FACILITY CONDITION ASSESSMENT

Prepared for

Ann Arbor Public Schools
2555 South State Street
Ann Arbor, Michigan 48104

FACILITY CONDITION ASSESSMENT

OF

EBERWHITE ELEMENTARY
800 SOULE BOULEVARD
ANN ARBOR, MICHIGAN 48103

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG CONTACT:
Andrew Hupp
Program Manager
800.733.0660 x6632
ahupp@emgcorp.com

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June 29, 2018

ONSITE DATE:
March 8, 2018

emg engineering | environmental | capital planning | project management

Immediate Repairs Report
Eberwhite Elementary
6/29/2018

EMG Renamed Item Number	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
D30	Interiors	885579	Air Conditioning, Central, Install	62117	SF	$11.50	$714,346	**$714,346**
B30	Roof	881109	Roof Access Ladder, Steel, Replace	100	LF	$95.19	$9,519	**$9,519**
B20	Exterior wall	871485	Exterior Wall, Glass Block, Replace	1200	SF	$51.01	$61,217	**$61,217**
D30	Roof	880946	Louver, Aluminum, 1-2 Stories, Replace	6	EA	$925.31	$5,552	**$5,552**
D30	In wall by office	880380	Louver, Aluminum, 1-2 Stories, Replace	9	EA	$925.31	$8,328	**$8,328**
B20	Exterior doors	878589	Exterior Door, Steel Insulated, Replace	22	EA	$1,814.16	$39,911	**$39,911**
C10	Exterior doors	878579	Exterior Door, Steel w/ Safety Glass, Replace	6	EA	$1,555.63	$9,334	**$9,334**
B30	Roof	881120	Roof curb capping, Roof curb capping, Replace	50	SF	$53.55	$2,678	**$2,678**
C10	Common area restrooms	871642	Interior Door, Wood Solid-Core, Replace	28	EA	$1,636.58	$45,824	**$45,824**
C10	Classroom restroom doors	878645	Door Hardware System, School (per Door), Replace	28	EA	$431.25	$12,075	**$12,075**
G20	Interior Stairs	880516	Interior Stair/Ramp Rails, Metal, Refinish	12	LF	$1.44	$17	**$17**
C2030	Throughout	878664	Interior Floor Finish, Epoxy Coating, Prep & Paint	30	SF	$8.74	$262	**$262**
C2030	Throughout	871634	Interior Floor Finish, Vinyl Tile (VCT), Replace	62117	SF	$5.52	$342,929	**$342,929**
C2050	Restrooms	871605	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	1500	SF	$2.61	$3,916	**$3,916**
C2050	Throughout	871604	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	62117	SF	$3.58	$222,233	**$222,233**
D20	Restroom	878659	Toilet, Flush Tank (Water Closet), Replace	1	EA	$1,213.43	$1,213	**$1,213**
D20	Restroom by Boiler Room	878654	Service Sink, Porcelain Enamel, Cast Iron, Replace	1	EA	$1,564.38	$1,564	**$1,564**
D20	Gymnasium	871610	Drinking Fountain, Vitreous China, Replace	2	EA	$2,229.84	$4,460	**$4,460**
D20	Pump room	880793	Coupler, 4", Replace	1	EA	$1,485.79	$1,486	**$1,486**
D20	Pump room	880792	Gate Valve, 2", Replace	1	EA	$1,152.38	$1,152	**$1,152**
D20	Pump room	880831	Gate Valve, 2.5", Replace	1	EA	$749.30	$749	**$749**
D30	Pump room	880834	Air Compressor, 1 HP, Replace	1	EA	$7,603.48	$7,603	**$7,603**
D30	Basement	880859	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	1	EA	$81,320.28	$81,320	**$81,320**
D30	Gymnasium	871606	Fan, Axial Flow, 2,000 to 3,800 CFM, Replace	4	EA	$9,912.50	$39,650	**$39,650**
D30	Hallways and Misc. Areas	878696	Unit Ventilator, 1,251 to 1,500 CFM (approx. 4 Ton), Replace	40	EA	$11,470.39	$458,816	**$458,816**
D30	Basement	880855	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	1	EA	$81,320.28	$81,320	**$81,320**

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EMG Renamed Item Number	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
D30	Basement	880858	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	1	EA	$81,320.28	$81,320	**$81,320**
D30	Roof	880955	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	1	EA	$3,063.80	$3,064	**$3,064**
D30	Roof	880921	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Roof	880931	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Roof	881113	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Roof	880941	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	1	EA	$3,063.80	$3,064	**$3,064**
D30	Roof	881136	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Roof	881121	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Roof	880932	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	1	EA	$3,063.80	$3,064	**$3,064**
D30	Roof	880943	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	1	EA	$3,063.80	$3,064	**$3,064**
D30	Roof	880958	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Roof	881111	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Roof	880929	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	$3,533.69	$3,534	**$3,534**
D30	Basement	880868	Distribution Pump, Heating Water, 3 HP, Replace	1	EA	$5,350.13	$5,350	**$5,350**
D30	Basement	880869	Distribution Pump, Heating Water, 3 HP, Replace	1	EA	$5,350.13	$5,350	**$5,350**
D30	Basement	880870	Distribution Pump, Heating Water, 3/4 HP, Replace	1	EA	$5,350.13	$5,350	**$5,350**
D40	Throughout	878733	Sprinkler System, Full Retrofit, School (per SF), Renovate	62117	SF	$7.19	$446,716	**$446,716**
D70	Throughout	880379	Fire Alarm System, School, Install	62117	SF	$3.60	$223,712	**$223,712**
E10	Commercial kitchen	871612	Commercial Kitchen, Food Warmer, Replace	1	EA	$1,784.69	$1,785	**$1,785**
D20	Classroom Restrooms	878690	Kitchen Cabinet, Base and Wall Section, Replace	120	LF	$537.78	$64,533	**$64,533**
	Site	958676	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	91297.25	LS	$1.15	$104,992	**$104,992**
G20	Parking area	881519	Roadways, Concrete Curb & Gutter, Replace	10000	LF	$27.60	$276,000	**$276,000**
G20	West Parking area	869812	Parking Lots, Asphalt Pavement, Mill & Overlay	33500	SF	$3.77	$126,377	**$126,377**
G20	South Basketball Court	878459	Parking Lots, Asphalt Pavement, Seal & Stripe	16500	SF	$0.44	$7,201	**$7,201**
G20	East Parking area	878456	Parking Lots, Asphalt Pavement, Mill & Overlay	30500	SF	$3.77	$115,060	**$115,060**
G20	Front entrance	881522	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	10	SF	$34.11	$341	**$341**

Immediate Repairs Report
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6/29/2018

EMG Renamed Item Number	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
G20	Exterior	869820	Pedestrian Pavement, Sidewalk, Asphalt, Replace	4000	SF	$5.75	$23,000	**$23,000**
G20	Site	867301	Site Signage, , Replace/Install	1	EA	$9,892.30	$9,892	**$9,892**
G20	Site	881524	Site Signage, , Replace/Install	1	EA	$9,892.30	$9,892	**$9,892**
G20	Exterior	871369	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	EA	$560.08	$11,202	**$11,202**
G20	North parking areas	881521	Landscaping, Mature Tree, Remove/Trim	50	EA	$1,425.66	$71,283	**$71,283**
Immediate Repairs Total								**$3,787,356**

* Location Factor (1) included in totals.

Replacement Reserves Report

Eberwhite Elementary

6/29/2018

Location	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total Escalated Estim
Eberwhite Elementary	$3,787,356	$513,056	$366,297	$1,042,032	$2,085,433	$1,064,206	$139,999	$603,908	$197,476	$145,492	$1,037,525	$575,194	$519,170	$319,678	$214,598	$6,956,491	$313,241	$409,536	$271,770	$1,010,100	$21,572,5
GrandTotal	**$3,787,356**	**$513,056**	**$366,297**	**$1,042,032**	**$2,085,433**	**$1,064,206**	**$139,999**	**$603,908**	**$197,476**	**$145,492**	**$1,037,525**	**$575,194**	**$519,170**	**$319,678**	**$214,598**	**$6,956,491**	**$313,241**	**$409,536**	**$271,770**	**$1,010,100**	**$21,572,5**

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	RRR_RowGrandTotalLa
D30	Interiors	885579	Air Conditioning, Central, Install	50	50	0	62117	SF	$10.00	$11.50	$714,346	$714,346																				**$714,3**
B30	Roof	881109	Roof Access Ladder, Steel, Replace	40	68	0	100	LF	$82.78	$95.19	$9,519	$9,519																				**$9,5**
B20	Exterior wall	871485	Exterior Wall, Glass Block, Replace	40	48	0	1200	SF	$44.36	$51.01	$61,217	$61,217																				**$61,2**
B20	Exterior	871395	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	10	15	45000	SF	$41.28	$47.47	$2,136,375															$2,136,375						**$2,136,3**
D30	Roof	880946	Louver, Aluminum, 1-2 Stories, Replace	40	40	0	6	EA	$804.61	$925.31	$5,552	$5,552																				**$5,5**
D30	In wall by office	880380	Louver, Aluminum, 1-2 Stories, Replace	40	40	0	9	EA	$804.61	$925.31	$8,328	$8,328																				**$8,3**
B20	Exterior Windows	871377	Curtain Wall, Aluminum-Framed System w/ Glazing, Replace	30	15	15	4000	SF	$101.42	$116.63	$466,513															$466,513						**$466,5**
B20	Exterior doors	869816	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	20	10	27	EA	$2,106.57	$2,422.55	$65,409											$65,409										**$65,4**
B20	Exterior doors	878589	Exterior Door, Steel Insulated, Replace	25	30	0	22	EA	$1,577.53	$1,814.16	$39,911	$39,911																				**$39,5**
C10	Exterior doors	878579	Exterior Door, Steel w/ Safety Glass, Replace	25	68	0	6	EA	$1,352.72	$1,555.63	$9,334	$9,334																				**$9,3**
B20	Exterior doors	878592	Exterior Door, Aluminum w/ Safety Glass, Replace	25	20	5	8	EA	$1,352.72	$1,555.63	$12,445						$12,445															**$12,4**
B30	Main roof	871394	Roof, Single-Ply EPDM Membrane, Replace	20	17	3	56000	SF	$10.52	$12.10	$677,488				$677,488																	**$677,4**
B30	Roof	881120	Roof curb capping, Roof curb capping, Replace	30	68	0	50	SF	$46.57	$53.55	$2,678	$2,678																				**$2,6**
C10	Common area restrooms	871642	Interior Door, Wood Solid-Core, Replace	20	41	0	28	EA	$1,423.11	$1,636.58	$45,824	$45,824																				**$45,8**
C10	Interior doors	867312	Interior Door, Solid wood, Replace	20	18	2	60	EA	$1,423.11	$1,636.58	$98,195			$98,195																		**$98,1**
C10	Common area restroom doors	880384	Interior Door, Steel w/ Safety Glass, Replace	20	17	3	60	EA	$1,352.72	$1,555.63	$93,338				$93,338																	**$93,3**
C10	Classroom restroom doors	878645	Door Hardware System, School (per Door), Replace	10	50	0	28	EA	$375.00	$431.25	$12,075	$12,075										$12,075										**$24,1**
D70	Throughout	946232	Exterior Door Hardware, Electronic Door Locks ANSI F39 Lockset, Replace	30	29	1	27	EA	$1,345.00	$1,546.75	$41,762		$41,762																			**$41,7**
C10	Throughout	878649	Door Hardware System, School (per Door), Replace	10	5	5	100	EA	$375.00	$431.25	$43,125						$43,125									$43,125						**$86,2**
G20	Throughout	878633	Lockers, Steel Baked Enamel 12" W x 15" D x 72" H, 1 to 5 Tiers, Replace	20	5	15	200	LF	$482.50	$554.88	$110,975															$110,975						**$110,9**
G20	Interior Stairs	880516	Interior Stair/Ramp Rails, Metal, Refinish	5	40	0	12	LF	$1.44	$1.44	$17	$17					$17					$17				$17						**$**
G20	Exterior	880515	Interior Stairs, Metal, Replace	50	40	10	12	SF	$44.53	$44.53	$534											$534										**$5**
C2010	Throughout	878464	Interior Wall Finish, General Surface, Prep & Paint	8	4	4	114900	SF	$1.45	$1.67	$191,596					$191,596												$191,596				**$383,1**
C2010	Throughout	871641	Interior Wall Finish, Ceramic Tile, Replace	25	20	5	1000	SF	$16.55	$19.04	$19,037						$19,037															**$19,0**
C2030	Throughout	878664	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	68	0	30	SF	$8.74	$8.74	$262	$262										$262										**$5**
C2030	Common area restrooms	871643	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	8	2	1000	SF	$8.74	$10.05	$10,051			$10,051														$10,051				**$20,1**
C2030	Throughout	871634	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	20	0	62117	SF	$4.80	$5.52	$342,929	$342,929														$342,929						**$685,8**
C2030	Multi-purpose room	880395	Interior Floor Finish, Wood Strip, Refinish	10	3	7	15000	SF	$3.68	$4.23	$63,439								$63,439								$63,439				**$126,8**
C2030	Gymnasium	871607	Interior Floor Finish, Wood Strip, Refinish	10	3	7	4800	SF	$3.68	$4.23	$20,300								$20,300								$20,300				**$40,6**
C2030	Throughout	871633	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	5000	SF	$7.26	$8.34	$41,724						$41,724									$41,724						**$83,4**
C2050	Restrooms	871605	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	48	0	1500	SF	$2.27	$2.61	$3,916	$3,916										$3,916										**$7,8**
C2050	Throughout	871604	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	30	0	62117	SF	$3.11	$3.58	$222,233	$222,233																				**$222,2**
D10	Elevator	881150	Elevator, Hydraulic, 750 LB, 2 Floors, Renovate	30	25	5	1	EA	$108,794.40	$125,113.56	$125,114						$125,114															**$125,1**
D10	Multi-purpose room	880514	Wheelchair Lift, Renovate	25	10	15	1	EA	$16,652.79	$19,150.71	$19,151															$19,151						**$19,1**
D20	Restroom	878659	Toilet, Flush Tank (Water Closet), Replace	20	68	0	1	EA	$1,055.15	$1,213.43	$1,213	$1,213																				**$1,2**
D20	Restroom	871638	Toilet, Flush Tank (Water Closet), Replace	20	7	13	28	EA	$1,055.15	$1,213.43	$33,976																	$33,976				**$33,9**
D20	Restroom	881512	Urinal, Vitreous China, Replace	20	7	13	6	EA	$1,193.44	$1,372.46	$8,235																	$8,235				**$8,2**
D20	Restroom by Boiler Room	878654	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	68	0	1	EA	$1,360.33	$1,564.38	$1,564	$1,564																				**$1,5**
D20	Art Room	878669	Sink, Trough Style, Solid Surface, Recycled Plastic, Vandalism Resistant, Replace	20	18	2	1	EA	$2,332.00	$2,681.80	$2,682			$2,682																		**$2,6**
E10	Commercial kitchen	880394	Sink, Stainless Steel, Replace	20	17	3	1	EA	$1,054.05	$1,212.16	$1,212				$1,212																	**$1,2**
E10	Commercial kitchen	871613	Sink, Stainless Steel, Replace	20	17	3	1	EA	$1,054.05	$1,212.16	$1,212				$1,212																	**$1,2**
D20	Restroom	878652	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	10	10	24	EA	$1,360.33	$1,564.38	$37,545											$37,545										**$37,5**
D20	Restroom	871640	Sink, Enameled Steel, Replace	20	10	10	6	EA	$616.03	$708.43	$4,251											$4,251										**$4,2**
D20	Gymnasium	871610	Drinking Fountain, Vitreous China, Replace	15	68	0	2	EA	$1,938.99	$2,229.84	$4,460	$4,460														$4,460						**$8,9**
D20	Hallways	878614	Drinking Fountain, , Replace	10	7	3	8	EA	$1,257.51	$1,446.13	$11,569				$11,569													$11,569				**$23,1**
D20	Throughout	871645	Drinking Fountain, Refrigerated, Replace	10	5	5	10	EA	$1,257.51	$1,446.13	$14,461						$14,461									$14,461						**$28,9**
D20	Boiler room	880534	Emergency Eye Wash, Replace	15	13	2	1	EA	$1,417.04	$1,629.60	$1,630			$1,630														$1,630				**$3,2**
D20	Pump room	880793	Coupler, 4", Replace	15	20	0	1	EA	$1,291.99	$1,485.79	$1,486	$1,486														$1,486						**$2,9**
D20	Pump room	880792	Gate Valve, 2", Replace	15	20	0	1	EA	$768.25	$1,152.38	$1,152	$1,152														$1,152						**$2,3**
D20	Pump room	880831	Gate Valve, 2.5", Replace	15	20	0	1	EA	$749.30	$749.30	$749	$749														$749						**$1,4**
D20	Pump room	880810	Backflow Preventer, 0.75", Replace	15	13	2	1	EA	$1,010.43	$1,162.00	$1,162			$1,162														$1,162				**$2,3**
D20	Pump room	880825	Backflow Preventer, 2.5", Replace	15	10	5	1	EA	$4,756.10	$5,469.52	$5,470						$5,470															**$5,4**

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D20	Boiler room	880785	Water Softener, 10 GAL, Replace	15	6	9	1	EA	$2,827.74	$3,251.90	$3,252										$3,252											**$3,2**
D20	Boiler room	880758	Water Heater, 68 GAL, Replace	15	5	10	1	EA	$10,698.82	$12,303.64	$12,304											$12,304										**$12,3**
D30	Pump room	880834	Air Compressor, 1 HP, Replace	20	22	0	1	EA	$6,611.73	$7,603.48	$7,603	$7,603																				**$7,6**
D30	Pump room	880800	Compressed Air Dryer, Replace	15	12	3	1	EA	$5,077.01	$5,838.57	$5,839				$5,839															$5,839		**$11,6**
D30	Pump room	880798	Air Compressor, 1 HP, Replace	20	15	5	1	EA	$6,611.73	$7,603.48	$7,603						$7,603															**$7,6**
	Roof	960795	Solar Instillation Project, Roof Mounted Solar Instillation, Install	20	15	5	369000	SF	$1.00	$1.15	$424,350						$424,350															**$424,3**
D30	Boiler room	880519	Boiler, 4000 MBH, Replace	25	18	7	1	EA	$120,905.15	$139,040.92	$139,041								$139,041													**$139,0**
D30	Boiler room	880521	Boiler, 4000 MBH, Replace	25	18	7	1	EA	$120,905.15	$139,040.92	$139,041								$139,041													**$139,0**
D30	Boiler room	880821	Condensate Return Station, , Replace	25	20	5	1	EA	$7,732.67	$8,892.57	$8,893						$8,893															**$8,8**
D30	Boiler room	880522	Condensate Return Station, , Replace	25	18	7	1	EA	$7,732.67	$8,892.57	$8,893								$8,893													**$8,8**
D30	Boiler room	880532	Boiler Blowdown System, Replace	25	18	7	1	EA	$5,314.61	$6,111.80	$6,112								$6,112													**$6,1**
D30	Pump room	880819	Deaerator, Replace	25	15	10	1	EA	$75,139.68	$86,410.63	$86,411											$86,411										**$86,4**
D30	Pump room	880904	Expansion Tank, 31 to 60 GAL, Replace	25	7	18	1	EA	$2,483.48	$2,856.01	$2,856																			$2,856		**$2,8**
D30	Boiler room	880787	Chemical Feed System, Replace	25	6	19	1	EA	$10,642.24	$12,238.58	$12,239																				$12,239	**$12,2**
D30	Roof	880909	Condensing Unit/Heat Pump, Split System, 1.5 Ton, Replace	15	13	2	1	EA	$3,122.18	$3,590.50	$3,591			$3,591															$3,591			**$7,1**
D30	Office	880378	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	13	2	1	EA	$3,221.22	$3,704.40	$3,704			$3,704															$3,704			**$7,4**
D30	Roof	880908	Condensing Unit/Heat Pump, Split System, 14 Ton, Replace	15	13	2	1	EA	$23,279.00	$26,770.85	$26,771			$26,771															$26,771			**$53,5**
D30	Roof	880907	Condensing Unit/Heat Pump, Split System, 6 Ton, Replace	15	13	2	1	EA	$11,591.12	$13,329.79	$13,330			$13,330															$13,330			**$26,6**
D30	Office	871635	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	13	2	1	EA	$3,221.22	$3,704.40	$3,704			$3,704															$3,704			**$7,4**
D30	Office	880376	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	10	5	1	EA	$3,221.22	$3,704.40	$3,704						$3,704															**$3,7**
D30	Basement	880859	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	68	0	1	EA	$70,713.29	$81,320.28	$81,320	$81,320															$81,320					**$162,6**
D30	Gymnasium	871606	Fan, Axial Flow, 2,000 to 3,800 CFM, Replace	20	68	0	4	EA	$8,619.56	$9,912.50	$39,650	$39,650																				**$39,6**
D30	Hallways and Misc. Areas	878696	Unit Ventilator, 1,251 to 1,500 CFM (approx. 4 Ton), Replace	15	68	0	40	EA	$9,974.25	$11,470.39	$458,816	$458,816															$458,816					**$917,6**
D30	Basement	880855	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	68	0	1	EA	$70,713.29	$81,320.28	$81,320	$81,320															$81,320					**$162,6**
D30	Basement	880858	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	68	0	1	EA	$70,713.29	$81,320.28	$81,320	$81,320															$81,320					**$162,6**
D30	Classrooms	878717	Unit Ventilator, 1,251 to 1,500 CFM (approx. 4 Ton), Replace	15	11	4	40	EA	$9,974.25	$11,470.39	$458,816					$458,816														$458,816		**$917,6**
D30	Roof	880955	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	40	0	1	EA	$2,664.18	$3,063.80	$3,064	$3,064															$3,064					**$6,1**
D30	Roof	880921	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	880931	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	881113	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	880941	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	40	0	1	EA	$2,664.18	$3,063.80	$3,064	$3,064															$3,064					**$6,1**
D30	Roof	881136	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	881121	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	880932	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	40	0	1	EA	$2,664.18	$3,063.80	$3,064	$3,064															$3,064					**$6,1**
D30	Roof	880943	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	40	0	1	EA	$2,664.18	$3,063.80	$3,064	$3,064															$3,064					**$6,1**
D30	Roof	880958	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	881111	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	880929	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	40	0	1	EA	$3,072.78	$3,533.69	$3,534	$3,534															$3,534					**$7,0**
D30	Roof	880959	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	9	6	1	EA	$2,664.18	$3,063.80	$3,064							$3,064														**$3,0**
D30	Roof	880933	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	9	6	1	EA	$2,664.18	$3,063.80	$3,064							$3,064														**$3,0**
D30	Roof	880937	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	9	6	1	EA	$2,664.18	$3,063.80	$3,064							$3,064														**$3,0**
D30	Roof	880940	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	9	6	1	EA	$2,664.18	$3,063.80	$3,064							$3,064														**$3,0**
D30	Roof	880953	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	8	7	1	EA	$2,664.18	$3,063.80	$3,064								$3,064													**$3,0**
D30	Basement	880868	Distribution Pump, Heating Water, 3 HP, Replace	20	68	0	1	EA	$4,652.29	$5,350.13	$5,350	$5,350																				**$5,3**
D30	Basement	880869	Distribution Pump, Heating Water, 3 HP, Replace	20	68	0	1	EA	$4,652.29	$5,350.13	$5,350	$5,350																				**$5,3**
D30	Basement	880870	Distribution Pump, Heating Water, 3/4 HP, Replace	20	30	0	1	EA	$4,652.29	$5,350.13	$5,350	$5,350																				**$5,3**
D30	Boiler room	880525	Distribution Pump, Heating Water, 3/4 HP, Replace	20	18	2	1	EA	$4,652.29	$5,350.13	$5,350			$5,350																		**$5,3**
D30	Boiler room	880526	Distribution Pump, Heating Water, 3/4 HP, Replace	20	18	2	1	EA	$4,652.29	$5,350.13	$5,350			$5,350																		**$5,3**
D30	Boiler room	880524	Distribution Pump, Heating Water, 3/4 HP, Replace	20	18	2	1	EA	$4,652.29	$5,350.13	$5,350			$5,350																		**$5,3**
D30	Pump room	880801	Distribution Pump, Heating Water, 1.5 HP, Replace	20	6	14	1	EA	$4,652.29	$5,350.13	$5,350															$5,350						**$5,3**
D30	Pump room	880804	Distribution Pump, Heating Water, 1.5 HP, Replace	20	6	14	1	EA	$4,652.29	$5,350.13	$5,350															$5,350						**$5,3**
D30	Scattered	880374	Air Conditioner, Window/Thru-Wall, 1 Ton, Replace	10	2	8	20	EA	$1,997.82	$2,297.50	$45,950									$45,950										$45,950		**$91,9**
D30	Misc areas	878671	Radiator, Hydronic Baseboard (per LF), Replace	50	40	10	1000	LF	$132.77	$152.69	$152,686											$152,686										**$152,6**
D30	Boiler room	880783	Unit Heater, Hydronic, 156 MBH, Replace	20	6	14	1	EA	$2,469.66	$2,840.11	$2,840															$2,840						**$2,8**
D30	Throughout	878613	Building Automation System (HVAC Controls), Upgrade	20	5	15	62117	SF	$5.36	$6.17	$383,068																$383,068					**$383,0**
D40	Throughout	878733	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	68	0	62117	SF	$6.25	$7.19	$446,716	$446,716																				**$446,7**
D40	Throughout	878623	Fire Extinguisher, Replace	15	5	10	22	EA	$356.54	$410.02	$9,021											$9,021										**$9,0**
G40	Exterior lighting	871481	LED Lighting Fixture, Basic, 20 W, Replace	20	5	15	30	EA	$180.19	$207.21	$6,216																$6,216					**$6,2**
D50	Interior lighting	880383	Lighting System, Interior, School, Upgrade	25	21	4	62117	SF	$15.36	$17.67	$1,097,478					$1,097,478																**$1,097,4**
D60	Front entrance	946231	Intercom Master Station, Replace	20	19	1	1	EA	$3,814.50	$4,386.67	$4,387		$4,387																			**$4,3**
D50	Throughout	945793	Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace	15	14	1	62117	SF	$0.51	$0.59	$36,432		$36,432															$36,432				**$72,8**

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	RRR_RowGrandTotalLa
D70	Throughout	880379	Fire Alarm System, School, Install	20	30	0	62117	SF	$3.13	$3.60	$223,712	$223,712																				**$223,7**
D70	Office	894190	Fire Alarm Control Panel, Addressable, Replace	15	1	14	1	EA	$20,297.59	$23,342.23	$23,342															$23,342						**$23,3**
D70	Throughout	880373	Camera, Security System, Replace	10	5	5	1	EA	$2,158.37	$2,482.13	$2,482						$2,482										$2,482					**$4,9**
D70	Throughout	946233	Security/Surveillance System, Cameras and CCTV, Install	10	9	1	62117	SF	$4.35	$5.00	$310,540		$310,540										$310,540									**$621,0**
D70	Interior	871609	Exit Lighting Fixture, LED, Replace	10	7	3	40	EA	$405.01	$465.76	$18,630				$18,630										$18,630							**$37,2**
D70	Interior	871608	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	7	3	15	EA	$1,227.87	$1,412.05	$21,181				$21,181										$21,181							**$42,3**
C10	Multi-purpose room	880513	Stage Curtain, Medium Weight Velour, Flameproof (per SF), Replace	15	10	5	40	SF	$13.00	$13.00	$520						$520															**$5**
D70	Throughout	878562	Defibrillator, Cabinet Mounted, Replace	5	3	2	2	EA	$1,409.50	$1,620.93	$3,242			$3,242					$3,242					$3,242					$3,242			**$12,9**
E10	Commercial kitchen	871612	Commercial Kitchen, Food Warmer, Replace	15	20	0	1	EA	$1,551.91	$1,784.69	$1,785	$1,785															$1,785					**$3,5**
E10	Commercial kitchen	880392	Commercial Kitchen, Steamer, Tabletop, Replace	10	7	3	1	EA	$6,344.00	$7,295.60	$7,296				$7,296										$7,296							**$14,5**
E10	Commercial kitchen	880388	Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	$1,551.91	$1,784.69	$1,785						$1,785															**$1,7**
E10	Commercial kitchen	880391	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,256.00	$4,894.40	$4,894						$4,894															**$4,8**
E10	Commercial kitchen	880393	Commercial Kitchen, Salad Table, Replace	15	7	8	1	EA	$4,301.96	$4,947.26	$4,947									$4,947												**$4,9**
E10	Commercial kitchen	880389	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	$2,838.00	$3,263.70	$3,264										$3,264											**$3,2**
E10	Commercial kitchen	871630	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	13	2	1	EA	$956.04	$956.04	$956			$956															$956			**$1,9**
E10	Commercial kitchen	871631	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	13	2	1	EA	$956.04	$956.04	$956			$956															$956			**$1,9**
E10	Teacher Lounge	880381	Residential Appliances, Range, Electric, Replace	15	5	10	1	EA	$665.09	$665.09	$665											$665										**$6**
E10	Commercial kitchen	880382	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	2	13	1	EA	$956.04	$956.04	$956														$956							**$9**
D20	Classroom Restrooms	878690	Kitchen Cabinet, Base and Wall Section, Replace	20	20	0	120	LF	$467.63	$537.78	$64,533	$64,533																				**$64,5**
E10	Commercial kitchen	871626	Kitchen Cabinet, Base and Wall Section, Replace	20	4	16	100	LF	$467.63	$537.78	$53,778																	$53,778				**$53,7**
	Site	958676	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	1	1	0	91297.25	LS	$1.00	$1.15	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	$104,992	**$2,099,8**
G20	Parking area	881519	Roadways, Concrete Curb & Gutter, Replace	25	25	0	10000	LF	$24.00	$27.60	$276,000	$276,000																				**$276,0**
G20	West Parking area	869812	Parking Lots, Asphalt Pavement, Mill & Overlay	25	25	0	33500	SF	$3.28	$3.77	$126,377	$126,377																				**$126,3**
G20	South Basketball Court	878459	Parking Lots, Asphalt Pavement, Seal & Stripe	5	5	0	16500	SF	$0.38	$0.44	$7,201	$7,201						$7,201					$7,201					$7,201				**$28,8**
G20	East Parking area	878456	Parking Lots, Asphalt Pavement, Mill & Overlay	25	25	0	30500	SF	$3.28	$3.77	$115,060	$115,060																				**$115,0**
G20	Parking area	869813	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	64000	SF	$0.38	$0.44	$27,931						$27,931					$27,931					$27,931				**$83,7**
G20	South Basket Ball Court	878458	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	16500	SF	$3.28	$3.77	$62,246						$62,246															**$62,2**
G20	Front entrance	881522	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	30	0	10	SF	$34.11	$34.11	$341	$341																				**$3**
G20	Exterior	869820	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	25	0	4000	SF	$5.00	$5.75	$23,000	$23,000																				**$23,0**
G20	Site	867301	Site Signage, , Replace/Install	20	20	0	1	EA	$8,602.00	$9,892.30	$9,892	$9,892																				**$9,8**
G20	Site	881524	Site Signage, , Replace/Install	20	20	0	1	EA	$8,602.00	$9,892.30	$9,892	$9,892																				**$9,8**
G20	Exterior	871369	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	20	0	20	EA	$487.03	$560.08	$11,202	$11,202																				**$11,2**
G20	Exterior	881138	Site Furnishings, Bike Rack, Replace	25	10	15	4	EA	$1,090.00	$1,253.50	$5,014																$5,014					**$5,0**
G20	Site	867297	Basketball Backboard, ,	10	8	2	5	EA	$9,435.64	$10,850.98	$54,255			$54,255										$54,255								**$108,5**
G20	Throughout	869823	Sports Apparatus, Basketball Backstop, Replace	10	7	3	1	EA	$9,435.64	$10,850.98	$10,851				$10,851										$10,851							**$21,7**
G20	Exterior	871398	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,210.00	$2,541.50	$2,542											$2,542										**$2,5**
G20	Exterior	869821	Play Structure, Large, Replace	20	10	10	1	EA	$53,130.00	$61,099.50	$61,100											$61,100										**$61,1**
G20	Exterior	871397	Play Structure, Small, Replace	20	10	10	1	EA	$18,975.00	$21,821.25	$21,821											$21,821										**$21,8**
G20	Exterior	869822	Play Structure, Small, Replace	20	10	10	1	EA	$18,975.00	$21,821.25	$21,821											$21,821										**$21,8**
G20	Exterior	880963	Play Structure, Large, Replace	20	10	10	1	EA	$53,130.00	$61,099.50	$61,100											$61,100										**$61,1**
G20	Exterior	869817	Flagpole, Metal, Replace	20	13	7	1	EA	$2,530.00	$2,909.50	$2,910								$2,910													**$2,9**
G20	North parking areas	881521	Landscaping, Mature Tree, Remove/Trim	20	20	0	50	EA	$1,239.70	$1,425.66	$71,283	$71,283																				**$71,2**
G40	Parking area	881517	Pole Light, Exterior, 135 to 1000 W HID (Double Fixture, with Metal Pole), Replace	20	10	10	8	EA	$8,523.34	$9,801.84	$78,415											$78,415										**$78,4**
Totals, Unescalated												**$3,787,356**	**$498,113**	**$345,270**	**$953,607**	**$1,852,881**	**$917,994**	**$117,247**	**$491,032**	**$155,889**	**$111,507**	**$772,016**	**$415,532**	**$364,135**	**$217,685**	**$141,874**	**$4,465,107**	**$195,201**	**$247,776**	**$159,636**	**$576,046**	**$16,785,9**
Totals, Escalated (3.0% inflation, compounded annually)												**$3,787,356**	**$513,056**	**$366,297**	**$1,042,032**	**$2,085,433**	**$1,064,206**	**$139,999**	**$603,908**	**$197,476**	**$145,492**	**$1,037,525**	**$575,194**	**$519,170**	**$319,678**	**$214,598**	**$6,956,491**	**$313,241**	**$409,536**	**$271,770**	**$1,010,100**	**$21,572,5**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a and 15% Ann Arbor Premium factors applied to the location adjusted unit cost.

TABLE OF CONTENTS

1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	800 Soule Boulevard, Ann Arbor, Washtenaw, MI 48103
Year Constructed/Renovated:	1950
Current Occupants:	Ann Arbor
Percent Utilization:	100%
Management Point of Contact:	Ann Arbor Public Schools, Jim Vibbart, Facilities Manager 734.320.3613 phone vibbart.j@aaps.k12.mi.us email
Property Type:	Classrooms
Site Area:	42.2 acres
Building Area:	62,117 SF
Number of Buildings:	1
Number of Stories:	2
Parking Type and Number of Spaces:	104 spaces in open lots
Building Construction:	Masonry bearing walls and metal-framed decks.
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick
Heating, Ventilation & Air Conditioning:	Boilers, rooftop package units, wall heaters, baseboard heaters electric and hydronic, PTAC units and cabinets units.
Fire and Life/Safety:	Hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, and AEDs.
ADA :	This building does not have any major ADA issues.
All 62,117 square feet of the building are occupied by a single occupant, Ann Arbor Schools. The spaces are mostly classrooms, laboratory spaces, supporting restrooms, gymnasium, administrative offices, mechanical and other utility spaces.	
Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.	

Key Spaces Not Observed		
Room Number	Area	Access Issues
High voltage room	Near pump room	Pad lock & no one has a key. Was told by staff that they will be cutting off the lock and putting a new lock at some point for emergency access.
A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.		

Assessment Information	
Dates of Visit:	3/8/2018

Property Information	
On-Site Point of Contact (POC):	Jim Vibbart
Assessment and Report Prepared by:	James Cuellar
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager ahupp@emgcorp.com 800.733.0660 x6632

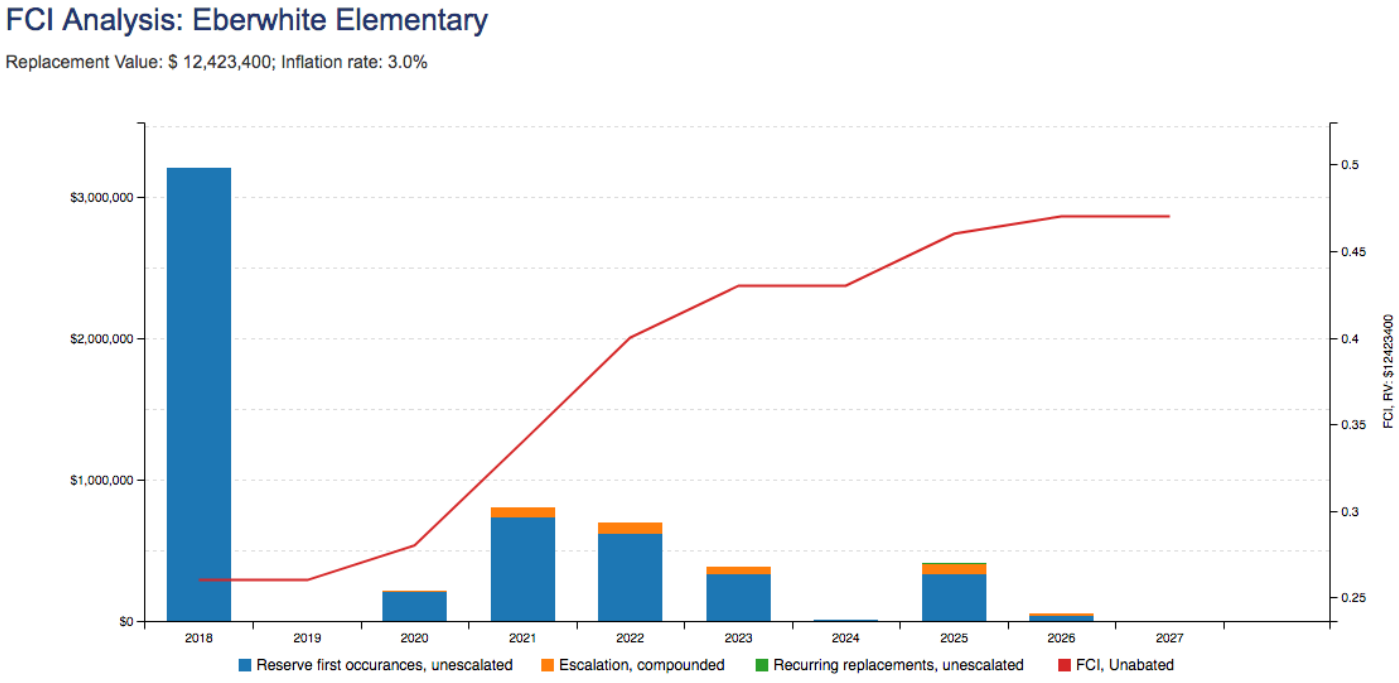
1.2. Key Findings

Site: The parking lot has multiple cracks from erosion. A cost allowance to repair and/or replace these deficient attributes is included in the cost tables.

Architectural: The doors for the classroom restrooms need replaced. Some of the doors are antiquated, hard to open and are damaged. The ceiling tiles are stained and damaged. A cost allowance to repair and/or replace these deficient attributes is included in the cost tables.

MEPF: Some mechanical components in the building are original and are antiquated. A cost allowance to repair and/or replace these deficient attributes is included in the cost tables.

1.3. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0 to .05
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than .05 to .10
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than .10 to .60
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than .60

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV):	25.78%
Current Year FCI Rating:	2018
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV):	46.80%
10-Year FCI Rating	0.47
Current Replacement Value (CRV):	$12,423,400
Year 0 (Current Year) - Immediate Repairs (IR):	$3,202,385
Years 1-10 - Replacement Reserves (RR):	$2,611,184
Total Capital Needs:	$5,813,569

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2. Building Structure

A10 Foundations

Building Foundation		
Item	Description	Condition
Foundation	Masonry foundation walls	Fair
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.

B10 Superstructure

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Fair
Ground Floor	Concrete slab	Fair
Upper Floor Framing	None	--
Upper Floor Decking	None	--
Balcony Framing	None	--
Balcony Decking	None	--
Balcony Deck Toppings	None	--
Balcony Guardrails	None	--
Roof Framing	Steel beams or girders	Fair
Roof Decking	Plywood or OSB	Fair

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Caulk minor cracking	☐	Monitor cracking for growth	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Concrete stairs	Open	Metal	Metal	Fair
Building Interior Stairs	None	--	--	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

3. Building Envelope

B20 Exterior Vertical Enclosures

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Brick	Fair
Secondary Finish	Metal siding	Fair
Accented with	none	--
Soffits	Concealed	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Fair

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Graffiti	☒	Efflorescence	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- Metal siding
- Masonry re-pointing
- Glass block

Actions/Comments:

- There are significant areas of damaged glass block. The damaged glass block requires replacement.

B2020 Exterior Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed, fixed	Double glaze	Exterior windows	☐	Fair

B2050 Exterior Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Metal, insulated	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Exterior doors

Actions/Comments:

- There are a significant number of damaged, delaminated, inoperable exterior doors and door frames. The damaged doors and frames must be replaced.

B30 Roofs

B3010 Primary Roof			
Location	Throughout	Finish	Single-ply membrane
Type / Geometry	Flat	Roof Age	10+ Yrs
Flashing	Membrane	Warranties	None expressed
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid Board
Soffits	Exposed Soffits	Skylights	No
Attics	Steel beams	Ventilation Source-1	None
Roof Condition	Fair	Ventilation Source-2	--

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Drainage components broken/missing	☒	Vegetation/fungal growth	☐
Blocked Drains	☒	Debris	☐
Other	☐	Other	☐

Degradation Issues			
Observation	Exists at Site	Observation	Exists at Site
Evidence of roof leaks	☐	Significant ponding	☐
Excessive patching or repairs	☐	Blistering or ridging	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- EDPM roof membrane
- Roof flashings (included as part of overall membrane replacement)
- Parapet wall copings (included as part of overall membrane replacement)

Actions/Comments:

- The roof finishes appear to be more than 10 years old. Information regarding roof warranties or bonds was not available. A copy of the warranty was requested but was not available. The roofs are maintained by an outside contractor.
- According to the POC, there are active roof leaks. Roof leaks have occurred in the past year. The active leaks must be repaired.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program. The roof drains are rusted, missing parts or damaged. The damaged roof drains require replacement as part of the property management's routine maintenance and operations program.
- The attics are not accessible, and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.
- The roof access ladders are in major disrepair and are considered a safety hazard. Metal is hanging loosely from the ladder and it is about to come apart and fall. Other sections of the roof are inaccessible safely and a mobile ladder was found on the roof to use. The roof access ladder requires immediate replacement.
- The metal roof structure is rusted, antiquated and is damaged. The metal roof structure requires removal and the curb to be capped.

4. Interiors

C10 Interior Construction

C1030 Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Fair
Door Framing	Metal	Fair
Fire Doors		--
Small Restroom Doors	Solid core wood	Poor

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Improperly adjusted door closures	☐	Damaged/loose door hardware	☒
Other	☐	Other	☐

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Interior Finishes - - Eberwhite Elementary

Location	Finish		Quantity (SF)	Condition	RUL	Est. Cost
Common area restrooms	Floor	Epoxy Coating	1000	Fair	2	8,740
Gymnasium	Floor	Wood Strip	15000	Fair	7	55,164
Gymnasium	Floor	Wood Strip	4800	Good	7	17,652
Multi-purpose room	Wall	General Surface	155000	Fair	4	224,750
Restrooms	Ceiling	Exposed/Generic	1500	Poor	0	3,405
Throughout	Floor	Vinyl Tile (VCT)	62117	Poor	0	298,199
Throughout	Floor	Carpet Standard-Commercial Medium-Traffic	5000	Fair	5	36,282
Throughout	Floor	Epoxy Coating	30	Poor	0	262
Throughout	Ceiling	Suspended Acoustical Tile (ACT)	62117	Poor	0	193,246
Throughout	Wall	Ceramic Tile	1000	Fair	5	16,554

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Loose carpeting/flooring	☐	Minor areas of stained ceiling tiles	☐
Minor paint touch-up	☐	Areas of damaged/missing baseboard	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- Carpet

- Vinyl tile
- Wood Flooring
- Epoxy painted floor coatings
- Interior paint
- Acoustical ceiling tile
- Interior doors
- Stage curtain

Actions/Comments:

- The ceilings have significant portions that are pealing, cracked and faded. The affected portions of the ceilings must be painted.
- The vinyl floor tiles are damaged and cracked. The vinyl floor tiles require replacement.
- The restroom doors in each classroom are damaged and cracked. The restroom doors require replacement.
- There is a significant amount of ceiling tiles that show signs of water damage. The damaged acoustical ceiling tiles require replacement.
- The door hardware in the classroom restrooms are hard to open, antiquated and damaged. The door hardware requires replacement.
- The wood flooring shows signs of heavy wear and is faded. The wood flooring requires refinishing.

5. Services (MEPF)

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

D10 Conveying Systems

D1030 Vertical Conveying (Building Elevators) – Building 1			
Manufacturer	Unknown	Machinery Location	Machineless; utility closet
Safety Stops	Electronic	Emergency Communication Equipment	No
Cab Floor Finish	Rubberized mat	Cab Wall Finish	Steel
Cab Finish Condition	Good	Elevator Cabin Lighting	Can lights
Hydraulic Elevators	700 lb		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Good	Controls Condition	Good
Other Conveyances	Stage Lift	Other Conveyance Condition	Good

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Inspection certificate not available	☐	Inspection certificate expired	☐
Service call needed	☐	Minor cab finish repairs	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- Elevator
- Stage Lift

Actions/Comments:

- The elevators are serviced on a routine basis. The elevator machinery and controls appear to be more than 2 years old.
- The elevators appear to provide adequate service. The elevators will require continued periodic maintenance.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is on file in the management office.

D20 Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Water Meter Location	Boiler Room	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage		
Type	Description	Condition
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Hot water temperature too hot or cold	☐	Minor or isolated leaks	☐
Other	☐	Other	☐

Plumbing Systems - Eberwhite Elementary

Location	Component	Component Description	Quantity	Unit	Condition	Action	Est. Cost
Art Room	Sink	Trough Style, Solid Surface	1	EA	Fair	Replace	1055.15
Boiler room	Emergency Eye Wash	Emergency Eye Wash	1	EA	Fair	Replace	2332
Boiler room	Water Heater	68 GAL	1	EA	Good	Replace	1054.05
Boiler room	Water Softener	10 GAL	1	EA	Good	Replace	1417.04
Gymnasium	Drinking Fountain	Vitreous China	2	EA	Poor	Replace	3877.99
Hallways	Drinking Fountain	Refrigerated	10	EA	Fair	Replace	12575.08
Pump room	Backflow Preventer	0.75"	1	EA	Fair	Replace	10698.82
Pump room	Backflow Preventer	2.5"	1	EA	Fair	Replace	2827.74
Restroom	Toilet	Flush Tank (Water Closet)	1	EA	Fair	Replace	1054.05
Restroom	Sink	Enameled Steel	28	EA	Fair	Replace	29544.31
Restroom	Toilet	Flush Tank (Water Closet)	1	EA	Poor	Replace	1360.33
Restroom	Urinal	Vitreous China	6	EA	Fair	Replace	7160.64
Restroom	Service Sink	Porcelain Enamel, Cast Iron	8	EA	Fair	Replace	10060.06
Restroom by Boiler Room	Service Sink	Porcelain Enamel, Cast Iron	24	EA	Poor	Replace	32647.86
Throughout	Drinking Fountain	Refrigerated	6	EA	Fair	Replace	3696.16

Anticipated Lifecycle Replacements:

- Water Heater
- Circulation pumps
- Toilets
- Urinals
- Sinks
- Floor sinks
- Drinking fountains
- Backflow preventers
- Vanity cabinets

Actions/Comments:

- The restroom countertops are antiquated and in disrepair. The restroom countertops require replacement.
- One restroom sink is antiquated, rusted and in disrepair. The restroom sink requires replacement.
- One toilet is antiquated, rusted and in disrepair. The toilet requires replacement.
- The restroom cabinets in the classrooms are antiquated, rusted and in disrepair. The restroom cabinets require replacement.
- The drinking fountains are antiquated and in disrepair. The drinking fountains require replacement.
- The gate valves in the pump room are leaking. The gate valves need immediate replacement.
- The coupler in the pump room is leaking. The coupler needs immediate replacement.

D30 Building Heating, Ventilating, and Air Conditioning (HVAC)

Building Central Heating System	
Primary Heating System Type	Steam boilers
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	Entire building

Building Central Cooling System	
Primary Cooling System Type	None
Refrigerant	None
Cooling Towers	None
Location of Major Equipment	--
Space Served by System	--

Distribution System	
HVAC Water Distribution System	Two-pipe
Air Distribution System	Fixed volume
Location of Air Handlers	Mechanical rooms
Terminal Units	Unit ventilators
Quantity and Capacity of Terminal Units	Quantity and capacity of unit ventilators difficult to determine without construction drawings. Number of units and quantities are estimated.
Location of Terminal Units	Within interior spaces

Supplemental/Secondary Components	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served	Misc. areas
Condition	Fair
Supplemental Component #2	Hydronic baseboard radiators
Location / Space Served	Misc. areas
Condition	Fair
Supplemental Component #3	Cabinet unit ventilator
Location / Space Served	Classrooms
Condition	50% Fair 50% Poor

Controls and Ventilation	
HVAC Control System	BAS, hybrid pneumatic/electronic system
HVAC Control System Condition	Fair
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Fair

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Ductwork/grills need cleaned	☐	Minor control adjustments needed	☐
Leaking condensate lines	☐	Poor mechanical area access	☐
Other	☐	Other	☐

Degradation Issues			
Observation	Exists at Site	Observation	Exists at Site
Heating, Cooling or Ventilation is not adequate	☒	Major system inefficiencies	☒
HVAC controls pneumatic or antiquated	☒	Obsolete refrigerants: R11, R12, R22, R123, R502	☒
Other	☐	Other	☐

Mechanical Systems - Eberwhite Elementary

Location	Component	Component Description	Quantity	Unit	Condition	RUL	Est. Cost
Basement	Air Handler	Exterior, 10,001 to 16,000 CFM	1	EA	Poor	0	70,713
Basement	Distribution Pump	Heating Water, 3 HP	1	EA	Poor	0	4,652
Basement	Distribution Pump	Heating Water, 3 HP	1	EA	Poor	0	4,652
Basement	Distribution Pump	Heating Water, 3/4 HP	1	EA	Poor	0	4,652
Basement	Air Handler	Exterior, 10,001 to 16,000 CFM	1	EA	Poor	0	70,713
Basement	Air Handler	Exterior, 10,001 to 16,000 CFM	1	EA	Poor	0	70,713
Boiler room	Boiler	4000 MBH	1	EA	Fair	7	120,905
Boiler room	Condensate Return Station		1	EA	Fair	5	7,733
Boiler room	Condensate Return Station		1	EA	Fair	7	7,733
Boiler room	Boiler	4000 MBH	1	EA	Fair	7	120,905
Boiler room	Unit Heater	Hydronic, 156 MBH	1	EA	Good	14	2,470
Boiler room	Distribution Pump	Heating Water, 3/4 HP	1	EA	Fair	2	4,652
Boiler room	Distribution Pump	Heating Water, 3/4 HP	1	EA	Fair	2	4,652
Boiler room	Chemical Feed System		1	EA	Good	19	10,642
Boiler room	Boiler Blowdown System		1	EA	Fair	7	5,315
Boiler room	Distribution Pump	Heating Water, 3/4 HP	1	EA	Fair	2	4,652
Classrooms	Unit Ventilator	1,251 to 1,500 CFM (approx. 4 Ton)	40	EA	Fair	4	398,970
Gymnasium	Fan	Axial Flow, 2,000 to 3,800 CFM	4	EA	Poor	0	34,478
Office	Ductless Split System	Single Zone, 0.75 to 1 Ton	1	EA	Fair	2	3,221
Office	Ductless Split System	Single Zone, 0.75 to 1 Ton	1	EA	Fair	5	3,221
Office	Ductless Split System	Single Zone, 0.75 to 1 Ton	1	EA	Fair	2	3,221
Pump room	Deaerator	Deaerator	1	EA	Fair	10	75,140
Pump room	Distribution Pump	Heating Water, 1.5 HP	1	EA	Good	14	4,652
Pump room	Distribution Pump	Heating Water, 1.5 HP	1	EA	Good	14	4,652
Pump room	Heat Exchanger	Steam-to-Water, 75 to 105 GPM	1	EA	Fair	23	12,916
Pump room	Expansion Tank	31 to 60 GAL	1	EA	Good	18	2,483
Roof	Condensing Unit/Heat Pump	Split System, 1.5 Ton	1	EA	Fair	2	3,122
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Poor	0	2,664
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Fair	6	2,664
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Condensing Unit/Heat Pump	Split System, 14 Ton	1	EA	Fair	2	23,279
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Poor	0	2,664
Roof	Condensing Unit/Heat Pump	Split System, 6 Ton	1	EA	Fair	2	11,591
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Fair	6	2,664
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Fair	6	2,664
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Poor	0	2,664
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Poor	0	2,664
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Fair	7	2,664
Roof	Exhaust Fan	Centrifugal, 2,001 to 3,500 CFM	1	EA	Poor	0	3,073
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Fair	6	2,664
Throughout	Radiator	Hydronic Baseboard (per LF)	1000	LF	Fair	10	132,770
Throughout	Building Automation System	HVAC Controls	62117	SF	NA	15	333,102
Throughout	Unit Ventilator	1,251 to 1,500 CFM (approx. 4 Ton)	40	EA	Poor	0	398,970
Throughout	Air Conditioner	Window/Thru-Wall, 1 Ton	20	EA	Good	8	39,956

Anticipated Lifecycle Replacements:

- Boilers
- Air handlers
- Distribution pumps and motors
- Ductless Split Systems
- Cabinet unit ventilators
- unit ventilators
- Hydronic baseboard radiators
- Through-wall air conditioners
- Rooftop exhaust fans
- Expansion tanks
- Air compressor
- Building automation system

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- Some exhaust fans are antiquated, in disrepair and heavily weathered. Some exhaust fans are recommended for replacement.
- The axial fans are antiquated and in disrepair. The axial fans are recommended for replacement.
- The air handlers are original units which are rusted, antiquated and inefficient. The air handlers are recommended for replacement.
- Approximately 50% of the cabinet ventilator units are original and in poor condition. The older cabinet ventilator units are recommended for replacement.
- The louvers in the wall by the main office is rusted, deteriorated and damaged. The louvers require replacement.
- The air compressor in the pump room on the right side is in a failed condition. The air compressor requires replacement.
- The heating water pumps are antiquated and in disrepair. The heating water pumps require replacement.

D40 Fire Protection

Item	Description					
Type	None					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Sprinkler System Condition	--					
Fire Extinguishers	Last Service Date		Servicing Current?			
	Nov, 2017					
Hydrant Location	Interior wall cabinets					
Siamese Location	None					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Extinguisher tag expired	☐	Riser tag expired (5 year)	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The vast majority of the building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. As part of the major planned short-term renovations, a facility-wide fire suppression retrofit is recommended. A budgetary cost is included.

D50 Electrical

Distribution & Lighting			
Electrical Lines	Underground	Transformer	Pole-mounted
Main Service Size	1200 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Electrical Closet	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8, CFL		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Improperly stored material	☐	Unsecured high voltage area	☐
Loose cables or improper use of conduit	☐	Poor electrical room ventilation	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Switchboards
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The electrical service appears to be adequate for the facility's needs. However, due to the age of the panels and switchboards and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.
- The electrical conduit on the roof has exposed wiring. This is considered an electrical hazard. The electrical conduit requires immediate replacement. The cost of this work is relatively insignificant, and the work can be performed as part of the property management's routine maintenance program.

D60 Communications

D6060 Public Address Systems						
Item	Description					
Communication Equipment	Public Address System	☒	Nurse Call System	☐	Clock	☒

D70 Electronic Safety and Security

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	☒	Interior Camera	☒	Front Door Camera Only	☐
	Cameras monitored	☐	Security Personnel On-Site	☐	Intercom/Door Buzzer	☐
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☐	Illuminated EXIT Signs	☒
Fire Alarm System Condition	--					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Office		20+ years			

Anticipated Lifecycle Replacements:

- Central alarm panel

Actions/Comments:

- The fire alarm systems appear antiquated and not up to current standards. Due to the age of the components and apparent shortcomings, a full modernization project is recommended.

6. Equipment & Furnishings

E10 Equipment

The cafeteria area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house.

The cafeteria kitchen includes the following major appliances, fixtures, and equipment:

E1030 Commercial Kitchen Equipment		
Appliance	Comment	Condition
Refrigerators	Up-right	Good
Freezers	Up-right	Fair
Ranges	☐	--
Ovens	☐	--
Griddles / Grills	☐	--
Fryers	☐	--
Hood	Exhaust ducted to exterior	Good
Dishwasher	☐	--
Microwave	☐	--
Ice Machines	☐	--
Steam Tables	☒	Fair
Work Tables	☐	--
Shelving	☐	--

Anticipated Lifecycle Replacements:

- Commercial Ovens
- Reach-in freezer
- Reach-in cooler
- Food warmers
- Steam tables
- Stainless sink
- Kitchen cabinets

Actions/Comments:

- The food warmer is damaged and in failed condition. The food warmer must be replaced.

7. Sitework

G20 Site Improvements

G2020 Parking Lots & G2030 Pedestrian Walkways		
Item	Material	Condition
Entrance Driveway Apron	Asphalt	Fair
Parking Lot	Asphalt	Fair
Drive Aisles	Asphalt	Fair
Service Aisles	Asphalt	Fair
Sidewalks	Concrete	Fair
Curbs	Concrete	Fair
Pedestrian Ramps	None	--
Ground Floor Patio or Terrace	None	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
104	-	-	-	-
Total Number of ADA Compliant Spaces			5	
Number of ADA Compliant Spaces for Vans			2	
Total Parking Spaces			104	

Site Stairs			
Location	Material	Handrails	Condition
None	--	--	--

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Pavement oil stains	☐	Vegetation growth in joints	☐
Stair/ramp rails loose	☐	Stair/ramp rail needs scraped and painted	☒
Other	☐	Other	☐

Degradation Issues			
Observation	Exists at Site	Observation	Exists at Site
Potholes/depressions	☒	Alligator cracking	☒
Concrete spalling	☐	Trip hazards (settlement/heaving)	☒
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- Asphalt pavement
- Asphalt seal coating
- Sidewalks
- Brick pavers
- Curbs

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, heavy overall surface wear, and localized depressions throughout the entire parking lot. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling and paint stripping is recommended as part of the overall repair work.
- The basketball court asphalt has faded lines. The basketball court area requires asphalt seal and striping.
- The concrete curbs and gutters have significant areas of sprawling, deterioration and are damaged. The damaged concrete curbs and gutters require replacement.
- The trees along the north parking areas are overgrown. The overgrown trees must be cut back.
- The brick pavers along the front entrance has isolated areas of brick that are damaged. The damaged bricks require replacement.

G2060 Site Development	
Property Signage	
Property Signage	Post mounted wood
Street Address Displayed?	No

Site Fencing		
Type	Location	Condition
None	--	--

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
East	Asphalt paving	None	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Wood	South	Fair
Tennis Courts	None	--	--
Basketball Court	Asphalt	South	Fair
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Signage
- Playground equipment
- Playground surfaces
- Basketball backboards
- Railings
- Bike Racks
- Benches

Actions/Comments:

- The property identification signs require replacement due their age and condition. The condition of the signs may impede the timely arrival of emergency services personnel and equipment. The signs require replacement
- The basketball backboards show signs of damage. The basketball backboard require replacement.
- The stair railings show signs of peeling paint and heavy usage. The stair railings require painting.
- The benches show signs of rust and damage. The benches require replacement.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	☒	Fair
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Fair
Pits	☐	--
Municipal System	☐	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Item	Description						
Site Topography	Slopes gently down from the building to the property lines.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G30 Liquid & Gas Site Utilities

G3060 Site Fuel Distribution	
Item	Description
Natural Gas	Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator are located along the exterior walls of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

G40 Electrical Site Improvements

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☐	☐	☐	☒
	Poor				
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☐
	Fair				

Maintenance Issues			
Observation	Exists at Site	Observation	Exists at Site
Isolated bulb/lamp replacement	☐	Discolored/dirty lens cover	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8. Ancillary Structures

Not applicable. There are no major accessory structures.

9. Opinions of Probable Costs

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

9.1 Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

9.2 Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

9.3 Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate

10. Purpose and Scope

10.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement, or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

10.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical inventory list.

11. Accessibility and Property Research

11.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a school property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility generally appears to be accessible as stated within the defined priorities of Title III of the Americans with Disabilities Act.

Accessibility Issues			
Component	Major Issue	Moderate Issue	Minor Issue
Parking	☐	☐	☐
Exterior Accessible Route	☐	☐	☐
Interior Accessible Route	☐	☐	☐
Restrooms	☐	☐	☐
Elevators	☐	☐	☐

A full ADA Compliance Survey may reveal aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such.

11.2. Flood Zone and Seismic Zone

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated April 3, 2012, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 1, defined as an area of low probability of damaging ground motion.

12. Certification

Ann Arbor Schools retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Eberwhite Elementary, 800 Soule Boulevard, Ann Arbor, Michigan, the "Property". It is our understanding that the primary interest of Ann Arbor Schools is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under Section 10 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 10 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of Ann Arbor Schools for the purpose stated within Section 10 of this report. The report, or any excerpt thereof, shall not be used by any party other than Ann Arbor Schools or for any other purpose than that specifically stated in our agreement or within Section 10 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at Ann Arbor Schools and the recipient's sole risk, without liability to EMG.

Prepared by: James Cuellar,
Project Manager

Reviewed by:

Al Diefert
Technical Report Reviewer
For
Andrew Hupp
Program Manager

13. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Supporting Documentation
Appendix D: Pre-Survey Questionnaire

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

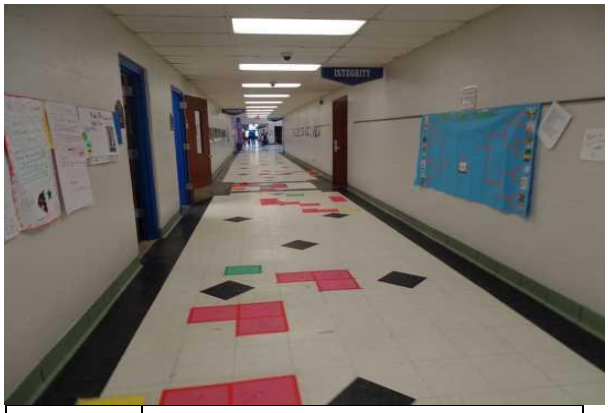
#2:	RIGHT ELEVATION

#3:	LEFT ELEVATION

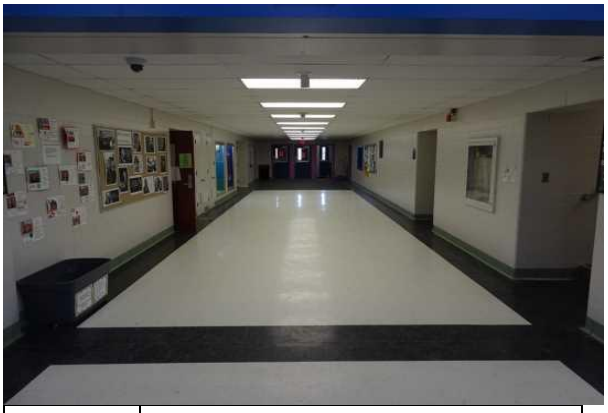
#4:	REAR ELEVATION

#5:	FRONT ENTRANCE

#6:	HALLWAY



#7:	HALLWAY



#8:	HALLWAY

#9:	MULTIPURPOSE ROOM

#10:	MEETING ROOM

#11:	CLASSROOM

#12:	CLASSROOM

#13:	GYMNASIUM

#14:	LIBRARY

#15:	PUMP ROOM

#16:	BOILER ROOM

#17:	EXTERIOR DOORS

#18:	WINDOWS

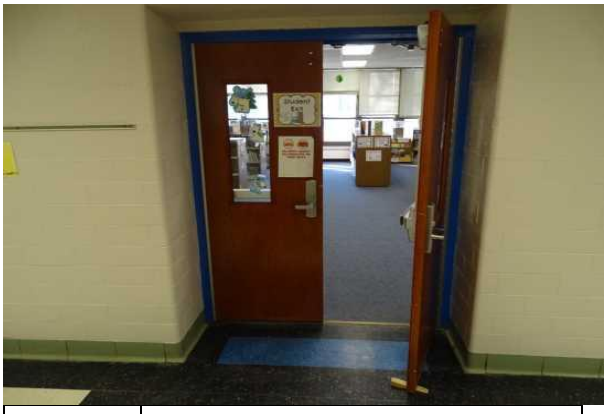
#19:	GLASS BLOCK

#20:	BRICK

#21:	CONCRETE MASONRY

#22:	ROOF

#23:	ROOF ACCESS LADDER



#24:	INTERIOR DOOR

#25:	INTERIOR DOOR, WOOD

#26:	WOOD FLOORING

#27:	VINYL TILE (VCT)

#28:	CEILING TILES

#29:	SUSPENDED CEILING

#30:	ELEVATOR

#31:	TOILET

#32:	URINALS

#33:	WATER HEATER

#34:	BACKFLOW PREVENTER

#35:	SINK

#36:	SINK

#37:	SINK

#38:	DRINKING FOUNTAINS

#39:	WATER SOFTENER

#40:	DUCTLESS SPLIT SYSTEM

#41:	BOILER

#42:	DISTRIBUTION PUMPS

#43:	DISTRIBUTION PUMPS

#44:	BOILER BLOWDOWN SYSTEM

#45:	DEAERATOR

#46:	HEAT EXCHANGER

#47:	EXPANSION TANK

#48:	CONDENSATE RETURN STATION

#49:	EXHAUST FAN

#50:	EXHAUST FAN

#51:	AIR COMPRESSOR

#52:	AIR COMPRESSOR

#53:	UNIT VENTILATOR

#54:	UNIT VENTILATOR

#55:	SPLIT SYSTEM, CONDENSING UNIT

#56:	AIR HANDLER

#57:	LIGHTING SYSTEM

#58:	BUILDING AUTOMATION SYSTEM (HVAC CONTROLS),

#59:	BUILDING/MAIN SWITCHGEAR

#60:	EXPOSED WIRING ON ROOF

#61:	FIRE ALARM PANEL

#62:	PLAY STRUCTURE, LARGE

#63:	PARKING LOT

#64:	PARKING LOT

#65:	PARKING LOT

#66:	BASKETBALL COURT

#67:	SIDEWALK

#68:	PLAY STRUCTURE

#69:	BASKETBALL BACKSTOP

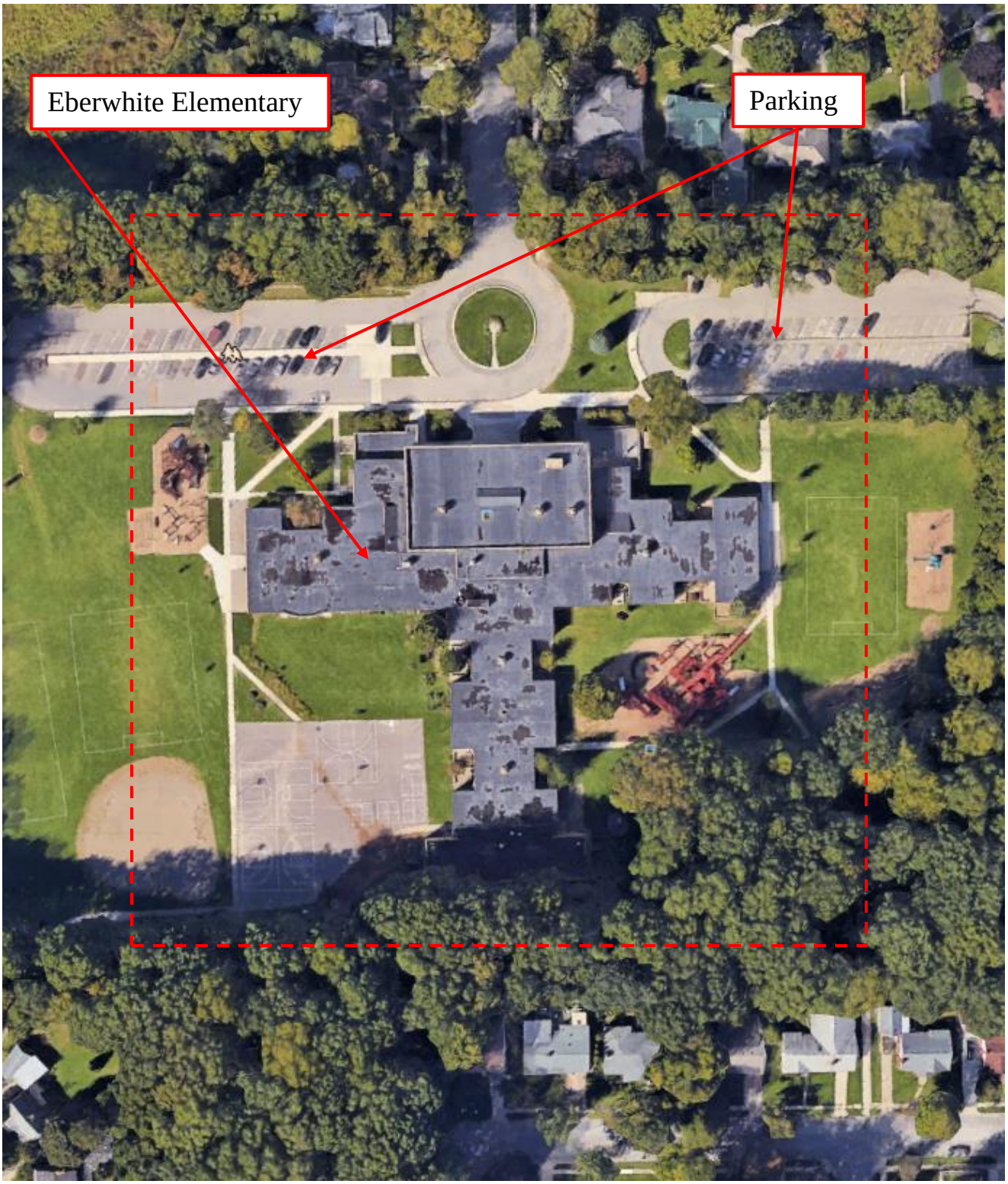
#70:	FLAGPOLE

#71:	EXTERIOR LED LIGHTING

#72:	EXTERIOR LED LIGHTING

Appendix B:
Site Plan

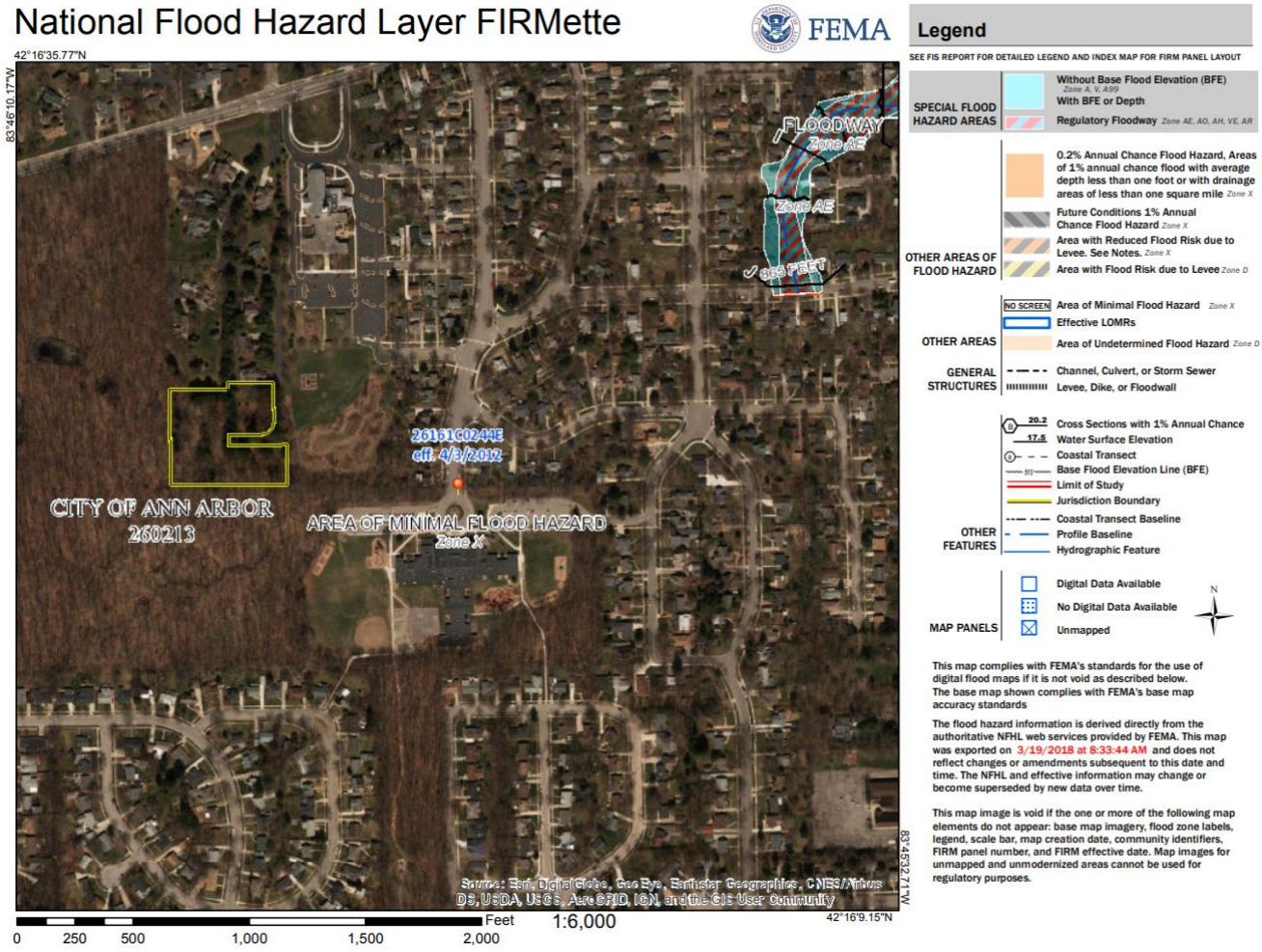
Site Plan



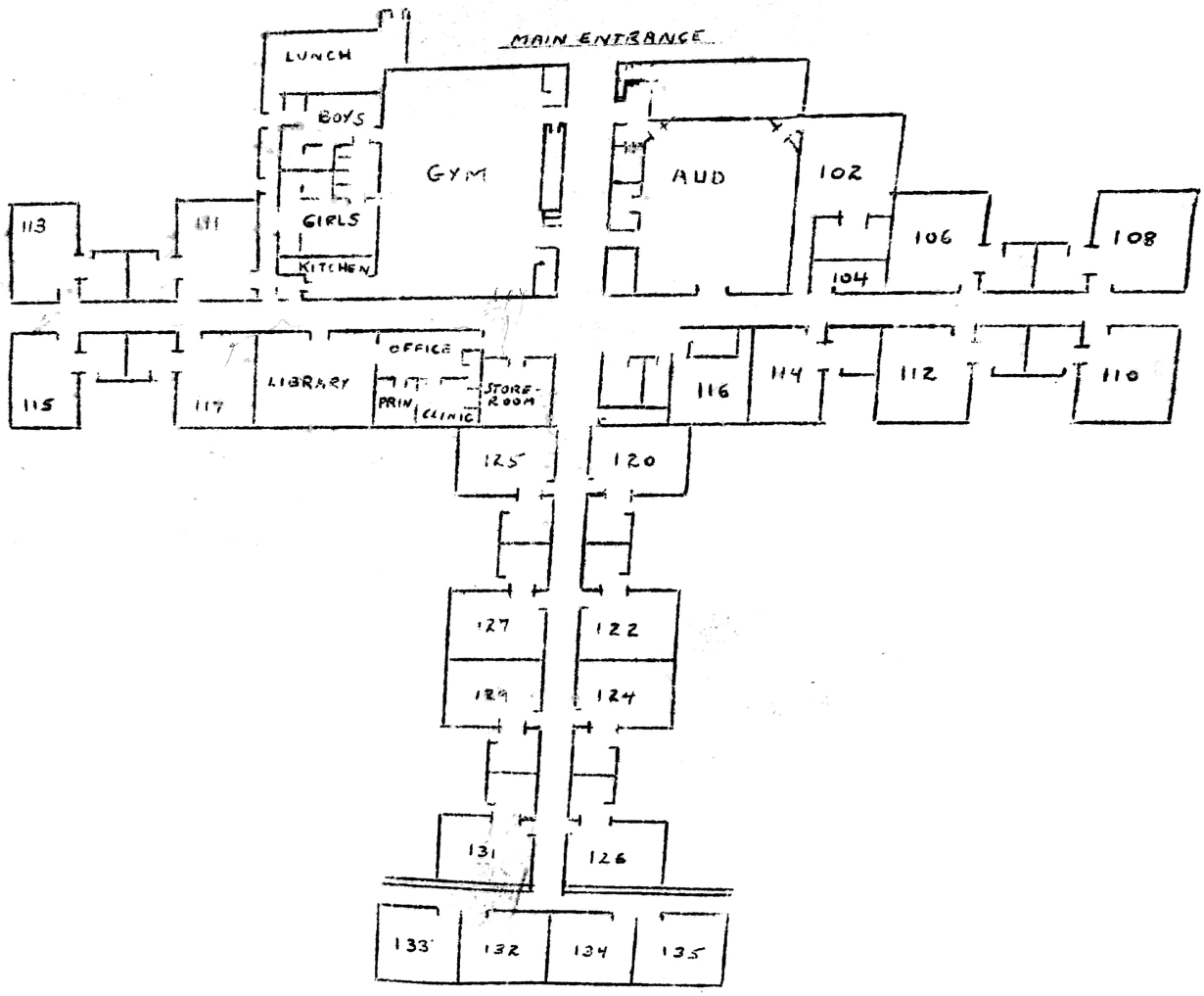
emg	**Project Name:** Eberwhite Elementary	**Project Number:** 129010.18R000-011.354
	Source: Google Earth Pro	**On-Site Date:** March 8, 2015

Appendix C:
Supporting Documentation

Flood Map



emg	**Project Name:** **Eberwhite Elementary**	**Project Number:** **129010.18R000-011.354**
	Source: **FEMA Map Number: 26161C0244E** **Dated: April 3, 2012**	**On-Site Date:** **March 8, 2018**



Appendix D:
Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Not returned to EMG

Name of person completing form: _____

Title / Association with property: _____

Length of time associated w/ property: _____

Date Completed: _____

Phone Number: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE			
1	Year/s constructed				
2	Building size in SF				
3	Major Renovation Dates	Façade		HVAC	
		Roof		Electrical	
		Interiors		Site Pavement	
		Accessibility		other	

QUESTION		RESPONSE
4	Provide additional detail about the scope of the MAJOR additions, renovations, or systemic rehabilitations since construction (referenced above in Question 3).	
5	List other significant but somewhat lesser capital improvements, focusing on recent years (provide approximate year completed).	
6	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
7	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
8	Are there any problems with foundations or structures, like excessive settlement?					
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?					
10	Are there any wall, window, basement or roof leaks?					
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					
14	Is the electrical service outdated, undersized, or otherwise problematic?					
15	Are there any problems or inadequacies with exterior building-mounted lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system & material ages (roof, MEP, paving, finishes, furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.