FACILITY CONDITION ASSESSMENT

Prepared for

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

FACILITY CONDITION ASSESSMENT

OF

WINES ELEMENTARY
1701 NEWPORT ROAD
ANN ARBOR, MICHIGAN 48103

PREPARED BY:
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DATE OF REPORT:
July 2, 2018

ONSITE DATE:
February 9, 2018

Immediate Repairs Report
Wines Elementary
7/2/2018

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
Wines Elementary	1.2	862713	Engineer, Environmental, Asbestos (ACM) wrapped piping, Evaluate/Report	1	EA	$5,750.00	$5,750	**$5,750**
Wines Elementary	8	862767	Wood Clapboard, , Replace	500	SF	$31.08	$15,540	**$15,540**
Wines Elementary	D30	885590	Air Conditioning, Central, Install	49482	SF	$11.50	$569,043	**$569,043**
Wines Elementary	C10	849709	Interior Door, Metal, Replace	75	EA	$1,573.63	$118,022	**$118,022**
Wines Elementary	C10	861302	Door Hardware System, School (per Door), Replace	75	EA	$431.25	$32,344	**$32,344**
Wines Elementary	C10	849669	Toilet Partitions, , Replace	5	EA	$977.50	$4,887	**$4,887**
Wines Elementary	C2010	849650	Interior Walls, , Repair	91500	SF	$1.64	$149,756	**$149,756**
Wines Elementary	C2050	849738	Ceilings, , Replace	25000	SF	$3.58	$89,441	**$89,441**
Wines Elementary	D20	849680	Toilet, , Replace	30	EA	$1,213.43	$36,403	**$36,403**
Wines Elementary	D20	849675	Urinal, , Replace	4	EA	$1,372.46	$5,490	**$5,490**
Wines Elementary	D30	849692	Expansion Tank, 61 to 100 GAL, Replace	2	EA	$3,736.97	$7,474	**$7,474**
Wines Elementary	D30	849648	Expansion Tank, 61 to 100 GAL, Replace	2	EA	$3,736.97	$7,474	**$7,474**
Wines Elementary	D30	849665	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	1	EA	$15,377.20	$15,377	**$15,377**
Wines Elementary	D30	862743	Wall Heaters, Hydronic / electric , 801 to 1,200 CFM, Replace	20	EA	$3,720.68	$74,414	**$74,414**
Wines Elementary	D30	849708	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	1	EA	$15,377.20	$15,377	**$15,377**
Wines Elementary	D30	849676	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	1	EA	$15,377.20	$15,377	**$15,377**
Wines Elementary	D30	862745	Cabinet Unit Ventilator, 751 to 1,250 CFM, Replace	10	EA	$9,710.77	$97,108	**$97,108**
Wines Elementary	D30	849702	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	$2,325.15	$2,325	**$2,325**
Wines Elementary	D30	849695	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	1	EA	$889.90	$890	**$890**
Wines Elementary	D30	849634	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	$2,325.15	$2,325	**$2,325**
Wines Elementary	D30	849727	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	$2,325.15	$2,325	**$2,325**
Wines Elementary	D30	849685	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	$2,325.15	$2,325	**$2,325**
Wines Elementary	D30	849722	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	$2,325.15	$2,325	**$2,325**
Wines Elementary	D70	849705	Fire Alarm System, School, Install	49482	SF	$3.60	$178,207	**$178,207**
Wines Elementary		958683	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	56508.38	LS	$1.15	$64,985	**$64,985**
Wines Elementary	G20	849726	Parking Lot, , Repair	81000	SF	$3.77	$305,569	**$305,569**
Wines Elementary	G20	849711	Signage, Property, Monument/Pylon, Replace	1	EA	$9,892.30	$9,892	**$9,892**
Wines Elementary	G20	849663	Basketball Backboard, ,	5	EA	$10,850.98	$54,255	**$54,255**

Immediate Repairs Report
Wines Elementary
7/2/2018

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
Wines Elementary	G20	849673	Pole Light, Exterior, 135 to 1000 W HID (Double Fixture, with Metal Pole), Replace	1	EA	$9,801.84	$9,802	**$9,802**
Immediate Repairs Total								**$1,894,503**

* Location Factor included in totals.

Replacement Reserves Report

Wines Elementary

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
Wines Elementary	$1,894,503	$410,307	$190,678	$204,924	$1,785,510	$2,444,226	$122,498	$282,974	$867,409	$106,566	$1,190,571	$440,460	$113,751	$147,345	$98,295	$1,804,262	$429,229	$192,053	$170,814	$654,053	**$13,550,428**
GrandTotal	**$1,894,503**	**$410,307**	**$190,678**	**$204,924**	**$1,785,510**	**$2,444,226**	**$122,498**	**$282,974**	**$867,409**	**$106,566**	**$1,190,571**	**$440,460**	**$113,751**	**$147,345**	**$98,295**	**$1,804,262**	**$429,229**	**$192,053**	**$170,814**	**$654,053**	**$13,550,428**

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
1.2	862713	Engineer, Environmental, Asbestos (ACM) wrapped piping, Evaluate/Report	0	0	0	1	EA	$5,000.00	$5,750.00	$5,750	$5,750																				**$5,750**
8	849690	Exterior Stair/Ramp Rails, Wood, Replace	15	7	8	16	LF	$12.91	$12.91	$207									$207												**$207**
8	862767	Wood Clapboard, , Replace	20	20	0	500	SF	$27.03	$31.08	$15,540	$15,540																				**$15,540**
8	849733	Exterior Wall, , Replace	20	17	3	2000	SF	$27.03	$31.08	$62,159				$62,159																	**$62,159**
8	849640	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	15	5	2000	SF	$27.03	$31.08	$62,159						$62,159															**$62,159**
8	849687	Door Hardware System, School (per Door), Replace	10	5	5	4	EA	$375.00	$431.25	$1,725						$1,725										$1,725					**$3,450**
8	849693	Interior Wall Finish, Wood Paneling, Replace	20	5	15	2500	SF	$23.73	$27.29	$68,222																$68,222					**$68,222**
8	877319	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	1	9	2000	SF	$7.26	$8.34	$16,689										$16,689										$16,689	**$33,379**
8	849646	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	2000	SF	$3.11	$3.58	$7,155																$7,155					**$7,155**
D30	885590	Air Conditioning, Central, Install	50	50	0	49482	SF	$10.00	$11.50	$569,043	$569,043																				**$569,043**
B20	862765	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	3000	SF	$2.87	$3.30	$9,904			$9,904											$9,904							**$19,808**
B20	849724	Brick Veneer Exterior Wall, , Repair	25	20	5	25000	SF	$41.28	$47.47	$1,186,875						$1,186,875															**$1,186,875**
B20	849741	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	15	15	250	EA	$870.45	$1,001.02	$250,254																$250,254					**$250,254**
B20	849662	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	15	15	30	EA	$2,106.57	$2,422.55	$72,677																$72,677					**$72,677**
B30	849660	Roof, , Replace	20	10	10	50000	SF	$10.52	$12.10	$604,900											$604,900										**$604,900**
C10	849709	Interior Door, Metal, Replace	30	30	0	75	EA	$1,368.37	$1,573.63	$118,022	$118,022																				**$118,022**
C10	861302	Door Hardware System, School (per Door), Replace	10	58	0	75	EA	$375.00	$431.25	$32,344	$32,344										$32,344										**$64,688**
	947102	Exterior Door Hardware, Electronic Door Locks ANSI F39 Lockset, Replace	30	29	1	34	EA	$1,345.00	$1,546.75	$52,590		$52,590																			**$52,590**
C10	849669	Toilet Partitions, , Replace	20	20	0	5	EA	$850.00	$977.50	$4,887	$4,887																				**$4,887**
C2010	849650	Interior Walls, , Repair	8	8	0	91500	SF	$1.42	$1.64	$149,756	$149,756									$149,756							$149,756				**$449,269**
C2030	849704	Floor Finishings, , Replace	15	10	5	38000	SF	$4.80	$5.52	$209,786						$209,786															**$209,786**
C2030	849706	Floor Finishings, , Replace	10	5	5	10000	SF	$7.26	$8.34	$83,447						$83,447										$83,447					**$166,895**
C2050	849738	Ceilings, , Replace	20	58	0	25000	SF	$3.11	$3.58	$89,441	$89,441																				**$89,441**
C2050	849697	Ceilings, , Replace	20	10	10	25000	SF	$3.11	$3.58	$89,441											$89,441										**$89,441**
D20	849680	Toilet, , Replace	20	20	0	30	EA	$1,055.15	$1,213.43	$36,403	$36,403																				**$36,403**
D20	849675	Urinal, , Replace	20	20	0	4	EA	$1,193.44	$1,372.46	$5,490	$5,490																				**$5,490**
D20	849691	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	15	5	10	EA	$1,360.33	$1,564.38	$15,644						$15,644															**$15,644**
D20	849653	Backflow Preventer, 1", Replace	15	5	10	1	EA	$1,276.01	$1,467.41	$1,467											$1,467										**$1,467**
D20	849703	Water Heater, Electric, Commercial, 30 to 80 GAL, Replace	15	13	2	1	EA	$6,963.24	$8,007.73	$8,008			$8,008															$8,008			**$16,015**
D20	849679	Water Heater, Condensing Style, High Efficiency, 91 GAL, Replace	10	5	5	1	EA	$15,964.79	$18,359.51	$18,360						$18,360										$18,360					**$36,719**
D30	849698	Air Compressor, 0.75 HP, Replace	20	10	10	1	EA	$4,696.77	$5,401.28	$5,401											$5,401										**$5,401**
D30	849684	Compressed Air Dryer, , Replace	15	4	11	1	EA	$5,077.01	$5,838.57	$5,839												$5,839									**$5,839**
	960778	Solar Instillation Project, Roof Mounted Solar Instillation, Install	20	12	8	345000	SF	$1.00	$1.15	$396,750									$396,750												**$396,750**
D30	849681	Boiler, Gas, 4000 MBH, Replace	25	18	7	1	EA	$120,905.15	$139,040.92	$139,041								$139,041													**$139,041**
D30	849692	Expansion Tank, 61 to 100 GAL, Replace	25	25	0	2	EA	$3,249.54	$3,736.97	$7,474	$7,474																				**$7,474**
D30	849648	Expansion Tank, 61 to 100 GAL, Replace	25	25	0	2	EA	$3,249.54	$3,736.97	$7,474	$7,474																				**$7,474**
D30	849713	Condensing Unit/Heat Pump, Split System, 6 Ton, Replace	15	7	8	1	EA	$11,591.12	$13,329.79	$13,330									$13,330												**$13,330**
D30	849657	Condensing Unit/Heat Pump, Split System, 1.5 Ton, Replace	15	5	10	1	EA	$3,122.18	$3,590.50	$3,591											$3,591										**$3,591**
D30	849665	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	20	58	0	1	EA	$13,371.48	$15,377.20	$15,377	$15,377																				**$15,377**
D30	862743	Wall Heaters, Hydronic / electric , 801 to 1,200 CFM, Replace	15	58	0	20	EA	$3,235.37	$3,720.68	$74,414	$74,414															$74,414					**$148,827**
D30	849708	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	20	58	0	1	EA	$13,371.48	$15,377.20	$15,377	$15,377																				**$15,377**
D30	849676	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	20	58	0	1	EA	$13,371.48	$15,377.20	$15,377	$15,377																				**$15,377**
D30	862745	Cabinet Unit Ventilator, 751 to 1,250 CFM, Replace	15	58	0	10	EA	$8,444.15	$9,710.77	$97,108	$97,108															$97,108					**$194,215**
D30	862720	Cabinet Unit Ventilator, 751 to 1,250 CFM, Replace	15	11	4	30	EA	$8,444.15	$9,710.77	$291,323					$291,323															$291,323	**$582,646**
D30	849702	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	15	0	1	EA	$2,021.87	$2,325.15	$2,325	$2,325															$2,325					**$4,650**
D30	849695	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	20	0	1	EA	$889.90	$889.90	$890	$890															$890					**$1,780**
D30	849634	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	25	0	1	EA	$2,021.87	$2,325.15	$2,325	$2,325															$2,325					**$4,650**

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	849727	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	25	0	1	EA	$2,021.87	$2,325.15	$2,325	$2,325															$2,325					**$4,650**
D30	849685	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	25	0	1	EA	$2,021.87	$2,325.15	$2,325	$2,325															$2,325					**$4,650**
D30	849722	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	25	0	1	EA	$2,021.87	$2,325.15	$2,325	$2,325															$2,325					**$4,650**
D30	849736	Exhaust Fan, Centrifugal, 571 CFM, Replace	15	10	5	1	EA	$2,664.18	$3,063.80	$3,064						$3,064															**$3,064**
D30	849643	Exhaust Fan, Centrifugal, 571 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849729	Exhaust Fan, Centrifugal, 248 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849734	Exhaust Fan, Centrifugal, 571 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849642	Exhaust Fan, Centrifugal, 248 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849710	Exhaust Fan, Centrifugal, 571 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849696	Exhaust Fan, Centrifugal, 571 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849659	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849718	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849721	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849740	Exhaust Fan, Centrifugal, 571 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849717	Exhaust Fan, Centrifugal, 248 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849677	Exhaust Fan, Centrifugal, 248 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,325.15	$2,325						$2,325															**$2,325**
D30	849644	Distribution Pump, Heating Water, 1/2 HP, Replace	20	18	2	1	EA	$4,652.29	$5,350.13	$5,350			$5,350																		**$5,350**
D30	849701	Distribution Pump, Heating Water, 1/2 HP, Replace	20	18	2	1	EA	$4,652.29	$5,350.13	$5,350			$5,350																		**$5,350**
D30	849649	Distribution Pump, Heating Water, 1/2 HP, Replace	20	18	2	1	EA	$4,652.29	$5,350.13	$5,350			$5,350																		**$5,350**
D30	849714	Distribution Pump, Heating Water, 7.5 HP, Replace	20	14	6	1	EA	$6,037.49	$6,943.12	$6,943							$6,943														**$6,943**
D30	849739	Distribution Pump, Heating Water, 7.5 HP, Replace	20	14	6	1	EA	$6,037.49	$6,943.12	$6,943							$6,943														**$6,943**
D30	862723	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	5	5	15	EA	$2,588.52	$2,976.80	$44,652						$44,652										$44,652					**$89,304**
D30	862727	Packaged Terminal Air Conditioner (PTAC), 15,001 to 24,000 BTUH, Replace	10	3	7	2	EA	$3,835.99	$4,411.39	$8,823								$8,823										$8,823			**$17,646**
D30	849686	Packaged Unit (RTU), 5 Ton, Replace	15	13	2	1	EA	$11,239.29	$12,925.18	$12,925			$12,925															$12,925			**$25,850**
D30	849694	Packaged Unit (RTU), 8.5 Ton, Replace	15	10	5	1	EA	$18,554.44	$21,337.61	$21,338						$21,338															**$21,338**
D30	849732	Building Automation System (HVAC Controls), , Upgrade	20	5	15	49482	SF	$5.36	$6.17	$305,149																$305,149					**$305,149**
D40	849735	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	46	4	49482	SF	$6.25	$7.19	$355,851					$355,851																**$355,851**
D50	849689	Variable Frequency Drive (VFD), 7.5 HP Motor, Replace	20	17	3	1	EA	$5,638.29	$6,484.03	$6,484				$6,484																	**$6,484**
D50	849707	Variable Frequency Drive (VFD), 7.5 HP Motor, Replace	20	5	15	1	EA	$5,638.29	$6,484.03	$6,484																$6,484					**$6,484**
D50	849671	LED Lighting Fixture, Wall Mount, Replace	20	5	15	20	EA	$678.47	$780.24	$15,605																$15,605					**$15,605**
D50	849716	Lighting System, Interior, School, Upgrade	25	21	4	49482	SF	$15.36	$17.67	$874,244					$874,244																**$874,244**
D50	861242	Lighting System, Interior, School, Upgrade	25	10	15	2000	SF	$15.36	$17.67	$35,336																$35,336					**$35,336**
	947104	Intercom Master Station, Replace	20	19	1	1	EA	$3,814.50	$4,386.67	$4,387		$4,387																			**$4,387**
D50	945823	Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace	15	14	1	49482	SF	$0.51	$0.59	$29,021		$29,021															$29,021				**$58,042**
D70	849705	Fire Alarm System, School, Install	20	20	0	49482	SF	$3.13	$3.60	$178,207	$178,207																				**$178,207**
	947103	Security/Surveillance System, Cameras and CCTV, Install	10	9	1	49482	SF	$4.35	$5.00	$247,374		$247,374										$247,374									**$494,749**
D70	861193	Emergency/Exit Combo LED, Replace	10	4	6	30	EA	$687.51	$790.64	$23,719							$23,719										$23,719				**$47,438**
E10	862858	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	13	2	1	EA	$2,838.00	$3,263.70	$3,264			$3,264															$3,264			**$6,527**
E10	862859	Commercial Kitchen, Steamer, Tabletop, Replace	10	3	7	1	EA	$6,344.00	$7,295.60	$7,296								$7,296										$7,296			**$14,591**
E10	862854	Commercial Kitchen, Convection Oven, Double, Replace	10	3	7	1	EA	$8,643.00	$9,939.45	$9,939								$9,939										$9,939			**$19,879**
E10	862856	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,256.00	$4,894.40	$4,894													$4,894								**$4,894**
E10	862862	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	13	2	1	EA	$956.04	$956.04	$956			$956															$956			**$1,912**
	958683	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	1	1	0	56508.38	LS	$1.00	$1.15	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	$64,985	**$1,299,693**
G20	849726	Parking Lot, , Repair	25	25	0	81000	SF	$3.28	$3.77	$305,569	$305,569																				**$305,569**
G20	849633	Parking Lot, , Repair	5	2	3	81000	SF	$0.38	$0.44	$35,350				$35,350					$35,350					$35,350					$35,350		**$141,402**
G20	849667	Pedestrian Pavement, , Replace	30	25	5	19000	SF	$9.00	$10.35	$196,650						$196,650															**$196,650**
G20	849711	Signage, Property, Monument/Pylon, Replace	20	20	0	1	EA	$8,602.00	$9,892.30	$9,892	$9,892																				**$9,892**
G20	849641	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	4	EA	$487.03	$560.08	$2,240											$2,240										**$2,240**
G20	849663	Basketball Backboard, ,	10	10	0	5	EA	$9,435.64	$10,850.98	$54,255	$54,255										$54,255										**$108,510**
G20	849712	Play Structure, Large, Replace	20	18	2	1	EA	$53,130.00	$61,099.50	$61,100			$61,100																		**$61,100**
G20	849737	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	1	EA	$2,210.00	$2,541.50	$2,542			$2,542																		**$2,542**
G20	849651	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	17	3	20000	SF	$0.81	$0.93	$18,556				$18,556																	**$18,556**
G20	849731	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	$2,210.00	$2,541.50	$2,542						$2,542															**$2,542**
G20	849654	Play Structure, Large, Replace	20	15	5	1	EA	$53,130.00	$61,099.50	$61,100						$61,100															**$61,100**
G20	849664	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	$2,210.00	$2,541.50	$2,542						$2,542															**$2,542**
G20	849682	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	$2,210.00	$2,541.50	$2,542						$2,542															**$2,542**
G20	849719	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	2	EA	$2,210.00	$2,541.50	$5,083						$5,083															**$5,083**

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	849666	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	1	EA	$2,210.00	$2,541.50	$2,542									$2,542												**$2,542**
G20	849637	Play Structure, Small, Replace	20	12	8	1	EA	$18,975.00	$21,821.25	$21,821									$21,821												**$21,821**
G20	849658	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,210.00	$2,541.50	$2,542											$2,542										**$2,542**
G20	849730	Play Structure, Small, Replace	20	10	10	1	EA	$18,975.00	$21,821.25	$21,821											$21,821										**$21,821**
G20	849700	Flagpole, ,	20	10	10	1	EA	$2,530.00	$2,909.50	$2,910											$2,910										**$2,910**
G20	849673	Pole Light, Exterior, 135 to 1000 W HID (Double Fixture, with Metal Pole), Replace	20	20	0	1	EA	$8,523.34	$9,801.84	$9,802	$9,802																				**$9,802**
G20	849723	Pole Light, Exterior, 135 to 1000 W HID with Metal Pole, Replace	20	15	5	10	EA	$8,523.34	$9,801.84	$98,018						$98,018															**$98,018**
Totals, Unescalated											**$1,894,503**	**$398,356**	**$179,733**	**$187,535**	**$1,586,402**	**$2,108,411**	**$102,590**	**$230,083**	**$684,740**	**$81,674**	**$885,896**	**$318,198**	**$79,783**	**$100,335**	**$64,985**	**$1,158,087**	**$267,481**	**$116,195**	**$100,335**	**$372,997**	**$10,918,321**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,894,503**	**$410,307**	**$190,678**	**$204,924**	**$1,785,510**	**$2,444,226**	**$122,498**	**$282,974**	**$867,409**	**$106,566**	**$1,190,571**	**$440,460**	**$113,751**	**$147,345**	**$98,295**	**$1,804,262**	**$429,229**	**$192,053**	**$170,814**	**$654,053**	**$13,550,428**

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

TABLE OF CONTENTS

1 Executive Summary

1.1 Property Information and General Physical Condition

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

Property Information	
Address:	1701 Newport Road, Ann Arbor, Washtenaw, Michigan 48103
Year Constructed/Renovated:	1960 Appears to be Renovated 10-20 years ago
Current Occupants:	Ann Arbor
Percent Utilization:	100%
Management Point of Contact:	Ann Arbor Public Schools, Jim Vibbart, Facilities Manager 734.320.3613 phone vibbart.j@aaps.k12.mi.us email
Property Type:	Classrooms
Site Area:	10 acres
Building Area:	49,482 SF
Number of Buildings:	3
Number of Stories:	1
Parking Type and Number of Spaces:	63 spaces in open lots
Building Construction:	Masonry bearing walls and metal-framed decks.
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick veneer
Heating, Ventilation & Air Conditioning:	Boilers, rooftop package units, wall heaters, baseboard heaters electric and hydronic, PTAC units and cabinets units.
Fire and Life/Safety:	Hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, and AEDs.
ADA :	This building does not have any major ADA issues.
All 49,482 square feet of the building are occupied by a single occupant, Ann Arbor Schools. The spaces are mostly classrooms, laboratory spaces, supporting restrooms, gymnasium, administrative offices, mechanical and other utility spaces. The following table identifies the unit types and mix at the subject property:	
Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.	

Key Spaces Not Observed		
Room Number	Area	Access Issues
--	South East Electrical Room	Locked room and no key.
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:	2/8/2018
On-Site Point of Contact (POC):	Jim Vibbart
Assessment and Report Prepared by:	James Cuellar

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

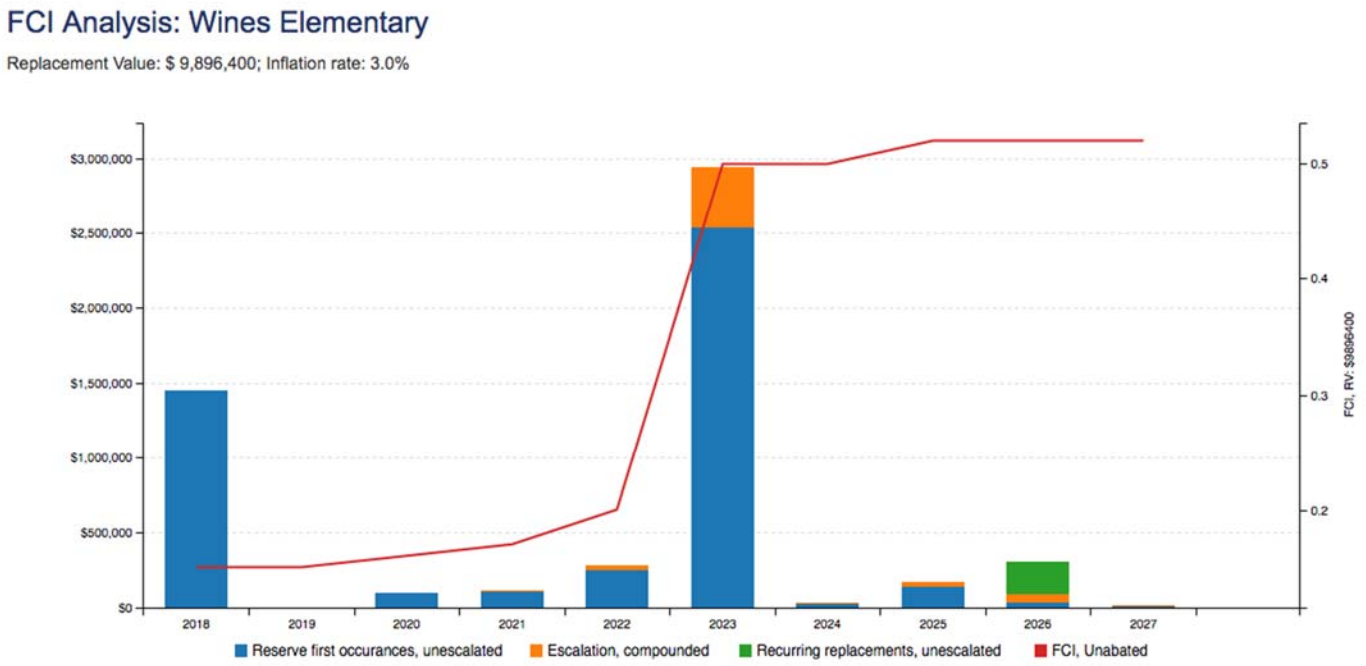
1.2 Key Findings

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

Architectural: The walls and doors throughout the facility needs painted. Some of the doors are hard to open and are damaged. Some of the ceilings are antiquated and stained. A cost allowance to repair and/or replace these deficient attributes is included in the cost tables.

MEPF: Some mechanical components in the building are original and are antiquated. The piping is in poor condition and the wrapping contains asbestos. Asbestos has also been found throughout the building. A professional engineer must be retained to analyze the existing condition, provide recommendations for of any required abatement. The cost of this study is included in the cost tables.

1.3 Facility Condition Index (FCI)



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

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

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

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV):	14.69%
Current Year FCI Rating:	2018
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV):	55.00%
10-Year FCI Rating	0.52
Current Replacement Value (CRV):	$9,896,400
Year 0 (Current Year) - Immediate Repairs (IR):	$1,453,294
Years 1-10 - Replacement Reserves (RR):	$3,989,382
Total Capital Needs:	$5,442,677

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

2 Building Structure

A10 Foundations

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

Anticipated Lifecycle Replacements

- No components of significance

Actions/Comments:

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

B10 Superstructure

B1010 Floor Construction & B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Fair
Ground Floor	Concrete slab	Fair
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Balcony Framing	--	--
Balcony Decking	--	--
Balcony Deck Toppings	--	--
Balcony Guardrails	--	--
Roof Framing	Steel beams or girders	Fair
Roof Decking	Plywood or OSB	Fair

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

B1080 Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Wood-framed	Open	Wood	Wood	Fair
Building Interior Stairs	None	--	--	--	--

Anticipated Lifecycle Replacements:

- Exterior stairs

Actions/Comments:

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

3 Building Envelope

B20 Exterior Vertical Enclosures

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

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

Anticipated Lifecycle Replacements:

- Exterior paint
- Wood siding
- Metal siding
- Masonry re-pointing

Actions/Comments:

- The soffits have isolated areas of cracking and faded paint. The soffits require painting.
- The wood siding has isolated areas of damage. The damaged areas of wood siding require replacement.

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

B2050 Exterior Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Metal, insulated	Fair

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

Anticipated Lifecycle Replacements:

- Windows
- 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.

B30 Roofs

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

B3010 Primary Roof			
Location	West Buildings	Finish	Asphalt shingles
Type / Geometry	Gable Roof	Roof Age	10+ Yrs
Flashing	Sheet metal	Warranties	None expressed
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	Fiberglass batts
Soffits	Exposed Soffits	Skylights	No
Attics	Wood joists with plywood sheathing	Ventilation Source-1	Gable end vents
Roof Condition	Fair	Ventilation Source-2	--

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

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

Anticipated Lifecycle Replacements:

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

Actions/Comments:

- The roof finishes appear to be more than 10 years old. Information regarding roof warranties or bonds was not available. A copy of the warranty was requested but was not available. The roofs are maintained by an outside contractor.
- According to the POC, there are active roof leaks. Roof leaks have occurred in the past year. The active leaks must be repaired.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The 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	Hollow core // Solid core wood	--
Door Framing	Wood // Metal	--
Fire Doors		--
Closet Doors	Hollow core // Solid core wood // Sliding // Bi-fold	--

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 - WINES ELEMENTARY

Location	Finish		Quantity (SF)	Condition	Action	RUL	Est. Cost
East Buildings	Ceiling	Suspended Acoustical Tile (ACT)	2000	Good	Replace	15	6,222
East Buildings	Wall	Wood Paneling	2500	Good	Replace	15	59,324
East Buildings	Floor	Carpet Standard-Commercial Medium-Traffic	2000	Fair	Replace	9	14,513
Throughout	Walls	Gypsum Board/Plaster/Metal	125000	Poor	Prep & Paint	0	177,900
Throughout	Floor	Ceramic Tile	5000	Good	Replace	40	78,775
Throughout	Ceilings	Suspended Acoustical Tile (ACT)	25000	Fair	Replace	10	77,775
Throughout	Floor	Vinyl Tile (VCT)	38000	Fair	Replace	5	182,423
Throughout	Floor	Carpet Standard-Commercial Medium-Traffic	10000	Fair	Replace	5	72,563
Throughout	Ceilings	Suspended Acoustical Tile (ACT)	25000	Poor	Replace	0	77,775

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
- Sheet vinyl
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile
- Interior doors

Actions/Comments:

- It appears that the interior finishes have been renovated within the last 25 years.
- The walls have significant portions that are faded paint. The affected portions of the walls must be repainted.
- The acoustical ceilings tiles are show signs of water damage. The damaged acoustical ceiling tiles require replacement.
- The restroom partitions are damaged and antiquated. The damaged restroom partitions require replacement.
- The doors are hard to open and are damaged. The damaged doors require replacement.

5 Services (MEPF)

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

D10 Conveying Systems

D1030 Vertical Conveying (Building Elevators) – Building 1			
Manufacturer	Garaventa Lift	Machinery Location	Machineless; utility closet
Safety Stops	Electronic	Emergency Communication Equipment	No
Cab Floor Finish	Rubberized mat	Cab Wall Finish	Steel
Cab Finish Condition	Good	Elevator Cabin Lighting	None
Hydraulic Elevators	750 lb		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Good	Controls Condition	Good
Other Conveyances	Wheelchair Lifts	Other Conveyance Condition	Good

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

Anticipated Lifecycle Replacements:

- Stage Lift

Actions/Comments:

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

D20 Plumbing

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

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

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

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

Plumbing System - WINES ELEMENTARY

Location	Component	Component Description	Quantity	Unit	Condition	Action	RUL	Est. Cost
Attic Mechanical Room	Water Heater	Electric, Commercial, 30 to 80 GAL	1	EA	Fair	Replace	2	6,963
Boiler room	Backflow Preventer	1"	1	EA	Fair	Replace	10	1,276
Boiler room	Water Heater	Condensing Style, High Efficiency, 71 to 120 GAL	1	EA	Good	Replace	5	15,965
Boiler room	Compressed Air Dryer	Compressed Air Dryer	1	EA	Good	Replace	11	5,077
Boiler room	Air Compressor	0.75 HP	1	EA	Fair	Replace	10	4,697
Common area restrooms	Urinal	Vitreous China	4	EA	Poor	Replace	0	4,774
Common area restrooms	Toilet	Flush Tank (Water Closet)	30	EA	Poor	Replace	0	31,655
Throughout	Service Sink	Porcelain Enamel, Cast Iron	10	EA	Fair	Replace	5	13,603

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks

Actions/Comments:

- The common area restroom accessories and plumbing fixtures appear outdated. The restroom accessories and plumbing fixtures are recommended for replacement.
- The piping is in poor condition and contains asbestos wrapping. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

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

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

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

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	Multiple sections

Supplemental/Secondary Components	
Supplemental Component #1	PTAC units
Location / Space Served	Exterior Buildings
Condition	Good
Supplemental Component #2	Wall heaters
Location / Space Served	Hallways
Condition	Poor
Supplemental Component #3	Cabinet unit ventilator
Location / Space Served	Classrooms
Condition	50% Fair 50% Poor

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

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

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

Mechanical System - WINES ELEMENTARY

Location	Component	Component Description	Quantity	Unit	Condition	Action	RUL	Est. Cost
Attic Mechanical Room	Expansion Tank	61 to 100 GAL	2	EA	Poor	Replace	0	6,499
Attic Mechanical Room	Expansion Tank	61 to 100 GAL	2	EA	Poor	Replace	0	6,499
Attic Mechanical Room	Air Handler	Interior, 2,501 to 4,000 CFM	1	EA	Poor	Replace	0	13,371
Attic Mechanical Room	Air Handler	Interior, 2,501 to 4,000 CFM	1	EA	Poor	Replace	0	13,371
Attic Mechanical Room	Air Handler	Interior, 2,501 to 4,000 CFM	1	EA	Poor	Replace	0	13,371
Attic Mechanical Room	Distribution Pump	Heating Water, 3 HP	1	EA	Fair	Replace	2	4,652
Attic Mechanical Room	Distribution Pump	Heating Water, 3 HP	1	EA	Fair	Replace	2	4,652
Attic Mechanical Room	Distribution Pump	Heating Water, 3 HP	1	EA	Fair	Replace	2	4,652
Boiler room	Boiler	Gas, 1,001 to 2,000 MBH	1	EA	Good	Replace	23	46,465
Boiler room	Boiler	Gas, 1,001 to 2,000 MBH	1	EA	Good	Replace	23	46,465
Boiler room	Boiler	Gas, 2,501 to 4,200 MBH	1	EA	Fair	Replace	7	120,905
Boiler room	Boiler	Gas, 1,001 to 2,000 MBH	1	EA	Good	Replace	23	46,465
Boiler room	Expansion Tank	101 to 175 GAL	1	EA	Fair	Replace	20	3,999
Boiler room	Distribution Pump	Heating Water, 7.5 HP	1	EA	Fair	Replace	6	6,037
Boiler room	Distribution Pump	Heating Water, 7.5 HP	1	EA	Fair	Replace	6	6,037
Boiler room	Building Automation System	HVAC Controls	49482	SF	Good	Upgrade	15	265,347
Roof	Condensing Unit/Heat Pump	Split System, 2 Ton	1	EA	Good	Replace	10	3,122
Roof	Condensing Unit/Heat Pump	Split System, 6 to 7.5 Ton	1	EA	Fair	Replace	8	11,591
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Poor	Replace	0	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Poor	Replace	0	2,022
Roof	Exhaust Fan	Centrifugal, 100 to 250 CFM	1	EA	Poor	Replace	0	890
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Poor	Replace	0	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Poor	Replace	0	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Poor	Replace	0	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Exhaust Fan	Centrifugal, 801 to 2,000 CFM	1	EA	Fair	Replace	5	2,664
Roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	5	2,022
Roof	Packaged Unit (RTU)	5 Ton	1	EA	Fair	Replace	2	11,239
Roof	Packaged Unit (RTU)	8 to 10 Ton	1	EA	Fair	Replace	5	18,554
Throughout	Cabinet Unit Ventilator	751 to 1,250 CFM	30	EA	Fair	Replace	4	253,325
Throughout	Wall Heaters	Hydronic, 801 to 1,200 CFM	20	EA	Poor	Replace	0	64,707
Throughout	Cabinet Unit Ventilator	751 to 1,250 CFM	10	EA	Poor	Replace	0	84,442
Throughout	Air Conditioner	Window/Thru-Wall, 1.5 to 2 Ton	15	EA	Fair	Replace	5	38,828
West Buildings	Packaged Terminal Air Conditioner (PTAC)	15,001 to 24,000 BTUH	2	EA	Good	Replace	7	7,672

Anticipated Lifecycle Replacements:

- Boilers
- Air handlers
- Distribution pumps and motors
- Package units
- Split
- Cabinet unit ventilators
- Wall heaters
- PTAC's
- Baseboard heaters
- Through-wall air conditioners
- Rooftop exhaust fans
- Expansion tanks
- Split systems
- Air compressor

- Building automation system

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- Some exhaust fans are antiquated, in disrepair and heavily weathered. Some exhaust fans are recommended for replacement.
- Some air handlers are original 1960 units which are rusted, antiquated and inefficient. Some air handlers are recommended for replacement.
- The wall heaters are original 1960 units and in poor condition. The wall heaters are recommended for replacement.
- Some cabinet ventilator units are original 1960 units and in poor condition. The cabinet ventilator units are recommended for replacement.

D40 Fire Protection

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

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

D50 Electrical

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

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

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Switchboards
- Interior light fixtures

Actions/Comments:

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

D60 Communications

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

D70 Electronic Safety and Security

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

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system

Actions/Comments:

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

6 Equipment & Furnishings

E10 Equipment

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

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

Anticipated Lifecycle Replacements:

- Commercial Ovens
- Reach-in freezer
- Reach-in cooler
- Food warmers
- Steam tables

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	Fair
Curbs	Concrete	Fair
Pedestrian Ramps	None	--
Ground Floor Patio or Terrace	None	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
63	-	-	-	-
Total Number of ADA Compliant Spaces			4	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			63	

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
- Asphalt pavement
- Sidewalks

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, heavy overall surface wear, and localized depressions throughout the entire parking lot. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling and paint stripping is recommended as part of the overall repair work.

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

Site Fencing		
Type	Location	Condition
None	--	--

Refuse Disposal				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
East	Asphalt paving	CMU fence	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	North	Fair
Tennis Courts	None	--	--
Basketball Court	Asphalt	North	Poor

Other Site Amenities			
	Description	Location	Condition
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Signage
- Site fencing
- Playground equipment
- Playground surfaces
- Basketball backboards

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.

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

Item	Description
Site Topography	Slopes gently down from the building to the property lines.

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	--						

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 // each building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

G40 Electrical Site Improvements

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☐	☐	☐	☒
	Poor				

G4050 Site Lighting			
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:

- The pole light on the south east section of the building is leaning. The pole needs to be remounted or replaced.

8 Ancillary Structures

Modular Trailer			
Item	Material	Item	Material
Exterior Siding	Wood	Roof Finishes	Asphalt Singles
Interior Finishes	Floor: Carpet Ceiling: Suspended ACT, Acrylic Ceiling Panel Walls: Wood Panel	MEPF	See Tables in Section 5
Overall Trailer Condition			Fair

Anticipated Lifecycle Replacements:

- Wood siding
- Carpet
- Suspended ACT ceiling panels
- Wood paneling

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.

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.

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

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

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

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.

12 Certification

Ann Arbor Schools retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Wines Elementary, 1701 Newport Road, Ann Arbor, Michigan, the "Property". It is our understanding that the primary interest of Ann Arbor Schools is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under Section 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 10 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 10 of this report without the express written consent of EMG.

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

Prepared by: James Cuellar,
Project Manager

Reviewed by:

Al Diefert
Technical Report Reviewer For
Andrew Hupp
Program Manager

13 Appendices

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

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	SIDE ELEVATION

#3:	SIDE ELEVATION

#4:	REAR ELEVATION

#5:	MULTI-PURPOSE ROOM

#6:	PRINCIPALS OFFICE

#7:	STAFF LOUNGE

#8:	MECHANICAL ROOM

#9:	RESTROOM

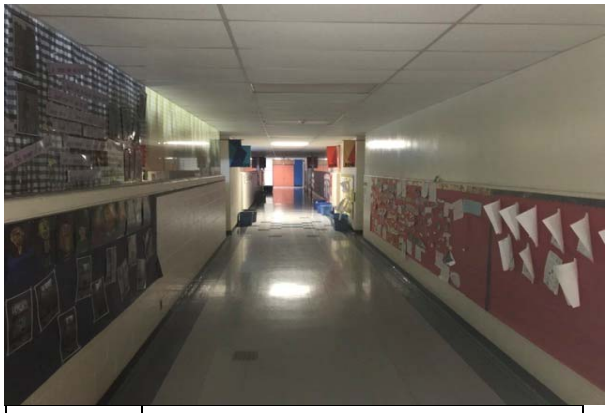
#10:	LIBRARY

#11:	CLASSROOM

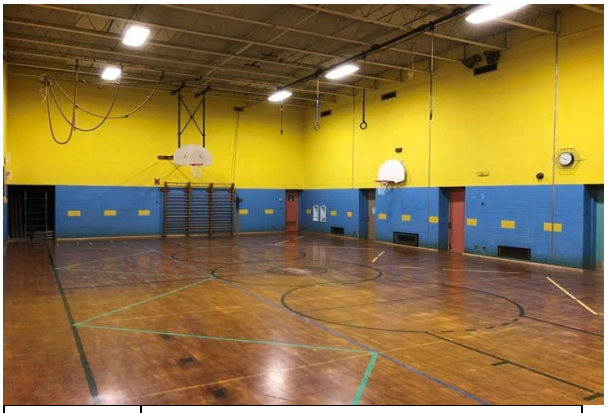
#12:	WAITING AREA

#13:	OFFICE

#14:	MEETING ROOM



#15:	HALLWAY



#16:	GYMNASIUM

#17:	EAST BUILDING 1

#18:	EAST BUILDING 2

#19:	EAST BUILDINGS, WOOD SIDING

#20:	EAST BUILDINGS, WINDOWS

#21:	WINDOWS

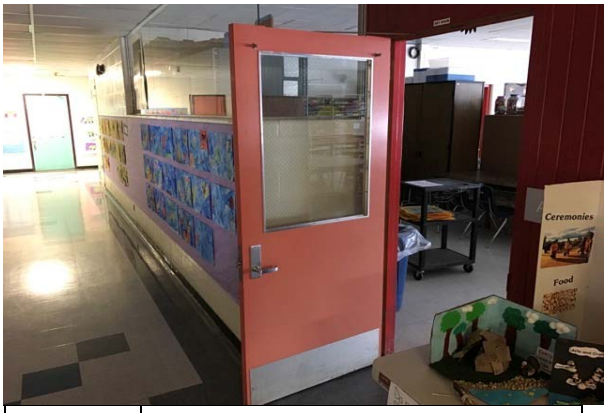
#22:	DOORS

#23:	BRICK WALLS

#24:	METAL SIDING

#25:	ROOF EPDM

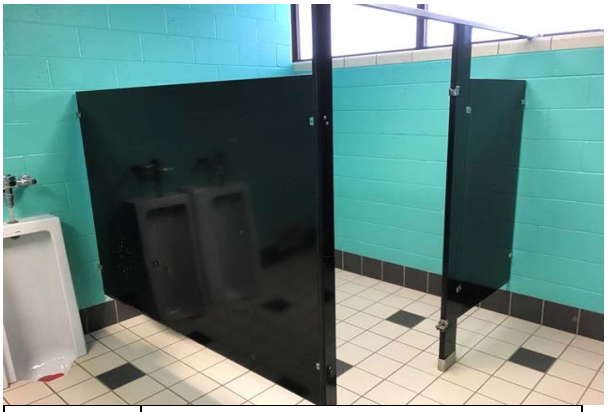
#26:	ROOFS



#27:	INTERIOR DOOR

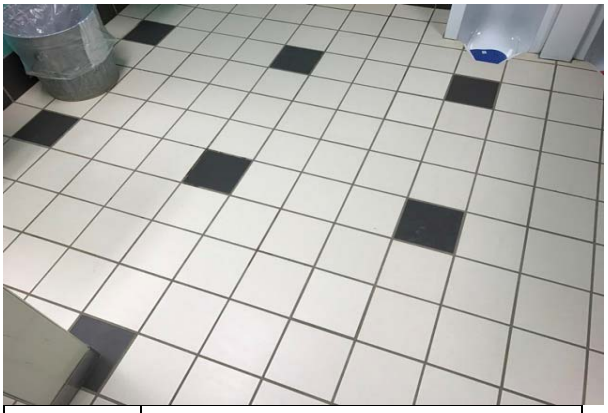
#28:	INTERIOR DOOR

#29:	TOILET PARTITION



#30:	TOILET PARTITION

#31:	VINYL TILE FLOOR



#32:	CERAMIC TILE FLOOR

#33:	ACOUSTICAL HARD TILE

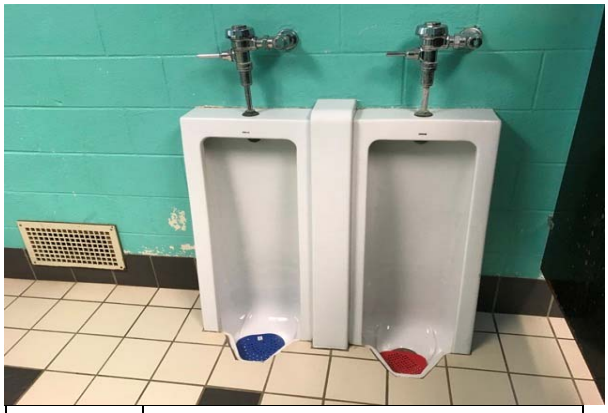
#34:	SUSPENDED ACOUSTICAL TILE

#35:	CARPET

#36:	HYDRAULIC STAGE LIFT

#37:	ASBESTOS PIPING

#38:	TOILET, FLUSH TANK (WATER CLOSET)



#39:	URINALS

#40:	SINKS

#41:	WATER HEATER

#42:	BACKFLOW PREVENTER

#43:	AIR HANDLER

#44:	UNIT VENTILATOR

#45:	UNIT VENTILATOR

#46:	FAN COIL UNIT

#47:	PACKAGED TERMINAL AIR CONDITIONER

#48:	WINDOW AIR CONDITIONERS

#49:	EXHAUST FAN

#50:	EXHAUST FAN

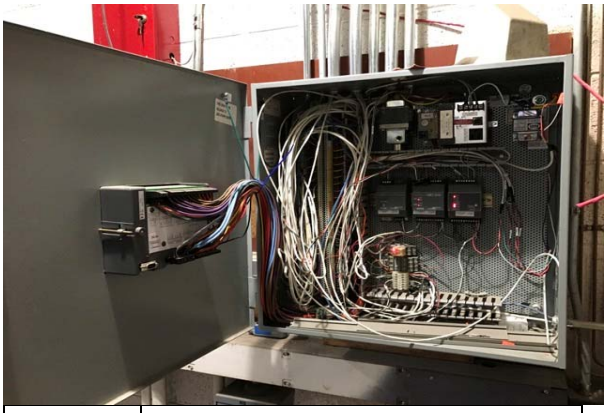
#51:	EXPANSION TANKS

#52:	EXPANSION TANK

#53:	HEATING WATER PUMP

#54:	HEATING WATER PUMP

#55:	PACKAGE UNIT



#56:	AUTOMATION SYSTEM

#57:	BOILERS

#58:	BOILER

#59:	COMPRESSOR FOR PNEUMATIC AUTOMATION

#60:	MINI SPLIT AC UNIT

#61:	AIR DRYER

#62:	CONDENSING UNIT

#63:	LIGHTING

#64:	LIGHTING

#65:	VFD

#66:	DISTRIBUTION PANEL

#67:	FIRE PANEL

#68:	SMOKE DETECTOR

#69:	EMERGENCY/EXIT COMBO LED

#70:	FIRE ALARM HORN & STROBE

#71:	CONVECTION OVEN

#72:	FREEZER

#73:	STEAMER

#74:	REFRIGERATOR, 2-DOOR REACH-IN

#75:	PLAYGROUND EQUIPMENT

#76:	PLAYGROUND EQUIPMENT

#77:	PLAYGROUND EQUIPMENT

#78:	PLAYGROUND EQUIPMENT

#79:	PLAYGROUND EQUIPMENT

#80:	BASKETBALL BACKSTOP

#81:	EXTERIOR LIGHTING

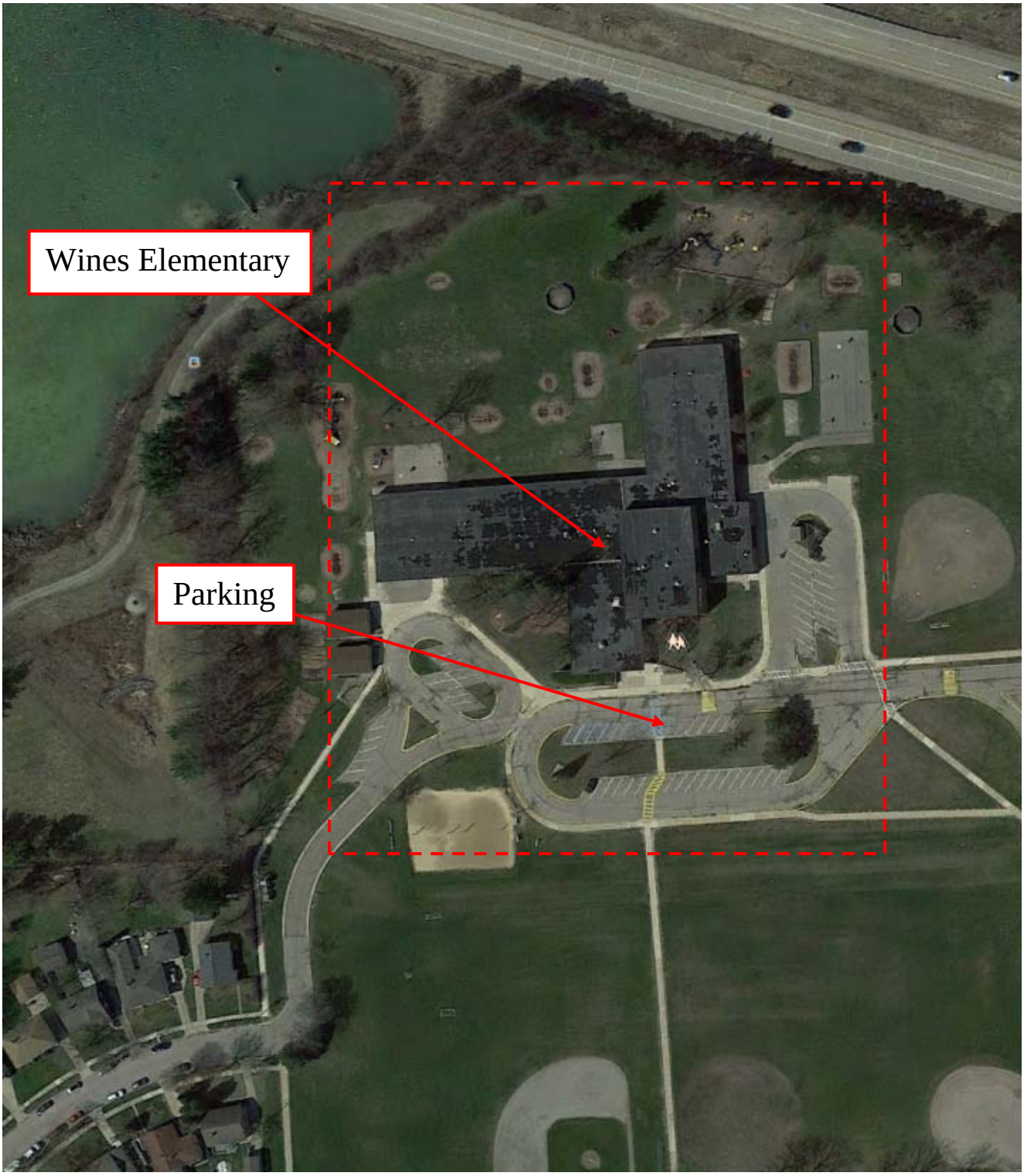
#82:	EXTERIOR LIGHTING

#83:	FLAGPOLE

#84:	SIGNAGE

Appendix B:
Site Plan

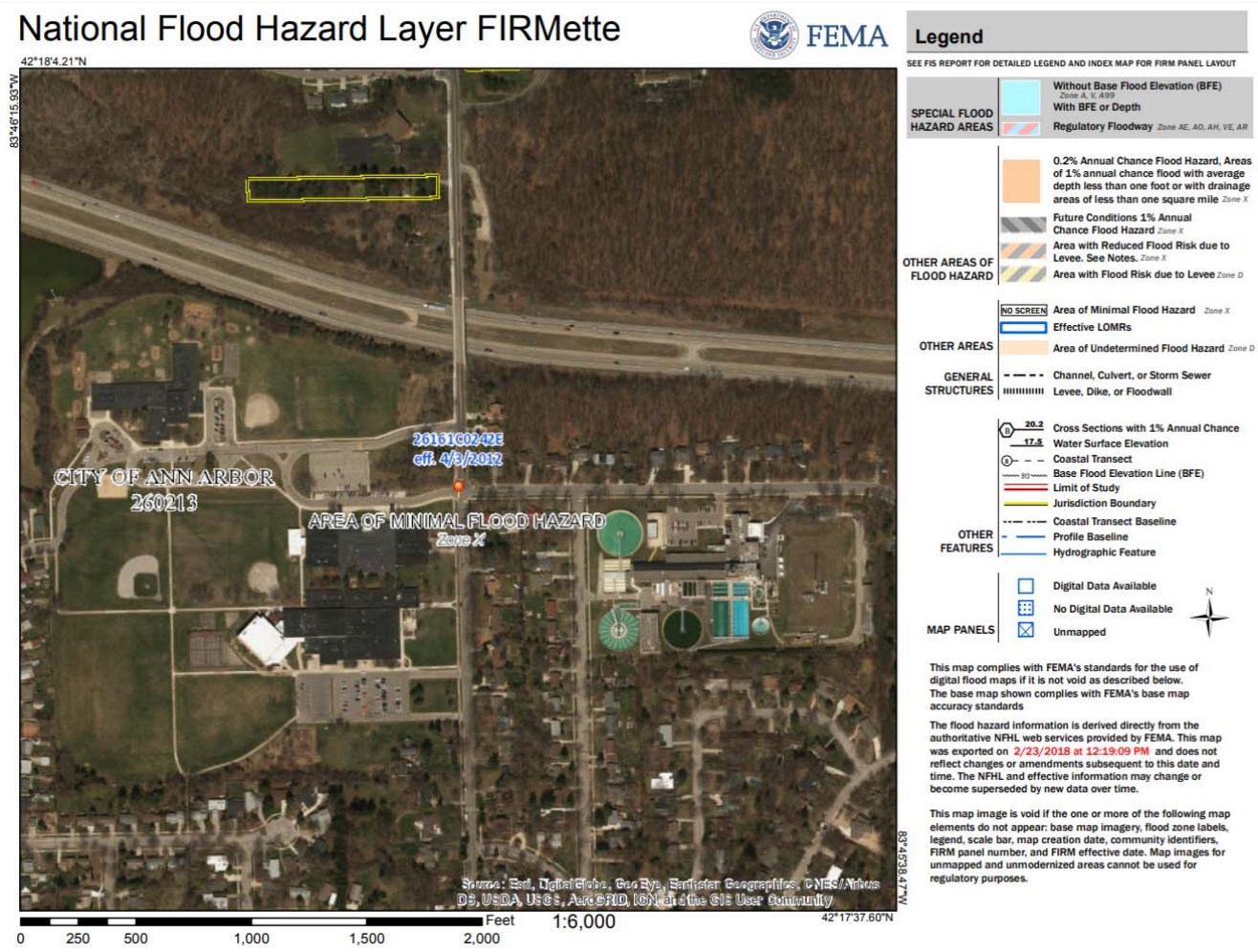
Site Plan



emg	**Project Name:** Wines Elementary	**Project Number:** 129010.18R000-023.354
	Source: Google Earth Pro	**On-Site Date:** February 9, 2018

Appendix C:
Supporting Documentation

Flood Map



emg	**Project Name:** **Wines Elementary**	**Project Number:** **129010.18R000-023.354**
	Source: **FEMA Map Number: 26161C0242E** **Dated: 04/03/2012**	**On-Site Date:** **February 9, 2018**

Appendix D:
Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: _____

Name of person completing form: _____

Title / Association with property: _____

Length of time associated w/ property: _____

Date Completed: _____

Phone Number: _____

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

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

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

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

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

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.	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.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.	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.
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).	10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
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.	11. Any brochures or marketing information.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.	12. Appraisal, either current or previously prepared.
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.	13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	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.