# FACILITY CONDITION ASSESSMENT

*Prepared for*

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

FACILITY CONDITION ASSESSMENT

OF

HAISLEY ELEMENTARY
825 DUNCAN SREET
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*


EMG PROJECT #:
*129010.18R000-024.354*

DATE OF REPORT:
*June 29, 2018*

ONSITE DATE:
*February 8, 2018*

**Immediate Repairs Report**
**Haisley Elementary**
**6/29/2018**

| Location Name | EMG Renamed Item Number | ID | Cost Description | Quantity | Unit | Unit Cost * | Subtotal | Deficiency Repair Estimate * |
|---|---|---|---|---|---|---|---|---|
| Haisley Elementary | 1.2 | 852834 | Engineer, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report | 1 | EA | $5,750.00 | $5,750 | **$5,750** |
| Haisley Elementary | D30 | 885561 | Air Conditioning, Central, Install | 62215 | SF | $11.50 | $715,473 | **$715,473** |
| Haisley Elementary | B20 | 853212 | Exterior/Interior Wall, Joint Caulking 0" to 1/2", 1-2 Stories, Replace | 1500 | LF | $3.24 | $4,865 | **$4,865** |
| Haisley Elementary | B20 | 876899 | Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair | 200 | SF | $55.84 | $11,168 | **$11,168** |
| Haisley Elementary | B20 | 855954 | Roof, Single-Ply EPDM Membrane, Replace | 62215 | SF | $12.10 | $752,677 | **$752,677** |
| Haisley Elementary | C10 | 854445 | Interior Door, Wood Solid-Core w/ Safety Glass, Replace | 1 | EA | $2,217.23 | $2,217 | **$2,217** |
| Haisley Elementary | C10 | 853471 | Fiberglass Panel Ceiling, Rigid, Replace | 4515 | SF | $16.17 | $73,008 | **$73,008** |
| Haisley Elementary | D40 | 852822 | Fire Extinguisher, Replace | 4 | EA | $410.02 | $1,640 | **$1,640** |
| Haisley Elementary | | 958705 | Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages | 42137.25 | LS | $1.15 | $48,458 | **$48,458** |
| Haisley Elementary | G20 | 876908 | Location Sign, Pole-Mounted Sign, Replace | 1 | EA | $500.00 | $500 | **$500** |
| **Immediate Repairs Total** | | | | | | | | **$1,615,755** |

* Location Factor included in totals.

**Replacement Reserves Report**

**Haisley Elementary**

**6/29/2018**

| Location Name | EMG Renamed Item Number | 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_RowGrandTotalLabel |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Haisley Elementary | 1.2 | 852834 | Engineer, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report | 0 | 0 | 0 | 1 | EA | $5,000.00 | $5,750.00 | $5,750 | $5,750 | | | | | | | | | | | | | | | | | | | | **$5,750** |
| Haisley Elementary | D30 | 885561 | Air Conditioning, Central, Install | 50 | 50 | 0 | 62215 | SF | $10.00 | $11.50 | $715,473 | $715,473 | | | | | | | | | | | | | | | | | | | | **$715,473** |
| Haisley Elementary | B20 | 853212 | Exterior/Interior Wall, Joint Caulking 0" to 1/2", 1-2 Stories, Replace | 10 | 10 | 0 | 1500 | LF | $2.82 | $3.24 | $4,865 | $4,865 | | | | | | | | | | $4,865 | | | | | | | | | | **$9,729** |
| Haisley Elementary | B20 | 876899 | Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair | 0 | 64 | 0 | 200 | SF | $48.56 | $55.84 | $11,168 | $11,168 | | | | | | | | | | | | | | | | | | | | **$11,168** |
| Haisley Elementary | B20 | 855646 | Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint | 25 | 24 | 1 | 500 | SF | $41.28 | $47.47 | $23,737 | | $23,737 | | | | | | | | | | | | | | | | | | | **$23,737** |
| Haisley Elementary | B20 | 876917 | Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint | 10 | 6 | 4 | 1 | SF | $2.87 | $3.59 | $4 | | | | | $4 | | | | | | | | | | $4 | | | | | | **$7** |
| Haisley Elementary | B20 | 876913 | Exterior Wall, Aluminum Siding, 1-2 Stories, Replace | 40 | 31 | 9 | 2625 | SF | $8.67 | $9.98 | $26,187 | | | | | | | | | | $26,187 | | | | | | | | | | | **$26,187** |
| Haisley Elementary | B20 | 852826 | Exterior Door, Steel w/ Safety Glass, Replace | 25 | 6 | 19 | 21 | EA | $1,352.72 | $1,555.63 | $32,668 | | | | | | | | | | | | | | | | | | | | $32,668 | **$32,668** |
| Haisley Elementary | B20 | 855954 | Roof, Single-Ply EPDM Membrane, Replace | 20 | 20 | 0 | 62215 | SF | $10.52 | $12.10 | $752,677 | $752,677 | | | | | | | | | | | | | | | | | | | | **$752,677** |
| Haisley Elementary | C10 | 854445 | Interior Door, Wood Solid-Core w/ Safety Glass, Replace | 20 | 20 | 0 | 1 | EA | $1,928.03 | $2,217.23 | $2,217 | $2,217 | | | | | | | | | | | | | | | | | | | | **$2,217** |
| Haisley Elementary | C10 | 853466 | Interior Door, Bi-Fold, Replace | 15 | 9 | 6 | 3 | EA | $762.99 | $877.44 | $2,632 | | | | | | | $2,632 | | | | | | | | | | | | | | **$2,632** |
| Haisley Elementary | C10 | 855709 | Interior Door, Wood Solid-Core w/ Safety Glass, Replace | 20 | 11 | 9 | 80 | EA | $1,928.03 | $2,217.23 | $177,379 | | | | | | | | | | $177,379 | | | | | | | | | | | **$177,379** |
| Haisley Elementary | C10 | 855713 | Interior Door, Wood Solid-Core, Replace | 20 | 9 | 11 | 25 | EA | $1,423.11 | $1,636.58 | $40,915 | | | | | | | | | | | | $40,915 | | | | | | | | | **$40,915** |
| Haisley Elementary | D70 | 946240 | Exterior Door Hardware, Electronic Door Locks ANSI F39 Lockset, Replace | 30 | 29 | 1 | 21 | EA | $1,345.00 | $1,546.75 | $32,482 | | $32,482 | | | | | | | | | | | | | | | | | | | **$32,482** |
| Haisley Elementary | C10 | 854434 | Toilet Partitions, Metal Overhead-Braced, Replace | 20 | 11 | 9 | 6 | EA | $850.00 | $977.50 | $5,865 | | | | | | | | | | $5,865 | | | | | | | | | | | **$5,865** |
| Haisley Elementary | C10 | 853463 | Interior Wall Finish, Concrete/Masonry, Prep & Paint | 8 | 4 | 4 | 115100 | SF | $1.45 | $1.67 | $192,062 | | | | | $192,062 | | | | | | | | $192,062 | | | | | | | | **$384,123** |
| Haisley Elementary | C10 | 853476 | Interior Floor Finish, Maple Sports Floor, Refinish | 10 | 9 | 1 | 4515 | SF | $4.53 | $5.21 | $23,541 | | $23,541 | | | | | | | | | | $23,541 | | | | | | | | | **$47,082** |
| Haisley Elementary | C10 | 852823 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 7 | 8 | 41700 | SF | $4.80 | $5.52 | $230,213 | | | | | | | | | $230,213 | | | | | | | | | | | | **$230,213** |
| Haisley Elementary | C10 | 853440 | Interior Floor Finish, Ceramic Tile, Replace | 50 | 36 | 14 | 5000 | SF | $15.76 | $18.12 | $90,591 | | | | | | | | | | | | | | | $90,591 | | | | | | **$90,591** |
| Haisley Elementary | C10 | 852837 | Interior Floor Finish, Quarry Tile, Replace | 50 | 36 | 14 | 1000 | SF | $15.19 | $17.47 | $17,466 | | | | | | | | | | | | | | | $17,466 | | | | | | **$17,466** |
| Haisley Elementary | C10 | 855718 | Interior Ceiling Finish, Exposed/Generic, Prep & Paint | 10 | 3 | 7 | 6500 | SF | $2.27 | $2.61 | $16,968 | | | | | | | | $16,968 | | | | | | | | | | $16,968 | | | **$33,937** |
| Haisley Elementary | C10 | 853471 | Fiberglass Panel Ceiling, Rigid, Replace | 20 | 20 | 0 | 4515 | SF | $14.06 | $16.17 | $73,008 | $73,008 | | | | | | | | | | | | | | | | | | | | **$73,008** |
| Haisley Elementary | C10 | 852824 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 20 | 14 | 6 | 51200 | SF | $3.11 | $3.58 | $183,176 | | | | | | | $183,176 | | | | | | | | | | | | | | **$183,176** |
| Haisley Elementary | D20 | 853437 | Toilet, Tankless (Water Closet), Replace | 20 | 11 | 9 | 37 | EA | $842.97 | $969.41 | $35,868 | | | | | | | | | | $35,868 | | | | | | | | | | | **$35,868** |
| Haisley Elementary | D20 | 854433 | Urinal, Vitreous China, Replace | 20 | 11 | 9 | 2 | EA | $1,193.44 | $1,372.46 | $2,745 | | | | | | | | | | $2,745 | | | | | | | | | | | **$2,745** |
| Haisley Elementary | D20 | 853449 | Sink, Stainless Steel, Replace | 20 | 11 | 9 | 28 | EA | $1,054.05 | $1,212.16 | $33,940 | | | | | | | | | | $33,940 | | | | | | | | | | | **$33,940** |
| Haisley Elementary | D20 | 853438 | Sink, Vitreous China, Replace | 20 | 11 | 9 | 38 | EA | $861.51 | $990.74 | $37,648 | | | | | | | | | | $37,648 | | | | | | | | | | | **$37,648** |
| Haisley Elementary | D20 | 852839 | Drinking Fountain, Refrigerated, Replace | 10 | 5 | 5 | 4 | EA | $1,257.51 | $1,446.13 | $5,785 | | | | | | $5,785 | | | | | | | | | | $5,785 | | | | | **$11,569** |
| Haisley Elementary | D20 | 853345 | Emergency Eye Wash, Replace | 15 | 11 | 4 | 1 | EA | $1,417.04 | $1,629.60 | $1,630 | | | | | $1,630 | | | | | | | | | | | | | | $1,630 | | **$3,259** |
| Haisley Elementary | D20 | 854440 | Water Heater, Electric, Residential, 5 to 15 GAL, Replace | 15 | 12 | 3 | 1 | EA | $1,014.17 | $1,166.30 | $1,166 | | | | $1,166 | | | | | | | | | | | | | | $1,166 | | | **$2,333** |
| Haisley Elementary | D30 | 853380 | Domestic Circulator or Booster Pump, 0.75 HP, Replace | 20 | 11 | 9 | 1 | EA | $4,017.16 | $4,619.73 | $4,620 | | | | | | | | | | $4,620 | | | | | | | | | | | **$4,620** |
| Haisley Elementary | D30 | 853379 | Domestic Circulator or Booster Pump, 0.75 HP, Replace | 20 | 11 | 9 | 1 | EA | $4,017.16 | $4,619.73 | $4,620 | | | | | | | | | | $4,620 | | | | | | | | | | | **$4,620** |
| Haisley Elementary | D30 | 853377 | Domestic Circulator or Booster Pump, 0.75 HP, Replace | 20 | 11 | 9 | 1 | EA | $4,017.16 | $4,619.73 | $4,620 | | | | | | | | | | $4,620 | | | | | | | | | | | **$4,620** |
| Haisley Elementary | D30 | 853434 | Domestic Circulator or Booster Pump, 5 to 7.5 HP, Replace | 20 | 11 | 9 | 1 | EA | $11,641.34 | $13,387.55 | $13,388 | | | | | | | | | | $13,388 | | | | | | | | | | | **$13,388** |
| Haisley Elementary | D30 | 853435 | Domestic Circulator or Booster Pump, 5 to 7.5 HP, Replace | 20 | 11 | 9 | 1 | EA | $11,641.34 | $13,387.55 | $13,388 | | | | | | | | | | $13,388 | | | | | | | | | | | **$13,388** |
| Haisley Elementary | D20 | 853373 | Water Heater, Gas, Commercial, 60 to 120 GAL, Replace | 15 | 2 | 13 | 1 | EA | $10,698.82 | $12,303.64 | $12,304 | | | | | | | | | | | | | $12,304 | | | | | | | | **$12,304** |
| Haisley Elementary | D30 | 853349 | Compressed Air Dryer, Replace | 15 | 10 | 5 | 1 | EA | $5,077.01 | $5,838.57 | $5,839 | | | | | | $5,839 | | | | | | | | | | | | | | | **$5,839** |
| Haisley Elementary | D30 | 853350 | Air Compressor, 1 HP, Replace | 20 | 8 | 12 | 1 | EA | $6,611.73 | $7,603.48 | $7,603 | | | | | | | | | | | | $7,603 | | | | | | | | | **$7,603** |
| Haisley Elementary | | 960777 | Solar Instillation Project, Roof Mounted Solar Instillation, Install | 20 | 15 | 5 | 228000 | SF | $1.00 | $1.15 | $262,200 | | | | | | $262,200 | | | | | | | | | | | | | | | **$262,200** |
| Haisley Elementary | D30 | 853363 | Boiler #3, Dual Fuel, 1,000 to 2,000 MBH, Replace | 30 | 13 | 17 | 1 | EA | $55,162.05 | $63,436.35 | $63,436 | | | | | | | | | | | | | | | | | | $63,436 | | | **$63,436** |
| Haisley Elementary | D30 | 853360 | Boiler #2, Dual Fuel, 1,000 to 2,000 MBH, Replace | 30 | 13 | 17 | 1 | EA | $55,162.05 | $63,436.35 | $63,436 | | | | | | | | | | | | | | | | | | $63,436 | | | **$63,436** |
| Haisley Elementary | D30 | 853358 | Boiler #1, Dual Fuel, 1,000 to 2,000 MBH, Replace | 30 | 13 | 17 | 1 | EA | $55,162.05 | $63,436.35 | $63,436 | | | | | | | | | | | | | | | | | | $63,436 | | | **$63,436** |
| Haisley Elementary | D30 | 853347 | Expansion Tank, 31 to 60 GAL, Replace | 25 | 13 | 12 | 1 | EA | $2,483.48 | $2,856.01 | $2,856 | | | | | | | | | | | | $2,856 | | | | | | | | | **$2,856** |
| Haisley Elementary | D30 | 854442 | Air Handler, Exterior, 6,001 to 8,000 CFM, Replace | 15 | 11 | 4 | 1 | EA | $37,802.95 | $43,473.39 | $43,473 | | | | | $43,473 | | | | | | | | | | | | | | $43,473 | | **$86,947** |
| Haisley Elementary | D30 | 854443 | Air Handler, Exterior, 6,001 to 8,000 CFM, Replace | 15 | 11 | 4 | 1 | EA | $37,802.95 | $43,473.39 | $43,473 | | | | | $43,473 | | | | | | | | | | | | | | $43,473 | | **$86,947** |
| Haisley Elementary | D30 | 854430 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854431 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853630 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853649 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854439 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854448 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 855212 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 2 | EA | $3,235.37 | $3,720.68 | $7,441 | | | | | | | $7,441 | | | | | | | | | | | | | | **$7,441** |
| Haisley Elementary | D30 | 853343 | Fan Coil Unit, Hydronic, 401 to 800 CFM, Replace | 15 | 9 | 6 | 1 | EA | $2,198.58 | $2,528.37 | $2,528 | | | | | | | $2,528 | | | | | | | | | | | | | | **$2,528** |
| Haisley Elementary | D30 | 854429 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | **$3,721** |

| Location Name | EMG Renamed Item Number | 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_RowGrandTotalLabel |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Haisley Elementary | D30 | 853465 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854427 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854450 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853460 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853629 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854428 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854426 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853660 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853452 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853646 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853464 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854437 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854438 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853454 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853458 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853461 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 853451 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854447 | Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace | 15 | 9 | 6 | 1 | EA | $3,235.37 | $3,720.68 | $3,721 | | | | | | | $3,721 | | | | | | | | | | | | | | | **$3,721** |
| Haisley Elementary | D30 | 854435 | Fan Coil Unit, Hydronic, 401 to 800 CFM, Replace | 15 | 8 | 7 | 2 | EA | $2,198.58 | $2,528.37 | $5,057 | | | | | | | | $5,057 | | | | | | | | | | | | | | **$5,057** |
| Haisley Elementary | D30 | 855142 | Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace | 15 | 9 | 6 | 1 | EA | $2,021.87 | $2,325.15 | $2,325 | | | | | | | $2,325 | | | | | | | | | | | | | | | **$2,325** |
| Haisley Elementary | D30 | 855144 | Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace | 15 | 9 | 6 | 1 | EA | $2,021.87 | $2,325.15 | $2,325 | | | | | | | $2,325 | | | | | | | | | | | | | | | **$2,325** |
| Haisley Elementary | D30 | 854872 | Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace | 15 | 9 | 6 | 1 | EA | $2,021.87 | $2,325.15 | $2,325 | | | | | | | $2,325 | | | | | | | | | | | | | | | **$2,325** |
| Haisley Elementary | D30 | 855187 | Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace | 15 | 4 | 11 | 1 | EA | $2,021.87 | $2,325.15 | $2,325 | | | | | | | | | | | | $2,325 | | | | | | | | | | **$2,325** |
| Haisley Elementary | D30 | 853448 | Air Conditioner, Window/Thru-Wall, 1 Ton, Replace | 10 | 6 | 4 | 1 | EA | $1,997.82 | $2,297.50 | $2,297 | | | | | $2,297 | | | | | | | | | | $2,297 | | | | | | | **$4,595** |
| Haisley Elementary | D30 | 853450 | Air Conditioner, Window/Thru-Wall, 1 Ton, Replace | 10 | 6 | 4 | 1 | EA | $1,997.82 | $2,297.50 | $2,297 | | | | | $2,297 | | | | | | | | | | $2,297 | | | | | | | **$4,595** |
| Haisley Elementary | D30 | 853436 | Unit Heater, Hydronic, 13 to 36 MBH, Replace | 20 | 13 | 7 | 1 | EA | $1,516.80 | $1,744.32 | $1,744 | | | | | | | | $1,744 | | | | | | | | | | | | | | **$1,744** |
| Haisley Elementary | D30 | 854829 | Packaged Unit (RTU), 5 Ton, Replace | 15 | 11 | 4 | 1 | EA | $11,239.29 | $12,925.18 | $12,925 | | | | | $12,925 | | | | | | | | | | | | | | | | $12,925 | **$25,850** |
| Haisley Elementary | D30 | 854827 | Packaged Unit (RTU), 4 Ton, Replace | 15 | 11 | 4 | 1 | EA | $10,581.39 | $12,168.60 | $12,169 | | | | | $12,169 | | | | | | | | | | | | | | | | $12,169 | **$24,337** |
| Haisley Elementary | D30 | 855191 | Packaged Unit (RTU), 3 Ton, Replace | 15 | 9 | 6 | 1 | EA | $9,871.90 | $11,352.69 | $11,353 | | | | | | | $11,353 | | | | | | | | | | | | | | | **$11,353** |
| Haisley Elementary | D30 | 853468 | Building Automation System (HVAC Controls), Upgrade | 20 | 18 | 2 | 62215 | SF | $5.36 | $6.17 | $383,672 | | | $383,672 | | | | | | | | | | | | | | | | | | **$383,672** |
| Haisley Elementary | D40 | 853626 | Sprinkler System, Full Retrofit, School (per SF), Renovate | 50 | 47 | 3 | 62215 | SF | $6.25 | $7.19 | $447,421 | | | | $447,421 | | | | | | | | | | | | | | | | | | **$447,421** |
| Haisley Elementary | D40 | 852822 | Fire Extinguisher, Replace | 15 | 15 | 0 | 4 | EA | $356.54 | $410.02 | $1,640 | $1,640 | | | | | | | | | | | | | | | $1,640 | | | | | | **$3,280** |
| Haisley Elementary | C10 | 855209 | Fire Shutter, Motor-Operated, 144 SF, Replace | 30 | 16 | 14 | 1 | EA | $7,116.93 | $8,184.47 | $8,184 | | | | | | | | | | | | | | | $8,184 | | | | | | **$8,184** |
| Haisley Elementary | D50 | 853462 | Distribution Panel, 208 Y, 120 V, 200 Amp, Replace | 30 | 11 | 19 | 10 | EA | $7,906.20 | $9,092.13 | $90,921 | | | | | | | | | | | | | | | | | | | | $90,921 | **$90,921** |
| Haisley Elementary | D50 | 853344 | Building/Main Switchgear, 208 Y, 120 V, 800 Amp, Replace | 30 | 11 | 19 | 1 | EA | $179,033.12 | $205,888.09 | $205,888 | | | | | | | | | | | | | | | | | | | | $205,888 | **$205,888** |
| Haisley Elementary | D50 | 857711 | Incandescent Lighting Fixture, Basic, 100 W, Replace | 20 | 17 | 3 | 13 | EA | $188.55 | $216.83 | $2,819 | | | | $2,819 | | | | | | | | | | | | | | | | | | **$2,819** |
| Haisley Elementary | D50 | 852828 | Fluorescent Lighting Fixture, 160 W, Replace | 20 | 17 | 3 | 348 | EA | $262.68 | $302.08 | $105,124 | | | | $105,124 | | | | | | | | | | | | | | | | | | **$105,124** |
| Haisley Elementary | D50 | 853447 | Fluorescent Lighting Fixture, 80 W, Replace | 20 | 17 | 3 | 131 | EA | $241.87 | $278.15 | $36,438 | | | | $36,438 | | | | | | | | | | | | | | | | | | **$36,438** |
| Haisley Elementary | D50 | 855640 | Halogen Lighting Fixture, 250 W, Replace | 20 | 17 | 3 | 20 | EA | $1,048.84 | $1,206.17 | $24,123 | | | | $24,123 | | | | | | | | | | | | | | | | | | **$24,123** |
| Haisley Elementary | D50 | 857712 | LED Lighting Fixture, 250 W, Replace | 20 | 6 | 14 | 24 | EA | $1,048.84 | $1,206.17 | $28,948 | | | | | | | | | | | | | | | $28,948 | | | | | | **$28,948** |
| Haisley Elementary | D50 | 857710 | 8-Bulb Fluorescent Lighting Fixture, High Bay, Replace | 20 | 6 | 14 | 12 | EA | $602.44 | $692.81 | $8,314 | | | | | | | | | | | | | | | $8,314 | | | | | | **$8,314** |
| Haisley Elementary | D50 | 855642 | LED Lighting Fixture, Basic, 20 W, Replace | 20 | 3 | 17 | 8 | EA | $180.19 | $207.21 | $1,658 | | | | | | | | | | | | | | | | | | $1,658 | | | **$1,658** |
| Haisley Elementary | D60 | 946239 | Intercom Master Station, Replace | 20 | 19 | 1 | 1 | EA | $3,814.50 | $4,386.67 | $4,387 | | $4,387 | | | | | | | | | | | | | | | | | | | **$4,387** |
| Haisley Elementary | D60 | 876902 | Intercom Master Station, Replace | 20 | 16 | 4 | 1 | EA | $3,814.50 | $4,386.67 | $4,387 | | | | | $4,387 | | | | | | | | | | | | | | | | **$4,387** |
| Haisley Elementary | D50 | 945797 | Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace | 15 | 14 | 1 | 62215 | SF | $0.51 | $0.59 | $36,489 | | $36,489 | | | | | | | | | | | | | | | $36,489 | | | | | **$72,978** |
| Haisley Elementary | D70 | 852829 | Fire Alarm System, School, Install | 20 | 3 | 17 | 62215 | SF | $3.13 | $3.60 | $224,065 | | | | | | | | | | | | | | | | | | $224,065 | | | **$224,065** |
| Haisley Elementary | D70 | 946241 | Security/Surveillance System, Cameras and CCTV, Install | 10 | 9 | 1 | 62215 | SF | $4.35 | $5.00 | $311,030 | | $311,030 | | | | | | | | | | $311,030 | | | | | | | | | | **$622,060** |
| Haisley Elementary | D50 | 852827 | Emergency Lighting Pack, 2 Light w/ Battery, Replace | 10 | 3 | 7 | 15 | EA | $1,227.87 | $1,412.05 | $21,181 | | | | | | | | $21,181 | | | | | | | | | | $21,181 | | | **$42,361** |
| Haisley Elementary | E10 | 855196 | Commercial Kitchen, Steamer, Tabletop, Replace | 10 | 7 | 3 | 1 | EA | $6,344.00 | $7,295.60 | $7,296 | | | | $7,296 | | | | | | | | | | $7,296 | | | | | | | **$14,591** |
| Haisley Elementary | E10 | 855199 | Commercial Kitchen, Convection Oven, Double, Replace | 10 | 6 | 4 | 1 | EA | $8,643.00 | $9,939.45 | $9,939 | | | | | $9,939 | | | | | | | | | | $9,939 | | | | | | | **$19,879** |
| Haisley Elementary | E10 | 855202 | Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | $4,256.00 | $4,894.40 | $4,894 | | | | | | | $4,894 | | | | | | | | | | | | | | | **$4,894** |
| Haisley Elementary | E10 | 855217 | Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | $4,256.00 | $4,894.40 | $4,894 | | | | | | | $4,894 | | | | | | | | | | | | | | | **$4,894** |
| Haisley Elementary | E10 | 855198 | Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace | 15 | 8 | 7 | 1 | EA | $4,256.00 | $4,894.40 | $4,894 | | | | | | | | $4,894 | | | | | | | | | | | | | | **$4,894** |
| Haisley Elementary | D30 | 853474 | Big A**, Ceiling Fan, Replace | 15 | 6 | 9 | 2 | EA | $354.11 | $708.22 | $1,416 | | | | | | | | | | $1,416 | | | | | | | | | | | | **$1,416** |
| Haisley Elementary | C10 | 853628 | Classroom Cabinet, Base Section, Wood, Replace | 20 | 17 | 3 | 1000 | LF | $467.63 | $537.78 | $537,777 | | | | $537,777 | | | | | | | | | | | | | | | | | | **$537,777** |
| Haisley Elementary | | 958705 | Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages | 1 | 1 | 0 | 42137.25 | LS | $1.00 | $1.15 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | $48,458 | **$969,157** |
| Haisley Elementary | G20 | 852820 | Roadways, Asphalt Pavement, Seal & Stripe | 5 | 4 | 1 | 59930 | SF | $0.38 | $0.44 | $26,155 | | $26,155 | | | | | $26,155 | | | | | | | | | | | | | | | **$104,620** |
| Haisley Elementary | G20 | 855629 | Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace | 30 | 29 | 1 | 1200 | SF | $19.00 | $21.85 | $26,220 | | $26,220 | | | | | | | | | | | | | | | | | | | | **$26,220** |

| Location Name | EMG Renamed Item Number | 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_RowGrandTotalLabel |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Haisley Elementary | G20 | 855621 | Fences & Gates, Vinyl, 4' High, Replace | 20 | 19 | 1 | 250 | LF | $52.20 | $60.03 | $15,008 | | $15,008 | | | | | | | | | | | | | | | | | | | **$15,008** |
| Haisley Elementary | G20 | 855630 | Fences & Gates, Chain Link, 8' High, Replace | 30 | 26 | 4 | 2000 | LF | $53.90 | $61.99 | $123,970 | | | | | $123,970 | | | | | | | | | | | | | | | | **$123,970** |
| Haisley Elementary | C10 | 853216 | Fences & Gates, Chain Link Sliding Gate, Electric, Replace | 20 | 5 | 15 | 2 | EA | $5,233.76 | $6,018.82 | $12,038 | | | | | | | | | | | | | | | | $12,038 | | | | | | **$12,038** |
| Haisley Elementary | G20 | 855633 | Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace | 20 | 11 | 9 | 4 | EA | $487.03 | $560.08 | $2,240 | | | | | | | | | | $2,240 | | | | | | | | | | | | **$2,240** |
| Haisley Elementary | G20 | 857713 | Play Surfaces & Sports Courts, Asphalt, Seal & Stripe | 5 | 4 | 1 | 11800 | SF | $0.38 | $0.44 | $5,163 | | $5,163 | | | | | $5,163 | | | | | $5,163 | | | | | $5,163 | | | | | **$20,654** |
| Haisley Elementary | G20 | 855631 | Play Structure, Medium, Replace | 20 | 6 | 14 | 1 | EA | $40,005.63 | $46,006.47 | $46,006 | | | | | | | | | | | | | | | $46,006 | | | | | | **$46,006** |
| Haisley Elementary | G20 | 857715 | Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace | 20 | 3 | 17 | 3 | EA | $3,303.00 | $3,798.45 | $11,395 | | | | | | | | | | | | | | | | | | $11,395 | | | | **$11,395** |
| Haisley Elementary | G20 | 876908 | Location Sign, Pole-Mounted Sign, Replace | 0 | 5 | 0 | 1 | EA | $500.00 | $500.00 | $500 | $500 | | | | | | | | | | | | | | | | | | | | | **$500** |
| **Totals, Unescalated** | | | | | | | | | | | | **$1,615,755** | **$552,670** | **$432,130** | **$1,210,622** | **$497,084** | **$322,281** | **$396,688** | **$98,302** | **$278,671** | **$412,381** | **$53,322** | **$457,587** | **$250,979** | **$68,057** | **$262,506** | **$67,920** | **$116,265** | **$514,033** | **$49,624** | **$491,606** | **$8,148,483** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | | **$1,615,755** | **$569,250** | **$458,447** | **$1,322,879** | **$559,473** | **$373,612** | **$473,666** | **$120,899** | **$353,012** | **$538,064** | **$71,661** | **$633,408** | **$357,836** | **$99,944** | **$397,063** | **$105,817** | **$186,572** | **$849,619** | **$84,482** | **$862,033** | **$10,033,491** |

# TABLE OF CONTENTS


**1. Executive Summary ..... 1**
1.1. Property Information and General Physical Condition ..... 1
1.2. Key Findings ..... 2
1.3. Facility Condition Index (FCI) ..... 3
**2. Building Structure ..... 5**
A10 Foundations ..... 5
B10 Superstructure ..... 5
**3. Building Envelope ..... 7**
B20 Exterior Vertical Enclosures ..... 7
B30 Roof ..... 8
**4. Interiors ..... 10**
C10 Interior Construction ..... 10
**5. Services (MEPF) ..... 12**
D10 Conveying Systems ..... 12
D20 Plumbing ..... 12
D30 Building Heating, Ventilating, and Air Conditioning (HVAC) ..... 13
D40 Fire Protection ..... 17
D50 Electrical ..... 18
D60 Communications ..... 19
D70 Electronic Safety and Security ..... 19
**6. Equipment & Furnishings ..... 20**
E10 Equipment ..... 20
**7. Sitework ..... 22**
G20 Site Improvements ..... 22
G30 Liquid & Gas Site Utilities ..... 25
G40 Electrical Site Improvements ..... 26
**8. Ancillary Structures ..... 27**
**9. Opinions of Probable Costs ..... 28**
9.1 Methodology ..... 28
9.2 Immediate Repairs ..... 28
9.3 Replacement Reserves ..... 28
**10. Purpose and Scope ..... 29**
10.1. Purpose ..... 29
10.2. Scope ..... 30
**11. Accessibility and Property Research ..... 31**
11.1. ADA Accessibility ..... 31
11.2. Flood Zone and Seismic Zone ..... 31
**12. Certification ..... 32**
**13. Appendices ..... 33**

# 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: | 825 Duncan Sreet, Ann Arbor, Washtenaw, Michigan 48103 |
| Year Constructed/Renovated: | 1954, No date for Multi-purpose Room Addition |
| Current Occupants: | Ann Arbor Public Schools |
| Percent Utilization: | 100 percent utilization by school |
| Management Point of Contact: | Ann Arbor Public Schools /Physical Properties, Jim Vibbart, Title<br>734-320-3613 phone |
| Property Type: | Classrooms |
| Site Area: | 10.4 acres |
| Building Area: | 62,215 SF |
| Number of Buildings: | 1 |
| Number of Stories: | 1 |
| Parking Type and Number of Spaces: | 75 spaces in open lots |
| Building Construction: | Masonry bearing walls concrete roof framing, steel framing in multipurpose addition. |
| Roof Construction: | Flat roofs with EPDM membrane. |
| Exterior Finishes: | Brick Veneer |
| Heating, Ventilation & Air Conditioning: | Central system with boilers, air handlers, fan coils, hydronic baseboard radiators and multiple zone heat pump terminal units. |
| Fire and Life/Safety: | Hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs. |
| ADA : | This building does not have any major ADA issues |
| The building is 62,215 square feet is occupied by the Ann Arbor Public Schools. The Ann Arbor Public Scho 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. Areas of note that were either inaccessible or not observed for other reasons are listed in the table below. | |

| Key Spaces Not Observed | | |
|---|---|---|
| Room Number | Area | Access Issues |
| Roof | Over Teachers Lounge and Multiple purpose Room | Roof over teacher lounge did not have handle with snow unsafe access over Multi-purpose room |

| Assessment Information | |
|---|---|
| Dates of Visit: | February 9, 2018 |
| On-Site Point of Contact (POC): | Jim Vibbart |
| Assessment and Report Prepared by: | Randall Patzke |

| Property Information | |
|---|---|
| Reviewed by: | Al Diefert<br>Technical Report Reviewer<br>For<br>Andrew Hupp<br>Program Manager<br>ahupp@emgcorp.com<br>800.733.0660 x6632 |

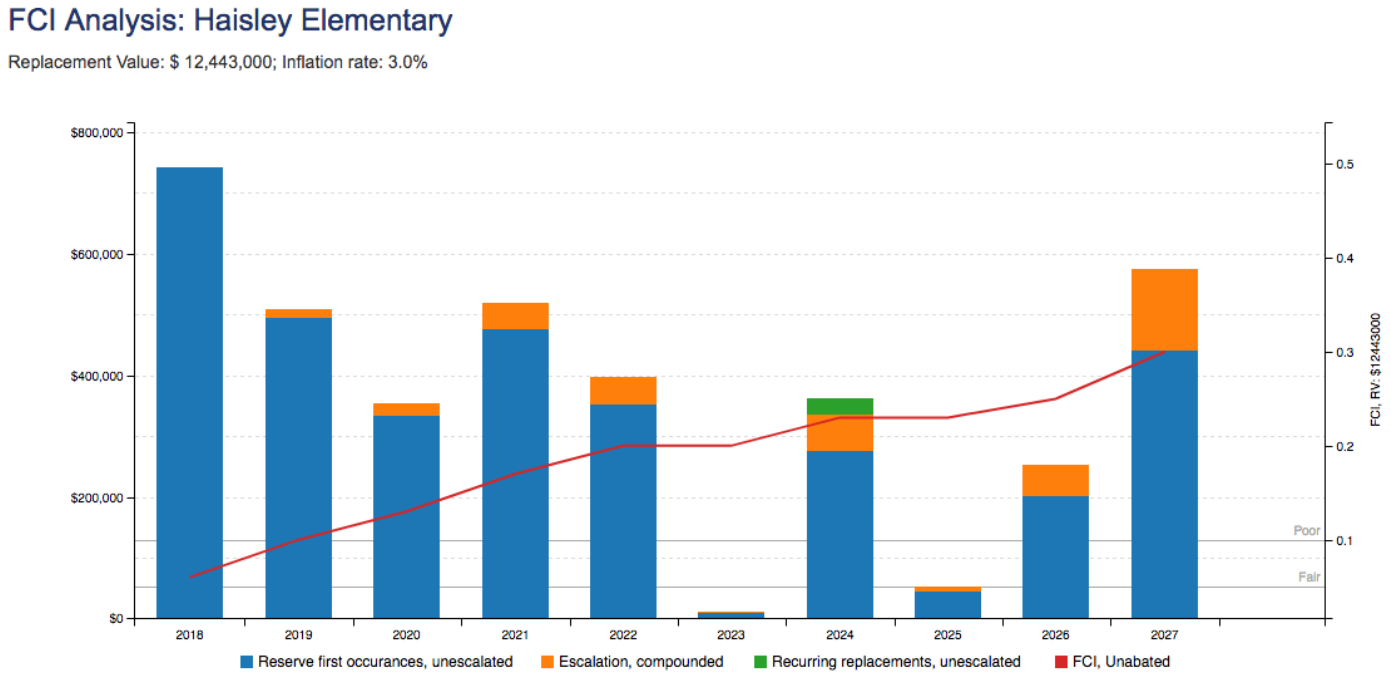
## 1.2. Key Findings

**Site :** The fence at the parking lot has stretched fabric and areas with the fabric pulled from the top bar. The other perimeter fence has bushes growing in the fabric. These fabrics should be replaced.

**Architectural :** The roof on the facility shows signs of multipe leaks. The ceiling tiles and wall tiles in some areas may contain asbestos. An engeering study is recommend to assist in preparing an O&M plan. The walls have small areas with paint peeling at joints. The concrete block walls should be painted. The VCT floor tiles around the facility are starting to crackat areas were the floor has settled over time..

**MEPF :** Some of the remaining air handlers are likely original to the facility. These units should be upgraded. The facility does not have a fire sprinkler system. One should be added in the future. The building controls system is a hybrid of a digital and pneumatic system that should beupgraded to a network verison of a full digital system. There are cables that feed from a utility pole to the building and are running on the roof. The are not properly braced.

## 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): | 5.95% |
| Current Year FCI Rating: | 2018 |
| 10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV): | 30.32% |
| 10-Year FCI Rating | 0.3 |
| Current Replacement Value (CRV): | $12,443,000 |
| Year 0 (Current Year) - Immediate Repairs (IR): | $740,782 |
| Years 1-10 - Replacement Reserves (RR): | $3,031,678 |
| Total Capital Needs: | $3,772,460 |

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 | Concrete spread footings | 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. The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

## B10 Superstructure

| B1010 Floor Construction & B1020 Roof Construction | | |
|---|---|---|
| Item | Description | Condition |
| Framing / Load-Bearing Walls | Masonry walls | Fair |
| Ground Floor | Concrete slab | Good |
| Upper Floor Framing | Concrete beams | Fair |
| Upper Floor Decking | Concrete, cast-in-place | Fair |
| Balcony Framing | -- | -- |
| Balcony Decking | -- | -- |
| Balcony Deck Toppings | -- | -- |
| Balcony Guardrails | -- | -- |
| Roof Framing | Concrete beams | Fair |
| Roof Decking | Concrete, cast-in-place | 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 | None | -- | -- | -- | -- |
| Building Interior Stairs | Wood-framed | Closed | None | None | Good |

***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 veneer | Fair |
| Secondary Finish | EIFS | Good |
| Accented with | Metal siding | Good |
| Soffits | Concealed | Good |
| Building sealants | Between dissimilar materials, at joints, around windows and doors | Poor |

| Maintenance Issues | | | |
|---|---|---|---|
| Observation | Exists At Site | Observation | Exists At Site |
| Graffiti | ☐ | Efflorescence | ☐ |
| Other | ☐ | Other | ☐ |

***Anticipated Lifecycle Replacements:***

- Exterior paint
- Metal siding
- Brick veneer
- Caulking
- Masonry re-pointing

***Actions/Comments:***

- On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The brick veneer has isolated areas of cracking, loose units, deteriorated mortar joints. These areas are near the front entry and to the doors to the left. The damaged veneer must be repaired.
- There are isolated areas of brittle, damaged, deteriorated and missing sealant. The areas can be seen above the entry doors and at the vertical construction joints in the brick walls. The damaged sealant must be replaced.

| B2020 Exterior Windows | | | | |
|---|---|---|---|---|
| Window Framing | Glazing | Location | Window Screen | Condition |
| Aluminum framed, fixed | Double glaze | Throughout | ☐ | Good |
| Aluminum framed, operable | Double glaze | Throughout | ☒ | Good |

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

***Anticipated Lifecycle Replacements:***

- Exterior doors

***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.
- The windows have been been replaced. The functionality of the windows should be tested and repaired. This should be completed as part of confirming the facility is ready for an active shooter activity.

## B30 Roof

| B3010 Primary Roof | | | |
|---|---|---|---|
| Location | Whole Facility | Finish | Single-ply membrane |
| Type / Geometry | Flat | Roof Age | 20 Years |
| Flashing | Built-up base and Edge flashing | Warranties | Unknown |
| Parapet Copings | Exposed copings | Roof Drains | Internal drains |
| Fascia | Metal Panel | Insulation | Rigid Board |
| Soffits | Concealed Soffits | Skylights | No |
| Attics | Yes | Ventilation Source-1 | None |
| Roof Condition | Poor | Ventilation Source-2 | None |

| 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:***

- EPDM 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 20years old. Information regarding roof warranties was not available. The roofs are maintained by an outside contractor.
- The roof was covered with snow at the time of the assessment.
- The ceiling does have signs of active roof leaks. The worst being over the electrical panel in the computer lab.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

# 4. Interiors

## C10 Interior Construction

| C1030 Interior Doors | | |
|---|---|---|
| Item | Type | Condition |
| Interior Doors | Solid core wood | Fair |
| Door Framing | Metal | Fair |
| Fire Doors | Yes | Fair |
| Closet Doors | Solid core wood | Fair |

| 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 - HAISLEY ELEMENTARY SCHOOL**

| Location | Finish | | Quantity (SF) | Condition | Action | RUL | Est. Cost |
|---|---|---|---|---|---|---|---|
| Bathroom | Floor | Ceramic Tile | 5000 | Fair | Replace | 14 | 78,775 |
| entries | Floor | Quarry Tile | 1000 | Fair | Replace | 14 | 15,188 |
| Gymnasium | Ceiling | Fiberglass Panel Ceiling, Rigid | 4515 | Fair | Replace | 0 | 63,485 |
| Gymnasium | Floor | Maple Sports Floor | 4515 | Fair | Sand & Refinish | 1 | 20,471 |
| Mechanical room/Stage | Ceiling | Exposed/Generic | 6500 | Fair | Prep & Paint | 7 | 14,755 |
| Throughout | Ceiling | Suspended Acoustical Tile (ACT) | 51200 | Fair | Replace | 6 | 159,283 |
| Throughout | Wall | Concrete/Masonry | 74700 | Fair | Prep & Paint | 4 | 108,390 |
| Throughout | Floor | Vinyl Tile (VCT) | 41700 | Fair | Replace | 8 | 200,185 |

| 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 | ☒ |
| Refinish wood at Drinking Fountain | ☒ | Other | ☐ |

***Anticipated Lifecycle Replacements:***

- Carpet
- Vinyl tile
- Quarry Tile
- Refinish Hardwood Floors & steps
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile
- Hard tile ceilings
- Interior doors
- Casework
- Toilet Partitions

***Actions/Comments:***

- The interior areas appear to have been refinish about 10 years ago.
- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- Some of the ceiling tiles and wall tiles may contain asbestos material . An engineering study to evaluate the facility for asbestos is recommended. Areas to be checked should include above the ceiling in the 300 aisle, the mechanical mezzanine, the classrooms with the sound tiles on the wall, and the gym ceiling. There is a section of pipe insulation with a caution sign about asbestos.

# 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

Not applicable. There are no elevators or conveying systems.

## 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 Heaters |
| Fuel | Natural gas |
| Boiler or Water Heater Condition | Good |
| 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 - HAISLEY ELEMENTARY SCHOOL**

| Location_Description | Component | Component Description | Quantity | Unit | Condition | Action | RUL | Est. Cost |
|---|---|---|---|---|---|---|---|---|
| Bathroom | Toilet | Tankless (Water Closet) | 37 | EA | Good | Replace | 9 | 31,190 |
| Bathroom | Sink | Vitreous China | 38 | EA | Fair | Replace | 9 | 32,737 |
| Bathroom | Urinal | Vitreous China | 2 | EA | Good | Replace | 9 | 2,387 |
| Boiler room | Compressed Air Dryer | Compressed Air Dryer | 1 | EA | Fair | Replace | 5 | 5,077 |
| Boiler room | Air Compressor | 2 HP | 1 | EA | Fair | Replace | 12 | 6,612 |
| boiler room | Water Heater | Gas, Commercial, 60 to 120 GAL | 1 | EA | Excellent | Replace | 13 | 10,699 |
| Boiler room | Domestic Circulator or Booster Pump | 0.75 HP | 1 | EA | Fair | Replace | 9 | 4,017 |
| Boiler room | Domestic Circulator or Booster Pump | 0.75 HP | 1 | EA | Fair | Replace | 9 | 4,017 |
| Boiler room | Domestic Circulator or Booster Pump | 0.75 HP | 1 | EA | Fair | Replace | 9 | 4,017 |
| Boiler room | Domestic Circulator or Booster Pump | 5 to 7.5 HP | 1 | EA | Fair | Replace | 9 | 11,641 |
| Boiler room | Domestic Circulator or Booster Pump | 5 to 7.5 HP | 1 | EA | Fair | Replace | 9 | 11,641 |
| Classrooms | Sink | Stainless Steel | 28 | EA | Fair | Replace | 9 | 29,513 |
| Equipment mezzanine | Water Heater | Electric, Residential, 5 to 15 GAL | 1 | EA | Fair | Replace | 3 | 1,014 |
| Hallways | Drinking Fountain | Refrigerated | 4 | EA | Fair | Replace | 5 | 5,030 |
| Janitors Room | Emergency Eye Wash | Emergency Eye Wash | 1 | EA | Fair | Replace | 4 | 1,417 |

***Anticipated Lifecycle Replacements:***

- Water heaters
- Toilets
- Urinals
- Drinking Fountains
- Sinks
- Eyewash Station

***Actions/Comments:***

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

## 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 | Rooftop unit and Heatpump |
| Refrigerant | Unknown |
| Cooling Towers | None |
| Location of Major Equipment | Rooftop |
| Space Served by System | Front Office, media and multi-purpose room |

| Distribution System | |
|---|---|
| HVAC Water Distribution System | Two-pipe |
| Air Distribution System | Constant volume |
| Location of Air Handlers | Mechanical rooms |
| Terminal Units | Fan coil units (hydronic) |
| Quantity and Capacity of Terminal Units | approximately 27 fan coil units ranging from 750 to 2,000 CFM |
| Location of Terminal Units | Adjacent to windows |

| Packaged, Split & Individual Units | |
|---|---|
| Primary Components | Package units |
| Cooling (if separate from above) | performed via components above |
| Heating Fuel | Natural gas |
| Location of Equipment | Rooftop |
| Space Served by System | Front Office |

| Supplemental/Secondary Components | |
|---|---|
| Supplemental Component #1 | Package units |
| Location / Space Served | Computer Lab |
| Condition | Fair |
| Supplemental Component #2 | Package units |
| Location / Space Served | Multi-purpose Room |
| Condition | Not accessed |

| Controls and Ventilation | |
|---|---|
| HVAC Control System | BAS, hybrid pneumatic/electronic system |
| HVAC Control System Condition | Poor |
| 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 - HAISLEY ELEMENTARY SCHOOL**

| Location_Description | Component_Description | Master_Cost | Quantity | Unit | Condition | Action | RUL | Est. Cost |
|---|---|---|---|---|---|---|---|---|
| 100 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 101 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 102 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 103 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 104 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 105 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 106 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 108 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 109 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 110 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 112 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 200 | Air Conditioner | Window/Thru-Wall, 1 Ton | 1 | EA | Fair | Replace | 4 | 1,998 |
| 200 | Air Conditioner | Window/Thru-Wall, 1 Ton | 1 | EA | Fair | Replace | 4 | 1,998 |
| 200 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 202 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 204 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 206 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 300 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 302 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 304 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 305 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 306 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 307 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 400 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 400 Hallway | Fan Coil Unit | Hydronic, 401 to 800 CFM | 1 | EA | Fair | Replace | 6 | 2,199 |
| 402 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 404 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| 406 | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 1 | EA | Fair | Replace | 6 | 3,235 |
| Bathroom | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 2 | EA | Fair | Replace | 7 | 4,397 |
| Boiler room | Expansion Tank | 31 to 60 GAL | 1 | EA | Fair | Replace | 12 | 2,483 |
| Boiler Room | Boiler #1 | Dual Fuel, 1,000 to 2,000 MBH | 1 | EA | Good | Replace | 17 | 55,162 |
| Boiler Room | Boiler #2 | Dual Fuel, 1,000 to 2,000 MBH | 1 | EA | Good | Replace | 17 | 55,162 |
| Boiler Room | Boiler #3 | Dual Fuel, 1,000 to 2,000 MBH | 1 | EA | Good | Replace | 17 | 55,162 |
| Boiler room | Unit Heater | Hydronic, 13 to 36 MBH | 1 | EA | Fair | Replace | 7 | 1,517 |
| equipment mezzanine | Air Handler | Exterior, 6,001 to 8,000 CFM | 1 | EA | Fair | Replace | 4 | 37,803 |
| equipment mezzanine | Air Handler | Exterior, 6,001 to 8,000 CFM | 1 | EA | Fair | Replace | 4 | 37,803 |
| Main roof | Packaged Unit (RTU) | 4 Ton | 1 | EA | Fair | Replace | 4 | 10,581 |
| Main roof | Packaged Unit (RTU) | 5 Ton | 1 | EA | Fair | Replace | 4 | 11,239 |
| Main roof | Exhaust Fan | Centrifugal, 251 to 800 CFM | 1 | EA | Fair | Replace | 6 | 2,022 |
| Main roof | Exhaust Fan | Centrifugal, 251 to 800 CFM | 1 | EA | Fair | Replace | 6 | 2,022 |
| Main roof | Exhaust Fan | Centrifugal, 251 to 800 CFM | 1 | EA | Fair | Replace | 6 | 2,022 |
| Main roof | Exhaust Fan | Centrifugal, 251 to 800 CFM | 1 | EA | Fair | Replace | 11 | 2,022 |
| Main roof- Computer Lab | Packaged Unit (RTU) | 3 Ton | 1 | EA | Fair | Replace | 6 | 9,872 |
| Teachers Lounge | Fan Coil Unit | Hydronic, 801 to 1,200 CFM | 2 | EA | Fair | Replace | 6 | 6,471 |
| Throughout | Building Automation System | HVAC Controls | 62215 | SF | Poor | Upgrade | 2 | 333,628 |

***Anticipated Lifecycle Replacements:***

- Boilers
- Air handling units
- Distribution pumps and motors
- Fan coil units
- Package units
- Split system heat pumps
- Baseboard raditors
- Through-wall air conditioners
- Rooftop exhaust fans

***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 not been maintained since the property was first occupied.
- Approximately five percent of the HVAC equipment is original. The HVAC equipment varies in age, a major replacement was completed in 2006. The HVAC equipment appears to be functioning adequately overall.
- The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For modernization, reliability, and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

## 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? | | | |
| | August 2017 | | Yes | | | |
| Hydrant Location | Adjacent to 909 Duncan St. | | | | | |
| 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) | ☐ |
| Damaged Fire Extinguisher cabinets | ☒ | Other | ☐ |

***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.
- 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.
- The fire extinguishers cabinets hvemissing covers that should be replaced.
- Fire extinguishers appear to be missing at a few locations. New fire extinguishers must be installed at all required locations immediately.

## D50 Electrical

| Distribution & Lighting | | | |
|---|---|---|---|
| Electrical Lines | Underground | Transformer | Pad-mounted |
| Main Service Size | 800 Amps | Volts | 120/208 Volt, three-phase |
| Meter & Panel Location | Boiler Room | Branch Wiring | Copper |
| Conduit | Metallic | Step-Down Transformers? | No |
| Security / Surveillance System? | Yes | Building Intercom System? | Yes |
| Lighting Fixtures | T-8, T-12, CFL, T-5 in gym | | |
| Main Distribution Condition | Fair | | |
| Secondary Panel and Transformer Condition | Fair | | |
| Lighting Condition | Fair | | |

| Building Emergency Systems | | | |
|---|---|---|---|
| Size | None | Fuel | -- |
| Generator / UPS Serves | -- | Tank Location | -- |
| Testing Frequency | -- | Tank Type | -- |
| Generator / UPS Condition | -- | | |

| Maintenance Issues | | | |
|---|---|---|---|
| Observation | Exists At Site | Observation | Exists At Site |
| Improperly stored material | ☐ | Unsecured high voltage area | ☐ |
| Loose cables or impoper use of conduit | ☐ | Poor electrical room ventilation | ☐ |
| Water leaks at Panels | ☒ | Other | ☐ |

***Anticipated Lifecycle Replacements:***

- Circuit breaker panels
- Main switchgear
- 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.
- 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.

## 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 | Good | | | | | |
| Central Alarm Panel System | Location of Alarm Panel | | Installation Date of Alarm Panel | | | |
| | Office Area | | 2016 | | | |

***Anticipated Lifecycle Replacements:***

- Central alarm panel
- Alarm devices and system

***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.

# 6. Equipment & Furnishings

## E10 Equipment

The cafeteria area has limited commercial kitchen appliances, fixtures, and equipment, since they only maintain temperature and serve meals. 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 | Fair |
| Freezers | ☐ | -- |
| Ranges | ☐ | -- |
| Ovens | Electric | Fair |
| Griddles / Grills | ☐ | -- |
| Fryers | ☐ | -- |
| Hood | ☐ | -- |
| Dishwasher | ☐ | -- |
| Microwave | ☒ | Fair |
| Ice Machines | ☐ | -- |
| Steam Tables | ☒ | Fair |
| Work Tables | ☒ | Good |
| Shelving | ☒ | Good |

| E1030 Commercial Laundry | | |
|---|---|---|
| Equipment | Comment | Condition |
| Commercial Washing Machines | ☐ | -- |
| Commercial Dryers | ☐ | -- |
| Residential Washers | ☐ | -- |
| Residential Dryers | ☐ | -- |

***Anticipated Lifecycle Replacements:***

- Milk Cooler
- Convection warming oven
- Double Door Refrigerator
- Steam Table

***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.

# 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 | Poor |
| Curbs | Concrete | Fair |
| Pedestrian Ramps | Cast-in-place concrete | Fair |
| Ground Floor Patio or Terrace | Concrete | Fair |

| Parking Count | | | | |
|---|---|---|---|---|
| Open Lot | Carport | Private Garage | Subterranean Garage | Freestanding Parking Structure |
| 75 | - | - | - | - |
| Total Number of ADA Compliant Spaces | | | 6 | |
| Number of ADA Compliant Spaces for Vans | | | 2 | |
| Total Parking Spaces | | | 83 | |

| 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 seal coating

***Actions/Comments:***

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- Pavemnt repairs have recently been made to the parking lot. The lot will need to be sealcoated and restriped to extend life.
- The concrete sidewalks have isolated areas of vertically-displaced concrete due settlement. These areas occur in the areas not recently replaced. The damaged areas of concrete sidewalks require replacement.

| G2060 Site Development | |
|---|---|
| Property Signage | |
| Property Signage | Pylon |
| Street Address Displayed? | No |

| Site Fencing | | |
|---|---|---|
| Type | Location | Condition |
| Chain link with metal posts | Site perimeter | Fair |
| Chain link with metal posts | Parking lot | Poor |

| Refuse Disposal | | | | |
|---|---|---|---|---|
| Refuse Disposal | Common area dumpsters | | | |
| Dumpster Locations | Mounting | Enclosure | Contracted? | Condition |
| Near Boiler Room | Concrete pad | None | Yes | Fair |

| Other Site Amenities | | | |
|---|---|---|---|
| | Description | Location | Condition |
| Playground Equipment | Plastic and metal | Around Site | Fair |
| Tennis Courts | None | -- | -- |

| Other Site Amenities | | | |
|---|---|---|---|
| | Description | Location | Condition |
| Basketball Court | Asphalt | Behind school | Fair |
| Swimming Pool | None | -- | -- |

***Anticipated Lifecycle Replacements:***

- Signage
- Site fencing
- Playground equipment
- Benches
- Playground surfaces

***Actions/Comments:***

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The metal fence surrounding the site has portions of the fence that are deteriorated, rusted, and weathered. The affected portions of fence must be replaced to provide property security and control of the site.
- The fence at the parking lot has areas with stretch fabric that should be replaced. There are also sections that the fence is not secured to the top bar. The affected portions of fence must be replaced to provide property security and control of the site.

| G2080 Landscaping | | |
|---|---|---|
| Drainage System and Erosion Control | | |
| System | Exists At Site | Condition |
| Surface Flow | ☒ | Fair |
| Inlets | ☒ | Fair |
| Swales | ☐ | -- |
| Detention pond | ☐ | -- |
| Lagoons | ☐ | -- |
| Ponds | ☐ | -- |
| Underground Piping | ☒ | Fair |
| Pits | ☐ | -- |
| Municipal System | ☒ | Good |
| 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 north side of the property to the south property line. | | | | | | |
| Landscaping | Trees | Grass | Flower Beds | Planters | Drought Tolerant Plants | Decorative Stone | None |
| | ☒ | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Landscaping Condition | Fair | | | | | | |
| Irrigation | Automatic Underground | Drip | Hand Watering | None | | | |
| | ☐ | ☐ | ☐ | ☒ | | | |
| Irrigation Condition | -- | | | | | | |

| Retaining Walls | | |
|---|---|---|
| Type | Location | Condition |
| None | Insert Location here | -- |

***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 |
| | ☐ | ☒ | ☐ | ☐ | ☐ |
| | Good | | | | |
| 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.

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

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 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 Public Schools retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Community High School, 825 Duncan Sreet, Ann Arbor, Michigan, the "Property". It is our understanding that the primary interest of Ann Arbor Public 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 2 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 4.2 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 the client for the purpose stated within Section **Error! Reference source not found.** of this report. The report, or any excerpt thereof, shall not be used by any party other than the client or for any other purpose than that specifically stated in our agreement or within Section **Error! Reference source not found.** 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 Public Schools and the recipient's sole risk, without liability to EMG.

**Prepared by:** Randall Patzke,
Project Manager

**Reviewed by:**

Al Diefert
Technical Report Reviewer
For
Andrew Hupp
Program Manager

# 13. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Supporting Documentation
Appendix D: Pre-Survey Questionnaire

# Appendix A:
# Photographic Record

| | |
|---|---|
| #1: | FRONT ELEVATION |

| | |
|---|---|
| #2: | RIGHT ELEVATION |

| | |
|---|---|
| #3: | REAR ELEVATION |

| | |
|---|---|
| #4: | LEFT ELEVATION |

| | |
|---|---|
| #5: | FENCES & GATES, VINYL, 4' HIGH |

| | |
|---|---|
| #6: | ALUMINUM WINDOWS IN LOBBY |

| | |
|---|---|
| #7: | EXTERIOR WALL WITH GLASS BLOCK |

| | |
|---|---|
| #8: | EXTERIOR DOOR QUARRY TILE FLOOR |

| | |
|---|---|
| #9: | EXTERIOR WALL, JOINT CAULKING |

| | |
|---|---|
| #10: | RE-POINTING AND BRICK REPLACEMENT |

| | |
|---|---|
| #11: | RE-POINTING AND BRICK REPLACEMENT |

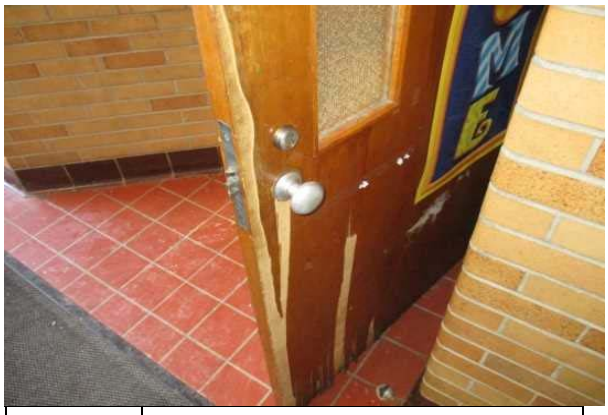
| | |
|---|---|
| #12: | JOINT CAULKING EXTERIOR WALL |

| | |
|---|---|
| #13: | ADA DOOR OPENER (BROKEN) |

| | |
|---|---|
| #14: | FLOOR TO BE REFINISHED |

| | |
|---|---|
| #15: | FOLDING DOOR BETWEEN CLASSROOMS |

| | |
|---|---|
| #16: | INTERIOR DOOR INTO CLASSROOM AND TOILET ROOM |

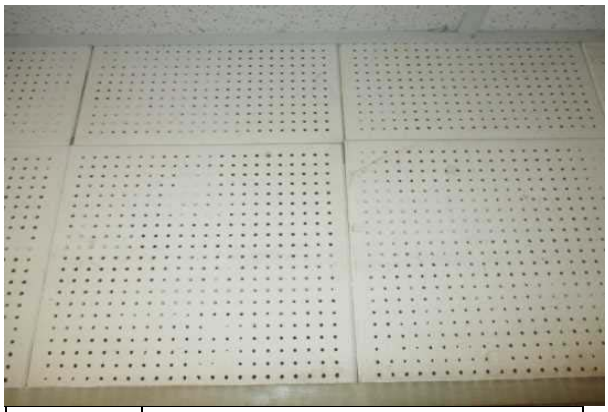


| | |
|---|---|
| #17: | DAMAGED INTERIOR DOOR |

| | |
|---|---|
| #18: | DAMAGED VCT TILE |

| | |
|---|---|
| #19: | SUSPENDED ACOUSTICAL TILE (ACT) WITH SIGNS OF ROOF LEAK |

| | |
|---|---|
| #20: | MOTOR OPERATED FIRE SHUTTER |



| | |
|---|---|
| #21: | POTENTIAL ASBESTOS MATERIAL (ACM) |


| | |
|---|---|
| #22: | EXIT SIGNAGE |

| | |
|---|---|
| #23: | SOUND DAMPENING CEILING TILES POTENTIAL ASBESTOS MATERIAL (ACM) |

| | |
|---|---|
| #24: | KITCHEN CABINETS IN TEACHERS LOUNGE |

| | |
|---|---|
| #25: | POTENTIAL ASBESTOS MATERIAL (ACM) |

| | |
|---|---|
| #26: | TOILET PARTITIONS |

| | |
|---|---|
| #27: | KITCHEN CABINET DAMAGED |

| | |
|---|---|
| #28: | DAMAGED VCT TILE |

| | |
|---|---|
| #29: | CERAMIC TILE AND URINALS |

| | |
|---|---|
| #30: | QUARRY TILE |

| | |
|---|---|
| #31: | DAMAGED INTERIOR DOOR |

| | |
|---|---|
| #32: | SINK AND TOILET |

| | |
|---|---|
| #33: | ELECTRIC WATER HEATER |

| | |
|---|---|
| #34: | DRINKING FOUNTAIN |

| | |
|---|---|
| #35: | DRINKING FOUNTAIN |

| | |
|---|---|
| #36: | TOILET |

| | |
|---|---|
| #37: | STAINLESS STEEL SINK AND CASEWORK |

| | |
|---|---|
| #38: | STAINLESS STEEL SINK AND CASEWORK |

| | |
|---|---|
| #39: | SINKS WITHOUT ADA PIPE WRAPING |

| | |
|---|---|
| #40: | PACKAGED UNIT (RTU) |

| | |
|---|---|
| #41: | HYDRONIC FAN COIL UNIT |

| | |
|---|---|
| #42: | BOILER |

| | |
|---|---|
| #43: | HOT WATER PUMP |

| | |
|---|---|
| #44: | AIR HANDLERS ON MEZZANINE |

| | |
|---|---|
| #45: | EXHAUST FAN |

| | |
|---|---|
| #46: | HYDRONIC CABINET HEATER |

| | |
|---|---|
| #47: | BUILDING AUTOMATION SYSTEM (HVAC CONTROLS) AND ELECTRICAL PANEL |

| | |
|---|---|
| #48: | HYDRONIC CABINET HEATER |

| | |
|---|---|
| #49: | HYDRONIC UNIT HEATER |


| | |
|---|---|
| #50: | PACKAGED UNIT (RTU) |

| | |
|---|---|
| #51: | AIR COMPRESSOR, BUILDING CONTROLS |

| | |
|---|---|
| #52: | BOOSTER PUMPS |


| | |
|---|---|
| #53: | FIRE EXTINGUISHER CABINET, MISSING COVER AND FIRE EXTINGUISHER |

| | |
|---|---|
| #54: | FLUORESCENT LIGHTING FIXTURE, VCT AND ENTRY DOORS WITH ADA OPENER |

| | |
|---|---|
| #55: | EXTERIOR LED LIGHTING FIXTURE |

| | |
|---|---|
| #56: | ELECTRICAL DISTRIBUTION PANEL |

| | |
|---|---|
| #57: | DUMPSTERS |

| | |
|---|---|
| #58: | LIGHTING FIXTURE |

| | |
|---|---|
| #59: | LIGHTING FIXTURE |

| | |
|---|---|
| #60: | BUILDING MAIN SWITCHGEAR |

| #61: | FIRE ALARM SUB-PANEL |
|---|---|

| #62: | REFRIGERATOR |
|---|---|

| #63: | SIDEWALK HEAVED |
|---|---|

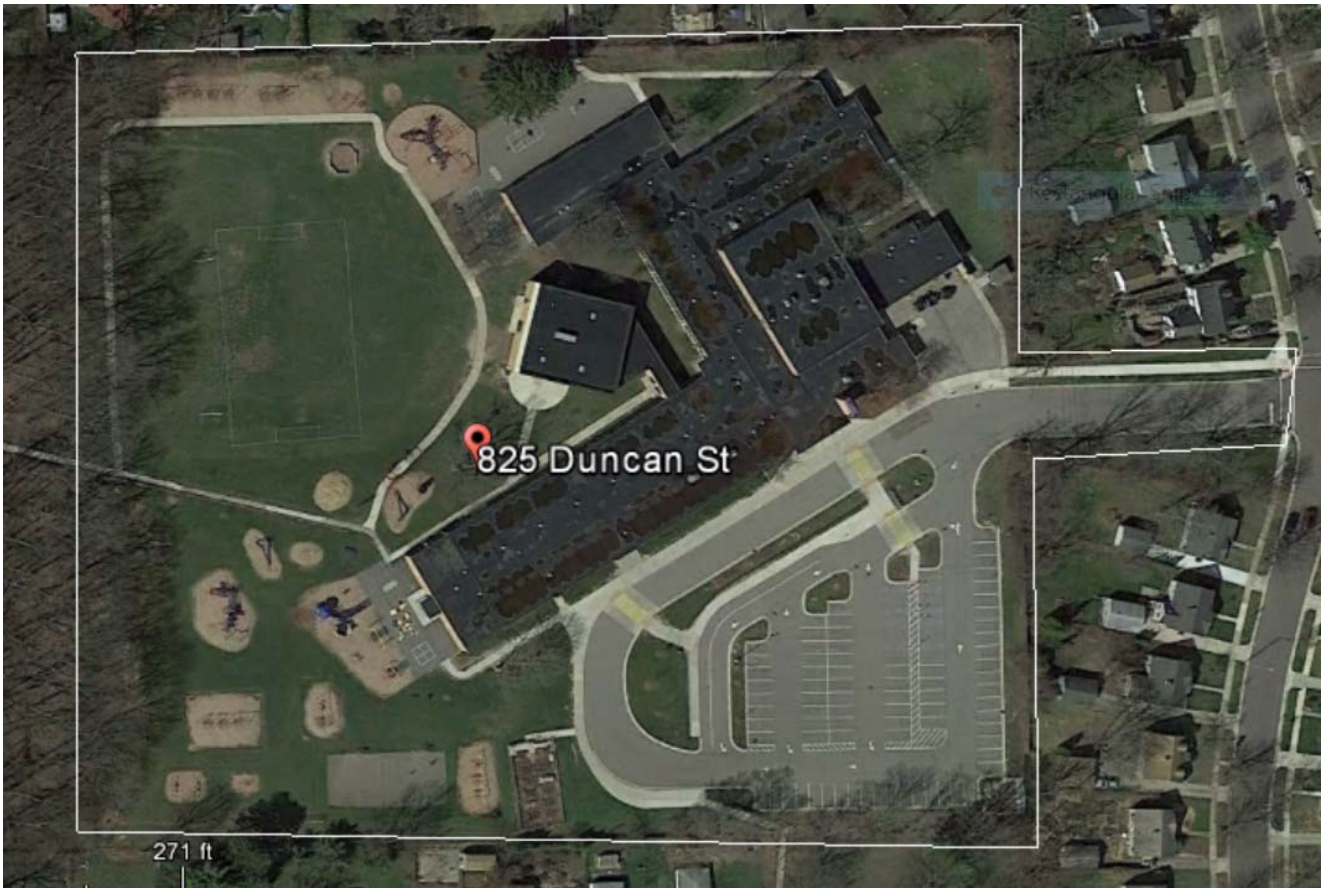
| #64: | ASPHALT PAVEMENT |
|---|---|

| #65: | PLAY GROUND BENCH |
|---|---|

| #66: | ASPHALT PAVEMENT |
|---|---|

# Appendix B:
# Site and Floor Plans

## Site Plan

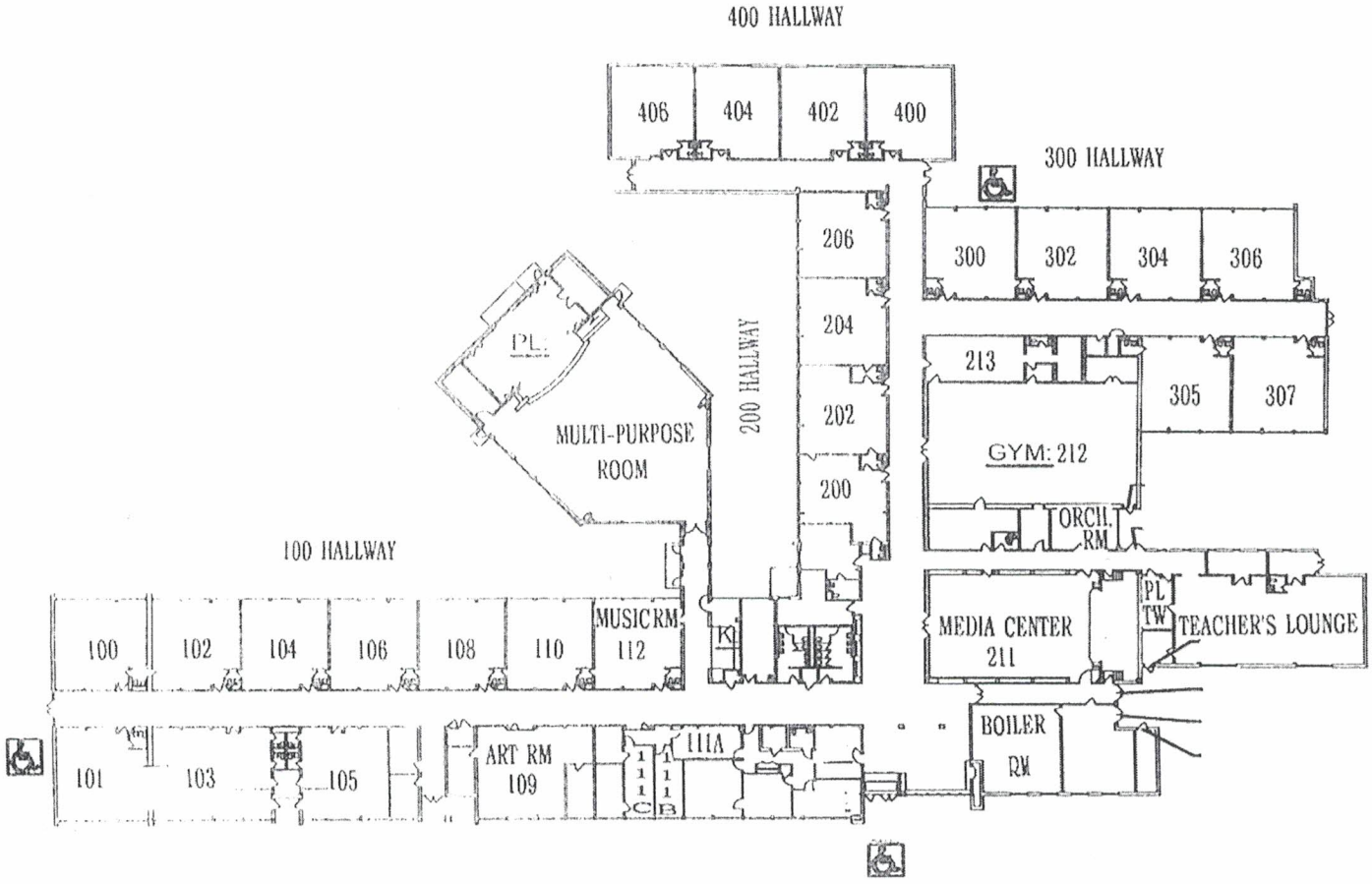



| | | |
|---|---|---|
| | **Project Name:**<br>Haisley Elementary | **Project Number:**<br>129010.18R000-013.354 |
| | **Source:**<br>Google Earth Pro | **On-Site Date:**<br>February 8, 2018 |

| LAST NAME | ROOM # |
|---|---|
| Addison | 200 |
| Anderson | 204 |
| Barnes | 111B |
| Beery | MPR |
| Caballeros | 204 |
| Campbell | PLTW |
| Carnegie | 404 |
| Cech | 206 |
| Christiansen | 104 |
| Clement | 105A |
| Cucu | 111A |
| Everett | 100 |
| Garcia | GYM |

| LAST NAME | ROOM # |
|---|---|
| Gould | 202 |
| Hahn | 304 |
| Harris | 305 |
| Hughes | 114A |
| Knorr | 400 |
| Koutoulas | 110 |
| Levine | 105 |
| Loveland | 111A |
| Marquardt | 103 |
| McCaman | 113 |
| McGee | 306 |
| Moray | 106 |
| Murrell | 102 |

| LAST NAME | ROOM # |
|---|---|
| Nelson | 402 |
| Office Staff | Office |
| Rentz | Media CT |
| Rodiguez | 406 |
| Skonecki | 406 |
| Smith | ORCH |
| Strohl | 101 |
| Vinter | 109 |
| Waldron | 112 |
| Weber | 111C |
| Weems | 108 |
| Weindorf | 307 |
| Wight | 302 |
| Wooley | 105B |




# FIRST FLOOR PLAN

## Haisley Elementary School

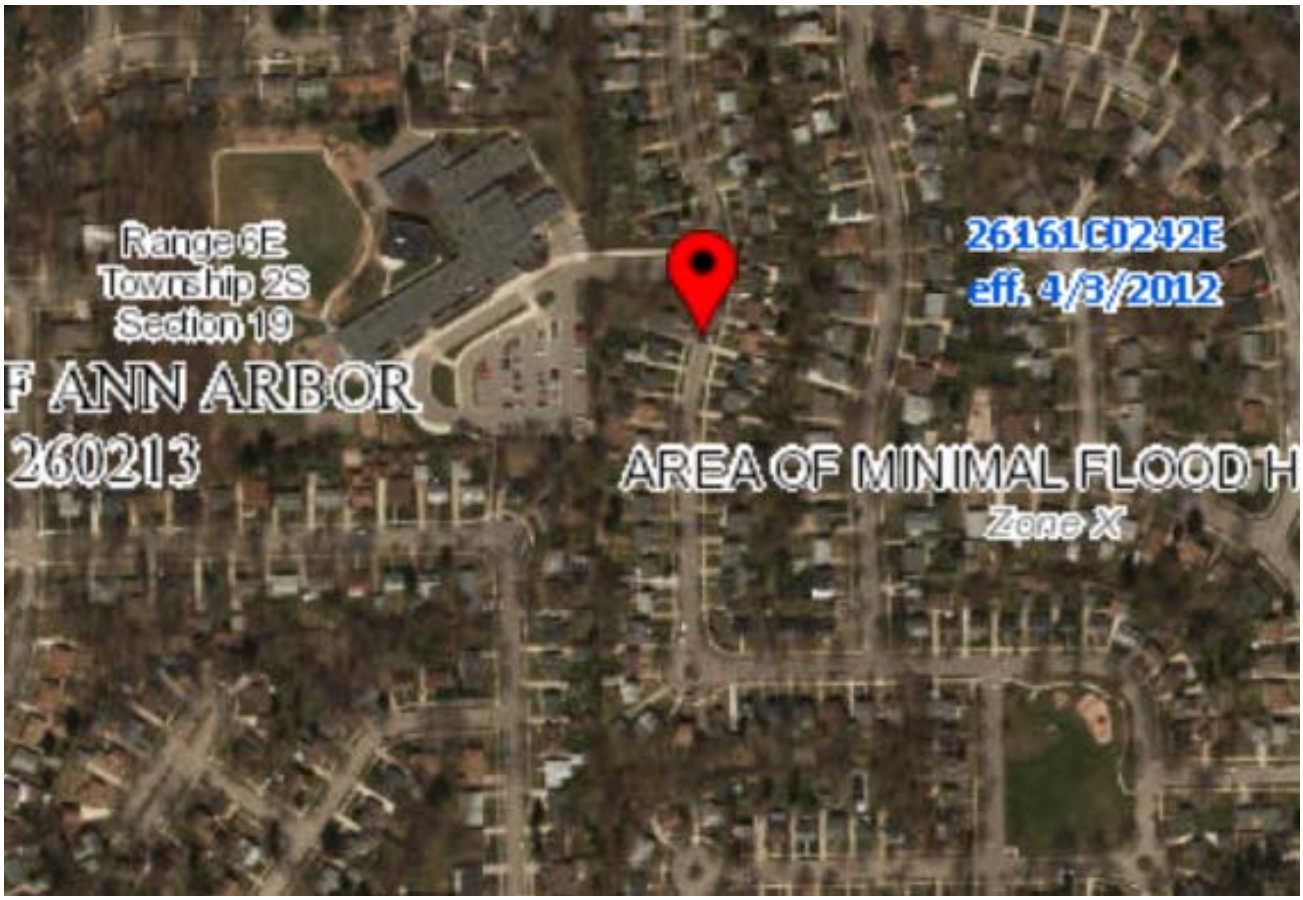
Ann Arbor Public Schools

0 64

SCALE: FEET

# Appendix C:
# Supporting Documentation

## Flood Map




| | | |
|---|---|---|
| emg | **Project Name:**<br>Haisley Elementary | **Project Number:**<br>129010.18R000-013.354 |
| | **Source:**<br>FEMA Map Number: 26161C0242E<br>Dated: April 3, 2012 | **On-Site Date:**<br>February 8, 2018 |

# Appendix D:
# Pre-Survey Questionnaire

# THE PRE-SURVEY QUESTIONNAIRE WAS NOT RETURNED TO EMG

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.