FACILITY CONDITION ASSESSMENT

Prepared for

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

FACILITY CONDITION ASSESSMENT

OF

COMMUNITY HIGH SCHOOL
401 NORTH DIVISON STREET
ANN ARBOR, MICHIGAN 48104

PREPARED BY:
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EMG PROJECT #:
129010.18R000-024.354

DATE OF REPORT:
July 2, 2018

ONSITE DATE:
February 9, 2018

Immediate Repairs Report
Community High School
7/2/2018

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
Community High School	D30	885570	Air Conditioning, Central, Install	80600	SF	$11.50	$926,900	**$926,900**
Community High School		937402	Air Conditioning, Central, Install	80600	SF	$11.50	$926,900	**$926,900**
Community High School	B20	858867	Exterior Wall, Brick or Brick Veneer, 3+ Stories, Repoint	250	SF	$52.27	$13,067	**$13,067**
Community High School	B20	859152	Exterior Door, Steel Insulated, Replace	2	EA	$1,814.16	$3,628	**$3,628**
Community High School	C2010	859154	Interior Wall Finish, Acoustical Tile (ACT), Replace	5000	SF	$10.60	$52,989	**$52,989**
Community High School	C2010	858947	Interior Wall Finish, Gypsum Board/Plaster, Repair	20	SF	$3.18	$64	**$64**
Community High School	D40	859159	Sprinkler System, Full Retrofit, School (per SF), Renovate	80600	SF	$7.19	$579,637	**$579,637**
Community High School	D70	867792	Fire Alarm Control Panel, Addressable, Replace	1	EA	$23,342.23	$23,342	**$23,342**
Community High School		958685	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	61010.48	LS	$1.15	$70,162	**$70,162**
Immediate Repairs Total								**$2,596,688**

* Location Factor included in totals.

Replacement Reserves Report

Community High School

7/2/2018

Location	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total Escalated Estimate
Community High School	$2,596,688	$1,276,381	$909,287	$2,108,266	$901,770	$114,357	$539,842	$192,566	$139,672	$1,189,144	$275,739	$865,909	$160,433	$118,415	$1,023,039	$145,677	$231,803	$654,934	$124,856	$811,407	**$14,380,185**
GrandTotal	**$2,596,688**	**$1,276,381**	**$909,287**	**$2,108,266**	**$901,770**	**$114,357**	**$539,842**	**$192,566**	**$139,672**	**$1,189,144**	**$275,739**	**$865,909**	**$160,433**	**$118,415**	**$1,023,039**	**$145,677**	**$231,803**	**$654,934**	**$124,856**	**$811,407**	**$14,380,185**

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
D30	885570	Air Conditioning, Central, Install	50	50	0	80600	SF	$10.00	$11.50	$926,900	$926,900																				**$926,900**
	937402	Air Conditioning, Central, Install	50	50	0	80600	SF	$10.00	$11.50	$926,900	$926,900																				**$926,900**
B20	858867	Exterior Wall, Brick or Brick Veneer, 3+ Stories, Repoint	25	25	0	250	SF	$45.45	$52.27	$13,067	$13,067																				**$13,067**
B20	858227	Exterior Wall, Joint Caulking 1/2" to 1", 1-2 Stories, Replace	10	9	1	1000	LF	$5.13	$5.90	$5,900		$5,900										$5,900									**$11,799**
B20	859650	Exterior Wall, Painted Surface Doors/Frames/Panels, Prep & Paint	10	6	4	1000	SF	$2.87	$3.30	$3,301					$3,301										$3,301						**$6,603**
B20	859643	Exterior Wall, Aluminum Siding, 3+ Stories, Replace	40	21	19	5200	SF	$10.10	$11.62	$60,400																			$60,400	**$60,400**
B20	859645	Curtain Wall, Aluminum-Framed System w/ Glazing, Replace	30	11	19	2600	SF	$101.42	$116.63	$303,234																			$303,234	**$303,234**
B20	859633	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	16	14	4	EA	$2,106.57	$2,422.55	$9,690															$9,690						**$9,690**
C10	858909	Interior Door, Swinging Motor-Operated, Replace	30	16	14	6	EA	$10,194.36	$11,723.51	$70,341															$70,341						**$70,341**
B20	859152	Exterior Door, Steel Insulated, Replace	25	28	0	2	EA	$1,577.53	$1,814.16	$3,628	$3,628																				**$3,628**
B20	859642	Exterior Door, Steel w/ Safety Glass, Replace	25	13	12	6	EA	$1,352.72	$1,555.63	$9,334													$9,334								**$9,334**
B30	857855	Roof, Single-Ply EPDM Membrane, Replace	20	11	9	33100	SF	$10.52	$12.10	$400,444										$400,444											**$400,444**
C10	859664	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	11	9	35	EA	$1,928.03	$2,217.23	$77,603										$77,603											**$77,603**
C10	859654	Interior Door, Steel, Replace	25	11	14	45	EA	$950.12	$1,092.64	$49,169															$49,169						**$49,169**
C10	859652	Interior Door, Fire 90-Minutes and Over, Replace	20	6	14	23	EA	$1,649.06	$1,896.42	$43,618															$43,618						**$43,618**
D70	946174	Exterior Door Hardware, Electronic Doors ANSI F39 Lockset, Replace	30	29	1	16	EA	$1,435.00	$1,650.25	$26,404		$26,404																			**$26,404**
C10	858906	Toilet Partitions, Metal Overhead-Braced, Replace	20	11	9	19	EA	$850.00	$977.50	$18,572										$18,572											**$18,572**
B10	859191	Interior Stair/Ramp Rails, Metal, Refinish	5	2	3	1920	LF	$1.44	$1.65	$3,178				$3,178					$3,178					$3,178					$3,178		**$12,710**
B10	859563	Interior Stair Treads, Raised Rubber Tile, Replace	18	12	6	8000	SF	$8.98	$10.32	$82,599							$82,599														**$82,599**
C2010	859154	Interior Wall Finish, Acoustical Tile (ACT), Replace	10	10	0	5000	SF	$7.57	$10.60	$52,989	$52,989										$52,989										**$105,977**
C2010	858947	Interior Wall Finish, Gypsum Board/Plaster, Repair	0	0	0	20	SF	$3.18	$3.18	$64	$64																				**$64**
C2010	858501	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	7	1	149110	SF	$1.45	$1.67	$248,812		$248,812								$248,812								$248,812			**$746,437**
C2030	858495	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	2000	SF	$4.80	$5.52	$11,041		$11,041															$11,041				**$22,083**
C2030	858861	Interior Floor Finish, Maple Sports Floor, Refinish	10	8	2	2000	SF	$4.53	$5.21	$10,428			$10,428										$10,428								**$20,856**
C2030	858857	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	26000	SF	$4.80	$5.52	$143,538							$143,538														**$143,538**
C2030	858885	Interior Floor Finish, Vinyl Sheeting, Replace	15	8	7	5000	SF	$7.01	$8.06	$40,303								$40,303													**$40,303**
C2030	858952	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	10000	SF	$7.26	$8.34	$83,447					$83,447										$83,447						**$166,895**
C2050	859202	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	9	1	52100	SF	$1.94	$2.23	$116,031		$116,031										$116,031									**$232,063**
C2050	858883	Interior Ceiling Finish, Textured Spray Coating, Replace	20	11	9	400	SF	$7.13	$8.20	$3,279										$3,279											**$3,279**
C2050	859153	Fiberglass Panel Ceiling, Rigid, Replace	20	16	4	350	SF	$14.06	$16.17	$5,660					$5,660																**$5,660**
C2050	858949	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	11	9	7500	SF	$3.11	$3.58	$26,832										$26,832											**$26,832**
D10	867774	Elevator Cab Finishes, Standard, Replace	10	8	2	1	EA	$3,000.00	$3,450.00	$3,450			$3,450										$3,450								**$6,900**
D10	858893	Elevator, Hydraulic, 3000 to 4000 LB, 3 Floors, Renovate	30	27	3	1	EA	$158,215.20	$181,947.48	$181,947				$181,947																	**$181,947**
D10	859148	Wheelchair Lift, Renovate	25	13	12	1	EA	$16,652.79	$19,150.71	$19,151													$19,151								**$19,151**
D20	858803	Toilet, Tankless (Water Closet), Replace	20	3	17	20	EA	$842.97	$969.41	$19,388																		$19,388			**$19,388**
D20	858804	Urinal, Vitreous China, Replace	20	3	17	7	EA	$1,193.44	$1,372.46	$9,607																		$9,607			**$9,607**
D20	858805	Lavatory, Vitreous China, Replace	20	11	9	18	EA	$572.66	$658.56	$11,854										$11,854											**$11,854**
D20	858886	Sink, Stainless Steel, Replace	20	11	9	13	EA	$1,054.05	$1,212.16	$15,758										$15,758											**$15,758**
D20	859078	Sink, Pot, Multi-compartment, Replace	30	11	19	12	LF	$1,262.50	$1,451.88	$17,423																			$17,423		**$17,423**
D20	858806	Drinking Fountain, Refrigerated, Replace	10	6	4	6	EA	$1,257.51	$1,446.13	$8,677					$8,677										$8,677						**$17,354**
D20	858884	Emergency Eye Wash & Shower Station, Replace	15	8	7	1	EA	$2,114.70	$2,431.90	$2,432								$2,432													**$2,432**
D20	859296	Water Softener, 10 GAL, Replace	15	8	7	1	EA	$2,827.74	$3,251.90	$3,252								$3,252													**$3,252**
D20	859409	Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	6	9	1	EA	$10,698.82	$12,303.64	$12,304										$12,304											**$12,304**
D20	859717	Sump Pump, 3 HP, Replace	15	11	4	1	EA	$2,062.81	$2,372.23	$2,372					$2,372															$2,372	**$4,744**
D30	859411	Air Compressor, 2 HP, Replace	20	16	4	1	EA	$6,611.73	$9,256.42	$9,256					$9,256																**$9,256**
D30	859413	Compressed Air Dryer, Replace	15	4	11	1	EA	$5,077.01	$5,838.57	$5,839												$5,839									**$5,839**
	960779	Solar Instillation Project, Roof Mounted Solar Instillation, Install	20	18	2	240000	SF	$1.00	$1.15	$276,000			$276,000																		**$276,000**
D30	859290	Boiler, Gas, 2,501 to 4,200 MBH, Replace	25	22	3	1	EA	$120,905.15	$139,040.92	$139,041				$139,041																	**$139,041**

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
D30	859291	Boiler, Gas, 2,501 to 4,200 MBH, Replace	25	22	3	1	EA	$120,905.15	$139,040.92	$139,041				$139,041																		**$139,041**
D30	859299	Condensate Water Return Pump, 3 HP, Replace	15	4	11	1	EA	$5,273.20	$8,700.79	$8,701												$8,701										**$8,701**
D30	859421	Heat Exchanger, Steam-to-Water, 26 to 40 GPM, Replace	35	25	10	1	EA	$5,349.23	$6,151.62	$6,152											$6,152											**$6,152**
D30	858956	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	15	7	8	1	EA	$3,578.72	$4,115.53	$4,116									$4,116													**$4,116**
D30	858959	Condensing Unit/Heat Pump, Split System, 4 Ton, Replace	15	7	8	1	EA	$4,619.82	$5,312.79	$5,313									$5,313													**$5,313**
D30	858954	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	15	7	8	1	EA	$3,578.72	$4,115.53	$4,116									$4,116													**$4,116**
D30	859176	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	8	7	1	EA	$3,235.37	$3,720.68	$3,721								$3,721														**$3,721**
D30	859143	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	8	7	1	EA	$3,235.37	$3,720.68	$3,721								$3,721														**$3,721**
D30	859006	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	8	7	1	EA	$3,235.37	$3,720.68	$3,721								$3,721														**$3,721**
D30	859151	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	8	7	1	EA	$3,235.37	$3,720.68	$3,721								$3,721														**$3,721**
D30	859180	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	8	7	1	EA	$3,235.37	$3,720.68	$3,721								$3,721														**$3,721**
D30	859005	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	8	7	1	EA	$3,235.37	$3,720.68	$3,721								$3,721														**$3,721**
D30	859284	Fan Coil Unit, Hydronic, 1,201 to 1,800 CFM, Replace	15	7	8	1	EA	$4,986.01	$5,733.91	$5,734									$5,734													**$5,734**
D30	859419	Air Handler, Interior, 10,001 to 15,000 CFM, Replace	30	13	17	1	EA	$41,979.17	$48,276.05	$48,276																		$48,276				**$48,276**
D30	859169	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**
D30	858913	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	5	10	1	EA	$2,664.18	$3,063.80	$3,064											$3,064											**$3,064**
D30	859430	Distribution Pump, Heating Water, 5 HP, Replace	20	12	8	1	EA	$5,518.88	$6,346.72	$6,347									$6,347													**$6,347**
D30	859428	Distribution Pump, Heating Water, 5 HP, Replace	20	12	8	1	EA	$5,518.88	$6,346.72	$6,347									$6,347													**$6,347**
D30	858891	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858900	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	859000	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858923	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858880	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858879	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858898	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858918	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858998	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858925	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858916	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858902	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	858901	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	6	4	1	EA	$2,588.52	$2,976.80	$2,977					$2,977										$2,977								**$5,954**
D30	859415	Building Automation System (HVAC Controls), Upgrade	20	18	2	80600	SF	$5.36	$6.17	$497,050			$497,050																			**$497,050**
D40	859159	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	50	0	80600	SF	$6.25	$7.19	$579,637	$579,637																					**$579,637**
D40	937406	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	46	4	80600	SF	$6.25	$7.19	$579,637					$579,637																	**$579,637**
D40	859164	Fire Extinguisher - Type ABC, Replace	15	9	6	4	EA	$314.93	$362.17	$1,449							$1,449															**$1,449**
D50	859282	Switchboard, 800 Amp, Replace	30	25	5	1	EA	$24,768.06	$28,483.27	$28,483						$28,483																**$28,483**
D50	858882	Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	11	19	1	EA	$7,951.00	$9,143.65	$9,144																				$9,144		**$9,144**
D50	858864	6-Bulb Compact Fluorescent Lighting Fixture, High Bay, Replace	20	11	9	6	EA	$602.44	$692.81	$4,157										$4,157												**$4,157**
G40	858865	Halogen Lighting Fixture, 250 W, Replace	20	11	9	3	EA	$1,048.84	$1,206.17	$3,618										$3,618												**$3,618**
G40	859777	Metal Halide Lighting Fixture, Wall Mount, 150 W, Replace	20	6	14	10	EA	$678.47	$780.24	$7,802															$7,802							**$7,802**
D50	858802	Lighting System, Interior, School, Upgrade	25	22	3	78600	SF	$15.36	$17.67	$1,388,698				$1,388,698																		**$1,388,698**
D60	946175	Intercom Master Station, Replace	20	19	1	1	EA	$3,814.50	$4,386.67	$4,387		$4,387																				**$4,387**
D50	945791	Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace	15	14	1	80600	SF	$0.51	$0.59	$47,272		$47,272																	$47,272			**$94,544**
D70	867792	Fire Alarm Control Panel, Addressable, Replace	15	18	0	1	EA	$20,297.59	$23,342.23	$23,342	$23,342																					**$46,684**
D70	859001	Fire Alarm System, School, Upgrade	20	19	1	80600	SF	$3.13	$3.60	$290,277		$290,277																				**$290,277**
D70	946173	Security/Surveillance System, Cameras and CCTV, Install	10	9	1	80600	SF	$4.35	$5.00	$402,942		$402,942											$402,942									**$805,884**
C10	859150	Stage Curtain, Medium Weight Velour, Flameproof (per SF), Replace	15	5	10	4400	SF	$13.00	$14.95	$65,780											$65,780											**$65,780**
D30	859168	Ceramic Spray Booth, 4 LF, Replace	15	8	7	1	EA	$2,633.87	$3,028.95	$3,029								$3,029														**$3,029**
D30	858912	Laboratory Exhaust Hood, 6 LF, Replace	15	5	10	1	EA	$3,582.15	$4,119.47	$4,119											$4,119											**$4,119**
D20	858911	Sink, Epoxy Resin, Laboratory, Replace	15	5	10	2	EA	$649.50	$746.92	$1,494											$1,494											**$1,494**
E10	855201	Commercial Kitchen, Steamer, Tabletop, Replace	10	7	3	1	EA	$6,344.00	$7,295.60	$7,296				$7,296										$7,296								**$14,591**
E10	855197	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,892.25	$2,892							$2,892															**$2,892**
E10	855195	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**
E10	859141	Commercial Kitchen, Salad Table, Replace	15	7	8	1	EA	$4,301.96	$4,947.26	$4,947									$4,947													**$4,947**
D30	859144	Residential Fixtures, Ceiling Fan, Replace	15	5	10	2	EA	$354.11	$708.22	$1,416											$1,416											**$1,416**
C10	860086	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	6	14	500	LF	$467.63	$537.78	$268,889															$268,889							**$268,889**
	958685	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	1	1	0	61010.48	LS	$1.00	$1.15	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	$70,162	**$1,403,241**

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
G20	857853	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	35300	SF	$0.38	$0.44	$15,406		$15,406					$15,406					$15,406					$15,406				**$61,623**
G20	857854	Parking Lots, Asphalt Pavement, Mill & Overlay	25	19	6	35300	SF	$3.28	$3.77	$133,168							$133,168														**$133,168**
G20	859567	Fences & Gates, Chain Link Swing Gate, Large Manual, Replace	20	11	9	1	EA	$1,569.49	$1,804.91	$1,805										$1,805										**$1,805**
G20	859568	Fences & Gates, Chain Link, 8' High, Replace	30	21	9	220	LF	$53.90	$61.99	$13,637										$13,637										**$13,637**
G20	859569	Fences & Gates, Metal Tube, 6' High, Replace	30	16	14	80	LF	$80.01	$92.01	$7,361															$7,361					**$7,361**
G20	857807	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	4	1	1500	SF	$0.38	$0.38	$571		$571					$571					$571					$571				**$2,283**
G20	857808	Play Surfaces & Sports Courts, Asphalt, Replace	25	18	7	1500	SF	$5.90	$6.79	$10,178								$10,178													**$10,178**
G20	858010	Play Structure, Swing Set, 4 Seats, Replace	20	11	9	1	EA	$2,210.00	$2,541.50	$2,542										$2,542										**$2,542**
G40	859776	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	6	14	4	EA	$3,303.00	$3,798.45	$15,194															$15,194					**$15,194**
Totals, Unescalated											**$2,596,688**	**$1,239,205**	**$857,090**	**$1,929,362**	**$801,211**	**$98,645**	**$452,109**	**$156,574**	**$110,258**	**$911,380**	**$205,176**	**$625,551**	**$112,524**	**$80,635**	**$676,349**	**$93,504**	**$144,452**	**$396,246**	**$73,340**	**$462,734**	**$12,023,034**
Totals, Escalated (3.0% inflation, compounded annually)											**$2,596,688**	**$1,276,381**	**$909,287**	**$2,108,266**	**$901,770**	**$114,357**	**$539,842**	**$192,566**	**$139,672**	**$1,189,144**	**$275,739**	**$865,909**	**$160,433**	**$118,415**	**$1,023,039**	**$145,677**	**$231,803**	**$654,934**	**$124,856**	**$811,407**	**$14,380,185**

* Markup/LocationFactor (1.0) has been included in unit costs. Markup includes a and 15% Ann Arbor Premium factors applied to the location adjusted unit cost.

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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:	401 North Division Street, Ann Arbor, Washtenaw, Michigan 48104
Year Constructed/Renovated:	1922 Additions - No dates available
Current Occupants:	Ann Arbor Public Schools
Percent Utilization:	The facility is used fully by the High School.
Management Point of Contact:	Ann Arbor Public Schools /Physical Properties, Jim Vibbart 734-320-3613 phone
Property Type:	Classrooms
Site Area:	3.13 acres
Building Area:	80,600 SF
Number of Buildings:	1
Number of Stories:	3
Parking Type and Number of Spaces:	97 spaces in open lots
Building Construction:	Masonry bearing walls with poured concrete roof beams and deck with flat roofs
Roof Construction:	Flat roofs with single ply membrane
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air Conditioning:	Central system with boilers, air handlers, fan coil, hydronic baseboard radiators and terminal units. Supplemental components: ductless split-systems and thru-wall air conditioners.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, extinguishers, pull stations, alarm panel and exit signs.
ADA:	This building does not have any major ADA issues
All 80,600 square feet of the building are occupied by a single occupant, Ann Arbor Public Schools. The spaces are a combination of offices, classrooms, laboratory, theater and supporting spaces.	
A most representative sample 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. 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
N/A	Elevator Equipment Room	Locked room and no key
Roof	Roof	Limited people in facility and snow
A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.		

Assessment Information	
Dates of Visit:	February 9, 2018

Property Information	
On-Site Point of Contact (POC):	Jim Vibbart
Assessment and Report Prepared by:	Randall Patzke
Reviewed by:	Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

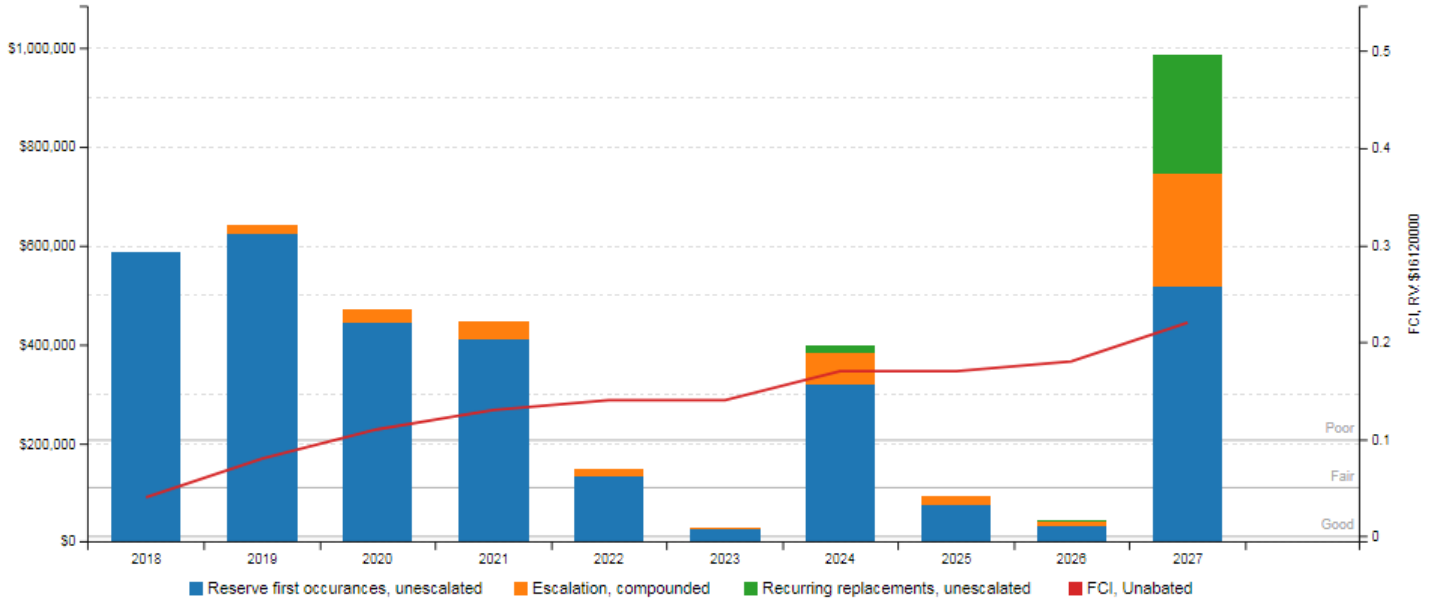
1.2. Key Findings

Site: The facility is short two ADA parking stalls in the parking lot on the west side of the facility. There are two spaces currently, four are required and one must be for a van. The parking lot and basketball court should be seal coated to extend the pavement life.

Architectural: The floor in the gym needs refinishing. The windows have recently been replaced. There are areas with ceiling tile/plaster damage from moisture leaks over time. The exterior caulking on the walls needs to be replaced.

MEPF : The facility has outdated technology for the building controls system which should be updated to a digital system. The fire alarm is approaching the end of life and should be upgraded. The facility does not have the recommended fire sprinkler system. The insulation/wraps on the sinks in the ADA restrooms is not complete in all locations.

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 0.05
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than .05 to 0.10
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than .10 to 0.60
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 0.60

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)	0.04	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	0.23	Poor
Current Replacement Value (CRV)	80,600 SF * $200 / SF = $16,120,000	
Year **0** (Current Year) - Immediate Repairs (IR)		$586,222
Years **1-10** – Replacement Reserves (RR)		$3,253,388
Total Capital Needs		**$3,839,610**

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	Good
Basement and Crawl Space	Concrete slab and concrete walls	Good

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. The basement walls appear intact and structurally sound. There is no evidence of movement or water infiltration.

B10 Superstructure

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

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 concealed. 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	Cast in place concrete	Closed	Metal	None	Good
Building Interior Stairs	Concrete stairs	Closed	Wood	Metal/None	Fair

Anticipated Lifecycle Replacements:

- Rubber stair tread and flooring
- Rail refinishing

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

3. Building Envelope

B20 Exterior Vertical Enclosures

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Fair
Secondary Finish	Stone veneer	Fair
Accented with	Metal siding	Fair
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	☒
Repointing	☒	Other	☐

Anticipated Lifecycle Replacements:

- Exterior paint
- 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 metal siding has isolated areas with what could be Efflorescence on the south entrance stair tower.
- The brick veneer has isolated areas of deteriorated mortar joints which require repointing (noticed at south entry and within facility in classrooms and the center core brick work). The damaged veneer must be repaired.
- There are significant areas of brittle, damaged, deteriorated and missing sealant (was most noticed on the south side, which was more accessible). 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
	Glazed Metal, metal framed	Fair
Secondary Entrance Doors	Glazed Metal, metal framed	Fair
Service Doors	Metal, hollow	Poor
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Caulking
- Curtain wall
- 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 display isolated evidence of moisture between panes. The damaged windows must be repaired.
- Additionally, the windows should be tested for proper operation, opening and holding position. Windows that are not operating properly should be repaired.
- The exterior finishes at the doors require repainting of the trim, adjacent panels and the doors. This would be at all the exterior doors. The door in the Jazz room #118 is in the worst condition.

B30 Roof

B3010 Primary Roof			
Location	Main Roof	Finish	Single-ply membrane
Type / Geometry	Flat	Roof Age	10 Years
Flashing	Membrane	Warranties	Unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	No
Attics	Cast in place concrete	Ventilation Source-1	--
Roof Condition	Fair	Ventilation Source-2	--

B3010 Secondary Roof			
Type / Geometry	Flat	Finish	Single-ply membrane
		Roof Age	10 Years
Flashing	Membrane	Warranties	unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Internal drains

B3010 Secondary Roof			
Fascia	None	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	No
Attics	Cast in place concrete	Ventilation Source-1	--
Roof Condition	Fair	Roof Location	Over Theater

B3010 Third Roof			
Type / Geometry	Flat	Finish	Single-ply membrane
		Roof Age	10 Years
Flashing	Membrane	Warranties	unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Edge drainage to ground
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	No
Attics	--	Ventilation Source-1	--
Roof Condition	Fair	Roof Location	Over West Stair Towers

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 are estimated at 10 years old, since the roof could not be accessed due to snow and closed school. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor. The roofing report was to have been sent but has not been received at time of writing.
- There is no evidence of active roof leaks. Roof leaks have occurred in the past year. There are areas with damaged ceiling materials and about half the third-floor classrooms have a lay-in ceiling versus the plaster ceiling.
- The attics are not accessible, and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.
- The skylights appear to be removed from the roof. But, have been left in place in the computer lab.

4. Interiors

C10 Interior Construction

C1030 Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Good
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	☐

C2010 Wall Finishes; C2030 Floor Finishes; C2050 Ceiling Finishes: The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Interior Finishes - COMMUNITY HIGH SCHOOL							
Location / Spaces	**Finish**		**Quantity (SF)**	**Condition**	**Action**	**RUL**	**Est. Cost**
Throughout	Floor	Vinyl Tile (VCT)	2,000	Poor	Replace	1	9,601
Interior Stairs	Wall	Concrete/Masonry	165,000	Poor	Prep & Paint	1	239,415
Throughout	Floor	Vinyl Tile (VCT)	26,000	Fair	Replace	6	124,816
Hallways & stairs	Floor	Quarry Tile	2,000	Fair	Replace	24	30,375
Hallways	Floor	Terrazzo	2,000	Fair	Replace	24	24,111
Gymnasium	Floor	Maple Sports Floor	2,000	Fair	Sand & Refinish	2	9,068
Throughout	Floor	Ceramic Tile	3,600	Fair	Replace	24	56,718
Stairwell & hallways	Ceiling	Textured Spray Coating	400	Fair	Replace	9	2,852
314/318/317	Floor	Vinyl Sheeting	5,000	Fair	Replace	7	35,046
Throughout	Wall	Gypsum Board/Plaster	20	Poor	Repair	0	64
Throughout	Ceiling	Suspended Acoustical Tile (ACT)	7,500	Fair	Replace	9	23,333
Admin Offices	Floor	Carpet Standard-Commercial Medium-Traffic	10,000	Fair	Replace	4	72,563
Band Room	Ceiling	Fiberglass Panel, Rigid	350	Fair	Replace	4	4,921
Jazz room	Wall	Acoustical Tile (ACT)	5,000	Poor	Replace	0	47,311
Throughout building	Ceiling	Gypsum Board/Plaster	52,100	Poor	Prep & Paint	1	100,897

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

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Vinyl sheeting
- Refinish hardwood floor
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile
- Textured spray coating
- Hard tile ceilings
- Interior doors
- Stage curtains
- Kitchen cabinets
- Toilet partitions

Actions/Comments:

- The some of the interior areas appear to have renovated about 10 years ago. Most of the areas have been repainted over time.
- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The hardwood floor in the gym is in need of refinishing and painting of sport lines.
- The VCT flooring near the vending machine by the gym has pieces missing and the landings of the stairs are the most worn and should be replaced on a more frequent schedule.
- The concrete stairs show wear and require painting.
- The ceiling tiles have isolated areas of water-damaged ceiling tiles. The damaged ceiling tiles need to be replaced.
- There are isolated areas of water-damaged ceiling finishes, in the halls near the courtyard windows, south stairwell and some third-floor classrooms. The damaged ceiling areas need to be repaired.
- The blinds in the classrooms should be tested for proper operation and replaced if missing. This work is considered routine maintenance.

5. Services (MEPF)

D10 Conveying Systems

D1030 Vertical Conveying (Building Elevators) – Building 1			
Manufacturer	Otis	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Electronic	Emergency Communication Equipment	Yes
Cab Floor Finish	Vinyl-tiled	Cab Wall Finish	Plastic-laminated
Cab Finish Condition	Fair	Elevator Cabin Lighting	F42T12
Hydraulic Elevators	1 cars at 4000 LB each		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Fair	Controls Condition	Fair
Other Conveyances	Wheelchair Lifts	Other Conveyance Condition	Fair

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

Anticipated Lifecycle Replacements:

- Elevator machinery
- Elevator cab finishes
- Wheel chair lift

Actions/Comments:

- The elevators are serviced. Access to the equipment room was not available. So, equipment, controls, contractor and inspection tags were not assessed.
- The elevators appear to provide adequate service. The elevators will require continued periodic maintenance. The elevators are likely utilizing outdated controls and equipment. Full modernization is recommended. A budgetary cost for this work is included.
- The inspection certificates were not posted in the elevator. It the inspection proves to be behind schedule, a new inspection should be scheduled as soon as possible.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cabs will require replacement. The reserves include a budget number for the renovation of the elevator, controls and finishes.

D20 Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Water Meter Location	Not located	

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 - COMMUNITY HIGH SCHOOL								
Location / Space	Component	Component Description	Quantity	Unit	Condition	Action	RUL	Subtotal
Bathroom	Toilet	Tankless (Water Closet)	20	EA	Good	Replace	17	$16,859
Bathroom	Urinal	Vitreous China	7	EA	Good	Replace	17	$8,354
Bathroom	Lavatory	Vitreous China	18	EA	Fair	Replace	9	$10,308
Hallway	Drinking Fountain	Refrigerated	6	EA	Fair	Replace	4	$7,545
314/317	Emergency Eye Wash & Shower Station	Emergency Eye Wash & Shower Station	1	EA	Fair	Replace	7	$2,115
314/318/211/108/113	Sink	Stainless Steel	13	EA	Fair	Replace	9	$13,703
317	Sink	Epoxy Resin, Laboratory	2	EA	Good	Replace	10	$1,299
108/107	Sink	Pot, Multi-compartment	12	LF	Good	Replace	19	$15,150
Boiler room	Water Softener	10 GAL	1	EA	Fair	Replace	7	$2,828
Boiler room	Water Heater	Gas, Commercial, 60 to 120 GAL	1	EA	Good	Replace	9	$10,699
Boiler room	Sump Pump	3 HP	1	EA	Fair	Replace	4	$2,063

Anticipated Lifecycle Replacements:

- Sump pump
- Water heaters
- Toilets
- Urinals
- Sinks
- Drinking fountains
- Emergency eye wash/shower station
- Water softner

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.
- Some of the ADA restrooms do not have the drain pipes and water supply lines insulated/wrapped.

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

Distribution System	
HVAC Water Distribution System	Two-pipe
Air Distribution System	Constant volume
Location of Air Handlers	Mechanical rooms
Terminal Units	Radiators and/or cabinet units

Distribution System	
Quantity and Capacity of Terminal Units	The rooms each have fin tube radiators of various lengths, the entry areas have either a radiator or a fan coil in a cabinet.
Location of Terminal Units	Adjacent to windows

Supplemental/Secondary Components	
Supplemental Component #1	Through-wall air conditioners
Location / Space Served	Classrooms, computer labs and offices
Condition	Fair
Supplemental Component #2	Ductless split system
Location / Space Served	Office Telecom room and Computer testing lab
Condition	Rooftop

Controls and Ventilation	
HVAC Control System	BAS, hybrid pneumatic/electronic system
HVAC Control System Condition	Poor
Building Ventilation	Central AHU, with fresh air intake
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 - COMMUNITY HIGH SCHOOL								
Location / Space	**Component**	**Component Description**	**Quantity**	**Unit**	**Condition**	**Action**	**RUL**	**Est. Cost**
300/301	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
300/301	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
314	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
318	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
318	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
320	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
320	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
317	Laboratory Exhaust Hood	6 LF	1	EA	Good	Replace	10	$3,582
Roof for 317	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Good	Replace	10	$2,664
309	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
309	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
206	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
212	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
Computer Test Room	Ductless Split System	Multi Zone (per 1 to 2 Ton Fan Coil Unit)	1	EA	Fair	Replace	8	$3,579
Office	Ductless Split System	Multi Zone (per 1 to 2 Ton Fan Coil Unit)	1	EA	Fair	Replace	8	$3,579
Main roof	Condensing Unit/Heat Pump	Split System, 4 Ton	1	EA	Fair	Replace	8	$4,620
203	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
203	Air Conditioner	1.5 to 2 Ton	1	EA	Fair	Replace	4	$2,589
Main Entry	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	7	$3,235
Side Entry	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	7	$3,235
Secondary Entry	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	7	$3,235
Gymnasium	Ceiling Fan	Ceiling Fan	2	EA	Good	Replace	10	$1,416
Employee Entry	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	7	$3,235
Kiln room	Ceramic Spray Booth	4 LF	1	EA	Fair	Replace	7	$2,634
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	6	$2,022
SW Entry	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	7	$3,235
NW Entry	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	7	$3,235
Boiler room	Fan Coil Unit	Hydronic, 1,201 to 1,800 CFM	1	EA	Fair	Replace	8	$4,986
Boiler room	Boiler	Gas, 2,501 to 4,200 MBH	1	EA	Fair	Replace	3	$120,905
Boiler room	Boiler	Gas, 2,501 to 4,200 MBH	1	EA	Fair	Replace	3	$120,905
Boiler room	Condensate Water Return Pump	3 HP	1	EA	Good	Replace	11	$7,910
Boiler room	Air Compressor	2 HP	1	EA	Fair	Replace	4	$8,265
Boiler room	Chemical Feed System	Chemical Feed System	1	EA	Good	Replace	21	$10,642
Boiler room	Compressed Air Dryer	Compressed Air Dryer	1	EA	Good	Replace	11	$5,077
Boiler room	Building Automation System	HVAC Controls	80,600	SF	Poor	Upgrade	2	$432,218
Boiler room	Air Handler	Interior, 10,001 to 15,000 CFM	1	EA	Fair	Replace	2	$41,979
Boiler room	Heat Exchanger	Steam-to-Water, 26 to 40 GPM	1	EA	Fair	Replace	10	$5,349
Boiler room	Distribution Pump	Heating Water, 5 HP	1	EA	Fair	Replace	8	$5,519
Boiler room	Distribution Pump	Heating Water, 5 HP	1	EA	Fair	Replace	8	$5,519

Anticipated Lifecycle Replacements:

- Boilers
- Air handling units
- Distribution pumps and motors
- Fan coil units
- Split system furnaces and condensing units
- Ductless split systems
- Shell & Tube Heat Exchanger
- Baseboard heaters
- Through-wall air conditioners
- Rooftop exhaust fans
- Air compressors

- Condensate return pumps
- Building automation system
- Compressed air dryer
- Exhaust hoods
- Ceiling 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 5 percent of the HVAC equipment is original. The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.
- 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	Wet pipe					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Sprinkler System Condition	Missing					
Fire Extinguishers	Last Service Date		Servicing Current?			
	August 2017		Yes			
Hydrant Location	Across from main entry					
Siamese Location	None					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

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

Anticipated Lifecycle Replacements:

- Fire extinguishers

Actions/Comments:

- The clear majority of the building is not protected by fire suppression; sprinkler heads are currently limited to the Kiln room, #117. 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. A budgetary cost is included.
- The fire extinguishers have been inspected within the last year. But, a number of the support areas have fire extinguishers with 1 or 2-year overdue inspections. A qualified fire equipment contractor must inspect and service the fire extinguishers.

D50 Electrical

Distribution & Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	800 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Not found	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		

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

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchboard
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The switchboards are older components. The electrical service appears to be adequate for the facility's needs. However, due to the age of the switchboards and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above. The smaller distribution panels have been updated.

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	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Main Office		2000			

Anticipated Lifecycle Replacements:

- Alarm devices and system

Actions/Comments:

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The fire alarm system appears somewhat antiquated and not up to current standards. Probable issues with the system include: difficulties in obtaining replacement parts, limited strobes, audio alarms, limited number of pull stations, no annunciator panels for fire department, etc. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. A budgetary cost is included.

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	--	--
Griddles / Grills	--	--
Fryers	--	--
Hood	--	--
Dishwasher	--	--
Microwave	☐	--
Ice Machines	☐	--
Steam Tables	☒	Fair
Work Tables	☐	--
Shelving	☐	--

E1030 Commercial Laundry		
Equipment	Comment	Condition
Commercial Washing Machines	N/A	--
Commercial Dryers	N/A	--
Residential Washers	☐	--
Residential Dryers	☐	--

Anticipated Lifecycle Replacements:

- Reach in Refrigerator
- Vending Refrigerator
- Steam table
- Salad bar 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	Concrete	Good
Parking Lot	Asphalt	Fair
Drive Aisles	Asphalt	Fair
Service Aisles	Asphalt	Fair
Sidewalks	Concrete	Good
Curbs	Concrete	Fair
Pedestrian Ramps	None	--
Ground Floor Patio or Terrace	Concrete	Good

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
95	-	-	-	-
Total Number of ADA Compliant Spaces			1	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			97	

Site Stairs			
Location	Material	Handrails	Condition
North side & East side	Concrete stairs	Metal	Fair
South side	Concrete stairs	None	Fair

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
- Asphalt pavement

Actions/Comments:

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The parking area is short two Accessible parking spaces for cars. Based on the counts there should be a minimum of four spaces and one is required to be for a van.
- The parking lot should be seal coated and restriped to extend the life of the asphalt pavement.

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

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Courtyard & Basketball Court	Fair
Tube steel	Trash Area	Fair

Refuse Disposal				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
West side	Asphalt paving	Wood board fence	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Metal	Front Side	Fair

Other Site Amenities			
	Description	Location	Condition
Tennis Courts	None	--	--
Basketball Court	Asphalt	West side	Fair
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Site fencing
- Playground equipment
- Playground surfaces

Actions/Comments:

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The asphalt on the basketball court should be seal coated and restriped to extend the life of the asphalt.

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 east side of the property toward the west to the mid-point of the property.

Item	Description						
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
Timber	Northeast side of facility	Fair
Timber	Southeast side of facility	Fair

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
	☐	☒	☐	☐	☐
	Fair				
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.

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 does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

The parking lot should have a minimum of 4 Accessible parking spaces, one must be for a van. The facility only has two spaces in the parking lot on the west side of the facility.

The restrooms sinks are not all properly insulated/wrapped for ADA requirements. This is the women's on the second floor.

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

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

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

11.2. Flood Zone and Seismic Zone

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

The map is attached in Appendix C.

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, 401 North Division Street, Ann Arbor, MI, 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 10 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 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 Ann Arbor Public Schools for the purpose stated within Section 10 of this report. The report, or any excerpt thereof, shall not be used by any party other than Ann Arbor Public Schools or for any other purpose than that specifically stated in our agreement or within Section 10 of this report without the express written consent of EMG.

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

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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:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	EXTERIOR WALL RE-POINTING JOINTS

#6:	INTERIOR WALL RE-POINTING AND BRICK REPLACEMENT

#7:	EXTERIOR DOOR AND FRAME RUSTING OUT

#8:	EXTERIOR DOOR FRAME AND DOOR RUSTING OUT

#9:	CAULK JOINT AND TRIM DOOR PAINTING

#10:	EXTERIOR DOOR PAINTING

#11:	CURTAIN WALL AND SWING GLASS DOORS, VERTICAL METAL SIDING

#12:	QUARRY TILE FLOOR, PAINTED CEILING AND WALLS

#13:	PLASTER CEILING REPAIR AND PANTNG

#14:	VCT REPLACEMENT

#15:	SOUND DAMPENING BOARD ON WALL

#16:	PAINTING OF INTERIOR WALLS

#17:	TERRAZZO AND QUARRY TILE FLOOR AND BASE

#18:	INTERIOR DOOR WITH GLAZING

#19:	INTERIOR DOOR WITH GLAZING

#20:	SOUND DAMPENING ACT

#21:	SOUND DAMPENING ACT

#22:	TOILET PARTITIONS AND CERAMIC TILE

#23:	TOILET PARTITIONS

#24:	CEILING REPAIR AND REPAINT

#25:	GYM FLOOR

#26:	STAGE CURTAIN

#27:	CASEWORK AND WALLS

#28:	STAINED ACT

#29:	CEILING

#30:	CEILING, PAINT PEELING

#31:	FIRE DOORS AT END OF HALL, VCT AND FLUORESCENT LIGHTS

#32:	QUARRY TILE AND TERRAZZO

#33:	VCT ON LOWER LEVEL

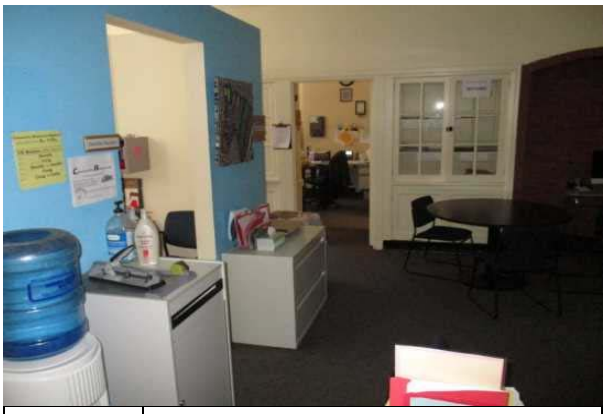
#34:	CEILING REPAIR AND REPAINTING

#35:	STAIRS AND WALLS

#36:	RUBBER STAIR TREADS AND FLOORING IN WEST STAIRWELLS

#37:	VCT TILE ON LANDINGS

#38:	SOLID INTERIOR DOOR



#39:	CARPET AND WALLS

#40:	STAGE CURTAIN IN THEATER

#41:	BROKEN VCT TILE

#42:	FIRE DOOR

#43:	WHEELCHAIR LIFT

#44:	ELEVATOR FINISHES

#45:	ELEVATOR EMERGENCY CALL

#46:	DRINKING FOUNTAIN

#47:	EPOXY RESIN SINK AND CASEWORK

#48:	STAINLESS STEEL SINK

#49:	ADA LAVATORY PIPE WRAPS

#50:	EMERGENCY EYE WASH AND SHOWER STATION, AND CASEWORK

#51:	CEILING FANS IN GYM

#52:	URINAL AND CERAMIC TILE

#53:	TANKLESS TOILET

#54:	DUCTLESS SPLIT SYSTEM

#55:	DUCTLESS SPLIT SYSTEM

#56:	WINDOW AIR CONDITIONER

#57:	EXHAUST HOOD AND CASEWORK

#58:	HEAT EXCHANGER

#59:	HYDRONIC FAN COIL CABINET

#60:	HYDRONIC FAN COIL UNIT

#61:	HYDRONIC FAN COIL UNIT

#62:	GAS BOILER

#63:	BUILDING AUTOMATION SYSTEM (HVAC CONTROLS),

#64:	CONDENSATE PUMP PART OF BOILERS

#65:	BUILDING AUTOMATION SYSTEM AND BOILER CHEMICAL FEEDER

#66:	CIRCULATION PUMP

#67:	SPRINKLER SYSTEM THIS ROOM ONLY

#68:	FIRE EXTINGUISHER OUT OF DATE

#69:	FLUORESCENT LIGHTING

#70:	DISTRIBUTION PANEL

#71:	800 AMP SWITCHBOARD

#72:	FLUORESCENT LIGHTING

#73:	FIRE ALARM SYSTEM UPGRADE

#74:	COMMERCIAL KITCHEN REFRIGERATOR

#75:	PARKING LOT

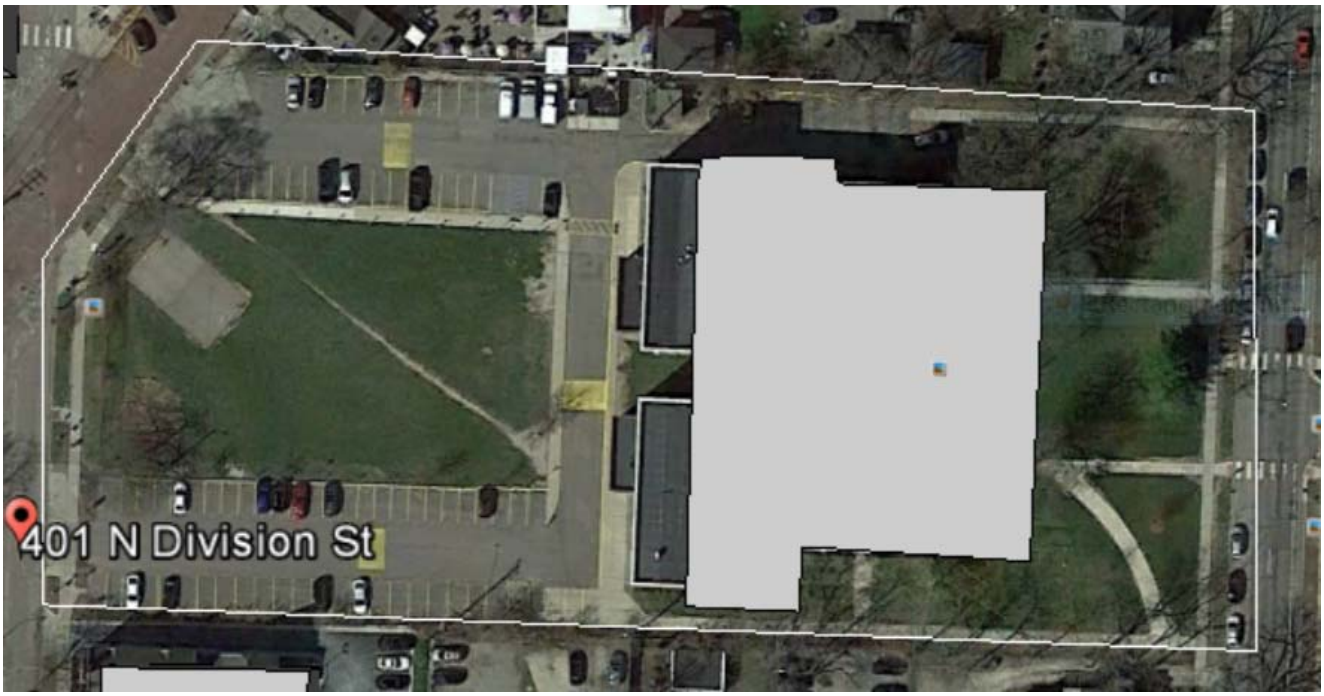
#76:	PLAY STRUCTURE, SWING SET

#77:	FENCES AND GATES AT THE DUMPSTER AREA

#78:	CHAIN LINK FENCE AND GATE INTO COURTYARD

Appendix B:
Site and Floor Plans

Site Plan



emg	**Project Name:** Community High School	**Project Number:** 129010.18R000-024.354
	Source: Google Earth Pro	**On-Site Date:** February 9, 2018

COMMUNITY HIGH SCHOOL

Front of School - 401 N. Division

Third Floor

Johnson, M. Morgan Rm #306	McGraw Rm #304	Anderson/Computer Lab Rm #300	DeWoskin/Morgan Rm #303	Banks/Kilgore Rm #305

Stairwell

	Craft Theater 2nd Story	Girls Restroom		Boys Restroom		Root Rm #307	Stairwell
		Teachers Work Rm #322		McCormick/ Morgan Rm #317		El-Hussieny Levin Rm #309	
	Stern Rm#314	Mankad Rm #320	Court Yard			Thomas Rm #311	
Stairs		Kiley Rm #318		West Rm #315	Stairs	3rd Floor Book Rm/Tchr Conf Rm	

Second Floor

Door #1 East Entrance Division Street Entrance

Boshoven Williams Eby Counseling Rm #206	Stapleton Bodley Hall/Weight Room Rm #202	Tuzinsky Dean's Office Rm #201	Parks Davis Wright Main Office Rm#203	Landrum Morgan Rm #205

Stairwell

	Craft Theater	Girls Restroom		Boys Restroom		Schneider Charbeneau Library Center Rm #207 209 & 211 Library Lab	Stairwell
	Strassel Rm #208	Conf Room Rm #222		Westrate Rm #217			*CR*** #215* *Mosher, Levin Johnson, Haidu-Banks* **SISS, Nurse** *Meggison, Wong Schapiro, Hoffman* *CR*** #215*
	Kirchen Muir Jones Rm #212	Jackson/Kilgore Rm #220	Court Yard	*CR***Rm #215* Sanderson			
Stairs		Stone Richardson Rm #218		Mosher Niner Rm #213	Stairs		

First Floor

Wagner Food Service Rm #108	Storage Rooms #102, 104 & 106 Custodial Costume/Prop	Storage Room Workshop Rm #105	Storage Rooms Rm #101 & #103 Book Room & SEED Closet	Kulka Rm #105

Door #6 - N Entrance

Door #2 - S Entrance

Stairwell

	Dudley Poli Rm #114	Boys Locker Rm #126		Kiln Rm #117		Flores/Wylie Art/PLTW Rms #107 & #109	Stairwell
		Unisex Restroom		Coron Lancaster Bone Yard Rm #115			
	Wagner Jazz Band Rm #118	Boiler Room	Court Yard			Coron/Flores Art Rm #111	
Stairs		Girls Locker Rm #124		Coron	Stairs		
		ight/Stapleton/Johnson, J. Rm #122		Thomas-Palmer Rm #113			

NW Tower Parking Lot Entrance

Door #4

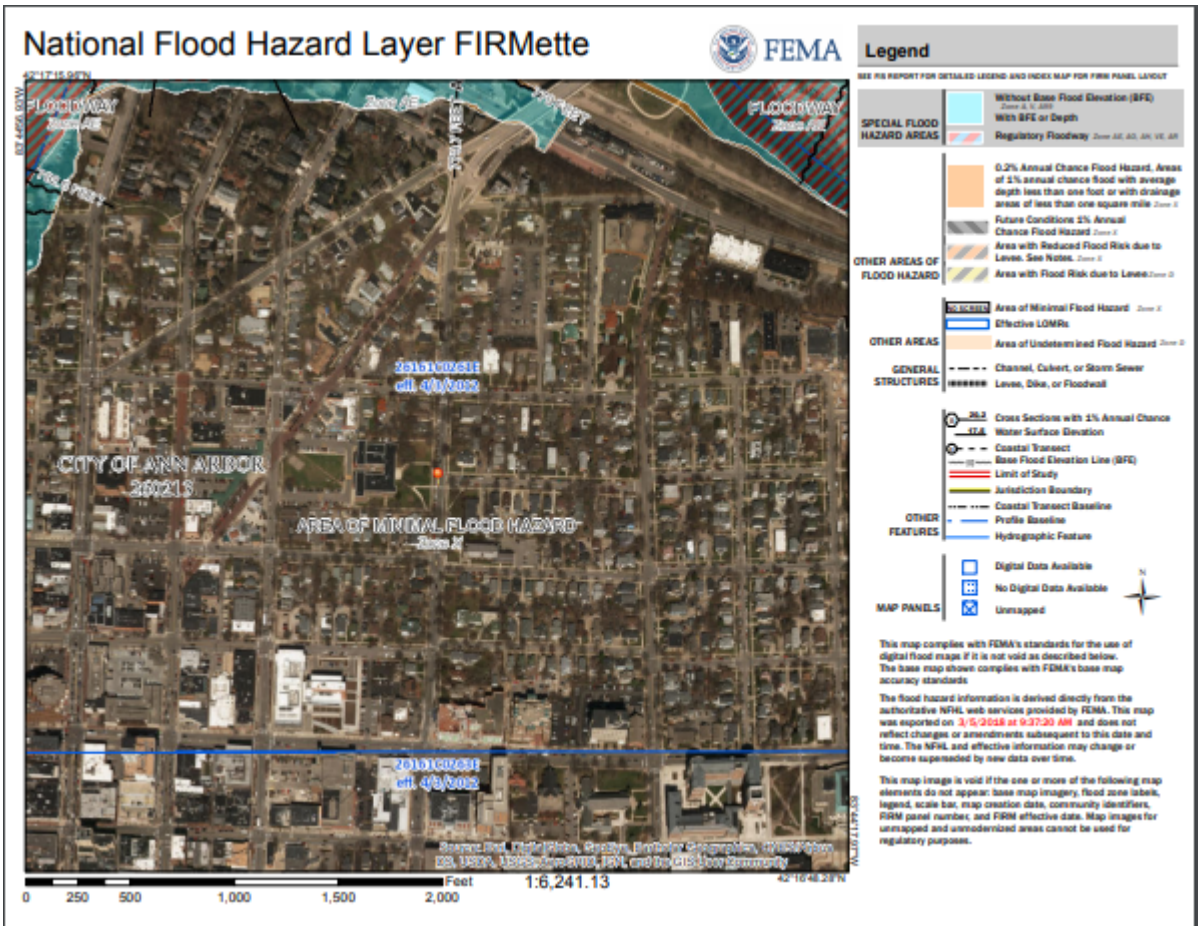
SW Tower Parking Lot Entrance

Door #3

Updated 10/11/2017

Appendix C:
Supporting Documentation

Flood Map



emg	**Project Name:** **Community High School**	**Project Number:** **129010.18R000-024.354**
	Source: **FEMA Map Number: 2661C0261E** **Dated: April 3, 2012**	**On-Site Date:** **February 9, 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.