

FACILITY CONDITION ASSESSMENT

Prepared for

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



PREPARED BY:

EMG

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EMG PROJECT #:

129010.18R000-010.354

DATE OF REPORT:

March 8, 2018

ONSITE DATE:

March 8, 2018

FACILITY CONDITION ASSESSMENT

OF

DICKEN ELEMENTARY
2135 RUNNYMEADE BOULEVARD
ANN ARBOR, MICHIGAN 48103



engineering | environmental | capital planning | project management

Immediate Repairs Report
 Dicken Elementary School
 6/28/2018



EMG Renamed Item Number	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
1.2	126	878836	Mold/Biological Growth, Remediation	16	SF	\$30.00	\$480	\$480
1.2	Throughout	878793	Engineer, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	EA	\$5,750.00	\$5,750	\$5,750
1.2	126	878835	Engineer, Environmental, Mold Remediation, Evaluate/Report	1	EA	\$4,025.00	\$4,025	\$4,025
D30	Interior	937409	Air Conditioning, Central, Install	45000	SF	\$11.50	\$517,500	\$517,500
D30	Interiors	885587	Air Conditioning, Central, Install	45000	SF	\$11.50	\$517,500	\$517,500
B20	Exterior wall	879491	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repair	50	SF	\$55.84	\$2,792	\$2,792
C10	126	878834	Interior Wall Finish, Gypsum Board/Plaster, Repair	10	SF	\$3.18	\$32	\$32
D40	Throughout	879916	Sprinkler System, Full Retrofit, School (per SF), Renovate	45000	SF	\$7.19	\$323,619	\$323,619
	Site	958699	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	60959.33	LS	\$1.15	\$70,103	\$70,103
Immediate Repairs Total								\$1,441,801

* Location Factor (1) included in totals.

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	* Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037RRR_RowGrandTotalLabel			
D30	Boiler room	879346	Boiler, Gas, 2,001 to 2,500 MBH, Replace	25	12	13	1	EA	\$54,195.22	\$62,324.51	\$62,325																				\$62,325	\$62,325		
D30	Boiler room	879341	Expansion Tank, 61 to 100 GAL, Replace	25	12	13	1	EA	\$3,249.54	\$3,736.97	\$3,737																					\$3,737	\$3,737	
	Dicken Elementary School	879480	Condensing Unit/Heat Pump, Split System, 8 to 10 Ton, Replace	15	12	3	1	EA	\$15,825.28	\$18,199.07	\$18,199				\$18,199															\$18,199		\$36,398		
D30	Main roof	879433	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	6	9	1	EA	\$4,473.11	\$5,144.08	\$5,144										\$5,144											\$5,144		
D30	102	879326	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	119	878859	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	122	878964	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	111	878827	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	109	878829	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	118	879328	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	113	878824	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	120	878837	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	117	878927	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	105	878945	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	108	879325	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	110	879322	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	107	878839	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	115	878831	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	106	879324	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	112	878810	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	114	878825	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	123	879331	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	116	878892	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	128	879012	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	12	3	1	EA	\$3,235.37	\$3,720.68	\$3,721				\$3,721															\$3,721		\$7,441		
D30	Boiler room	879340	Fan Coil Unit, Hydronic, 200 to 400 CFM, Replace	15	9	6	1	EA	\$2,186.29	\$2,514.23	\$2,514							\$2,514															\$2,514	
D30	air handler room	879427	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	8	7	1	EA	\$70,713.29	\$81,320.28	\$81,320									\$81,320													\$81,320	
D30	air handler room	879428	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	8	7	1	EA	\$70,713.29	\$81,320.28	\$81,320									\$81,320														\$81,320
D30	Main roof	879436	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879458	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879432	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879437	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879445	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879438	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879462	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879439	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879457	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879463	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879460	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879464	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879472	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879434	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879435	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879461	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	1	EA	\$2,021.87	\$2,325.15	\$2,325									\$2,325													\$2,325	
D30	Main roof	879479	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	1	14	1	EA	\$889.90	\$889.90	\$890																				\$890		\$890	
D30	Boiler room	879354	Distribution Pump, Heating Water, 10 HP, Replace	20	12	8	1	EA	\$6,237.69	\$7,173.35	\$7,173									\$7,173													\$7,173	
D30	Boiler room	879355	Distribution Pump, Heating Water, 10 HP, Replace	20	12	8	1	EA	\$6,237.69	\$7,173.35	\$7,173									\$7,173													\$7,173	
D30	Boiler room	879350	Distribution Pump, Heating Water, 7.5 HP, Replace	20																														

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w Markup	* Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	RRR_RowGrandTotalLabel													
D50	Boiler Room	879925	Building/Main Switchgear, 208 Y, 120 V, 800 Amp, Replace	30	16	14	1	EA	\$179,033.12	\$205,888.09	\$205,888																					\$205,888	\$205,888												
D50	Boiler room	879352	Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	16	14	6	EA	\$7,906.20	\$9,092.13	\$54,553																						\$54,553	\$54,553											
D50	Throughout	879381	Lighting System, Interior, School, Upgrade	25	22	3	45000	SF	\$15.36	\$17.67	\$795,056				\$795,056																			\$795,056	\$795,056										
D60	Front entrance	946228	Intercom Master Station, Replace	20	19	1	1	EA	\$3,814.50	\$4,386.67	\$4,387		\$4,387																				\$4,387	\$4,387											
D60	Office	879333	Intercom Master Station, Replace	20	6	14	1	EA	\$3,814.50	\$4,386.67	\$4,387																						\$4,387	\$4,387											
D50	Throughout	945792	Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace	15	14	1	45000	SF	\$0.51	\$0.59	\$26,393		\$26,393																				\$26,393	\$52,785											
D70	Office	878784	Fire Alarm Control Panel, Addressable, Replace	15	3	12	1	EA	\$20,297.59	\$23,342.23	\$23,342																							\$23,342	\$23,342										
D70	Throughout	946229	Security/Surveillance System, Cameras and CCTV, Install	10	9	1	45000	SF	\$4.35	\$5.00	\$224,968		\$224,968																					\$224,968	\$449,935										
C10	Multi-purpose Room	879895	Stage Curtain, Medium Weight Velour, Flameproof (per SF), Replace	15	8	7	2000	SF	\$13.00	\$14.95	\$29,900								\$29,900															\$29,900	\$29,900										
E10	Kitchen	879386	Commercial Kitchen, Steamer, Tabletop, Replace	10	6	4	1	EA	\$6,344.00	\$7,295.60	\$7,296					\$7,296																		\$7,296	\$14,591										
E10	Kitchen	879385	Commercial Kitchen, Warming Oven, Double, Replace	10	6	4	1	EA	\$8,643.00	\$9,939.45	\$9,939					\$9,939																		\$9,939	\$19,879										
E10	Kitchen	879390	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,256.00	\$4,894.40	\$4,894							\$4,894																	\$4,894	\$4,894									
D20	Kitchen	879384	Commercial Kitchen, Exhaust Hood, Replace	15	9	6	1	EA	\$7,571.72	\$8,707.48	\$8,707							\$8,707																	\$8,707	\$8,707									
E10	Kitchen	879383	Commercial Kitchen, Milk Cooler, Replace	15	8	7	1	EA	\$4,256.00	\$4,894.40	\$4,894								\$4,894																\$4,894	\$4,894									
D30	Gymnasium	879323	Residential Fixtures, Ceiling Fan, Replace	15	6	9	3	EA	\$354.11	\$761.34	\$2,284											\$2,284													\$2,284	\$2,284									
D20	Classroom	878799	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	11	9	135	LF	\$467.63	\$537.78	\$72,600											\$72,600													\$72,600	\$72,600									
	Site	958699	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	1	1	0	60959.33	LS	\$1.00	\$1.15	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$70,103	\$1,402,065	\$1,402,065									
G20	Parking lot	878808	Roadways, Asphalt Pavement, Seal & Stripe	5	3	2	75250	SF	\$0.38	\$0.44	\$32,841			\$32,841					\$32,841					\$32,841										\$32,841	\$131,364										
G20	Parking lot	879979	Roadways, Asphalt Pavement, Mill & Overlay	25	21	4	38000	SF	\$3.28	\$3.77	\$143,139				\$143,139																				\$143,139	\$143,139									
G20	Parking lot	879956	Roadways, Concrete Curb & Gutter, Replace	25	21	4	100	LF	\$24.00	\$27.60	\$2,760				\$2,760																				\$2,760	\$2,760									
G20	Parking lot	878807	Roadways, Asphalt Pavement, Mill & Overlay	25	13	12	37250	SF	\$3.28	\$3.77	\$140,314													\$140,314											\$140,314	\$140,314									
G20	Playground	879512	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	18000	SF	\$0.38	\$0.44	\$7,856		\$7,856					\$7,856					\$7,856											\$7,856	\$31,423										
G20	Sidewalk	879514	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	25	5	5200	SF	\$9.00	\$10.35	\$53,820					\$53,820																			\$53,820	\$53,820									
G20	Playground	879984	Fences & Gates, Chain Link, 8' High, Replace	30	16	14	1700	LF	\$53.90	\$61.99	\$105,375															\$105,375										\$105,375	\$105,375								
G20	entry	879329	Signage, Property, Monument/Pylon, Replace	20	11	9	1	EA	\$8,602.00	\$9,892.30	\$9,892											\$9,892													\$9,892	\$9,892									
G20	play ground	879505	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20	11	9	3	EA	\$1,391.50	\$1,600.23	\$4,801											\$4,801													\$4,801	\$4,801									
G20	play ground	879506	Play Structure, Medium, Replace	20	11	9	3	EA	\$40,005.63	\$46,006.47	\$138,019											\$138,019													\$138,019	\$138,019									
G20	Playground	879509	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	13	12	18000	SF	\$3.28	\$3.77	\$67,896													\$67,896											\$67,896	\$67,896									
G20	Playground	879969	Landscaping, Ground Cover, Regrade/Establish	25	24	1	40000	SF	\$3.71	\$4.27	\$170,628			\$170,628																					\$170,628	\$170,628									
G20	Playground	879967	Landscaping, Flat Areas, Re-slope, Regrade/Establish	25	24	1	40000	SF	\$3.24	\$3.72	\$148,838			\$148,838																					\$148,838	\$148,838									
G40	Parking lot	879939	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	11	9	8	EA	\$3,303.00	\$3,798.45	\$30,388											\$30,388													\$30,388	\$30,388									
Totals, Unescalated												\$1,441,801	\$840,196	\$259,637	\$968,094	\$2,759,437	\$493,145	\$278,949	\$337,582	\$678,677	\$692,841	\$486,444	\$314,144	\$435,036	\$230,448	\$572,682	\$113,071	\$104,351	\$107,574	\$617,769	\$70,103													\$11,801,980	
Totals, Escalated (3.0% inflation, compounded annually)												\$1,441,801	\$865,402	\$275,449	\$1,057,862	\$3,105,771	\$571,690	\$333,080	\$415,183	\$859,728	\$904,000	\$653,740	\$434,849	\$620,257	\$338,421	\$866,233	\$176,161	\$167,453	\$177,803	\$1,051,710	\$122,926														\$14,439,518

* 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.

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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:	2135 Runnymede Blvd., Ann Arbor, Washtenaw, MI 48103	
Year Constructed/Renovated:	1957	
Current Occupants:	Ann Arbor Public Schools	
Percent Utilization:	100 percent of the space is used to support the elementary school	
Management Point of Contact:	Ann Arbor Pubic Schools/Physical Properties, Jim Vibbart, 734-320-3613 phone	
Property Type:	Classrooms, Office and support spaces	
Site Area:	13.7 acres	
Building Area:	45,000 SF	
Number of Buildings:	1	
Number of Stories:	1	
Parking Type and Number of Spaces:	69 spaces in open lots	
Building Construction:	Masonry bearing walls and steel-framed roofs.	
Roof Construction:	Flat roofs with EDPM membrane.	
Exterior Finishes:	Brick Veneer	
Heating, Ventilation & Air Conditioning:	Central system with boilers, air handlers, hydronic fan coil, hydronic baseboard radiators and terminal units. Individual package units for fresh air and cooling for select areas. Supplemental components: ductless split-systems	
Fire and Life/Safety:	Hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel and exit signs.	
ADA:	This building does not have any major ADA issues	
All 45,000 square feet of the building are occupied by a single occupant, Ann Arbor Public Schools. The spaces are a combination of offices, classrooms, supporting restrooms, mechanical and other utility spaces.		
A 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 and the roof. Areas of note that were either inaccessible or not observed for other reasons are listed in the table below:		
Key Spaces Not Observed		
Room Number	Area	Access Issues
Gym/Multi-purpose Room Roof	High Roof	Did not see access ladder in mechanical room, not told 2 access points within room.
Assessment Information		
Dates of Visit:	March 8, 2018	
On-Site Point of Contact (POC):	Jim Vibbart	
Assessment and Report Prepared by:	Randall Patzke	

Property Information	
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1.2 Key Findings

Site: The site has numerous area with soil grading and reseeding is required to improve the site drainage to clean-up the site. The playground and parking lots should be seal coated and restriped on a regular schedule.

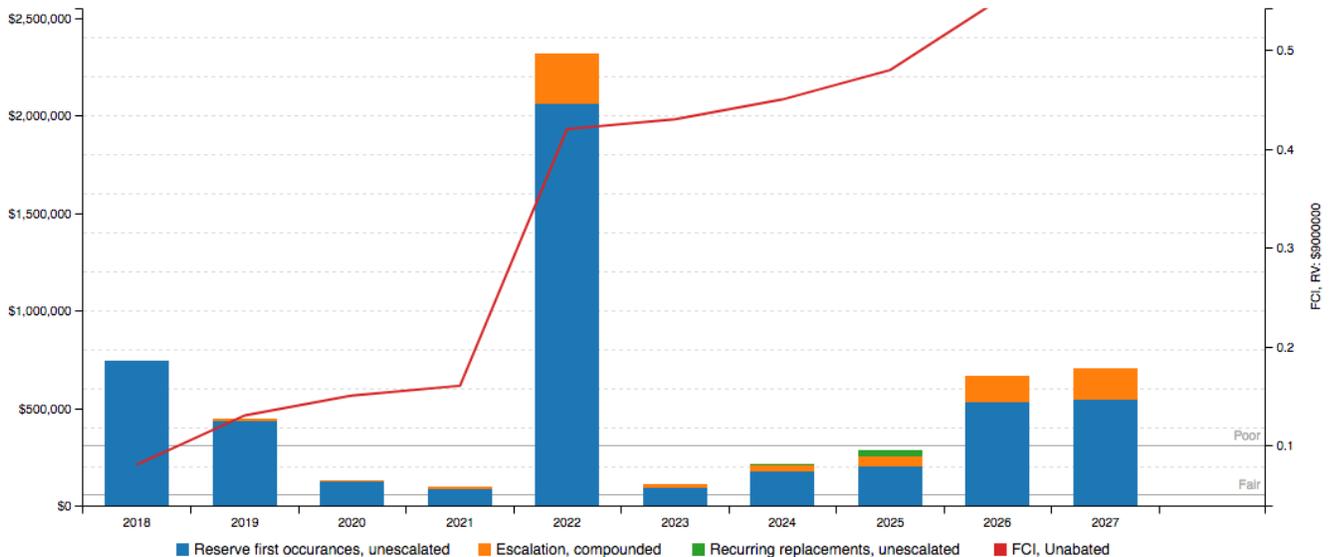
Architectural: The facility should have a study on asbestos completed. The interlocked ceiling tiles in the classrooms have the same appearance as ones containing asbestos. These should be removed and a suspended lay in ceiling installed.

MEPF: The facility should have the building controls updated to a networked digital system. The domestic water piping should be investigated for possible replacement, due to the age of the material used. The facility does not have a fire protection sprinkler system which is recommended.

1.3 Facility Condition Index (FCI)

FCI Analysis: Dicken Elementary School

Replacement Value: \$ 9,000,000; Inflation rate: 3.0%



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



Fci Condition Rating	Definition	Percentage Value
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) $FCI = (IR)/(CRV)$:	8.25%
Current Year FCI Rating:	2018
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$:	63.62%
10-Year FCI Rating	0.63
Current Replacement Value (CRV):	\$9,000,000
Year 0 (Current Year) - Immediate Repairs (IR):	\$742,847
Years 1-10 - Replacement Reserves (RR):	\$4,983,189
Total Capital Needs:	\$5,726,036

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



2 Building Structure

A10 Foundations

Building Foundation		
Item	Description	Condition
Foundation	Concrete spread footings	Fair
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement. The basement (boiler room) 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	Fair
Ground Floor	Concrete slab	Fair
Upper Floor Framing	Open-web steel joists	Fair
Upper Floor Decking	Concrete, cast-in-place	Fair
Balcony Framing	None	--
Balcony Decking	None	--
Balcony Deck Toppings	None	--
Balcony Guardrails	None	--
Roof Framing	Open-web steel joists	Fair
Roof Decking	Wood decking	Fair

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Caulk minor cracking	<input checked="" type="checkbox"/>	Monitor cracking for growth	<input type="checkbox"/>
Repointing joints	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

3 Building Envelope

B20 Exterior Vertical Enclosures

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Fair
Secondary Finish	Windows	Fair
Accented with	Metal siding	Fair
Soffits	Concealed	Fair
Building sealants	Between dissimilar materials, at joints, around windows and doors	Fair

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Graffiti	<input checked="" type="checkbox"/>	Efflorescence	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Anticipated Lifecycle Replacements:

- Exterior paint
- Insulated Panels
- Caulking
- Masonry re-pointing

Actions/Comments:

- No significant actions are identified at the present time. 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.

B2020 Exterior Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed, fixed	Double glaze	throughout	<input type="checkbox"/>	Fair
Aluminum framed, operable	Double glaze	throughout	<input checked="" type="checkbox"/>	Fair

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



B2050 Exterior Doors		
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Storefront glazing
- Exterior service 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.
- There are a few rusted door frames. The damaged doors must be replaced.
- The function of the windows should be tested and confirmed functional for Active Shooter. This should include the windows, screens and blinds. Replacing missing/damaged blinds.
- The glazing system has significant areas of damaged and/or missing sealant (throughout the classrooms). The damaged sealant must be replaced.
- The rusted exterior doors should be repaired or replaced.

B30 Roof

B3010 Primary Roof			
Location	Main Roof	Finish	Single-ply membrane
Type / Geometry	Flat	Roof Age	9 Yrs.
Flashing	Membrane	Warranties	Unknown
Parapet Copings	Exposed copings	Roof Drains	Internal drains
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	Yes
Attics	Truss Joists	Ventilation Source-1	None
Roof Condition	Fair	Ventilation Source-2	--

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Drainage components broken/missing	<input type="checkbox"/>	Vegetation/fungal growth	<input type="checkbox"/>
Blocked Drains	<input type="checkbox"/>	Debris	<input type="checkbox"/>
Balls & toys	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>

Degradation Issues			
Observation	Exists At Site	Observation	Exists At Site
Evidence of roof leaks	<input type="checkbox"/>	Significant ponding	<input checked="" type="checkbox"/>



Degradation Issues			
Observation	Exists At Site	Observation	Exists At Site
Excessive patching or repairs	<input type="checkbox"/>	Blistering or ridging	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Anticipated Lifecycle Replacements:

- EPDM roof membrane
- Roof flashings (included as part of overall membrane replacement)
- Skylights

Actions/Comments:

- The roof appears 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.
- 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 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.
- Roof leaks have occurred within the past year, and some of these leaks remain active. The leaks occur (throughout the building). All active leaks must be repaired.

4 Interiors

C10 Interior Construction

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

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Improperly adjusted door closures	<input checked="" type="checkbox"/>	Damaged/loose door hardware	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

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

Interior Finishes - Dicken Elementary School

Location	Finish		Quantity (SF)	Condition	Action	RUL	Est. Cost
123	Floor	Carpet Tile Commercial-Grade	5000	Fair	Replace	4	34,815
126	Wall	Gypsum Board/Plaster	10	Poor	Repair	0	32
Boiler room	Floor	Epoxy Coating	1000	Poor	Prep & Paint	1	8,740
Class	Ceiling	(ACT)	22500	Poor	Replace	1	139,995
Classroom	Wall	Plate Glass	1500	Fair	Replace	4	67,720
Gymnasium	Floor	Maple Sports Floor	3000	Fair	Refinish	4	13,602
Restroom	Floor	Terrazzo	1500	Fair	Replace	4	18,084
Kitchen	Floor	Terrazzo	1250	Fair	Replace	9	15,070
Restroom	Floor	Ceramic Tile	1000	Fair	Replace	9	15,755
Throughout	Floor	Vinyl Tile (VCT)	32250	Fair	Replace	6	154,819
Throughout	Wall	Concrete/Masonry	54450	Fair	Prep & Paint	2	79,007
Throughout	Ceiling	(ACT)	22500	Fair	Replace	9	69,998

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Loose carpeting/flooring	<input type="checkbox"/>	Minor areas of stained ceiling tiles	<input checked="" type="checkbox"/>
Minor paint touch-up	<input checked="" type="checkbox"/>	Areas of damaged/missing baseboard	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Ceramic tile
- Interior paint
- Epoxy flooring
- Stage Curtain
- Suspended acoustic ceiling tile
- Interior doors
- Refinish Gym floor
- Hall Window Replacement
- Demountable wall partitions

Actions/Comments:

- The interior areas were last renovated around 2010.
- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The flooring in the boiler room has been attacked by the chemicals used in the hot water boilers. The flooring should be replaced with a chemical resistant epoxy that includes an integral base.
- The majority of the ceiling tiles in the classrooms have the same appearance as tiles that contain asbestos. The tiles and facility should be inspected for asbestos containing materials. This work should include the replacement of these ceiling tiles. There are funds in the reserve for this work. Tiles hidden above existing lay-in ceilings are not included in the reserve.
- The ceiling tiles have isolated areas of water-damaged ceiling tiles, throughout the facility. The damaged ceiling tiles need to be replaced. The cost to replace the 2 x 4 damaged tiles is relatively insignificant and the work can be performed as part of the routine maintenance program.
- There are isolated areas of damaged wall finishes. The damaged wall areas need to be repaired. The cost to repair the damaged finishes is relatively insignificant and the work can be performed as part of routine maintenance program.

5 Services (MEPF)

D10 Conveying Systems

Not applicable. There are no elevators or conveying systems.

D20 Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Galvanized iron	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	<input type="checkbox"/>	Minor or isolated leaks	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Plumbing Systems - Dicken Elementary School

Location	Component	Component Description	Quant Unit	Condition	Action	RUL	Est. Cost
115	Sink	Stainless Steel	1 EA	Fair	Replace	9	2,108
126	Drinking Fountain	Vitreous China	2 EA	Fair	Replace	6	3,878
Air Handler Room	Water Heater	Electric, Residential, 5 to 15 GAL	1 EA	Fair	Replace	11	1,014
Boiler room	Water Supply	Water Filter	1 EA	Fair	Replace	3	8,976
Boiler room	Water Heater	Gas, Commercial, 60 to 120 GAL	1 EA	Fair	Replace	5	10,699
Classrooms	Sink	Stainless Steel	23 EA	Fair	Replace	9	24,243
hall	Drinking Fountain	Refrigerated	1 EA	Fair	Replace	4	1,258
Restroom	Toilet	Tankless (Water Closet)	18 EA	Fair	Replace	9	15,173
Restroom	Urinal	Vitreous China	1 EA	Fair	Replace	9	1,193
Throughout	Sink	Vitreous China	16 EA	Fair	Replace	9	13,784
Throughout	Plumbing System	Domestic Supply & Sanitary, School	45000 SF	Fair	Upgrade	4	1,752,314

Anticipated Lifecycle Replacements:

- Circulation pumps
- Water heaters
- Toilets
- Urinals
- Sinks
- Vanities

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.
- Most of the domestic water lines are galvanized iron original to the 1957 construction. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. EMG highly encourages some easily accessible pipe sections be examined to more accurately determine the interior pipe wall conditions after nearly 61 years of use. Pending these results, consideration should be given to replacing all the plumbing supply lines with copper. A budgetary cost is included.

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

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



Distribution System	
HVAC Water Distribution System	Two-pipe
Air Distribution System	Constant
Location of Air Handlers	Mechanical rooms
Terminal Units	Fan coil units (hydronic)
Quantity and Capacity of Terminal Units	approximately 21 fan coil units ranging from 800 to 1,200 CFM
Location of Terminal Units	Adjacent to windows

Packaged, Split & Individual Units	
Primary Components	Package units
Cooling (if separate from above)	None; no cooling
Heating Fuel	Electric
Location of Equipment	Rooftop
Space Served by System	Entire building

Supplemental/Secondary Components	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served	classrooms
Condition	Fair
Supplemental Component #2	Thru-wall Air Conditioners
Location / Space Served	Select classrooms
Condition	Fair

Controls and Ventilation	
HVAC Control System	BAS, hybrid pneumatic/electronic system
HVAC Control System Condition	Fair
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	<input checked="" type="checkbox"/>	Minor control adjustments needed	<input checked="" type="checkbox"/>



Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Leaking condensate lines	<input type="checkbox"/>	Poor mechanical area access	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Degradation Issues			
Observation	Exists At Site	Observation	Exists At Site
Heating, Cooling or Ventilation is not adequate	<input checked="" type="checkbox"/>	Major system inefficiencies	<input checked="" type="checkbox"/>
HVAC controls pneumatic or antiquated	<input checked="" type="checkbox"/>	Obsolete refrigerants : R11, R12, R22, R123, R502	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Mechanical Systems - Dicken Elementary School

Location	Component	Component Description	Quantity	Unit	Condition	Action	RUL	Est. Cost
102	Air Conditioner	Window/Thru-Wall, 1.5 to 2 Ton	1	EA	Fair	Replace	2	2,589
102	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
103	Air Conditioner	Window/Thru-Wall, 1.5 to 2 Ton	1	EA	Fair	Replace	2	2,589
105	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
106	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
107	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
108	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
109	Air Conditioner	Window/Thru-Wall, 1.5 to 2 Ton	1	EA	Fair	Replace	2	2,589
109	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
110	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
111	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
112	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
113	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
114	Air Conditioner	Window/Thru-Wall, 1.5 to 2 Ton	1	EA	Fair	Replace	2	2,589
114	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
115	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
116	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
117	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
118	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
119	Air Conditioner	Window/Thru-Wall, 1.5 to 2 Ton	1	EA	Fair	Replace	2	2,589
119	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
120	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
122	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
123	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
128	Air Conditioner	Window/Thru-Wall, 1.5 to 2 Ton	1	EA	Fair	Replace	2	2,589
air handler room	Air Handler	Exterior, 10,001 to 16,000 CFM	1	EA	Fair	Replace	7	70,713
air handler room	Boiler	Gas, 2,001 to 2,500 MBH	1	EA	Good	Replace	13	54,195
air handler room	Fan Coil Unit	Hydronic, 801 to 1,200 CFM	1	EA	Fair	Replace	3	3,235
Boiler room	Boiler	Gas, 2,001 to 2,500 MBH	1	EA	Good	Replace	13	54,195
Boiler room	Building Automation System	HVAC Controls	45000	SF	Fair	Replace	10	241,313
Boiler room	Condensing Unit/Heat Pump	Split System, 8 to 10 Ton	1	EA	Fair	Replace	3	15,825
Boiler room	Distribution Pump	Heating Water, 10 HP	1	EA	Fair	Replace	8	6,238
Boiler room	Distribution Pump	Heating Water, 10 HP	1	EA	Fair	Replace	8	6,238
Boiler room	Distribution Pump	Heating Water, 7.5 HP	1	EA	Fair	Replace	8	6,037
Boiler room	Distribution Pump	Heating Water, 7.5 HP	1	EA	Fair	Replace	8	6,037
Boiler room	Ductless Split System	Single Zone, 1.5 to 2 Ton	1	EA	Fair	Replace	9	4,473
Boiler room	Exhaust Fan	Centrifugal, 100 to 250 CFM	1	EA	Fair	Replace	14	890
Boiler room	Fan Coil Unit	Hydronic, 200 to 400 CFM	1	EA	Fair	Replace	6	2,186
Interiors	Air Handler	Exterior, 10,001 to 16,000 CFM	1	EA	Fair	Replace	7	70,713
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
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Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	7	2,022
Main roof	Expansion Tank	1 to 3 GAL	4	EA	Good	Replace	20	1,111
Main roof	Expansion Tank	61 to 100 GAL	1	EA	Fair	Replace	13	3,250
Main roof	Packaged Unit (RTU)	11 to 12.5 Ton	1	EA	Excellent	Replace	13	22,713
Main roof	Packaged Unit (RTU)	4 Ton	1	EA	Fair	Replace	9	10,581



Anticipated Lifecycle Replacements:

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

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have not been maintained since the property was first occupied.
- Approximately 15 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. The principal was interviewed about the historical and recent performance of the equipment and systems. There are issues with temperature control within the whole facility. Areas are either too hot or too cold.
- The thru-wall air conditioners are approaching end of life and replacements could be required.
- The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For modernization, reliability, and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

D40 Fire Protection

Item	Description					
Type	None					
Sprinkler System	None	<input checked="" type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Sprinkler System Condition	--					
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 2017			Yes		
Hydrant Location	Front of School					
Siamese Location	None					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Extinguisher tag expired	<input checked="" type="checkbox"/>	Riser tag expired (5 year)	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>



Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

D50 Electrical

Distribution & Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	600 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Boiler Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8, CFL		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

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

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Improperly stored material	<input type="checkbox"/>	Unsecured high voltage area	<input type="checkbox"/>
Loose cables or improper use of conduit	<input type="checkbox"/>	Poor electrical room ventilation	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>



Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchgear
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The school has four classrooms that have tripped breakers on a regular basis. These rooms should have the circuits reduced to increase available power to the room and minimize the potential of tripping breakers.

D60 Communications

D6060 Public Address Systems						
Item	Description					
Communication Equipment	Public Address System	<input checked="" type="checkbox"/>	Nurse Call System	<input type="checkbox"/>	Clock	<input checked="" type="checkbox"/>

D70 Electronic Safety and Security

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras monitored	<input type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input checked="" type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Fire Alarm System Condition	Good					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Office			2016		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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



6 Equipment & Furnishings

E10 Equipment

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

E1030 Commercial Kitchen Equipment		
Appliance	Comment	Condition
Refrigerators	Up-right	Fair
Freezers	Up-right	Fair
Ranges	<input type="checkbox"/>	--
Ovens	Electric	Fair
Griddles / Grills	<input type="checkbox"/>	--
Fryers	<input type="checkbox"/>	--
Hood	Exhaust ducted to exterior	Fair
Dishwasher	<input type="checkbox"/>	--
Microwave	<input checked="" type="checkbox"/>	Fair
Ice Machines	<input type="checkbox"/>	--
Steam Tables	<input checked="" type="checkbox"/>	Fair
Work Tables	<input checked="" type="checkbox"/>	Fair
Shelving	<input checked="" type="checkbox"/>	Fair

E1030 Commercial Laundry		
Equipment	Comment	Condition
Commercial Washing Machines	<input type="checkbox"/>	--
Commercial Dryers	<input type="checkbox"/>	--
Residential Washers	<input type="checkbox"/>	--
Residential Dryers	<input type="checkbox"/>	--

Anticipated Lifecycle Replacements:

- Warming oven
- Milk Cooler
- Steam Table
- Exhaust Hood
- Reach-in cooler

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	Cast-in-place concrete	Fair
Ground Floor Patio or Terrace	None	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
66	-	-	-	-
Total Number of ADA Compliant Spaces			3	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			69	

Site Stairs			
Location	Material	Handrails	Condition
Entry	Concrete stairs	None	Fair

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Pavement oil stains	<input checked="" type="checkbox"/>	Vegetation growth in joints	<input type="checkbox"/>
Stair/ramp rails loose	<input type="checkbox"/>	Stair/ramp rail needs scraped and painted	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Degradation Issues			
Observation	Exists At Site	Observation	Exists At Site
Potholes/depressions	<input type="checkbox"/>	Alligator cracking	<input checked="" type="checkbox"/>
Concrete spalling	<input type="checkbox"/>	Trip hazards (settlement/heaving)	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks
- Curbs
- Site stairs
- Pedestrian ramps
- Playgrounds

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 asphalt pavement exhibits significant areas of deterioration, such as alligator cracking, transverse cracking, these are most noticeable on the road into the main parking lot. Complete milling and overlay of the entire lot is recommended.
- When the parking lot is replaced with the Mill and overlay the damaged curbs should be replaced.
- The asphalt pavement and playgrounds are showing wear and require seal coating to extend the life of the paving.

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

Site Fencing		
Type	Location	Condition
Chain link with metal posts	West half of site	Fair

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



Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	Around Site	Fair
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Signage
- Site fencing
- Playground equipment
- Playground surfaces

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	<input checked="" type="checkbox"/>	Fair
Inlets	<input checked="" type="checkbox"/>	Fair
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Fair
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Fair
Dry Well	<input type="checkbox"/>	--

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.
- Ponding occurs in the landscaped areas. The affected areas must be graded to direct storm water toward the onsite inlets.
- Soil erosion occurs near the sidewalks and playground areas. The affected areas must be restored to prevent additional erosion and damage.

Item	Description						
Site Topography	The Northeast corner of the site is the higher area and slope to the other sides. The greatest slope is to the southeast. None of the slopes are very steep.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Brick	Entry ADA Ramp	Fair

Anticipated Lifecycle Replacements:

- Landscaping materials

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property.
- There are significant areas of erosion. The areas along the sidewalks need to be backfilled and seeded. The various swales in the grass need to be regraded/sloped and seeded to permit proper drainage. These will improve the overall site conditions.
- The retaining wall at the ADA ramp requires repair to the brick.

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
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair					
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fair					

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Isolated bulb/lamp replacement	<input type="checkbox"/>	Discolored/dirty lens cover	<input type="checkbox"/>
LED Fixtures	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>

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

Other Ancillary Structures			
Type	Maintenance/Storage Shed	Location	Side parking Lot
Item	Material	Item	Material
Exterior Siding	Pre-Cast Concrete	Roof Finishes	Pre-cast concrete
Interior Finishes	Floor: Exposed concrete Ceiling: Exposed concrete Walls: Exposed concrete	MEPF	Electrical (was not able to access)
Overall Building Condition			Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

9 Opinions of Probable Costs

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

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

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

9.1 Methodology

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

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

9.2 Immediate Repairs

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

9.3 Replacement Reserves

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

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

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

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

10 Purpose and Scope

10.1 Purpose

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

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

CONDITIONS:

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

PLAN TYPES:

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

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.

Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

10.2 Scope

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

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

11 Accessibility and Property Research

11.1 ADA Accessibility

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

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

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

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

Accessibility Issues			
Component	Major Issue	Moderate Issue	Minor Issue
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is 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 Dicken Elementary, 2135 Runnymede Blvd., 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 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 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 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.

Prepared by: Randall Patzke,
Project Manager

Reviewed by:



Al Diefert
Technical Report Reviewer
For
Andrew Hupp
Program Manager

13 Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- 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:	PLAY STRUCTURE
-----	----------------



#6:	PLAY STRUCTURE
-----	----------------



#7:	BOILER ROOM FLOOR FINISH
-----	--------------------------



#8:	PYLON SIGN
-----	------------



#9:	EXPANSION TANKS
-----	-----------------



#10:	EXTERIOR SERVICE DOOR
------	-----------------------



#11:	SIDEWALK AND ADA RAMP
------	-----------------------



#12:	LIGHTING SYSTEM, BLINDS
------	-------------------------



#13:	BRICK VENEER, WINDOWS
------	-----------------------



#14:	INTERIOR GLASS WALL
------	---------------------



#15:	AIR HANDLER
------	-------------



#16:	EPDM ROOF
------	-----------



#17:	INSULATED PANEL AND CAULKING
------	------------------------------



#18:	CASEWORK IN OFFICE, CARPET
------	----------------------------



#19:	HYDRONIC FAN COIL UNIT,
------	-------------------------



#20:	RE-SLOPE LANDSCAPING
------	----------------------



#21:	BOILERS
------	---------



#22:	EXTERIOR WALL CAULKING
------	------------------------



#23:	RE-SLOPE LANDSCAPING
------	----------------------



#24:	INTERIOR WALL REPAIR
------	----------------------



#25:	EXTERIOR POLE LIGHT AND CRACKED ASPHALT
------	--



#26:	CASEWORK, STAINLESS STEEL SINKS, VCT AND PAINTING
------	--



#27:	ELECTRIC WATER HEATER
------	-----------------------



#28:	RE-SLOPE LANDSCAPING, PLAY STRUCTURE
------	---



#29:	STAINLESS STEEL SINK, OVER- SIZED
------	--------------------------------------



#30:	CONCRETE SIDEWALK, LANDSCAPING AND RE- SEEDING
------	--



#31:	VINYL FLOOR TILE (VCT), PAINT FINISH
------	---



#32:	COMPRESSED AIR DRYER
------	----------------------



#33:	ASBESTOS STUDY & POSSIBLE REPLACEMENT
------	--



#34:	EXTERIOR WINDOWS CAULKING
------	------------------------------



#35:	PICNIC TABLE, ASPHALT PLAYGROUND
------	-------------------------------------



#36:	INTERIOR FLOOR FINISH, VINYL TILE (VCT)
------	--



#37:	PLAY STRUCTURE
------	----------------



#38:	HYDRONIC BOILER SOLUTION FILTER, DAMAGED FLOOR FINISH
------	---



#39:	BUILDING CONTROL PANEL
------	------------------------



#40:	THRU-WALL AIR CONDITIONER
------	---------------------------



#41:	ASPHALT PAVEMENT
------	------------------



#42:	WATER HEATER
------	--------------



#43:	INTERIOR WALL FINISH REPAIR
------	-----------------------------



#44:	CONCRETE CURB & GUTTER
------	------------------------



#45:	EXTERIOR WALL CAULKING, PAINTING
------	----------------------------------



#46:	DRINKING FOUNTAIN
------	-------------------



#47:	HYDRONIC FAN COIL UNIT
------	------------------------



#48:	ASPHALT PAVEMENT
------	------------------



#49:	PACKAGED UNIT (RTU)
------	---------------------



#50:	ASPHALT PAVEMENT
------	------------------



#51:	STAGE CURTAIN, FLOOR REFINISH
------	-------------------------------



#52:	PACKAGED UNIT (RTU)
------	---------------------



#53:	WINDOWS
------	---------



#54:	DISTRIBUTION PANEL
------	--------------------



#55:	EXHAUST FAN
------	-------------



#56:	TOILET, SINK AND TERRAZZO FLOORING
------	------------------------------------



#57:	RE-POINTING BRICK
------	-------------------



#58:	REFINISH GYM FLOOR
------	--------------------



#59:	BRICK REPAIR
------	--------------



#60:	MOLD REMEDIATION,
------	-------------------



#61:	DEMOUNTABLE PARTITION
------	-----------------------



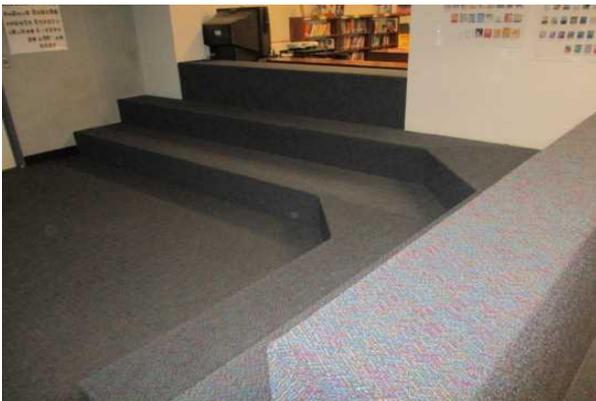
#62:	FIRE ALARM CONTROL PANEL
------	--------------------------



#63:	TERRAZZO FLOOR
------	----------------



#64:	CERAMIC TILE
------	--------------



#65:	CARPET
------	--------



#66:	PLAYGROUND ASPHALT
------	--------------------

Appendix B: Site Plan

Site Plan



Project Name:
Dicken Elementary

Project Number:
129010.18R000-010.354

Source:
Google Earth Pro

On-Site Date:
March 8, 2018

Appendix C: Supporting Documentation

Flood Map



	Project Name: Dicken Elementary	Project Number: 129010.18R000-010.354
	Source: FEMA Map Number: 26161C0244E Dated: April 3, 2012	On-Site Date: March 8, 2018

Appendix D: Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Not returned to EMG

Name of person completing form: _____

Title / Association with property: _____

Length of time associated w/ property: _____

Date Completed: _____

Phone Number: _____

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

DATA OVERVIEW		RESPONSE			
1	Year/s constructed				
2	Building size in SF				
3	Major Renovation Dates	Façade		HVAC	
		Roof		Electrical	
		Interiors		Site Pavement	
		Accessibility		other	
QUESTION		RESPONSE			
4	Provide additional detail about the scope of the MAJOR additions, renovations, or systemic rehabilitations since construction (referenced above in Question 3).				
5	List other significant but somewhat lesser capital improvements, focusing on recent years (provide approximate year completed).				
6	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?				
7	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.				

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

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

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
11. Any brochures or marketing information.
12. Appraisal, either current or previously prepared.
13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
14. Previous reports pertaining to the physical condition of property.
15. ADA survey and status of improvements implemented.
16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

