Davis Drive, St. Louis, MO

**Asset Register and Cost Analysis**

Building	Criterium ID	Description	Condition	Quantity	Unit of Measure	RCNLD Unit Price	Year				RCNLD Cost	Indirects	Total
							5	7	15	39			
<b>Building</b>													
	04050	Structural Component Construction	Good	1	LS	\$449,000.00				X	\$449,000.00	\$0.00	\$449,000.00
	10800	Plumbing systems	Good	1	LS	\$58,800.00				X	\$58,800.00	\$0.00	\$58,800.00
	15700	HVAC Systems	Good	1	LS	\$129,900.00				X	\$129,900.00	\$0.00	\$129,900.00
	16050	Electrical systems	Good	1	LS	\$69,290.00				X	\$69,290.00	\$0.00	\$69,290.00
<b>Site/ Common Items</b>													
	02600	Drainage components	Good	1	LS	\$260,500.00			X		\$260,500.00	\$0.00	\$260,500.00
	02700	Pavement	Good	6560	SY	\$45.00			X		\$295,200.00	\$0.00	\$295,200.00
	02900	Small ground plantings	Good	449	Each	\$250.00			X		\$112,250.00	\$0.00	\$112,250.00
	02900	Large plantings	Good	130	Each	\$1,200.00			X		\$156,000.00	\$0.00	\$156,000.00
	03300	Concrete sidewalks	Good	1695	SY	\$95.00			X		\$161,025.00	\$0.00	\$161,025.00
	03300	Concrete curbing	Good	2720	LF	\$50.00			X		\$136,000.00	\$0.00	\$136,000.00
	16500	Exterior light fixtures	Good	146	Each	\$250.00			X		\$36,500.00	\$0.00	\$36,500.00
	02800	Pedestal monument signs	Good	1	Each	\$12,250.00			X		\$12,250.00	\$0.00	\$12,250.00
	02800	Landscape irrigation system	Good	1	LS	\$17,500.00			X		\$17,500.00	\$0.00	\$17,500.00
	02800	Parking lot light poles	Good	12	Each	\$3,200.00			X		\$38,400.00	\$0.00	\$38,400.00
	02800	Parking lot bollards	Good	15	Each	\$750.00			X		\$11,250.00	\$0.00	\$11,250.00
	02800	Site furnishings	Good	1	LS	\$3,500.00			X		\$3,500.00	\$0.00	\$3,500.00
	02800	Site fencing	Good	265	LF	\$30.00			X		\$7,950.00	\$0.00	\$7,950.00
	02800	Retaining wall	Good	1590	SF	\$52.50			X		\$83,475.00	\$0.00	\$83,475.00
<b>Building Exterior</b>													
	07300	Building Roof	Good	225	SQ	\$715.00				X	\$160,875.00	\$0.00	\$160,875.00
	04800	Building Siding and Exterior Cladding	Good	1	LS	\$276,790.00				X	\$276,790.00	\$0.00	\$276,790.00
	08100	Windows and Doors	Good	1	LS	\$65,000.00				X	\$65,000.00	\$0.00	\$65,000.00
	07700	Window awnings	Good	2300	SF	\$32.00	X				\$73,600.00	\$0.00	\$73,600.00
	10050	Exterior wall mounted signage	Good	24	Each	\$6,200.00	X				\$148,800.00	\$0.00	\$148,800.00
<b>Building Interior</b>													
	09600	Carpeting	Good	3970	SF	\$6.50	X				\$25,802.94	\$0.00	\$25,802.94
	10750	Telephone/Internet jacks	Good	46	Each	\$195.00	X				\$8,970.00	\$0.00	\$8,970.00
	12400	Laminate countertops	Good	675	SF	\$25.00		X			\$16,875.00	\$0.00	\$16,875.00
	12400	Granite countertops	Good	294	SF	\$90.00		X			\$26,460.00	\$0.00	\$26,460.00
	12400	Standard Base and Wall Cabinetry	Good	176	LF	\$525.00		X			\$92,400.00	\$0.00	\$92,400.00
	12400	Standard Base Cabinetry	Good	302	LF	\$305.00		X			\$92,110.00	\$0.00	\$92,110.00
	12400	Window blinds and shades	Good	39	Each	\$300.00	X				\$11,700.00	\$0.00	\$11,700.00
	16100	Duplex outlets	Good	521	Each	\$205.00	X				\$106,805.00	\$0.00	\$106,805.00
	16500	Secondary Lighting (decorative Chandelier)	Good	6	Each	\$950.00	X				\$5,700.00	\$0.00	\$5,700.00
	16500	Secondary Lighting (pendants)	Good	41	Each	\$175.00	X				\$7,175.00	\$0.00	\$7,175.00
	16500	Secondary Lighting (track lighting)	Good	23	Each	\$600.00	X				\$13,800.00	\$0.00	\$13,800.00

**Davis Drive LLC**  
**Davis Drive, St. Louis, MO**  
**Asset Register and Cost Analysis**

Criterium ID	Description	Condition	Quantity	Unit of Measure	RCNLD Unit Price	Year				RCNLD Cost	Indirects	Total
						5	7	15	39			
16700	IT Hardware, equipment	Good	1	LS	\$27,620.00	X				\$27,620.00	\$0.00	\$27,620.00
09700	Decorative millwork	Good	240	SF	\$15.00	X				\$3,600.00	\$0.00	\$3,600.00
09700	Vinyl cove base	Good	2590	LF	\$3.50	X				\$9,065.00	\$0.00	\$9,065.00
11400	Restaurant exhaust hoods with fire suppression	Good	6	Each	\$11,000.00	X				\$66,000.00	\$0.00	\$66,000.00
11400	In-line water heaters for kitchen	Good	4	Each	\$3,400.00	X				\$13,600.00	\$0.00	\$13,600.00
11400	Walk in freezers	Good	4	Each	\$9,600.00	X				\$38,400.00	\$0.00	\$38,400.00
11400	Drink coolers	Good	1	LS	\$33,500.00	X				\$33,500.00	\$0.00	\$33,500.00
<b>TOTALS</b>										<b>\$3,363,437.94</b>	<b>\$0.00</b>	<b>\$3,363,437.94</b>

**APPENDIX D**  
**PHOTOGRAPHS**

**APPENDIX E**  
**REFERENCE DOCUMENTS**

**APPENDIX F**  
**PROFESSIONAL QUALIFICATIONS**

