FACILITY CONDITION ASSESSMENT

Prepared for

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

FACILITY CONDITION ASSESSMENT

OF

PRESCHOOL AND FAMILY CENTER (BALAS II AND III)
2725 BOARDWALK STREET
ANN ARBOR, MICHIGAN 48104

PREPARED BY:
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EMG PROJECT #:
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DATE OF REPORT:
July 2, 2018

ONSITE DATE:
March 6, 2018

Immediate Repairs Report
Preschool & Family Center (Balas II & III)
7/2/2018

EMG Renamed Item Number	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
D30	interiors	938077	Air Conditioning, Central, Install	57000	SF	$11.50	$655,500	**$655,500**
B20	South Electric Room	873739	Exterior Door, Steel Insulated, Replace	2	EA	$1,814.16	$3,628	**$3,628**
C10	Throughout	875056	Interior Wall Finish, Gypsum Board/Plaster, Repair	3000	SF	$3.66	$10,975	**$10,975**
	Site	958698	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	54043.29	LS	$1.15	$62,150	**$62,150**
C10	Boiler room	874625	Mold/Biological Growth, Remediation	30	SF	$30.00	$900	**$900**
Immediate Repairs Total								**$733,153**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Preschool & Family Center (Balas II & III)

7/2/2018

Location	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total Escalated Estimate
Preschool & Family Center (Balas II & III)	$733,153	$434,413	$579,641	$1,186,652	$92,324	$950,818	$673,460	$1,641,441	$930,949	$81,091	$315,578	$491,637	$225,681	$1,356,400	$124,076	$96,827	$153,378	$2,597,954	$556,410	$108,980	**$13,330,864**
GrandTotal	**$733,153**	**$434,413**	**$579,641**	**$1,186,652**	**$92,324**	**$950,818**	**$673,460**	**$1,641,441**	**$930,949**	**$81,091**	**$315,578**	**$491,637**	**$225,681**	**$1,356,400**	**$124,076**	**$96,827**	**$153,378**	**$2,597,954**	**$556,410**	**$108,980**	**$13,330,864**

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
8	Playground	876165	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	13	17	128	SF	$125.19	$143.97	$18,428																	$18,428				**$18,428**
D30	interiors	938077	Air Conditioning, Central, Install	50	50	0	57000	SF	$10.00	$11.50	$655,500	$655,500																				**$655,500**
B20	Building exterior	875693	Exterior Wall, Joint Caulking 1/2" to 1", 1-2 Stories, Replace	10	9	1	1000	LF	$5.13	$5.90	$5,900		$5,900										$5,900									**$11,799**
B20	Below Siding	875454	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1500	SF	$2.87	$4.02	$6,028			$6,028										$6,028								**$12,057**
B20	Building exterior	875694	Exterior Wall, Joint Caulking 1/2" to 1", 1-2 Stories, Replace	10	7	3	5000	LF	$5.13	$5.90	$29,498				$29,498										$29,498							**$58,995**
B20	Throughout	875383	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	13	17	118	EA	$870.45	$1,001.02	$118,120																		$118,120			**$118,120**
B20	Throughout	875381	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	13	17	320	EA	$584.21	$671.84	$214,988																		$214,988			**$214,988**
B20	Throughout	875378	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	13	17	43	EA	$2,106.57	$2,422.55	$104,170																		$104,170			**$104,170**
B20	South Electric Room	873739	Exterior Door, Steel Insulated, Replace	25	25	0	2	EA	$1,577.53	$1,814.16	$3,628	$3,628																				**$3,628**
B20	Exterior Doors	874662	Exterior Door, Steel Insulated, Replace	25	13	12	8	EA	$1,577.53	$1,814.16	$14,513													$14,513								**$14,513**
B20	Roof	867413	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	11000	SF	$15.93	$18.32	$201,526						$201,526															**$201,526**
B20	Roof	867410	Roof, Single-Ply EPDM Membrane, Replace	20	15	5	46000	SF	$10.52	$12.10	$556,508						$556,508															**$556,508**
B20	Main roof	873790	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	13	17	8	EA	$1,207.20	$1,388.27	$11,106																		$11,106			**$11,106**
C10	Gymnasium	875485	Wall Partitions, Movable/Hinged/Folding, Acoustical Dampening, Replace	25	13	12	36	LF	$245.58	$282.42	$10,167													$10,167								**$10,167**
	Throughout	947088	Exterior Door Hardware, Electronic Door Locks ANSI F39 Lockset, Replace	30	29	1	20	EA	$1,345.00	$1,546.75	$30,935		$30,935																			**$30,935**
C10	Common area restrooms	875062	Toilet Partitions, Metal Overhead-Braced, Replace	20	13	7	40	EA	$850.00	$977.50	$39,100								$39,100													**$39,100**
C10	Throughout	875056	Interior Wall Finish, Gypsum Board/Plaster, Repair	0	0	0	3000	SF	$3.18	$3.66	$10,975	$10,975																				**$10,975**
C10	Throughout	874805	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	6	2	105500	SF	$1.42	$1.64	$172,670			$172,670								$172,670								$172,670		**$518,009**
C10	Common area restrooms	875012	Interior Wall Finish, Ceramic Tile, Replace	25	13	12	1960	SF	$16.55	$19.04	$37,313													$37,313								**$37,313**
C10	Throughout	874821	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	34000	SF	$4.80	$5.52	$187,703			$187,703															$187,703			**$375,407**
C10	Gymnasium	876272	Interior Floor Finish, Vinyl Sheeting, Replace	15	13	2	5000	SF	$7.01	$8.06	$40,303			$40,303															$40,303			**$80,606**
C10	Throughout	874797	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	7	3	16000	SF	$6.96	$8.01	$128,117				$128,117										$128,117							**$256,235**
C10	Throughout	874809	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	7	3	4000	SF	$2.27	$2.61	$10,442				$10,442										$10,442							**$20,884**
C10	Throughout	874819	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	13	7	50000	SF	$3.11	$3.58	$178,883								$178,883													**$178,883**
C10	4 hubs	874834	colored open grid, colored open grid, Replace	20	13	7	4000	SF	$3.11	$3.58	$14,311								$14,311													**$14,311**
D20	Common area restrooms	875060	Toilet, Tankless (Water Closet), Replace	20	13	7	35	EA	$842.97	$969.41	$33,929								$33,929													**$33,929**
D20	Common area restrooms	875063	Urinal, Vitreous China, Replace	20	13	7	3	EA	$1,193.44	$1,372.46	$4,117								$4,117													**$4,117**
D20	Classroom	875007	Sink, Stainless Steel, Replace	20	13	7	31	EA	$1,054.05	$1,212.16	$37,577								$37,577													**$37,577**
D20	Common area restrooms	875065	Sink, Vitreous China, Replace	20	13	7	18	EA	$861.51	$990.74	$17,833								$17,833													**$17,833**
D20	Common area restrooms	875014	Sink, Trough Style stainless, Replace	20	13	7	8	EA	$2,332.00	$3,264.80	$26,118								$26,118													**$26,118**
D20	hallway	875057	Drinking Fountain, Refrigerated, Replace	10	7	3	3	EA	$1,257.51	$1,446.13	$4,338				$4,338										$4,338							**$8,677**
D20	Boiler room	874622	Backflow Preventer, 4", Replace	15	13	2	1	EA	$6,001.42	$6,901.63	$6,902			$6,902															$6,902			**$13,803**
D20	janitors	875076	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	10	7	3	1	EA	$2,349.48	$2,701.91	$2,702				$2,702										$2,702							**$5,404**
D20	Boiler room	874627	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**
	Roof	960780	Solar Instillation Project, Roof Mounted Solar Instillation, Install	20	12	8	585000	SF	$1.00	$1.15	$672,750									$672,750												**$672,750**
D30	Boiler Room	867400	Boiler, Gas, Condensing Style, High Efficiency, 751 to 2,000 MBH, Replace	25	12	13	1	EA	$79,719.75	$91,677.71	$91,678														$91,678							**$91,678**
D30	Boiler room	867402	Boiler, Gas, Condensing Style, High Efficiency, 751 to 2,000 MBH, Replace	25	12	13	1	EA	$79,719.75	$91,677.71	$91,678														$91,678							**$91,678**
D30	Main roof	874375	Condenser, Air-Cooled, 2 Ton, Replace	15	13	2	1	EA	$2,587.75	$2,975.91	$2,976			$2,976															$2,976			**$5,952**
D30	Entry	875085	Fan Coil Unit, Hydronic, 401 to 800 CFM, Replace	15	13	2	1	EA	$2,198.58	$2,528.37	$2,528			$2,528															$2,528			**$5,057**
D30	A100	875251	Fan Coil Unit, Hydronic, 401 to 800 CFM, Replace	15	13	2	1	EA	$2,198.58	$2,528.37	$2,528			$2,528															$2,528			**$5,057**
D30	Entry	875090	Fan Coil Unit, Hydronic, 401 to 800 CFM, Replace	15	13	2	1	EA	$2,198.58	$2,528.37	$2,528			$2,528															$2,528			**$5,057**
D30	Media	875237	Fan Coil Unit, 1 to 1.5 Ton, Replace	15	4	11	1	EA	$1,878.84	$2,160.67	$2,161												$2,161									**$2,161**
D30	Throughout	873730	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	15	2	13	22	EA	$6,038.83	$6,944.65	$152,782														$152,782							**$152,782**
D30	Throughout	873732	Variable Air Volume (VAV) Unit, 2,501 to 5,000 CFM, Replace	15	2	13	4	EA	$12,334.46	$14,184.63	$56,739														$56,739							**$56,739**
D30	Throughout	873729	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	15	2	13	16	EA	$4,983.58	$5,731.11	$91,698														$91,698							**$91,698**
D30	Throughout	873731	Variable Air Volume (VAV) Unit, 1,301 to 2,500 CFM, Replace	15	2	13	19	EA	$8,568.89	$9,854.22	$187,230														$187,230							**$187,230**
D30	Main roof	874257	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**
D30	Main roof	874306	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**
D30	Main roof	874256	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**
D30	Main roof	874202	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**

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
D30	Main roof	874274	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**
D30	Main roof	874437	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**
D30	Main roof	874436	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**
D30	Main roof	873741	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,325.15	$2,325			$2,325															$2,325			**$4,650**
D30	Boiler room	868449	Distribution Pump, Heating Water, 5 HP, Replace	20	13	7	1	EA	$5,518.88	$6,346.72	$6,347								$6,347													**$6,347**
D30	Boiler room	868446	Distribution Pump, Heating Water, 5 HP, Replace	20	13	7	1	EA	$5,518.88	$6,346.72	$6,347								$6,347													**$6,347**
D30	Main roof	874154	Packaged Unit (RTU), 26 to 50 Ton, Replace	15	9	6	1	EA	$83,488.40	$96,011.66	$96,012							$96,012														**$96,012**
D30	Main roof	874137	Packaged Unit (RTU), 26 to 50 Ton, Replace	15	9	6	1	EA	$83,488.40	$96,011.66	$96,012							$96,012														**$96,012**
D30	Main roof	874075	Packaged Unit (RTU), 26 to 50 Ton, Replace	15	9	6	1	EA	$83,488.40	$96,011.66	$96,012							$96,012														**$96,012**
D30	Main roof	874138	Packaged Unit (RTU), 26 to 50 Ton, Replace	15	9	6	1	EA	$83,488.40	$96,011.66	$96,012							$96,012														**$96,012**
D30	Main roof	874155	Packaged Unit (RTU), 26 to 50 Ton, Replace	15	9	6	1	EA	$83,488.40	$96,011.66	$96,012							$96,012														**$96,012**
D30	Boiler room	874654	Building Automation System (HVAC Controls), Upgrade	20	13	7	57000	SF	$5.36	$6.17	$351,512								$351,512													**$351,512**
D50	South Electric Room	873738	Secondary Transformer, Dry, 75 kVA, Replace	30	13	17	8	EA	$8,844.95	$10,171.69	$81,374																		$81,374			**$81,374**
D50	Throughout	873737	Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	13	17	8	EA	$7,906.20	$9,092.13	$72,737																		$72,737			**$72,737**
D50	Throughout	873736	Distribution Panel, 480 Y, 277 V, 200 Amp, Replace	30	13	17	4	EA	$9,777.06	$11,243.61	$44,974																		$44,974			**$44,974**
D50	South electric room	873735	Building/Main Switchgear, 480 Y, 277 V, 800 Amp, Replace	30	13	17	1	EA	$104,321.59	$119,969.83	$119,970																		$119,970			**$119,970**
D50	NORTH Electric Room	874556	Building/Main Switchgear, 480 Y, 277 V, 800 Amp, Replace	30	13	17	1	EA	$104,321.59	$119,969.83	$119,970																		$119,970			**$119,970**
D50	Electrical room	875487	Surge Protector, Wall Mounted, 270/480V, Replace	20	13	7	1	EA	$3,402.00	$3,912.30	$3,912								$3,912													**$3,912**
G40	Bldg Perimeter	875380	Metal Halide Lighting Fixture w/ Electronic Ballast, Wall Mount, 150 W, Replace	20	13	7	51	EA	$574.32	$660.47	$33,684								$33,684													**$33,684**
D50	Throughout	874801	Lighting System, Interior, Office Building, Upgrade	25	22	3	57000	SF	$9.24	$10.63	$605,813				$605,813																	**$605,813**
	Front entrance	947089	Intercom Master Station, Replace	20	19	1	1	EA	$3,814.50	$4,386.67	$4,387		$4,387																			**$4,387**
D50	Throughout	945815	Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace	15	14	1	57000	SF	$0.51	$0.59	$33,431		$33,431															$33,431				**$66,861**
D70	Main Entry	875254	Annunciator Alarm Panel, Replace	15	3	12	1	EA	$1,448.32	$1,665.56	$1,666													$1,666								**$1,666**
D70	North electrical room	874584	Fire Alarm System, School, Install	20	3	17	57000	SF	$3.13	$3.60	$205,283																		$205,283			**$205,283**
	Throughout	947087	Security/Surveillance System, Cameras and CCTV, Install	10	9	1	57000	SF	$4.35	$5.00	$284,959		$284,959										$284,959									**$569,918**
E10	Kitchen	875031	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	13	2	1	EA	$3,434.22	$3,949.36	$3,949			$3,949															$3,949			**$7,899**
E10	Kitchen	875029	Commercial Kitchen, Steamer, Tabletop, Replace	10	7	3	1	EA	$6,344.00	$7,295.60	$7,296				$7,296										$7,296							**$14,591**
E10	Kitchen	875028	Commercial Kitchen, Steamer, Tabletop, Replace	10	7	3	1	EA	$6,344.00	$7,295.60	$7,296				$7,296										$7,296							**$14,591**
E10	Kitchen	875044	Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	1	EA	$8,643.00	$9,939.45	$9,939					$9,939										$9,939						**$19,879**
E10	Kitchen	875045	Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	1	EA	$8,643.00	$9,939.45	$9,939					$9,939										$9,939						**$19,879**
E10	Kitchen	875039	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**
E10	Kitchen	875041	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**
E10	kitchen	875047	Commercial Kitchen, Freezer, 3-Door Reach-In, Replace	15	9	6	1	EA	$6,192.00	$7,120.80	$7,121							$7,121														**$7,121**
E10	Kitchen	875046	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**
E10	Kitchen	876238	Residential Appliances, Clothes Washer/Dryer Combo Unit, Replace	15	13	2	1	EA	$1,527.11	$1,756.17	$1,756			$1,756															$1,756			**$3,512**
C10	classroom	875004	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	13	7	910	LF	$300.00	$345.00	$313,950								$313,950													**$313,950**
C10	offices	874827	Built-in Desks, Base and Wall Section, Wood, Replace	20	13	7	400	LF	$300.00	$345.00	$138,000								$138,000													**$138,000**
	Site	958698	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	1	1	0	54043.29	LS	$1.00	$1.15	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	$62,150	**$1,242,996**
G20	Parking Lots	875432	Roadways, Asphalt Pavement, Mill & Overlay	25	22	3	60609	SF	$3.28	$3.77	$228,303				$228,303																	**$228,303**
G20	Parking lot	875434	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	60609	SF	$0.38	$0.44	$26,451			$26,451					$26,451					$26,451					$26,451			**$105,805**
G20	Sidewalk	875436	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	13	17	4000	SF	$9.00	$10.35	$41,400																		$41,400			**$41,400**
G20	Bus Drive	874516	Fences & Gates, Chain Link Swing Gate, Electric, Replace	20	13	7	2	EA	$10,792.70	$12,411.61	$24,823								$24,823													**$24,823**
G20	Bus Drive	874546	Fences & Gates, Chain Link, 4' High, Replace	30	13	17	605	LF	$30.51	$35.09	$21,229																		$21,229			**$21,229**
G10	Playground	867466	Play Structure, Medium, Replace	20	2	18	2	EA	$40,005.63	$46,006.47	$92,013																			$92,013		**$92,013**
D30	Main roof	874440	Ductile Piping, De-Rusting, Preparation and Sealing with 1 Mil Asphaltic Resin, Seal	15	13	2	800	LF	$10.10	$11.62	$9,292			$9,292															$9,292			**$18,584**
G40	Entry Walk	875379	Walkway Bollard Light, 70 to 150 W HID, Replace	20	13	7	4	EA	$1,494.12	$1,718.23	$6,873								$6,873													**$6,873**
G40	perimeter	874446	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	3	17	8	EA	$3,303.00	$3,798.45	$30,388																		$30,388			**$30,388**
C10	Boiler room	874625	Mold/Biological Growth, Remediation	0	12	0	30	SF	$30.00	$30.00	$900	$900																				**$900**
Totals, Unescalated												**$733,153**	**$421,760**	**$546,367**	**$1,085,955**	**$82,029**	**$820,184**	**$564,012**	**$1,334,642**	**$734,900**	**$62,150**	**$234,820**	**$355,169**	**$158,288**	**$923,642**	**$82,029**	**$62,150**	**$95,580**	**$1,571,805**	**$326,832**	**$62,150**	**$10,257,616**
Totals, Escalated (3.0% inflation, compounded annually)												**$733,153**	**$434,413**	**$579,641**	**$1,186,652**	**$92,324**	**$950,818**	**$673,460**	**$1,641,441**	**$930,949**	**$81,091**	**$315,578**	**$491,637**	**$225,681**	**$1,356,400**	**$124,076**	**$96,827**	**$153,378**	**$2,597,954**	**$556,410**	**$108,980**	**$13,330,864**

* 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.

TABLE OF CONTENTS

1 Executive Summary

1.1 Property Information and General Physical Condition

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

Property Information	
Address:	2725 Boardwalk Street, Ann Arbor, Washtenaw, MI 48104
Year Constructed/Renovated:	2006
Current Occupants:	Ann Arbor Public School Pre-school and Family center
Percent Utilization:	100 percent used for the Pre-school and family center
Management Point of Contact:	Ann Arbor Pubic Schools/Physical Properties, Jim Vibbart, 734-320-3613 phone
Property Type:	Classrooms, Office and support space for the Pre-school and Family Center
Site Area:	5.13 acres
Building Area:	57,000 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	125 spaces in open lots
Building Construction:	Masonry bearing walls and steel framing with metal decks.
Roof Construction:	Flat roofs with membrane.
Exterior Finishes:	Brick Veneer and Metal Siding
Heating, Ventilation & Air Conditioning:	Central system with boilers providing reheat to VAV, fan coils, hydronic radiators cabinets. With fresh air being supplied by rooftop package units that also are used for cooling. Supplemental components: ductless split-systems.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs.
ADA:	This building does not have any major ADA issues
All 57,000 square feet of the building are occupied by a single occupant, Ann Arbor Public Schools for use as the Pre-School and Family Center. The space is mostly a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical and other utility spaces.	
Assessment Information	
Dates of Visit:	March 6, 2018
On-Site Point of Contact (POC):	Jim Vibbart
Assessment and Report Prepared by:	Randall Patzke
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager ahupp@emgcorp.com 800.733.0660 x6632

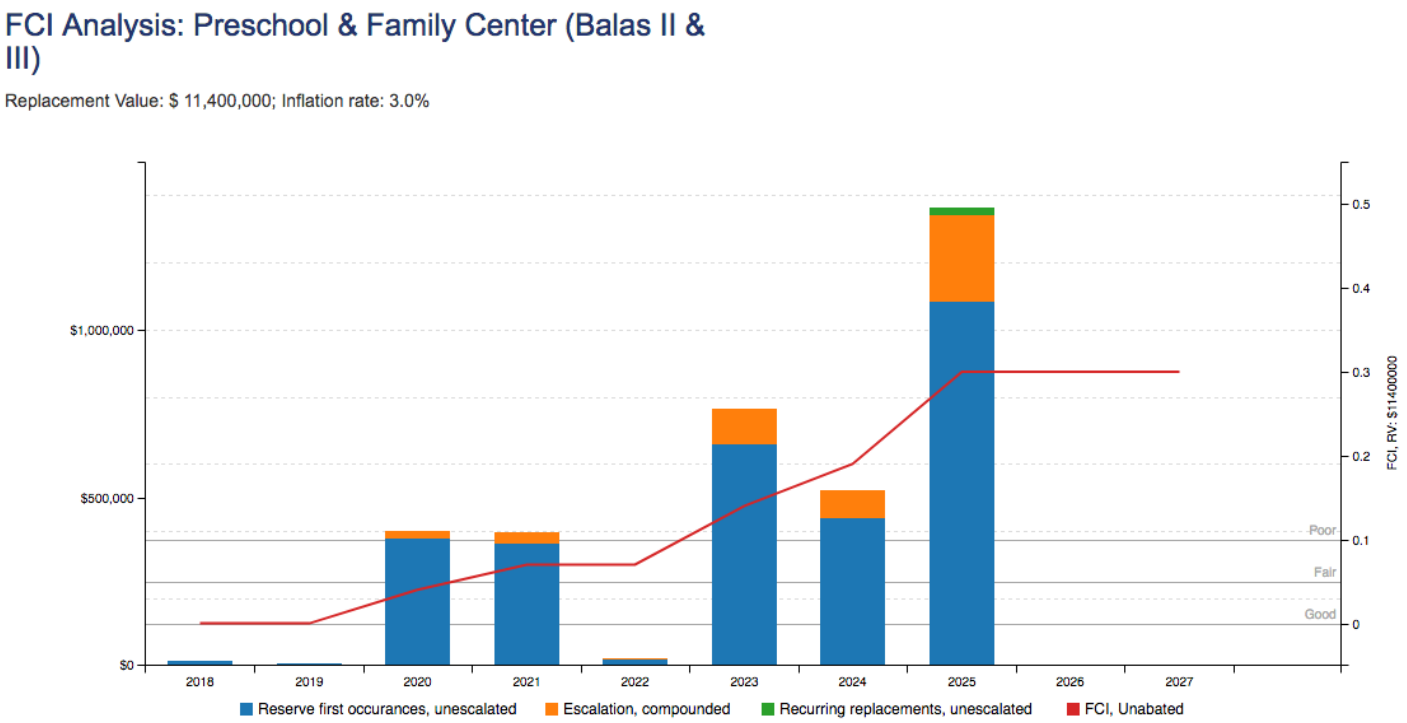
1.2 Key Findings

Site: The site has had recent repair made to the sidewalk and the parking lots. The parking lots should be seal coated on a regular scheduled basis. The parking lots will also require a mill ad overlay in the future to address the cracks that have started to appear.

Architectural: The ceiling tiles need to be replaced in the computer areas. These are required to hold the heat in the room to active the fire sprinkler if there should ever be a fire in the room. The gypsum should be repaired in the entries, wet walls and expansion joints added in the areas the wall is cracking on the vertical.

MEPF: The newer equipment appears to all be functioning as designed. There are some opportunities to improve the temperature control in the building. The gas line on the roof requires painting to stop the on-going corrosion.

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):	0.12%
Current Year FCI Rating:	2018
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV):	30.54%
10-Year FCI Rating	0.3
Current Replacement Value (CRV):	$11,400,000
Year 0 (Current Year) - Immediate Repairs (IR):	$13,599
Years 1-10 - Replacement Reserves (RR):	$3,468,210
Total Capital Needs:	$3,481,808

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

2 Building Structure

A10 Foundations

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

Anticipated Lifecycle Replacements

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement. There are a few areas with the VCT bending or cracking at areas with settling. There is no evidence of water infiltration.

B10 Superstructure

B1010 Floor Construction & B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams	Fair
Ground Floor	Concrete slab	Fair
Upper Floor Framing	None	--
Upper Floor Decking	None	--
Balcony Framing	None	--
Balcony Decking	None	--
Balcony Deck Toppings	None	--
Balcony Guardrails	None	--
Roof Framing	Open-web steel joists	Fair
Roof Decking	Metal decking	Fair

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

B1080 Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	--	--	--	--
Building Interior Stairs	Concrete stairs	Closed	Metal	None	Fair
Classroom 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	Exposed CMU	Good
Secondary Finish	Metal siding	Good
Accented with	Painted CMU	Fair
Soffits	Not Applicable	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Fair

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

Anticipated Lifecycle Replacements:

- Exterior paint
- Caulking replacement

Actions/Comments:

- On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The metal siding has isolated areas of dented siding, north wall at the east doors. The damaged siding trim must be repaired.
- There are significant areas of missing sealant, metal wall to CMU block joints are the areas of concern. The damaged sealant must be replaced or repaired.

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

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

B2050 Exterior Doors		
Secondary Entrance Doors	Fully glazed, metal framed	Fair
Service Doors	Metal, insulated	Poor
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Exterior metal doors
- Window sealants

Actions/Comments:

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The operable windows should be tested and checked for compliance with Active Shooter program. The cost to replace the screens is relatively insignificant and the work can be performed as part of the routine maintenance program.
- There are a few deteriorated doors and door frames. The damaged doors and frames must be replaced.
- There are some missing or damaged sections of sealant. Minor sealant replacement or repair is considered to be routine maintenance.

B30 Roof

B3010 Primary Roof			
Location	Main Roof	Finish	Single-ply membrane
Type / Geometry	Flat	Roof Age	12 Yrs.
Flashing	Membrane	Warranties	Unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Internal drains
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	None	Skylights	Yes
Attics	Truss Joists	Ventilation Source-1	None
Roof Condition	Fair	Ventilation Source-2	--

B3010 Secondary Roof			
Location	Entry Walk	Finish	Corrugated Metal
Type / Geometry	Gambrel	Roof Age	12 Yrs.
Flashing	Sheet metal	Warranties	Unknown
Parapet Copings	None	Roof Drains	None
Fascia	Metal Panel	Insulation	None
Soffits	Exposed Soffits	Skylights	No
Attics	None, open	Ventilation Source-1	None

B3010 Secondary Roof			
Roof Condition	Fair	Ventilation Source-2	--

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

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

Anticipated Lifecycle Replacements:

- Roof membrane
- Roof flashings, included as part of overall membrane replacement
- Parapet wall copings included as part of overall membrane replacement
- Skylights

Actions/Comments:

- The roof finishes vary in age. The original roof was installed in 2006, some of the roof appears to have been replaced since then as part of the roof is an EPDM membrane and part is an TPO membrane. Dates of the installations were not made available. 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 property management's routine maintenance and operations program. There are a couple of out of position drain covers.
- The attics are not accessible, and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.
- Roof ladders between roof sections should be re-secured.
- There is evidence of active roof leaks. There are water-damaged ceiling tiles and water-damaged interior finishes 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	Solid core wood	Fair

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

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

Interior Finishes - PRESCHOOL & FAMILY CENTER

Location	Finish		Quantity (SF)	Condition	Action	RUL	Est. Cost
4 hubs	Ceiling	Colored open grid	4000	Fair	Replace	7	12,444
Common area restrooms	Ceiling	Ceramic Tile	2000	Fair	Replace	37	31,510
Common area restrooms	Wall	Ceramic Tile	1960	Fair	Replace	12	32,446
Gymnasium	Floor	Vinyl Sheeting	5000	Fair	Replace	2	35,046
Throughout	Floor	Grade	16000	Fair	Replace	3	111,406
Throughout	Wall	Gypsum Board/Plaster/Metal	74100	Fair	Prep & Paint	2	105,459
Throughout	Ceiling	Exposed/Generic	4000	Fair	Prep & Paint	3	9,080
Throughout	Ceiling	(ACT)	50000	Fair	Replace	7	155,550
Throughout	Floor	Vinyl Tile (VCT)	34000	Fair	Replace	2	163,220
Throughout	Wall	Gypsum Board/Plaster	3000	Poor	Repair	0	9,544

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	☒
Missing corner plastic trim	☒	Other	☐

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Sheet vinyl
- Interior paint
- Suspended acoustic ceiling tile
- Interior doors

Actions/Comments:

- It appears that the interior finishes are original and have not been renovated within the last 12 years, except for some painting and tile replacement.
- 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 missing plastic corner trim pieces should be installed for student safety.
- The areas with damaged floor tiles, such as the kitchen and near the main entry that are settling, and cracking should be replaced and proper preparation to minimize the potential for this to happen in the future.
- Areas with missing ceramic tiles should be repaired. The cost is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.
- The ceiling tiles have isolated areas of water-damaged ceiling tiles some are in C105, Yellow hallway, Media Center. The damaged ceiling tiles need to be repaired and/or replaced. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.
- There are isolated areas of water-damaged wall finishes, plumbing wet walls, entry doors and boiler room. The damaged wall areas need to be repaired. This should include the installation of expansion joints at the cracked drywall.
- The boiler room wall along the floor has what appears to be mold and should be treated and repainted.

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	Copper	Good
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	PVC	Fair
Vent Piping	PVC	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 - PRESCHOOL & FAMILY CENTER

Location	Component	Component Description	Quantity	Unit	Condition	Action	RUL	Est. Cost
Boiler room	Backflow Preventer	4"	1	EA	Fair	Replace	2	6,001
Boiler room	Water Heater	Electric, Commercial, 81 to 100 GAL	1	EA	Fair	Replace	7	7,587
Classroom	Sink	Stainless Steel	31	EA	Fair	Replace	7	32,676
Common area restrooms	Sink	Trough Style stainless	8	EA	Fair	Replace	7	23,320
Common area restrooms	Toilet	Tankless (Water Closet)	35	EA	Fair	Replace	7	29,504
Common area restrooms	Urinal	Vitreous China	3	EA	Fair	Replace	7	3,580
Common area restrooms	Sink	Vitreous China	18	EA	Fair	Replace	7	15,507
Hallway	Drinking Fountain	Refrigerated	3	EA	Fair	Replace	3	3,773
Janitors	Water Heater	Gas, Residential, 30 to 50 GAL	1	EA	Fair	Replace	3	2,349

Anticipated Lifecycle Replacements:

- Backflow preventer
- Water heaters
- Drinking fountains
- 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.

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

Distribution System	
Air Distribution System	Variable volume
Location of Air Handlers	Rooftop, exterior
Terminal Units	VAV boxes
Quantity and Capacity of Terminal Units	approximately 61 VAV boxes ranging from 500 to 3,000 CFM plus 3 fan powered cabinet heaters and 5 radiators cabinets
Location of Terminal Units	Along ceilings

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	Computer rooms
Condition	Good

Controls and Ventilation	
HVAC Control System	BAS, direct digital controls (DDC)
HVAC Control System Condition	Fair
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Fair

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

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

Mechanical Systems - PRESCHOOL & FAMILY CENTER

Location	Component	Component Description	Quantity	Unit	Condition	Action	RUL	Est. Cost
A100	Fan Coil Unit	Hydronic, 401 to 800 CFM	1	EA	Fair	Replace	2	2,199
Boiler Room	Boiler	Gas, Condensing Style, High Efficiency, 751 to 2,000 MBH	1	EA	Fair	Replace	13	79,720
Boiler room	Boiler	Gas, Condensing Style, High Efficiency, 751 to 2,000 MBH	1	EA	Fair	Replace	13	79,720
Boiler room	Distribution Pump	Heating Water, 5 HP	1	EA	Fair	Replace	7	5,519
Boiler room	Distribution Pump	Heating Water, 5 HP	1	EA	Fair	Replace	7	5,519
Boiler room	Building Automation System	HVAC Controls	57000	SF	Fair	Upgrade	7	305,663
Entry	Fan Coil Unit	Hydronic, 401 to 800 CFM	1	EA	Fair	Replace	2	2,199
Entry	Fan Coil Unit	Hydronic, 401 to 800 CFM	1	EA	Fair	Replace	2	2,199
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Main roof	Packaged Unit (RTU)	26 to 50 Ton	1	EA	Fair	Replace	6	83,488
Main roof	Packaged Unit (RTU)	26 to 50 Ton	1	EA	Fair	Replace	6	83,488
Main roof	Packaged Unit (RTU)	26 to 50 Ton	1	EA	Fair	Replace	6	83,488
Main roof	Packaged Unit (RTU)	26 to 50 Ton	1	EA	Fair	Replace	6	83,488
Main roof	Packaged Unit (RTU)	26 to 50 Ton	1	EA	Fair	Replace	6	83,488
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Main roof	Condenser	Air-Cooled, 2 Ton	1	EA	Good	Replace	2	2,588
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Main roof	Exhaust Fan	Centrifugal, 251 to 800 CFM	1	EA	Fair	Replace	2	2,022
Media	Fan Coil Unit	1 to 1.5 Ton	1	EA	Good	Replace	11	1,879
Throughout	Variable Air Volume (VAV) Unit	401 to 800 CFM	16	EA	Fair	Replace	13	79,737
Throughout	Variable Air Volume (VAV) Unit	801 to 1,300 CFM	22	EA	Fair	Replace	13	132,854
Throughout	Variable Air Volume (VAV) Unit	1,301 to 2,500 CFM	19	EA	Fair	Replace	13	162,809
Throughout	Variable Air Volume (VAV) Unit	2,501 to 5,000 CFM	4	EA	Fair	Replace	13	49,338

Anticipated Lifecycle Replacements:

- Boilers
- Distribution pumps and motors
- VAV boxes
- Fan coil units
- Package units
- Split system condensing units
- Rooftop exhaust fans
- Building automation system

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have not been maintained since the property was first occupied.
- All of the HVAC equipment is original. The property is relatively new and has not required any major HVAC equipment replacements.
- The HVAC equipment appears to be functioning adequately overall. No chronic problems were reported and an overall sense of some satisfaction with the systems was conveyed. Some areas of the facility make use of electric space heaters for additional heat. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.

- The roof top gas piping is corroded and requires cleaning and repainting.

D40 Fire Protection

Item	Description					
Type	Wet pipe					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☒
Sprinkler System Condition	Fair					
Fire Extinguishers	Last Service Date		Servicing Current?			
	August 2017		Yes			
Hydrant Location	On bus lane behind building, between Siamese locations					
Siamese Location	Two on rear of building					
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:

- Backflow preventer

Actions/Comments:

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The riser and spare head cabinet was not seen during the assessment.
- The fire extinguishers have been inspected within the last year. But, some the fire extinguishers had been missed. These are the ones in the support areas of the building. A qualified fire equipment contractor must inspect and service the fire extinguishers. Fire Extinguishers should be inspected monthly.

D50 Electrical

Distribution & Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	600 Amps	Volts	277/480 Volt, three-phase
Meter & Panel Location	North Electrical Room	Branch Wiring	Copper

Distribution & Lighting			
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8, CFL		
Main Distribution Condition	Good		
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 improper use of conduit	☐	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.
- The panels // switchboards // step-down transformers are mostly original 2006 components. The electrical service appears to be adequate for the facility's needs.

D60 Communications

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

D70 Electronic Safety and Security

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	☒	Interior Camera	☒	Front Door Camera Only	☐
	Cameras monitored	☐	Security Personnel On-Site	☐	Intercom/Door Buzzer	☒
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☒	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Fire Alarm System Condition	Excellent					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	North Electrical Room		2016			

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system

Actions/Comments:

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

6 Equipment & Furnishings

E10 Equipment

Food is not prepared in the kitchen it is held at temperature and served to the students. The cafeteria kitchen includes the following major appliances, fixtures, and equipment:

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

E1030 Commercial Laundry		
Equipment	Comment	Condition
Residential Washers	☒	Fair
Residential Dryers	☒	Fair

Anticipated Lifecycle Replacements:

- Freezer, 3 doors
- Refrigerator 2 door
- Steam Table 5 bays
- Cold table 3 bays
- Convection ovens stacked
- Garbage disposal
- Large Milk Cooler
- Small Milk Cooler
- Washer & Dryer Assembly

Actions/Comments:

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

7 Sitework

G20 Site Improvements

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

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
119	-	-	-	-
Total Number of ADA Compliant Spaces			6	
Number of ADA Compliant Spaces for Vans			0	
Total Parking Spaces			125	

Site Stairs			
Location	Material	Handrails	Condition
none	--	--	--

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

Degradation Issues			
Observation	Exists At Site	Observation	Exists At Site
Potholes/depressions	☒	Alligator cracking	☐
Concrete spalling	☐	Trip hazards (settlement/heaving)	☐
Seal coating has not been done	☒	Other	☐

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks

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 failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, localized depressions and patches in recent years. Some of the damage is most noticeable in the south parking lot and the west side of the front parking lot. The most severely damaged areas of paving must be cut and patched to maintain the integrity of the overall pavement system. Since, patching has been done complete milling and overlay of the entire lot is recommended.
- The concrete pavement has isolated areas of cracks. The remaining concrete was not replaced when the last project was recently completed. The damaged areas of concrete pavement will require future replacement.

G2060 Site Development	
Property Signage	
Property Signage	Monument
Street Address Displayed?	Yes

Site Fencing		
Type	Location	Condition
Chain link with metal posts	East side of site at Playground	Fair

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
South east corner of parking lot	Concrete pad	None	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	Courtyard and playground	Good
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	☒	Fair
Inlets	☒	Fair
Swales	☐	--
Detention pond	☒	Fair
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Fair
Pits	☐	--
Municipal System	☒	Fair
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

Item	Description
Site Topography	Slopes gently down from the north side of the property to the south property line.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
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.

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.
- Significant portions of the gas piping on the roof are corroded and need to be scraped and painted to prevent degradation of the piping system.

G40 Electrical Site Improvements

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

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

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The facility has been upgrading the existing exterior building (Wall Packs) over to LED fixtures. While the work is not completed the work should continue until all fixtures are upgraded.

8 Ancillary Structures

Other Ancillary Structures			
Type	Maintenance/Storage Shed	Location	SE corner of site
Item	Material	Item	Material
Exterior Siding	Pre-cast Concrete	Roof Finishes	Pre-cast Concrete
Interior Finishes	Floor : Unfinished Concrete Ceiling : Exposed concrete Walls : Exposed concrete (Based on Transportation bldg.)	MEPF	Electrical (was not able to access)
Overall Building Condition			Fair

Anticipated Lifecycle Replacements:

- No component 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 one storage structure is a knock-down plastic unit.
- The second storage structure is constructed with T1-11 siding and asphalt shingles. The structure has not been maintained and shows the wear. The maintenance department should paint and maintain the structure to avoid replacement costs in the future.

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

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 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 Preschool & Family Center (BALAS II & III), 2725 Boardwalk Street, Ann Arbor, MI, the "Property". It is our understanding that the primary interest of Ann Arbor Public Schools is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

This report has been prepared on behalf of and exclusively for the use of the client for the purpose stated within Section 10. The report, or any excerpt thereof, shall not be used by any party other than the client or for any other purpose than that specifically stated in our agreement or within Section 10 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at Ann Arbor 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

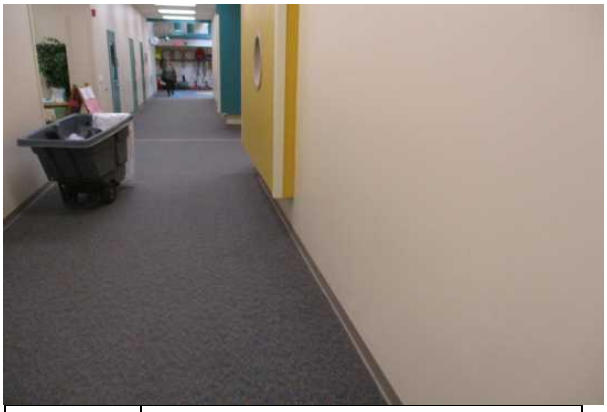
Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

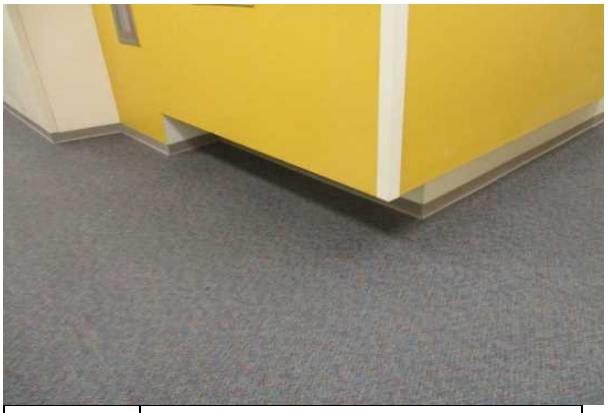
#4:	RIGHT ELEVATION



#5:	INTERIOR WALLS AND CARPET

#6:	INTERIOR WALLS AND CARPET

#7:	INTERIOR CARPET



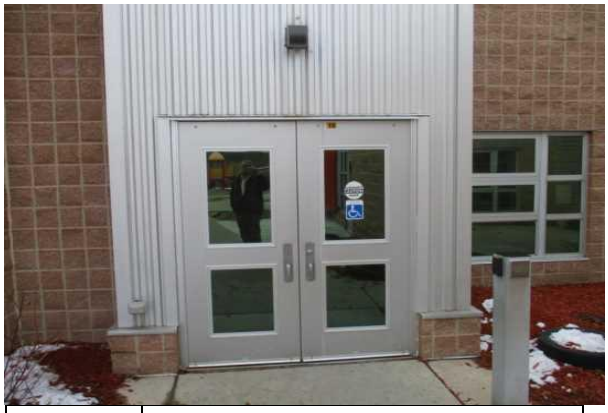
#8:	INTERIOR WALLS AND CARPET

#9:	STORAGE SHED

#10:	CMU WALL AND WINDOWS

#11:	METAL SIDING AND WINDOWS

#12:	SIDING AND BRICK WITHOUT CAULKING



#13:	ALTERNATE ENTRY DOOR

#14:	CMU, SIDING AND WINDOWS

#15:	RTU AND GAS PIPING ON ROOF

#16:	ROOF SKYLIGHTS

#17:	EXTERIOR DOOR FRAME DAMAGE

#18:	EXTERIOR WALL PAINTED CMU

#19:	ROOF, SINGLE-PLY

#20:	ROOF, METAL AND BOLLARD LIGHTS

#21:	EXTERIOR DOOR, CARPET ENTRY

#22:	INTERIOR CEILING FINISH

#23:	PAINTED CEILING GRID

#24:	CERAMIC TILE

#25:	GYPSUM BOARD WALLS

#26:	TROUGH SINK

#27:	MOVABLE/HINGED/FOLDING, ACOUSTICAL DAMPENING

#28:	VINYL FLOOR FINISH

#29:	MOLD REMEDIATION

#30:	MISSING CEILING TILES

#31:	VINYL FLOOR FINISH

#32:	GYPSUM BOARD REPAIR

#33:	SINK WITH WRAPPED PIPE

#34:	WATER HEATER

#35:	BACKFLOW PREVENTER

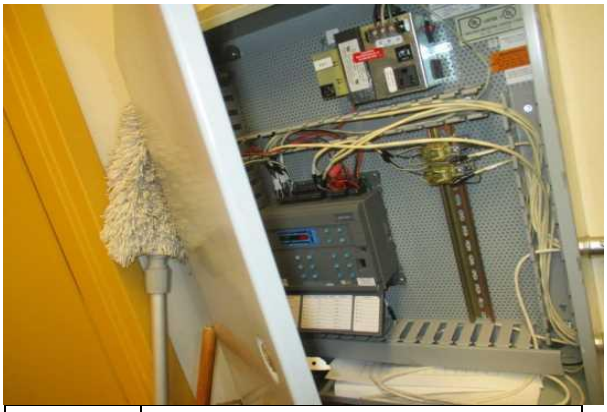
#36:	DRINKING FOUNTAIN

#37:	STAINLESS STEEL SINKS

#38:	SINKS

#39:	BOILER

#40:	DISTRIBUTION PUMP, HEATING WATER



#41:	BUILDING AUTOMATION SYSTEM

#42:	VARIABLE AIR VOLUME (VAV) UNIT

#43:	FAN COIL UNIT, HYDRONIC

#44:	EXHAUST FAN

#45:	DISTRIBUTION PANELS

#46:	DISCONNECT SWITCH

#47:	BUILDING/MAIN SWITCHGEAR,

#48:	SURGE PROTECTOR

#49:	FIRE ALARM PANEL

#50:	STEAM TABLE

#51:	MILK COOLER

#52:	REFRIGERATOR, 2-DOOR REACH-IN

#53:	CONVECTION OVEN, DOUBLE

#54:	GARBAGE DISPOSAL

#55:	FREEZER, 3-DOOR REACH-IN

#56:	CLOTHES WASHER/DRYER COMBO UNIT

#57:	PLAY STRUCTURE, MEDIUM

#58:	PLAY STRUCTURE, MEDIUM

#59:	ASPHALT PAVEMENT

#60:	ASPHALT PAVEMENT

#61:	CHAIN LINK FENCE

#62:	SWING GATES WITH ELECTRIC OPENER

#63:	SIDEWALK, CONCRETE

#64:	REPLACED SIDEWALK, CONCRETE

#65:	WALKWAY BOLLARD LIGHT

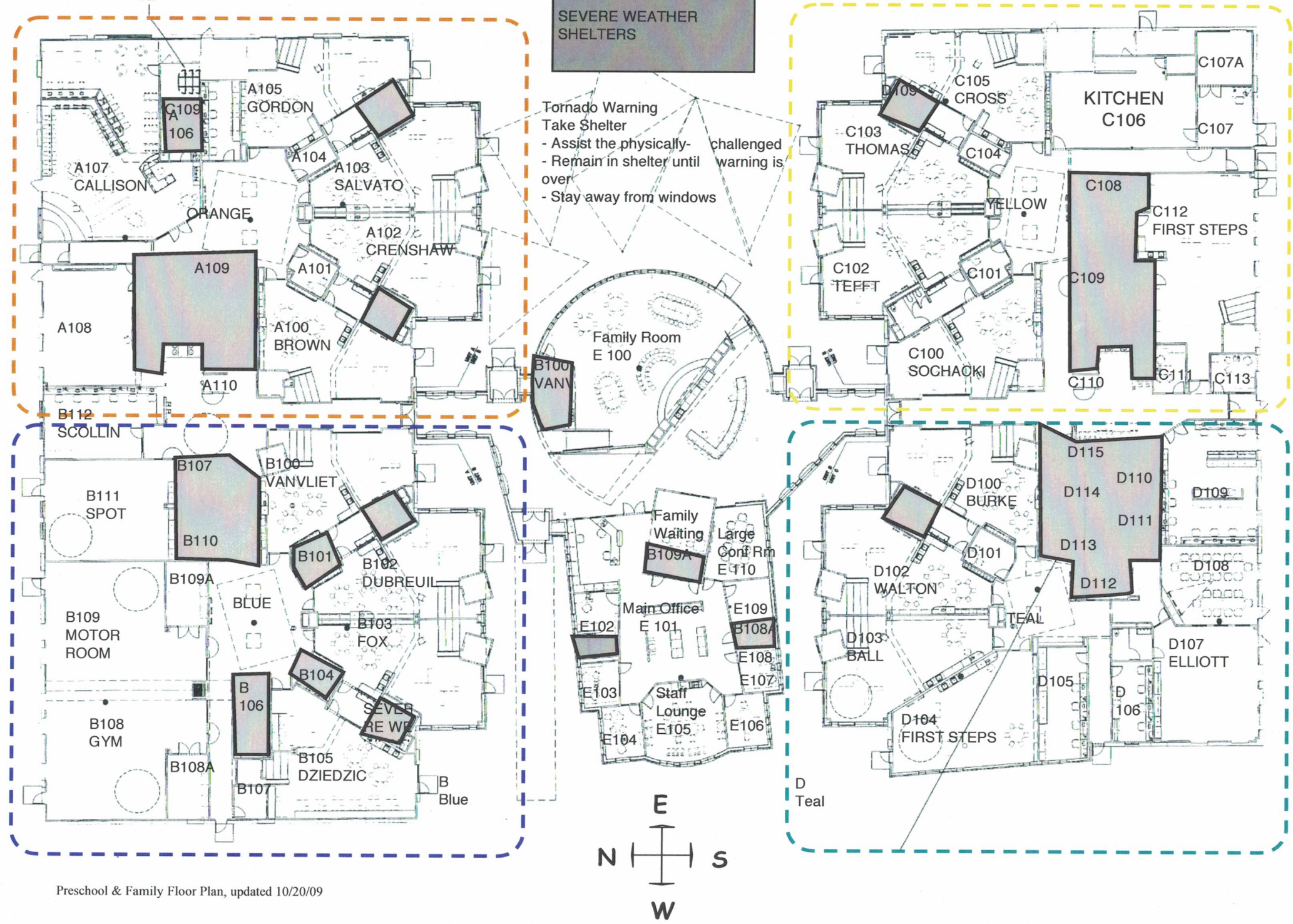
#66:	WALL PACK LIGHTING FIXTURE

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Preschool and Family Center (BALAS II and III)	**Project Number:** 129010.18R000-032.354
	Source: Google Earth Pro	**On-Site Date:** March 6, 2018

Appendix C:
Supporting Documentation



Preschool & Family Floor Plan, updated 10/20/09

Flood Map

emg	**Project Name:** Preschool and Family Center (BALAS II and III)	**Project Number:** 129010.18R000-032.354
	Source: FEMA Map Number: 26161C0263E Dated: April 3, 2012	**On-Site Date:** March 6, 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.