FACILITY CONDITION ASSESSMENT

Prepared for

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

FACILITY CONDITION ASSESSMENT

OF

BRYANT ELEMENTARY SCHOOL
2150 SANTA ROSA DRIVE
ANN ARBOR, MICHIGAN 48108

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
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EMG PROJECT #:
129010.18R000-003.354

DATE OF REPORT:
June 28, 2018

ONSITE DATE:
January 16-17, 2018

Immediate Repairs Report
Bryant Elementary
6/28/2018

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
6.3	816390	Roof, , Replace	60192	SF	$14.91	$897,198	**$897,198**
7.1	816437	Unit Heater, 3 kW, Replace	6	EA	$2,002.80	$12,017	**$12,017**
7.4	816426	Emergency Exit System, , Replace	18	EA	$1,412.05	$25,417	**$25,417**
7.6	816466	Fire Alarm System, , Replace	1	EA	$23,342.23	$23,342	**$23,342**
	816401	Aluminum Siding, , Replace	4760	SF	$9.98	$47,486	**$47,486**
	958678	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	61572.23	LS	$1.15	$70,808	**$70,808**
	816380	Study, ,	1	EA	$7,475.00	$7,475	**$7,475**
Immediate Repairs Total							**$1,083,743**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Bryant Elementary

6/28/2018

Location	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total Escalated Estimate
Bryant Elementary	$1,083,743	$913,122	$1,228,887	$1,250,514	$614,402	$3,251,098	$237,018	$165,278	$1,060,126	$410,772	$1,901,624	$521,329	$122,126	$328,486	$126,057	$206,268	$1,104,013	$135,123	$192,514	$162,490	**$15,014,989**
GrandTotal	**$1,083,743**	**$913,122**	**$1,228,887**	**$1,250,514**	**$614,402**	**$3,251,098**	**$237,018**	**$165,278**	**$1,060,126**	**$410,772**	**$1,901,624**	**$521,329**	**$122,126**	**$328,486**	**$126,057**	**$206,268**	**$1,104,013**	**$135,123**	**$192,514**	**$162,490**	**$15,014,989**

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
5.2	816392	Parking Lot, , Repair	5	0	5	62600	SF	$0.38	$0.44	$27,320						$27,320					$27,320					$27,320						**$81,961**
5.2	816462	Pedestrian Pavement, , Replace	25	10	15	1900	SF	$5.00	$5.75	$10,925																$10,925						**$10,925**
5.2	816394	Exterior Stair/Ramp, , Replace	25	17	8	50	LF	$38.43	$44.20	$2,210									$2,210													**$2,210**
5.5	816479	Play Structure, ,	20	15	5	4	EA	$53,130.00	$61,099.50	$244,398						$244,398																**$244,398**
5.5	816477	Play Structure, ,	20	15	5	1	EA	$40,005.63	$46,006.47	$46,006						$46,006																**$46,006**
6.3	816390	Roof, , Replace	20	20	0	60192	SF	$12.96	$14.91	$897,198	$897,198																					**$897,198**
6.6	816434	Window, SF, Replace	30	22	8	190	EA	$584.21	$671.84	$127,649									$127,649													**$127,649**
7.1	816391	Split System, 2 TON, Replace	15	5	10	1	EA	$4,473.11	$5,144.08	$5,144											$5,144											**$5,144**
7.1	816387	Split System, 1.5 TON, Replace	15	5	10	1	EA	$4,473.11	$5,144.08	$5,144											$5,144											**$5,144**
7.1	816411	Split System, 1.5 TON, Replace	15	5	10	1	EA	$4,473.11	$5,144.08	$5,144											$5,144											**$5,144**
7.1	816464	Air Distribution System, 60192 SF	30	20	10	60192	SF	$15.00	$17.25	$1,038,312											$1,038,312											**$1,038,312**
7.1	816450	Exhaust Fan, 2000 CFM, Replace	15	11	4	1	EA	$2,045.12	$2,351.89	$2,352					$2,352																$2,352	**$4,704**
7.1	816399	Exhaust Fan, 2000 CFM, Replace	15	11	4	1	EA	$2,045.12	$2,351.89	$2,352					$2,352																$2,352	**$4,704**
7.1	816469	Exhaust Fan, 2500 CFM, Replace	15	11	4	1	EA	$2,762.86	$3,177.29	$3,177					$3,177																$3,177	**$6,355**
7.1	816425	Exhaust Fan, 2000 CFM, Replace	15	11	4	1	EA	$2,045.12	$2,351.89	$2,352					$2,352																$2,352	**$4,704**
7.1	816383	Exhaust Fan, 2000 CFM, Replace	15	11	4	1	EA	$2,045.12	$2,351.89	$2,352					$2,352																$2,352	**$4,704**
7.1	816455	Exhaust Fan, 1500 CFM, Replace	15	11	4	1	EA	$1,927.94	$2,217.13	$2,217					$2,217																$2,217	**$4,434**
7.1	816395	Exhaust Fan, 2000 CFM, Replace	15	11	4	1	EA	$2,045.12	$2,351.89	$2,352					$2,352																$2,352	**$4,704**
7.1	816438	Exhaust Fan, 2000 CFM, Replace	15	11	4	1	EA	$2,045.12	$2,351.89	$2,352					$2,352																$2,352	**$4,704**
7.1	816457	Exhaust Fan, 2000 CFM, Replace	15	11	4	1	EA	$2,045.12	$2,351.89	$2,352					$2,352																$2,352	**$4,704**
7.1	816388	Exhaust Fan, 400 CFM, Replace	15	10	5	1	EA	$1,499.53	$1,724.46	$1,724						$1,724																**$1,724**
7.1	816437	Unit Heater, 3 kW, Replace	20	45	0	6	EA	$1,741.57	$2,002.80	$12,017	$12,017																					**$12,017**
7.1	816452	Package Unit, 24 TON, Replace	15	14	1	1	EA	$44,377.70	$51,034.36	$51,034		$51,034																				**$102,069**
7.1	816417	Package Unit, 5 TON, Replace	15	14	1	1	EA	$11,239.29	$12,925.18	$12,925		$12,925																				**$25,850**
7.1	816381	Package Unit, 16 TON, Replace	15	14	1	1	EA	$36,777.37	$42,293.98	$42,294		$42,294																				**$84,588**
7.1	816397	Package Unit, 16 TON, Replace	15	14	1	1	EA	$36,777.37	$42,293.98	$42,294		$42,294																				**$84,588**
7.1	816475	Package Unit, 4 TON,	15	14	1	1	EA	$10,581.39	$12,168.60	$12,169		$12,169																				**$24,337**
7.1	816384	Package Unit, 5 TON, Replace	15	14	1	1	EA	$11,239.29	$12,925.18	$12,925		$12,925																				**$25,850**
7.1	816405	Package Unit, 24 TON, Replace	15	14	1	1	EA	$44,377.70	$51,034.36	$51,034		$51,034																				**$102,069**
7.1	816379	Package Unit, 4 TON,	15	14	1	1	EA	$10,581.39	$12,168.60	$12,169		$12,169																				**$24,337**
7.1	816382	Package Unit, 16 TON, Replace	15	14	1	1	EA	$36,777.37	$42,293.98	$42,294		$42,294																				**$84,588**
7.1	816459	Package Unit, 16 TON, Replace	15	14	1	1	EA	$36,777.37	$42,293.98	$42,294		$42,294																				**$84,588**
7.1	816465	Package Unit, 5 TON, Replace	15	14	1	1	EA	$11,239.29	$12,925.18	$12,925		$12,925																				**$25,850**
7.1	816474	Package Unit, 24 TON, Replace	15	14	1	1	EA	$44,377.70	$51,034.36	$51,034		$51,034																				**$102,069**
7.1	816447	Package Unit, 16 TON, Replace	15	14	1	1	EA	$36,777.37	$42,293.98	$42,294		$42,294																				**$84,588**
7.1	816386	Package Unit, 12 TON,	15	14	1	1	EA	$22,713.37	$26,120.37	$26,120		$26,120																				**$52,241**
7.1	816432	HVAC Automation/Safety, ,	20	12	8	60192	SF	$5.36	$6.17	$371,197									$371,197													**$371,197**
7.2	816404	Toilet, , Replace	20	13	7	28	EA	$842.97	$969.41	$27,143								$27,143														**$27,143**
7.2	816415	Urinal, , Replace	20	13	7	2	EA	$1,193.44	$1,372.46	$2,745								$2,745														**$2,745**
7.2	816446	Sink, 1 , Replace	20	15	5	1	EA	$1,054.05	$1,212.16	$1,212						$1,212																**$1,212**
7.2	816413	Sink, , Replace	20	13	7	1	EA	$1,167.28	$1,342.38	$1,342								$1,342														**$1,342**
7.2	816398	Sink, , Replace	20	12	8	18	EA	$1,054.05	$1,212.16	$21,819									$21,819													**$21,819**
7.2	816461	Sink, , Replace	20	12	8	10	EA	$861.51	$990.74	$9,907									$9,907													**$9,907**
7.2	816441	Service Sink, , Replace	35	25	10	3	EA	$1,599.51	$1,839.44	$5,518											$5,518											**$5,518**
7.2	816472	Drinking Fountain, , Replace	10	7	3	7	EA	$1,257.51	$1,446.13	$10,123				$10,123												$10,123						**$20,246**
7.2	816445	Water Heater, Electric, Commercial, 81 to 100 GAL, Replace	15	8	7	1	EA	$7,586.72	$8,724.73	$8,725								$8,725														**$8,725**
7.4	816439	Variable Frequency Drive, 5 HP, Replace	20	14	6	1	EA	$4,748.96	$5,461.30	$5,461							$5,461															**$5,461**
7.4	816436	Distribution Panel, 800 AMP, Replace	30	22	8	1	EA	$13,540.83	$15,571.95	$15,572									$15,572													**$15,572**

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
7.4	816463	Distribution Panel, 700 AMP, Replace	30	22	8	1	EA	$13,540.83	$15,571.95	$15,572									$15,572												**$15,572**
7.4	816440	Secondary Transformer, 75 kVA, Replace	30	18	12	1	EA	$8,844.95	$10,171.69	$10,172													$10,172								**$10,172**
7.4	816402	Lighting & Branch Wiring System, ,	25	22	3	60192	SF	$15.36	$17.67	$1,063,467				$1,063,467																	**$1,063,467**
7.4	816426	Emergency Exit System, , Replace	10	20	0	18	EA	$1,227.87	$1,412.05	$25,417	$25,417										$25,417										**$50,834**
7.4	816408	Emergency Exit System, , Replace	10	4	6	22	EA	$687.51	$790.64	$17,394							$17,394										$17,394				**$34,788**
7.6	816449	Sprinkler System, ,	50	46	4	60192	SF	$6.25	$7.19	$432,872					$432,872																**$432,872**
7.6	816431	Fire Extinguisher, , Replace	15	10	5	7	EA	$356.54	$410.02	$2,870						$2,870															**$2,870**
7.6	816466	Fire Alarm System, , Replace	15	45	0	1	EA	$20,297.59	$23,342.23	$23,342	$23,342															$23,342					**$46,684**
7.6	816406	Fire Alarm System, ,	20	10	10	60192	SF	$3.13	$3.60	$216,779											$216,779										**$216,779**
8.1	816385	Window, 12 SF, Replace	30	22	8	102	EA	$1,311.24	$1,507.92	$153,808									$153,808												**$153,808**
8.1	816389	Overhead Door, , Replace	35	27	8	2	EA	$2,634.03	$3,029.14	$6,058									$6,058												**$6,058**
8.1	816478	Interior Door, , Replace	20	13	7	2	EA	$2,206.74	$2,537.75	$5,075								$5,075													**$5,075**
8.1	816419	Toilet Partitions, , Replace	20	16	4	8	EA	$850.00	$977.50	$7,820					$7,820																**$7,820**
8.1	816427	Interior Walls, , Repair	8	3	5	51726	SF	$1.45	$1.67	$86,313						$86,313								$86,313							**$172,625**
8.1	816393	Interior Walls, , Repair	8	3	5	34484	SF	$1.42	$1.64	$56,439						$56,439								$56,439							**$112,879**
8.1	816451	Interior Walls, , Replace	10	2	8	1952	SF	$7.57	$8.71	$16,993									$16,993										$16,993		**$33,985**
8.1	816444	Floor Finishings, , Repair	10	2	8	3450	SF	$3.68	$4.23	$14,591									$14,591										$14,591		**$29,182**
8.1	816429	Floor Finishings, , Replace	15	6	9	44200	SF	$4.80	$5.52	$244,014										$244,014											**$244,014**
8.1	816400	Floor Finishings, , Replace	50	40	10	850	SF	$15.76	$18.12	$15,401											$15,401										**$15,401**
8.1	816443	Floor Finishings, , Replace	10	4	6	12563	SF	$7.26	$8.34	$104,835							$104,835										$104,835				**$209,670**
8.1	816430	Ceilings,	10	6	4	4800	SF	$2.27	$2.61	$12,530					$12,530										$12,530						**$25,061**
8.1	816442	Ceilings, , Repair	10	2	8	4800	SF	$1.94	$2.23	$10,690									$10,690										$10,690		**$21,380**
8.1	816423	Ceilings, , Replace	20	18	2	50150	SF	$3.11	$6.69	$335,436			$335,436																		**$335,436**
8.2	816416	Food Warmer, , Replace	15	10	5	1	EA	$1,551.91	$1,784.69	$1,785						$1,785															**$1,785**
8.2	816460	Refrigerator,	15	10	5	1	EA	$2,515.00	$2,892.25	$2,892						$2,892															**$2,892**
8.2	816470	Steamer,	10	3	7	1	EA	$9,516.00	$10,943.40	$10,943								$10,943										$10,943			**$21,887**
8.2	816467	Refrigerator,	15	4	11	1	EA	$4,256.00	$4,894.40	$4,894												$4,894									**$4,894**
8.2	816409	Refrigerator,	15	3	12	1	EA	$2,515.00	$2,892.25	$2,892													$2,892								**$2,892**
8.2	816420	Food Warmer, , Replace	15	3	12	1	EA	$1,551.91	$1,784.69	$1,785													$1,785								**$1,785**
	816473	Roof Structure,	50	45	5	60192	SF	$25.52	$29.35	$1,766,515						$1,766,515															**$1,766,515**
	816401	Aluminum Siding, , Replace	40	40	0	4760	SF	$8.67	$9.98	$47,486	$47,486																				**$47,486**
	816418	Brick Veneer Exterior Wall, , Repair	25	20	5	10290	SF	$41.28	$47.47	$488,518						$488,518															**$488,518**
D70	946134	Exterior Door Hardware, Electronic Doors ANSI F39 Lockset, Replace	30	29	1	10	EA	$1,345.00	$1,546.75	$15,468		$15,468																			**$15,468**
	816448	Gas Distribution System, , Replace	15	14	1	1	EA	$5,077.01	$5,838.57	$5,839		$5,839															$5,839				**$11,677**
	816412	Gas Distribution System, 2 HP, Replace	20	13	7	1	EA	$6,611.73	$7,603.48	$7,603								$7,603													**$7,603**
	960787	Solar Instillation Project, Roof Mounted Solar Instillation, Install	20	18	2	654000	SF	$1.00	$1.15	$752,100			$752,100																		**$752,100**
D60	946135	Intercom Master Station, Replace	20	19	1	1	EA	$3,814.50	$4,386.67	$4,387		$4,387																			**$4,387**
D50	945787	Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace	15	14	1	60192	SF	$0.51	$0.59	$35,303		$35,303															$35,303				**$70,605**
D70	946133	Security/Surveillance System, Cameras and CCTV, Install	10	9	1	60192	SF	$4.35	$5.00	$300,917		$300,917										$300,917									**$601,833**
	958678	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	1	1	0	61572.23	LS	$1.00	$1.15	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	$70,808	**$1,416,161**
	816468	Play Structure,	20	15	5	3	EA	$2,210.00	$2,541.50	$7,625						$7,625															**$7,625**
	816380	Study, ,	0	0	0	1	EA	$6,500.00	$7,475.00	$7,475	$7,475																				**$7,475**
Totals, Unescalated											**$1,083,743**	**$886,526**	**$1,158,344**	**$1,144,398**	**$545,888**	**$2,804,425**	**$198,498**	**$134,386**	**$836,874**	**$314,823**	**$1,414,987**	**$376,619**	**$85,657**	**$223,683**	**$83,338**	**$132,395**	**$687,984**	**$81,751**	**$113,082**	**$92,666**	**$12,400,068**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,083,743**	**$913,122**	**$1,228,887**	**$1,250,514**	**$614,402**	**$3,251,098**	**$237,018**	**$165,278**	**$1,060,126**	**$410,772**	**$1,901,624**	**$521,329**	**$122,126**	**$328,486**	**$126,057**	**$206,268**	**$1,104,013**	**$135,123**	**$192,514**	**$162,490**	**$15,014,989**

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

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1 Executive Summary

1.1 Property Information and General Physical Condition

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

Property Information	
Address:	2150 Santa Rosa Drive, Ann Arbor, Michigan 48108
Year Constructed/Renovated:	1973, Phase I / 1975 Phase II
Current Occupants:	Ann Arbor Public Schools
Percent Utilization:	100
Management Point of Contact:	Jim Vibbart 734.320.3613 phone
Property Type:	Classrooms
Site Area:	7.4 acres
Building Area:	60192 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	101 spaces in open lots,
Building Construction:	Masonry bearing walls, concrete slab on grade, with steel bar joist roof and metal decking..
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air Conditioning:	Individual package units. Supplemental components: ductless split-systems
Fire and Life/Safety:	Smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs.
ADA :	This building does not have any major ADA issues.
All 60192 square feet of the building are occupied by a single occupant, Ann Arbor Public Schools. The spaces are mostly, classrooms, and supporting restrooms, administrative offices, mechanical and other utility spaces.	
Assessment Information	
Dates of Visit:	Janurary 16, 2018 and Janurary 17, 2018
On-Site Point of Contact (POC):	Jim Vibbart
Assessment and Report Prepared by:	Benjamin Huseman
Reviewed by:	Al Diefert Techncial Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x 6632

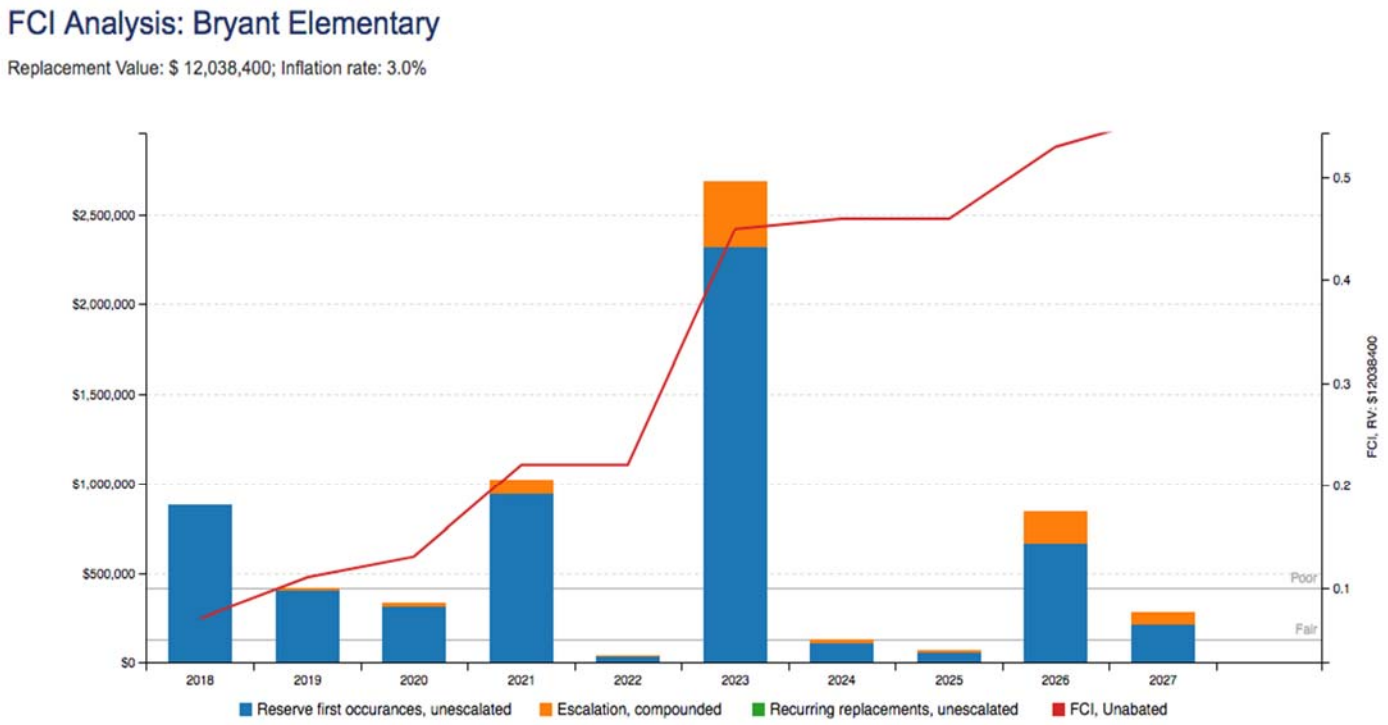
1.2 Key Findings

Site : No significant key findings were noticed at the site. The parking lot and drives have recently been repaved and will require seal and restriping in the coming years to maintain their performance.

Architectural : The roof and roof decking is in poor condition. Multiple leaks have been repaired on the roof and the staff reported one area that repeatedly leaks. The roof decking was weak in multiple laocations and needs to be replaced..

MEPF : The HVAC maintenance staff reported that multiple heat exchangers have been replaced in the package RTUs because the VAV boxes are not communicating with the RTU, cuasing the heat exchangers to overheat. All of the poackage RTUs should be replaced with units designed to operate with VAV boxes and incorporating modulating burners to ensure the heat exchangers do not overheat.

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):	7.32%
Current Year FCI Rating:	2018
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV):	55.51%
10-Year FCI Rating	0.56
Current Replacement Value (CRV):	$12,038,400
Year 0 (Current Year) - Immediate Repairs (IR):	$880,813
Years 1-10 - Replacement Reserves (RR):	$5,801,499
Total Capital Needs:	$6,682,313

2 Building Structure

2.1 A10 Foundations

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	NA

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. There is no evidence of movement or water.

2.2 B10 Superstructure

B1010 Floor Construction & B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	None	NA
Upper Floor Decking	None	NA
Balcony Framing	None	NA
Balcony Decking	None	NA
Balcony Deck Toppings	None	NA
Balcony Guardrails	None	NA
Roof Framing	Open-web steel joists	Good
Roof Decking	Metal decking	Poor

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

Anticipated Lifecycle Replacements:

- Roof Decking

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	Metal	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.

3 Building Envelope

3.1 B20 Exterior Vertical Enclosures

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Fair
Secondary Finish	None	NA
Accented with	Metal siding	Poor
Soffits	Not Applicable	NA
Building sealants	Between dissimilar materials, at joints, around windows and doors	Fair

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

Anticipated Lifecycle Replacements:

- Aluminum siding
- Brick veneer repointing

Actions/Comments:

- The metal siding has significant areas of dented, damaged, and missing siding along the south and east elevations of the building. The damaged siding must be replaced.
- Isolated portions of the mortar joints along the brick veneer are cracked on all elevations of the building. The damaged mortar joints must be cleaned and re-pointed.

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

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

Anticipated Lifecycle Replacements:

- Windows
- Exterior metal 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.

B3010 Primary Roof			
Location	Entire Roof	Finish	Built-up membrane
Type / Geometry	Flat	Roof Age	20 Yrs
Flashing	Built-up base and Edge flashing	Warranties	None
Parapet Copings	None	Roof Drains	Internal drains
Fascia	Metal Panel	Insulation	None
Soffits	None	Skylights	No
Attics	None	Ventilation Source-1	None
Roof Condition	Poor	Ventilation Source-2	None

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

Degredation 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:

- Built up roof membrane

Actions/Comments:

- The roof finishes appear to be more than 20 years old. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor. The roof was covered with snow during the site visit.
- Roof leaks have occurred in the past year. The leaks have since been repaired, and no active roof leaks are evident.
- The roof substrate and insulation should be inspected during any future roof repair or replacement work. Walking on the roof revealed multiple weak areas of excessive deflection.

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.

4 Interiors

4.1 C10 Interior Construction

C1030 Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Fair
Door Framing	Metal	Fair
Fire Doors	No	NA
Closet Doors	Hollow core/Sliding	Fair

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

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

Location/Space	Finish		Quantity (SF)	Condition	Action	RUL	Est. Cost
Gymnasium	Floor	Wood Strip	3450	Good	Sand & Refinish	8	12,687.72
Gymnasium	Walls	Acoustical Tile (ACT)	1952	Fair	Replace	8	14,776.25
Restrooms	Floor	Ceramic Tile	850	Fair	Replace	10	13,391.75
Throughout building	Ceilings	Suspended Acoustical Tile (ACT)	50150	Fair	Replace	2	312,033.30
Throughout building	Ceilings	Exposed/Generic	4800	Fair	Prep & Paint	4	10,896.00
Throughout building	Ceilings	Gypsum Board/Plaster	4800	Fair	Prep & Paint	8	9,295.68
Throughout building	Floor	Vinyl Tile (VCT)	44200	Fair	Replace	9	212,186.52
Throughout building	Floor	Carpet	12563	Fair	Replace	6	91,160.90
Throughout building	Walls	Gypsum Board/Plaster/Metal, Prep & Paint	18600	Fair	Prep & Paint	5	26,471.52
Throughout building	Walls	Concrete/Masonry	23000	Fair	Prep & Paint	5	33,373.00

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
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile

- Hard tile ceilings
- Interior doors

Actions/Comments:

- It appears that the interior finishes are original.
- The interior finishes are old, worn, and outdated. Complete interior renovations that include comprehensive updating of the interior finishes are recommended as part of the overall facility rehabilitation.
- The ceiling tiles have isolated areas of water-damaged ceiling tiles throughout the facility. The ceiling tiles in the classrooms use an odd 29”x58” size and have recessed areas around the light fixtures. These tiles aree difficult to find replacements for. All of the ceiling tiles should be replaced along with a new ceiling grid that uses modern tiles with standard dimensions.

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.

5.1 D10 Conveying Systems

Not applicable. There are no elevators or conveying systems.

5.2 D20 Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Good
Water Meter Location	Mechanical 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 Systems -Bryant Elementary School

Location	Component	Component Description	Quantity	Condition	Action	RUL	Est. Cost
Classrooms	Sink	Stainless Steel	1	Fair	Replace	5	1,054.05
Mechanical room	Water Heater	Electric, Commercial, 81 to 100 GAL	1	Fair	Replace	7	7,586.72
Restrooms	Sink	Porcelain Enamel, Cast Iron,	1	Fair	Replace	7	1,167.28
Restrooms	Sink	Vitreous China	10	Fair	Replace	8	8,615.09
Restrooms	Toilet	Tankless	28	Fair	Replace	7	23,603.02
Restrooms	Urinal	Vitreous China	2	Fair	Replace	7	2,386.88
Throughout building	Sink	Stainless Steel	18	Fair	Replace	8	18,972.90
Throughout building	Service Sink	Floor	3	Fair	Replace	10	4,798.54
Throughout building	Drinking Fountain	Refrigerated	7	Fair	Replace	3	8,802.55

Anticipated Lifecycle Replacements:

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

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.

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

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	Entire building

Supplemental/Secondary Components	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served	Kitchen, media areas
Condition	Good

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	☐

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

Mechanical Systems -Bryant Elementary School

Location	Component	Component Description	Quantity	Unit	Conditioi	Action	RUL	Est. Cost
Kitchen	Split System	Ductless , Single Zone, 1.5 to 2 Ton	1	EA	Good	Replace	10	4,473.11
Roof	Exhaust Fan	Roof Mounted, 151 to 400 CFM	1	EA	Fair	Replace	5	1,499.53
Roof	Exhaust Fan	Roof Mounted, 1,001 to 1,500 CFM	1	EA	Fair	Replace	4	1,927.94
Roof	Exhaust Fan	Roof Mounted, 1,501 to 2,000 CFM	1	EA	Fair	Replace	4	2,045.12
Roof	Exhaust Fan	Roof Mounted, 1,501 to 2,000 CFM	1	EA	Fair	Replace	4	2,045.12
Roof	Exhaust Fan	Roof Mounted, 1,501 to 2,000 CFM	1	EA	Fair	Replace	4	2,045.12
Roof	Exhaust Fan	Roof Mounted, 1,501 to 2,000 CFM	1	EA	Fair	Replace	4	2,045.12
Roof	Exhaust Fan	Roof Mounted, 1,501 to 2,000 CFM	1	EA	Fair	Replace	4	2,045.12
Roof	Exhaust Fan	Roof Mounted, 1,501 to 2,000 CFM	1	EA	Fair	Replace	4	2,045.12
Roof	Exhaust Fan	Roof Mounted, 1,501 to 2,000 CFM	1	EA	Fair	Replace	4	2,045.12
Roof	Exhaust Fan	Roof Mounted, 2,001 to 5,000 CFM	1	EA	Fair	Replace	4	2,762.86
Roof	Package Unit	(RTU), 4 Ton	1	EA	Poor	Replace	1	10,581.39
Roof	Package Unit	(RTU), 4 Ton	1	EA	Poor	Replace	1	10,581.39
Roof	Package Unit	(RTU), 5 Ton	1	EA	Poor	Replace	1	11,239.29
Roof	Package Unit	(RTU), 5 Ton	1	EA	Poor	Replace	1	11,239.29
Roof	Package Unit	(RTU), 5 Ton	1	EA	Poor	Replace	1	11,239.29
Roof	Package Unit	(RTU), 11 to 12.5 Ton	1	EA	Poor	Replace	1	22,713.37
Roof	Package Unit	(RTU), 16 to 20 Ton	1	EA	Poor	Replace	1	36,777.37
Roof	Package Unit	(RTU), 16 to 20 Ton	1	EA	Poor	Replace	1	36,777.37
Roof	Package Unit	(RTU), 16 to 20 Ton	1	EA	Poor	Replace	1	36,777.37
Roof	Package Unit	(RTU), 16 to 20 Ton	1	EA	Poor	Replace	1	36,777.37
Roof	Package Unit	(RTU), 16 to 20 Ton	1	EA	Poor	Replace	1	36,777.37
Roof	Package Unit	(RTU), 21 to 25 Ton	1	EA	Poor	Replace	1	44,377.70
Roof	Package Unit	(RTU), 21 to 25 Ton	1	EA	Poor	Replace	1	44,377.70
Roof	Package Unit	(RTU), 21 to 25 Ton	1	EA	Poor	Replace	1	44,377.70
Roof	Split System	Ductless, Single Zone, 1.5 to 2 Ton	1	EA	Fair	Replace	10	4,473.11
Roof	Split System	Ductless, Single Zone, 1.5 to 2 Ton	1	EA	Fair	Replace	10	4,473.11
Throughout building	Air Distribution System	HVAC System Ductwork, Sheet Metal	60192	SF	Fair	Replace	10	902,880.00
Throughout building	HVAC Automation	HVAC Controls	60192	SF	Fair	Upgrade	8	322,779.60
Throughout building	Unit Heater	Electric, 3 to 6 kW	6	EA	Failed	Replace	0	10,449.41

Anticipated Lifecycle Replacements:

- VAV boxes
- Package units
- Split system heat pumps
- Fan coil units

Actions/Comments:

- The HVAC systems are maintained by an outside contractor..
- The HVAC equipment appears to have been installed in 2003. HVAC equipment is replaced on an "as needed" basis.
- The package units are near the end of their estimated useful life. Heat exchangers have been replaced in multiple units because the VAV boxes limited airflow across the exchangers and caused them to overheat. New package units should be installed with gas burners that are designed to work with VAV boxes.

5.4 D40 Fire Protection

Item	Description					
Type	None					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Sprinkler System Condition	Missing					
Fire Extinguishers	Last Service Date		Servicing Current?			
	2017		Yes			
Hydrant Location	A hydrant was not observed					
Siamese Location	NA					
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 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.

5.5 D50 Electrical

Distribution & Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	800 Amps	Volts	277/480 Volt, three-phase

Distribution & Lighting			
Meter & Panel Location	Mechanical Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8,		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Good		
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 concduit	☐	Poor electrical room ventilation	☐
Other	☐	Other	☐

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchgear
- Switchboards
- Step-down transformers
- 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.

5.6 D60 Communications

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

5.7 D70 Electronic Safety and Security

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrustion Detection	Exterior Camera	☒	Interior Camera	☒	Front Door Camera Only	☐
	Cameras monitored	☐	Security Personel 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	Poor					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Nurse's Office		1973			

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system

Actions/Comments:

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

6 Equipment & Furnishings

6.1 E10 Equipment

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

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

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

Anticipated Lifecycle Replacements:

- Reach-in cooler
- Steam kettle
- Food warmer

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. These items include the food warmer that is operational, but has exceeded its estimated useful life, and one of the reach0-in coolers that had a history of malfunctions, but is working properly at this time.

7 Sitework

7.1 G20 Site Improvements

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

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
96	0	0	0	0
Total Number of ADA Compliant Spaces			3	
Number of ADA Compliant Spaces for Vans			2	
Total Parking Spaces			101	

Site Stairs			
Location	Material	Handrails	Condition
Northwest Corner of Building	Concrete stairs	Metal	Fair

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

Degredation 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 and striping

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.

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

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Site Perimeter	Fair

Refuse Disposal				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Northeast Corner of Facility	Concrete pad	CMU fence	Yes	Fair

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

Anticipated Lifecycle Replacements:

- Signage
- Site fencing

- Playground equipment

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	☒	--
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
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 south side of the property to the north property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

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.

7.2 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.

7.3 G40 Electrical Site Improvements

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

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

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

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

8 Ancillary Structures

Not applicable. There are no major accessory structures.

9 Opinions of Probable Costs

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

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

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

9.1 Methodology

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

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

9.2 Immediate Repairs

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

9.3 Replacement Reserves

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

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

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

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

10 Purpose and Scope

10.1 Purpose

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

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

CONDITIONS:

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

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

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

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

PLAN TYPES:

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

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

10.2 Scope

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

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

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

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

11.2 Flood Zone and Seismic Zone

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

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 0, defined as an area of very 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 Bryant Elementary School, 2150 Santa Rosa Drive, Ann Arbor, Michigan, the "Property". It is our understanding that the primary interest of Ann Arbor Public Schools is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of Ann Arbor Public Schools for the purpose stated within Section 10.1 of this report. The report, or any excerpt thereof, shall not be used by any party other than Ann Arbor Public Schools or for any other purpose than that specifically stated in our agreement or within Section 10.1 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: Benjamin Huseman ,
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:	MAIN ENTRANCE

#2:	FRONT ELEVATION

#3:	LEFT ELEVATION

#4:	RIGHT ELEVATION

#5:	REAR ELEVATION

#6:	PLAY STRUCTURE, SWING SET

#7:	ALUMINUM SIDING, REPLACE

#8:	HANDRAILS

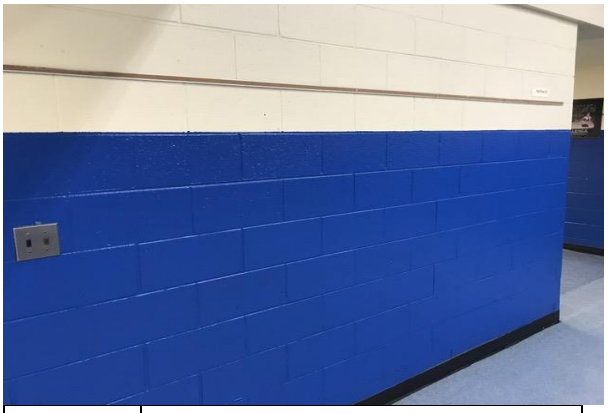
#9:	EXTERIOR WINDOWS, REPLACE

#10:	FIRE ALARM PANEL, REPLACE

#11:	VINYL CUT TILE (VCT), REPLACE

#12:	REACH-IN REFRIGERATOR, REPLACE

#13:	SIGNAGE, REPLACE



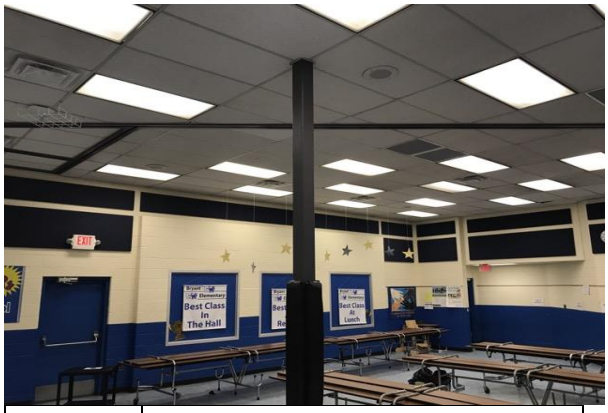
#14:	CMU BLOCKS, PREP AND PAINT

#15:	PLAY STRUCTURE, REPLACE

#16:	SIDEWALK, CONCRETE

#17:	PARKING LOT, ASPHALT, SEAL AND STIPE

#18:	ROOF, BUILT-UP MEMBRANE, REPLACE

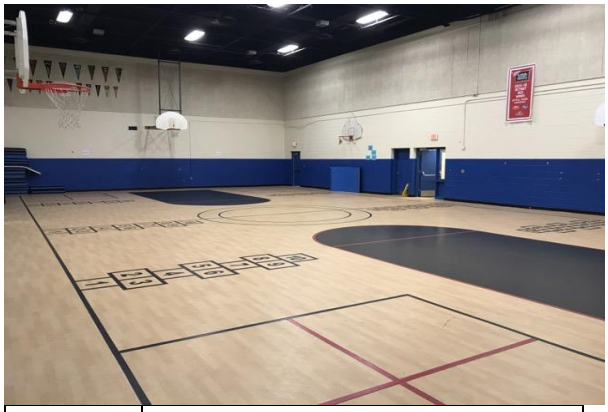


#19:	INTERIOR LIGHTING, REPLACE

#20:	DISTRIBUTION PIPING, DOMESTIC WATER SUPPLY

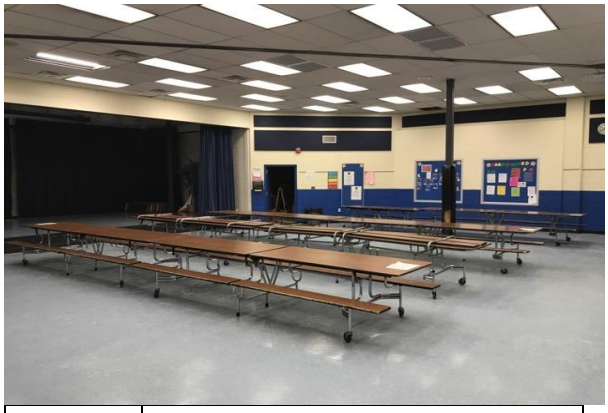
#21:	ALUMINUM SIDING, REPLACE

#22:	KITCHEN



#23:	BASKETBALL COURT

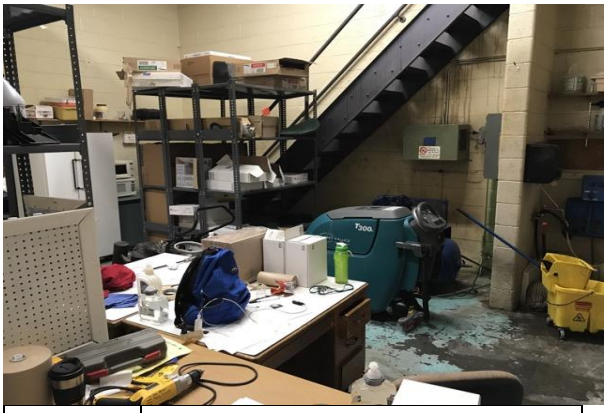
#24:	WATER HEATER, COMMERCIAL, GAS



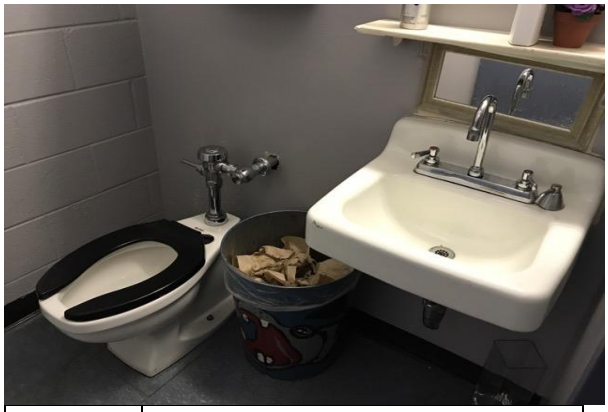
#25:	AUDITORIUM

#26:	LOUNGE

#27:	PACKAGE UNIT, ROOFTOP, REPLACE



#28:	JANITOR OFFICE



#29:	RESTROOM

#30:	FIRE EXTINGUISHER

#31:	TOILET PARTITIONS, METAL, REPLACE

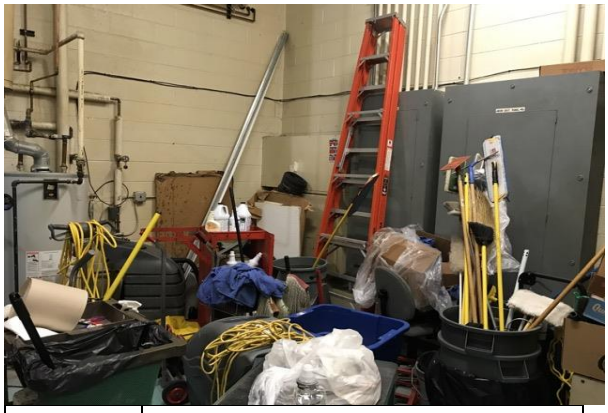
#32:	OFFICE

#33:	LOBBY

#34:	CONFERENCE ROOM

#35:	CLASSROOM

#36:	HALLWAY



#37:	MECHANICAL ROOM

#38:	STAIRS, CONCRETE

#39:	SINK, VIRTUOUS CHINA, REPLACE

#40:	URINAL, VIRTUOUS CHINA, REPLACE

#41:	MAIN DISTRIBUTION PANELS

#42:	SUSPENDED ACOUSTICAL CEILING TILE (ACT), REPLACE

#43:	INTERIOR WINDOWS

#44:	INTERIOR DOOR, FULLY GLAZED, REPLACE

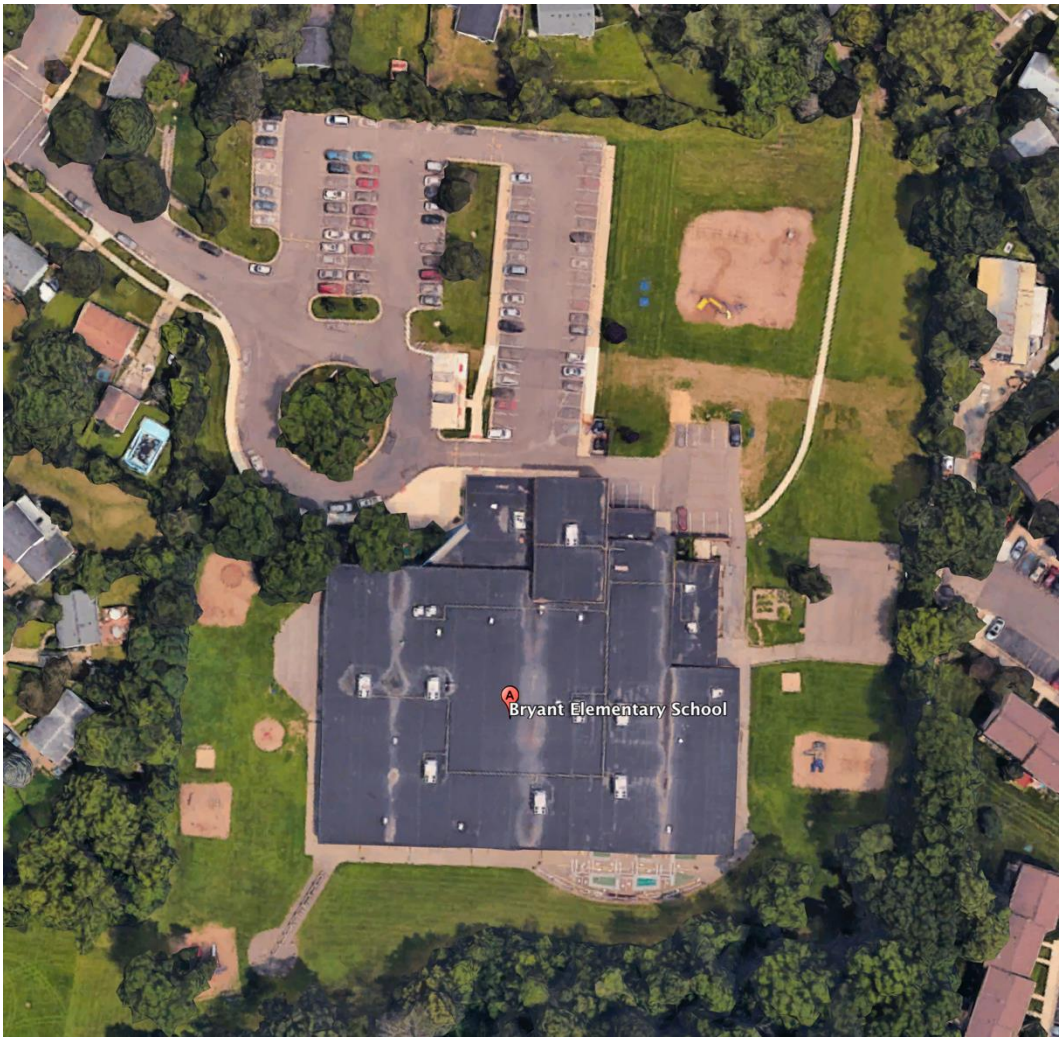
#45:	ROLL-UP DOOR, REPLACE

#46:	SUSPENDED ACOUSTICAL CEILING TILE (ACT), REPLACE

#47:	FOOD WARMER, REPLACE

Appendix B:
Site Plan

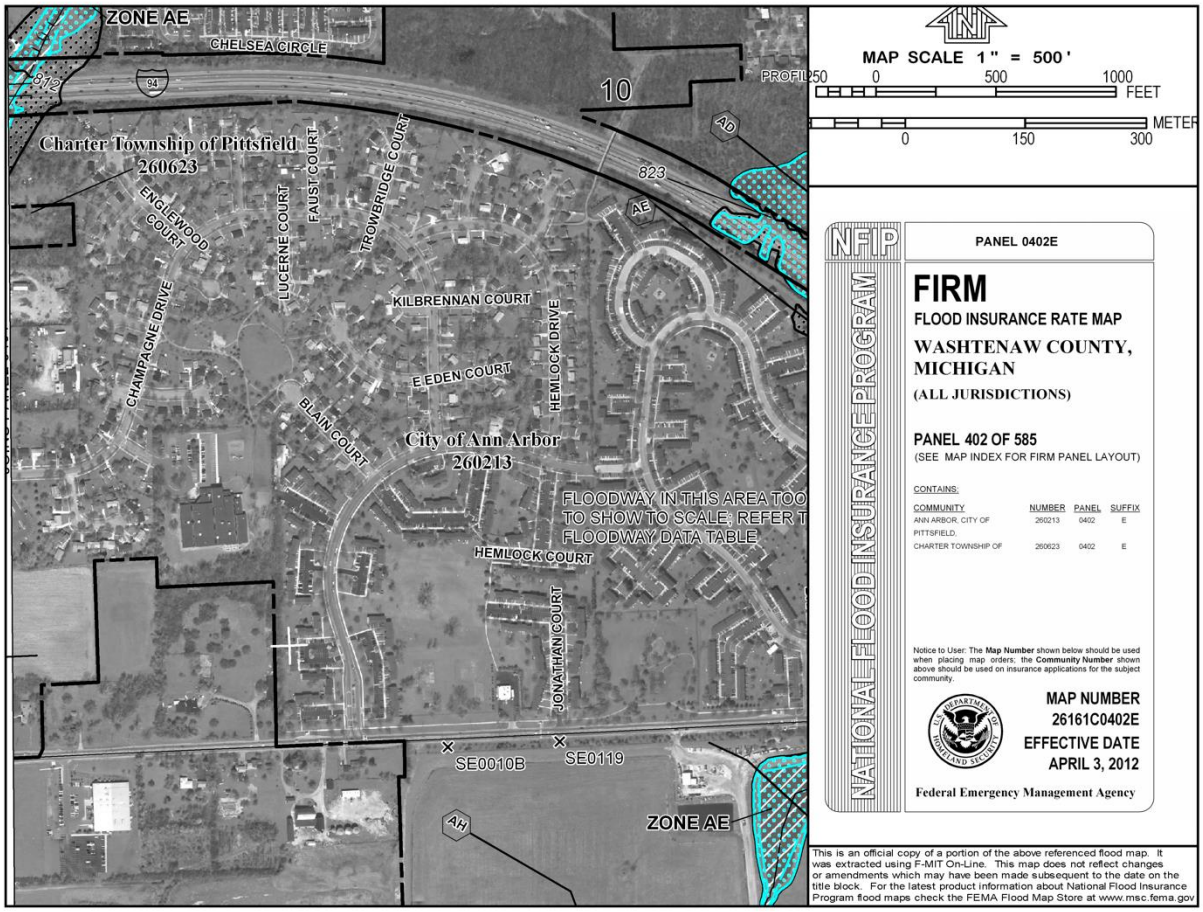
Site Plan



emg	**Project Name:** Bryant Elementary School	**Project Number:** 129010.18R000-003.354
	Source: Google Earth	**On-Site Date:** 16-17 January 2018

Appendix C:
Supporting Documentation

Flood Map



emg	**Project Name:** **Bryant Elementary School**	**Project Number:** **129010.18R000-003.354**
	Source: **FEMA**	**On-Site Date:** **16-17 January, 2018**

Appendix D:
Pre-Survey Questionnaire

FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. ***The completed form must be presented to EMG's Field Observer on the day of the site visit***. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing form: Benjamin Huseman

Title / Association with property: N/A

Length of time associated w/ property: N/A

Date Completed: 1/16/2018

Phone Number: 417-770-4019

Building / Facility Name: Bryant Elementary School

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 constructed	1973
2	Building size in SF	60192
3	Acreage	7.4
4	Number of parking spaces	101
5	Age of roof (known or estimated); active warranty w/ expiration date?	2000 Estimated
QUESTION		**RESPONSE**
6	List all major renovations or rehabilitations since construction (with estimated dates).	Building addition in 1975
7	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	Rooftop package units 2003
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
9	Describe any extremely problematic, historically chronic, or immediate facility needs.	Needs fire suppression
10	Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants.	None

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	
11	Are there any unusable or "down" areas, units, or spaces within the facility?		✓			
12	Is the facility served by a private water well, septic system or other special waste treatment system?		✓			
13	Are there any problems with the utilities, such as inadequate pressure or capacities?		✓			
14	Have there been any leaks or pressure problems with natural gas service?		✓			
15	Are there any problems with erosion or areas with storm water drainage issues?		✓			
16	Are there any problems with the landscape irrigation systems?				✓	
17	Are there any problems or inadequacies with exterior lighting?		✓			
18	Are there any problems with foundations or structures, like excessive settlement?		✓			
19	Are there any known issues with termites or other wood-boring pests?				✓	
20	Are there any wall, window, basement or roof leaks?	✓				Roof leaks in the past
21	Are there any plumbing leaks or water pressure problems?		✓			
22	Are any areas of the facility inadequately heated, cooled or ventilated?		✓			
23	Are there any poorly insulated areas?		✓			
24	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?	✓				
25	Has any part of the facility ever contained visible suspect mold growth?		✓			
26	Have there been indoor air quality or mold related complaints from building occupants?		✓			

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	
27	Are there any known unresolved building, fire, or zoning code issues with the governing municipality?		x			
28	Is there any pending litigation concerning the property?		x			
29	Are there outstanding accessibility issues at the facility? (Go over and fill out first 'History' subsection of separate ADA checklist.)		x			
30	Are there any EMG 'red flag' issues at the facility? (Go over and fill out attached checklist below.)		x			
31	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified?		x			

Signature of person interviewed or completing form

1/16/2018
Date

RED FLAG CHECKLIST & MATRIX

Mark the **single** column corresponding to the most appropriate situation. (**PSQ only** indicates POC acknowledged presence during interview but item was not observed on-site; **OBS only** indicates the item was observed but not identified as known to be present during interview process; **PSQ & OBS** indicates item was both verbally identified and physically observed; **NOT EVID** indicates the item was neither observed during limited visual assessment nor identified as present during discussions**).**

RED FLAG ISSUE		OBSERVED?				GUIDANCE
		PSQ only	OBS only	PSQ & OBS	NOT EVID	most prevalent time of potential use
1	Fire Retardant Plywood (FRT)					1955 to 1998; as roof sheathing; view attics; sometimes stamped; moisture absorbance leads to premature failure
2	Engineered / Hardboard Wood Siding					any time; Masonite, T-111; water damage and premature failure
3	Exterior Insulation and Finish System (EIFS)					any time; water penetration and premature failure (looks like stucco but feels “lighter”)
4	Galvanized Water Piping					prior to early 1980’s; common in1970’s; pinhole leaks and interior mineral build-up
5	Polybutylene Water Piping					1977-1995; mostly relevant to housing; grey plastic commonly leaks at joint fittings
6	ABS Piping Recall					1984-1990; faulty resin by 5 manufactures; very difficult to discover & visually observe
7	Cadet/Encore Wall Heater Recall					1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
8	PTAC Recall (Goodman/Amana)					1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers
9	Aluminum Wiring (Interior)					1964-1975; more concerns with interior and smaller gauge
10	Federal Pacific Stab-Lok Electrical Panels					prior to 1986; potential fire hazards
11	Fused Electrical Panels					prior to early 1960’s; easily tampered with, as such potential fire hazard
12	Low Unit Amperage					any time; relevant to housing
13	Fire Sprinkler Head Recalls					1960-2001; more heavily 1990’s; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
14	Dishwasher Recalls					1983-1989: GE, Hotpoint 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore, Eterna collect & cross-check model numbers; potential fire hazards

REQUEST FOR DOCUMENTATION

On the day of the site visit, provide EMG's Field Observer the documents listed below. Signify which documents will be copied, available for review at the site, not available, or not applicable by placing a check mark in the appropriate columns. Also provide this completed checklist.

		Copies Provided	Reviewed at Site	Not Available	Not Applicable
1	**Maintenance Contractor List.** Provide the company name, phone number, and contact person of all maintenance contractors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler and fire alarm testing contractors, and elevator contractors.				
2	**Construction Documents (Blueprints).** Provide all available construction documents for the original construction of the building or for any tenant improvement work or other recent construction work.				
3	**Site plan.** Provide a site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.				
4	**Certificates of Occupancy** and original **Building Permits**.				
5	**Tenant List.** 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).				
6	**Apartment Unit Summary.** For apartment properties, provide a summary of the apartment unit types and quantities, including the floor area of each apartment unit as measured in square feet.				
7	**Hotel & Nursing Home Room Summary.** For hotel or nursing home properties, provide a summary of the room types and room type quantities, including the floor area of each room type.				
8	**Occupancy Percentage.** Provide the current occupancy percentage and typical turnover rate records (for commercial and apartment properties).				
9	**Inspection Documents and Certificates.** Fire, building, and health department inspection reports and elevator inspection certificates.				
10	**Warranties.** Roof and HVAC warranties, or any other similar relevant documents.				
11	**Utility Companies.** The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.				
12	**Capital Improvement Summary.** A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the cost of the improvements.				
13	**Proposed Improvements.** Pending contracts or proposals for future improvements.				
14	**Historical Costs.** Costs for repairs, improvements, and replacements.				
15	**Records.** Records of system & material ages (roof, MEP, paving, finishes, furnishings).				
16	**Brochures or Marketing Information.**				
17	**Appraisal**, either current or previously prepared.				
18	**Previous reports** pertaining to the physical condition of property.				
19	**ADA survey** and status of improvements implemented.				
20	**Litigation.** Current / pending litigation related to property condition.				

WJ Oneil HVAC Contractor former district employee Brad Schuster

District Terry Coklin

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.