

August 31, 2020

Cary J. Ecker  
Executive Director  
Water & Sewer Risk Management Pool  
40 Lake Bellevue Drive, Suite 220  
Bellevue, WA, 98005



Dear Mr. Ecker:

HCA Asset Management, LLC has performed onsite inspections and valuation services for the **Saratoga Water District**, one of your program's insured entities. We are pleased to submit our restricted appraisal report for certain property of interest to Water & Sewer Risk Management Pool ("WSRMP"), a municipal risk pool operating in the state of Washington.

## **I. Purpose/Intended Use:**

The sole purpose of our appraisal was to express our opinion of the replacement cost for insurance purposes. This report and the opinions of value expressed herein should be utilized for no other purpose. The intended use of the appraisal is to provide value conclusions that will assist WSRMP in its effort to maintain proper and supportable insurance to value, insurance placement, proof of loss documentation, and collection of important underwriting data as it relates to their property insurance reporting requirements. Neither this report nor its contents are to be referenced in any public documentation or redistributed to any third party without the express written consent of HCA. The information contained in the reports is specific to your needs as the intended user and HCA is not responsible for any unauthorized use.

The submitted reports are "restricted appraisal reports" and are prepared under USPAP Standards Rule 8-2b-i through xii and Advisory Opinion 11 (updated as of the 2020-2021 edition). The criterion for this type of report has been achieved in the certificate letter of the report. Individualized detailed valuation backup will be provided upon request of the client or in the event of any future judicial proceedings.

**Replacement Cost (RC)** is the cost to construct or replace, at one time, an entire building of equal quality and utility. Modern materials and current methods, designs, and layouts are used for replacement. Replacement Cost does not take into consideration improvements necessary to conform to changes in building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit and fees are those in effect as of the date of our appraisal.

It is important to review these definitions as stated in the current insurance policy language for accuracy and consistency. In the event of a partial loss, the amount of loss may be based

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on repair and renovation costs that are proportionately higher than the provided values for entire property, as defined herein.

Exclusion is a provision in an insurance contract describing property or types of property not covered by the policy. Typical exclusions segregated from our valuation conclusions are as follows: 1) Site Preparation; 2) Footings and Foundations (below the lowest occupied level); and, 3) Underground Portions of Plumbing.

## **II. Scope and Methodology:**

HCA has conducted a field inventory of certain property owned by the insured, as designated by WSRMP. For each building, HCA has provided a detail Building Report. A complete listing of properties appraised by our staff is included with the Summary & Detail Report formats accompanying this letter.

Our valuation report includes:

- Buildings / Structures
- Moveable Machinery & Equipment/Contents (based on modeling/tally techniques)
- Insurable Property in the Open

Excluded from the scope of our service were the following:

- Land/Landscaping
- Licensed Vehicles
- Mobile Property (unlicensed rolling stock)
- Infrastructure assets
- Intangible assets
- Property in the open not typically covered by insurance
- Consumable supplies and spare parts; inventory items not included in project scope
- Leased property and personal property of others
- Architectural drawings and records

### **Buildings/Structures:**

Each building subject to our appraisal (refer to proposal) has been physically inspected. Square footage for each building was generated based on a review of blueprints, by physically measuring each building or by using existing documentation (i.e. CAD information; as-built plans, facilities information) and then verifying the data provided. Major construction components and building elements were identified and valued as part of the overall structure. Building plans/notes and photographs were prepared for each site to become part of our proof of loss documentation, in addition to assisting with the valuation efforts.

### **Furniture, Machinery and Moveable Equipment:**

This category is often referred to as “Personal Property” or “Contents” in the insurance industry. HCA did not perform a detailed physical inventory of machinery and equipment assets. For insurance purposes, contents were either tallied and grouped by building to develop reasonable estimates of Replacement Cost, or the costs have been “modeled” based on similar properties previously appraised by our staff (estimated based on a standard cost per square foot). For larger, newly constructed locations, contents may also have been

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estimated based on a combination of original cost documentation provided by the Entity. Based on the accepted scope of our engagement, these results should not be used for more detailed proof-of-loss documentation.

#### **Insurable Property In The Open:**

At the locations appraised, our staff recorded and valued all insurable property in the open. These assets are generally described as improvements to the real estate which are not otherwise physically attached to the Buildings appraised, and which are agreed upon as insurable. Items such as lighting and fencing were valued, and the resulting values have been reported separately.

### **III. Three Approaches to Value:**

The appraisal industry supports three recognized approaches to value (Cost, Sales Comparison and Income Approaches). As stated under USPAP Standards Rule 7.4, the appraiser has considered each approach to value and has decided which were applicable to the current project scope and intended use. The three approaches, as defined by the American Society of Appraisers are:

**Cost Approach** – This approach is based on the proposition that the informed purchaser would pay no more for a property than the cost of producing a substitute property with the same utility as the subject property. It considers that the maximum value of a property to a knowledgeable buyer would be the amount currently required to construct or purchase a new asset of equal utility. When the subject asset is not new, the current cost new for the subject must be adjusted for all forms of depreciation and obsolescence as of the effective date of the appraisal. **For Insurance Appraisal purposes, this is the most appropriate approach to valuing assets and the one utilized by our staff for this engagement.**

**Sales Comparison Approach** – This approach involves the comparison of comparable recent sales (or offerings) of similar assets to the subject. If the comparable sales are not exactly like the subject, adjustments must be made to the price of the comparable sales (or offerings). The adjustments may be either up or down in order to estimate what the comparable would have sold for if it had the same characteristics as the subject. This approach leads to an indication of the most probable selling price for the assets being appraised.

**Income Approach** – This approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income.

The most reliable data available for the type of assets included in the scope of our appraisal includes historical cost and replacement cost information. Sources for this information include, but are not limited to, client historical costs, purchase orders, recent contracts, files, databases, past inventories, manufacturers' suggested retail price lists, manufacturers' price quotes, bluebooks, industry price guides and retail equipment catalogs. It has been

established that the Cost Approach is the most relative and appropriate for insurance purposes. For this reason, we decided to employ the Cost Approach.

#### **IV. Additional Risk Modeling Data**

As part of our inspection and report, our staff has prepared our estimates for the following: a) Flood Zone and b) Elevation. To provide this information we have utilized subscription-based resources for specific location data based on GPS coordinate readings obtained by our staff while in the field. We have not performed a detailed engineering mapping service and cannot certify the data provided; however, we feel confident that the data provided by the mapping service is a reasonable determination of these risks which may allow the intended user to identify specific property characteristics/locations that may warrant further research.

## V. Summary

The appraisal report includes the following documents:

- This letter and attached Certification, summarizing our procedures and methodology;
- Tables indicating the coding and physical addresses for the locations inspected and valued;
- The attached appraisal reports (summary and detail) outlining our findings;
- A statement outlining our appraisal assumptions and conditions that limit use of the appraisal.

Exclusions have been calculated according to our experience with property that is typically excluded for insurance purposes. We accept no responsibility of liability for the excluded property. It is our recommendation that you consult with your insurance representatives so that these figures may be compared to those in your current coverage. It is recommended that a new inspection be conducted every five to seven years to meet current insurance appraisal standards.

For insurance purposes it is our opinion that as of the effective date of July 17, 2020, the estimates of value are as follows:

	<b>Replacement Cost (net of exclusions)</b>
Buildings:	\$991,300
Contents:	\$0
Property in the Open:	\$16,000
Total for Locations Appraised:	<b><u>\$1,007,300</u></b>

## VI. Appraisal Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct. I have not knowingly misrepresented any facts or information that would have an impact on my calculations or conclusions of value.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within a three year period immediately preceding acceptance of this assignment.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the properties that are the subject of this report (where applicable under the scope of services).
- Analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (updated annually).
- No one provided significant property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated).

Respectfully Submitted,  
HCA Asset Management, LLC



Philip Cruz  
Responsible Appraiser

## **VII. Assumptions & Limiting Conditions**

1. It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.
2. Building areas discussed have been calculated in accordance with standards developed by the American Institute of Architects as included in AIA Document D101 "Methods of Calculating Areas and Volumes of Buildings".
3. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
4. All engineering and architecture utilized by our staff is assumed to be correct.
5. We have assumed that the property is free from insect infestation, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
6. It is assumed that all applicable zoning and land use regulations have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
7. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
9. It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
10. The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
11. All assets shown on any data files, maps, blueprints or inventory lists provided by the client are assumed to be owned, operated, and maintained by the client with no shared interest by another entity. No land surveys, title searches, or legal determination of ownership have been conducted.

12. Any blueprints, maps or plans provided to HCA are assumed to be “as-built”.
13. Our appraisal is valid only for the function, which is stated herein. Any other use of, or reliance upon this report by you or third parties is invalid.
14. If physical inspection of the property was made, the inspection was conducted by appraisers familiar with general real property and building construction. HCA is not responsible for the structural integrity of the property or its conformity to building construction code requirements or safety concerns.
15. No person other than those identified (and the Client) had any significant professional input on the valuation process. Unless previously stated, no subcontractors or outsourcing were utilized in the derivation of the values provided in the report.
16. HCA reserves the right to make adjustments to our opinions of value as deemed necessary.
17. Property areas, dimensions, and descriptions used in this analysis have not been verified in all cases. This information has been provided for identification purposes only and are not to be used for any other purpose including legal documentation.
18. Possession of this report or any copies does not carry any right of redistribution or publication. No portion of this report may be shared with any third parties through prospectus, advertising, public publication, news, or any other means of communication (including email/internet) without the prior written consent of HCA Asset Management, LLC.

We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. HCA will maintain and house copies of our work file, all relative correspondence, and the final reports and database(s) for a period not less than five years after preparation or at least two years after final disposition of any judicial proceeding in which the appraiser provided testimony related to the assignment, whichever period expires last. This policy is outlined in accordance with the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practice (USPAP).

#### **NATURAL DISASTER DISCLAIMER**

Recovery and reconstruction from widespread natural disasters such as wild fire, hurricane, earthquake, tornado or flood often create abnormal shortages of labor and materials typically resulting in significant price increases compared to conditions prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions.

The values as reported herein are estimated based on normal market conditions and are considered appropriate for the stated purpose of this report (insurance coverage). Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**  
**Location Table**

Entity	Site	Address	Building	Pg. Ref.
046	Saratoga Water District			
	01 Well House			
		3830 RESERVOIR ROAD, LANGLEY, WA 98260		
			01 Well House	1
			02 (2) Storage Tanks	2
			03 Pump House/High Pressure Zone	3
			04 Control Vault	4
			ADD02 GENERATOR	5
			ADD99 Property In The Open	6
	02 Old Well House			
		WELLS ROAD & SARATOGA RD INTERSECTION, LANGLEY, WA 98260		
			01 Old Well House	7
	03 PRV Vault			
		2756 CENTER STREET, LANGLEY, WA 98260		
			01 PRV Vault	8

# Insurance Summary Report -RCV

## Water & Sewer Risk Management Pool 2020

### Saratoga Water District

As of Date: 07/17/2020							Replacement Cost (RC)			
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE: 01	Well House									
	BLDG: 01	Well House 3830 RESERVOIR ROAD LANGLEY, WA 98260	1990	1	1	359	\$348,200	\$0	\$0	\$348,200
	BLDG: 02	(2) Storage Tanks 3830 RESERVOIR ROAD LANGLEY, WA 98260	1990	6	1	0	\$405,500	\$0	\$0	\$405,500
	BLDG: 03	Pump House/High Pressure Zone 3830 RESERVOIR ROAD LANGLEY, WA 98260	1995	1	1	84	\$90,200	\$0	\$0	\$90,200
	BLDG: 04	Control Vault 3830 RESERVOIR ROAD LANGLEY, WA 98260	1990	6	1	81	\$58,800	\$0	\$0	\$58,800
	BLDG: ADD02	GENERATOR 3830 RESERVOIR ROAD LANGLEY, WA 98260	1995	3	1	0	\$41,600	\$0	\$0	\$41,600
	BLDG: ADD99	Property In The Open 3830 RESERVOIR ROAD LANGLEY, WA 98260	1990	0	1	0	\$0	\$0	\$16,000	\$16,000
Site Totals:							\$944,300	\$0	\$16,000	\$960,300
SITE: 02	Old Well House									
	BLDG: 01	Old Well House WELLS ROAD & SARATOGA RD INTERSECTION LANGLEY, WA 98260		0		0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0
SITE: 03	PRV Vault									
	BLDG: 01	PRV Vault 2756 CENTER STREET	1990	6	1	50	\$47,000	\$0	\$0	\$47,000

# Insurance Summary Report -RCV

## Water & Sewer Risk Management Pool 2020

### Saratoga Water District

As of Date: 07/17/2020

Replacement Cost (RC)

			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	03	PRV Vault								
LANGLEY, WA 98260										
Site Totals:							\$47,000	\$0	\$0	\$47,000
Report Totals:							\$991,300	\$0	\$16,000	\$1,007,300

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**  
**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 01 Well House  
 BUILDING: 01 Well House  
 ADDRESS: 3830 RESERVOIR ROAD  
 LANGLEY, WA 98260  
 OCCUPANCY: WELL HOUSE  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2010  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 359 / NO  
 ELEVATION (FT): 298  
 FLOOD ZONE: X

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: WOOD SIDING

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: WOOD PANELING ON STUD

CEILING: WOOD

BUILDING SERVICES: ELECTRIC  
 PLUMBING  
 VENTILATION

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: OVERHEAD/BAY DOORS



**BUILDING**

REPLACEMENT COST NEW (RC): \$350,000  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$278,200  
 EXCLUSION AMOUNT: \$1,800  
 RC MINUS EXCLUSIONS: \$348,200  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

SINGLE STORY WELL HOUSE. BUILDING FEATURES INCLUDE: FILTER ROOM AND WELL HOUSE. PROCESS EQUIPMENT INCLUDES: 12IN DIA WELL CASING (359FT), (2) 15HP SUBMERSIBLE WELL PUMPS, ATEC FILTER SKID, FLOW METER, 2HP COMPRESSOR TANKS, CHLORINE FEED SYSTEM, AND PROCESS PIPING. IN 2010, THE ATEC FILTER SKID WAS INSTALLED.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**

**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 01 Well House  
 BUILDING: 02 (2) Storage Tanks  
 ADDRESS: 3830 RESERVOIR ROAD  
 LANGLEY, WA 98260  
 OCCUPANCY: STORAGE TANKS  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: CONCRETE -REINFORCED/POURED  
 ROOFING: CONCRETE SLAB  
 PARTITION WALLS: NOT APPLICABLE  
 CEILING: NOT APPLICABLE  
 BUILDING SERVICES: ELECTRIC  
 PLUMBING  
 VENTILATION  
 FLOORING: NOT APPLICABLE  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FIRE RESISTIVE  
 FRAMING: REINFORCED CONCRETE  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2015  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 300  
 FLOOD ZONE: X  
 LATITUDE/LONGITUDE: 48.069158°N 122.470859°W



**BUILDING**  
 REPLACEMENT COST NEW (RC): \$426,800  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$0  
 EXCLUSION AMOUNT: \$21,300  
 RC MINUS EXCLUSIONS: \$405,500  
 PROPERTY IN THE OPEN: \$0  
**PERSONAL PROPERTY:**  
 CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

(2) CONCRETE STORAGE TANKS WITH A TOTAL CAPACITY OF 158,000 GALLONS. IN 2015, THE LIDS AND VENTS WERE REPLACED.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**  
**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 01 Well House  
 BUILDING: 03 Pump House/High Pressure Zone  
 ADDRESS: 3830 RESERVOIR ROAD  
 LANGLEY, WA 98260  
 OCCUPANCY: WELL HOUSE  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL - STANDING SEAM

PARTITION WALLS: NONE

CEILING: WOOD

BUILDING SERVICES: ELECTRIC  
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1995  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 84 / NO  
 ELEVATION (FT): 298  
 FLOOD ZONE: X

LATITUDE/LONGITUDE: 48.069513°N 122.470893°W



**BUILDING**

REPLACEMENT COST NEW (RC): \$90,900  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$61,500  
 EXCLUSION AMOUNT: \$700  
 RC MINUS EXCLUSIONS: \$90,200  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

SINGLE STORY PUMP HOUSE. PROCESS EQUIPMENT INCLUDES: (2) 3HP BOOSTER PUMPS, (1) 15HP FIRE PUMP, PRESSURE TANK, TRANSFER SWITCH, CONTROLS, AND PROCESS PIPING.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**  
**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 01 Well House  
 BUILDING: 04 Control Vault  
 ADDRESS: 3830 RESERVOIR ROAD  
 LANGLEY, WA 98260  
 OCCUPANCY: VALVE VAULT  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 CONCRETE WALLS  
 EXTERIOR WALLS: CONCRETE -REINFORCED/POURED  
 ROOFING: NOT APPLICABLE  
 PARTITION WALLS: NOT APPLICABLE  
 CEILING: NOT APPLICABLE  
 BUILDING SERVICES: PLUMBING  
 FLOORING: NOT APPLICABLE  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FIRE RESISTIVE  
 FRAMING: REINFORCED CONCRETE  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 81 / NO  
 ELEVATION (FT): 298  
 FLOOD ZONE: X  
 LATITUDE/LONGITUDE: 48.069505°N 122.470753°W



**BUILDING**  
 REPLACEMENT COST NEW (RC): \$60,400  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$28,000  
 EXCLUSION AMOUNT: \$1,600  
 RC MINUS EXCLUSIONS: \$58,800  
 PROPERTY IN THE OPEN: \$0  
**PERSONAL PROPERTY:**  
 CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**  
 IN-GROUND CONCRETE CONTROL VAULT. PROCESS EQUIPMENT INCLUDES: PROCESS PIPING, VALVES, AND FITTINGS.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**

**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 01 Well House  
 BUILDING: ADD02 GENERATOR  
 ADDRESS: 3830 RESERVOIR ROAD  
 LANGLEY, WA 98260  
 OCCUPANCY: GENERATOR  
 FIRE PROTECTION AND SAFETY: EMERGENCY BACK-UP GENERATOR

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: WELDED STEEL

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NOT APPLICABLE

BUILDING SERVICES: ELECTRIC

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1995  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 298  
 FLOOD ZONE: X

LATITUDE/LONGITUDE: 48.069451°N 122.470984°W



**BUILDING**

REPLACEMENT COST NEW (RC): \$41,600  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$41,600  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**  
 40KW PROPANE BACK-UP GENERATOR.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**

**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 01 Well House  
 BUILDING: ADD99 Property In The Open  
 ADDRESS: 3830 RESERVOIR ROAD  
 LANGLEY, WA 98260  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 296  
 FLOOD ZONE: X

LATITUDE/LONGITUDE: 48.069351°N 122.471217°W



**BUILDING**

REPLACEMENT COST NEW (RC): \$0  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$16,000

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING AND FUEL TANK.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**

**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 02 Old Well House  
 BUILDING: 01 Old Well House  
 ADDRESS: WELLS ROAD & SARATOGA RD INTERSECTION  
 LANGLEY, WA 98260  
 OCCUPANCY: NOT APPLICABLE  
 FIRE PROTECTION AND SAFETY: None

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION:  
 ADDITIONS (YES-YR. OR NO):  
 RENOVATIONS (YES-YR OR NO):  
 NUMBER OF STORIES:  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT):  
 FLOOD ZONE:  
 LATITUDE/LONGITUDE:

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: None

EXTERIOR WALLS: None

ROOFING: None

PARTITION WALLS: None

CEILING: None

BUILDING SERVICES: None

FLOORING: None

BUILDING FEATURES: None

No Image Available

**BUILDING**  
 REPLACEMENT COST NEW (RC): \$0  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$0  
**PERSONAL PROPERTY:**  
 CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**  
 DID NOT APPRAISE - VALUE INCLUDED WITH 01 - WELL HOUSE, 01 - WELL HOUSE.

**HCA Asset Management, LLC**  
**Water & Sewer Risk Management Pool 2020**

**Insurance Detail Report**

As of date: 7/17/2020

ENTITY: 046 Saratoga Water District  
 SITE: 03 PRV Vault  
 BUILDING: 01 PRV Vault  
 ADDRESS: 2756 CENTER STREET  
 LANGLEY, WA 98260  
 OCCUPANCY: VALVE VAULT  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 CONCRETE WALLS  
 EXTERIOR WALLS: CONCRETE -REINFORCED/POURED  
 ROOFING: NOT APPLICABLE  
 PARTITION WALLS: NOT APPLICABLE  
 CEILING: NOT APPLICABLE  
 BUILDING SERVICES: PLUMBING  
 FLOORING: NOT APPLICABLE  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FIRE RESISTIVE  
 FRAMING: REINFORCED CONCRETE  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 50 / NO  
 ELEVATION (FT): 105  
 FLOOD ZONE: X  
 LATITUDE/LONGITUDE: 48.074610°N 122.468538°W



**BUILDING**  
 REPLACEMENT COST NEW (RC): \$48,000  
 PROC. EQUIP.-INCL IN RCN (Included in RC above): \$28,000  
 EXCLUSION AMOUNT: \$1,000  
 RC MINUS EXCLUSIONS: \$47,000  
 PROPERTY IN THE OPEN: \$0  
**PERSONAL PROPERTY:**  
 CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**  
 IN-GROUND CONCRETE PRESSURE REDUCING VAULT. PROCESS EQUIPMENT INCLUDES: PROCESS PIPING, VALVES, AND FITTINGS.