FACILITY CONDITION
ASSESSMENT

EAST AURORA SCHOOL DISTRICT 131
417 Fifth Street
Aurora, Illinois 60505
Christie Tyler

FACILITY CONDITION ASSESSMENT REPORT
OF
CI JOHNSON ELEMENTARY SCHOOL
1934 Liberty Street
Aurora, Illinois 60505

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EMG Project #: 112945.15R-009.017
Date of Report: April 25, 2015
On site Date: April 7, 2015

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CERTIFICATION

EMG has completed a Facility Condition Assessment (FCA) of the subject property, CI Johnson Elementary School, located at 1934 Liberty Street in Aurora, Kane County, Illinois.

The property street address is also known as 2020 Liberty Street.

The FCA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E2018-01, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Facility Condition Report (FCR), EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline FCA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses, and opinions are not representations regarding either the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

EMG's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of a FCR in accordance with ASTM E2018-01 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This FCR was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

Any questions regarding this report should be directed to Kenneth Kulbeda at kkulbeda@emgcorp.com or at 800.733.0660, x6656.

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1. EXECUTIVE SUMMARY

1.1. SUMMARY OF FINDINGS

The Client contracted with EMG to conduct a Facility Condition Assessment (FCA) in order to prepare a Facility Condition Report (FCR) of the subject property, CI Johnson Elementary School, located at 1934 Liberty Street in Aurora, Kane County, Illinois. The FCA was performed on April 7, 2015.

Property Information	
Address:	1934 Liberty Street, Aurora, Kane County, Illinois 60505
Year constructed:	1956 Building renovation 2000 (main office areas) Building addition 2000 (kindergarten classrooms and restrooms end of 200 wing and Library Resource Center, Computer lab and offices at end of 300 wing) Building addition 2005 (wing 400)
Current owner of property:	East Aurora School District 131
Management Point of Contact:	East Aurora School District 131, Christie Tyler, Assistant Superintendent of Finance 630-299-5550 phone 630-299-5500 fax
Property type:	Educational, Elementary School
Site area:	10.675 Acres
Number of buildings:	One
Gross floor area:	36,993 Square Feet
Number of stories:	One
Parking type and number of spaces:	80 spaces in open lots, including two car accessible stalls
Athletic Fields and Accessories	Softball field with chain link backstop – Grass. Asphalt paved basketball court with one basketball backstop. One children playground with plastic and metal equipment on a mulched bed.
Building construction:	Educational Building: Masonry bearing walls Low sloped roofs have a combination of wood and steel-framed roofs. Flat roofs have steel frame roofs with open-web steel joists and metal decks.
Interior vertical clearance:	Approximately 10 to 20 feet

Property Information	
Roof construction:	Primary roof - Flat and low sloped roofs with single ply EPDM membrane at 200, 300 and 400 wings, gym and cafeteria. Secondary roof - Front central portion of building has a flat roof with single ply EPDM membrane topped with stone ballast.
Exterior Finishes:	Brick veneer metal fascia at roof line
Exterior Doors and Windows	Doors: Glazed aluminum-framed storefront doors Metal service doors Windows: Aluminum-framed storefront fixed windows Aluminum - hopper and fixed units, Single-glazed (200 and 300 wings) Aluminum – awning and fixed, Double glazed (2000 and 2005 building additions)
Interior Finishes, Doors	Interior Finishes: Floors: Terrazzo, Carpet, Ceramic tile, Vinyl tile, Wood, Concrete. Walls: Painted CMU, Brick, Wood, Ceramic tile wainscot Ceilings: Painted drywall, Suspended acoustical tile (ACT), Exposed Structure Interior Doors: Wood, Metal

Property Information	
Heating and/or Air-conditioning:	Common areas: Central system with one gas-fired steam boiler (rated at 4,650 MBH). One air compressor is located in the boiler room. Cabinet radiation units located in common areas are served by the central system. Main office areas: One electric rooftop (RTU) unit rated at 4-tons and one gas-fired rooftop (RTU) unit rated at 2-tons (40 MBH for heating). Parent liaison office (room 108): Ductless split system (one 2-ton unit) condenser. Kitchen: One window air conditioner unit. Classrooms (200 and 300 wings): Have unit ventilators that are served by central boiler noted above. Kindergarten classrooms (end of 200 wing): Two split system electric fan coil units and pad-mounted condensers (rated at 5-tons each). Music classroom 202: Two window air conditioner units. Library Resource Center, Computer lab and adjacent office area: Split system electric fan coil units and pad-mounted condensers (two units rated at 5-tons each and one unit rated at 3-tons). 2005 Building addition/400 wing): Central system with one gas-fired hot water boiler rated at 500 MBH and one gas-fired rooftop (RTU) unit rated at 40-tons (400 MBH for heating) supplying VAV's and fan coil units above the suspended ceiling via one circulation pump. Classrooms (400 wing): Served by central system noted above.
Plumbing	Distribution: copper pipe Sanitary waste: Cast iron, PVC plastic Hot water: One gas-fired water heater rated at 50 gallons and 40,000 BTUH, one gas-fired water heater rated at 40 gallons and 40,000 BTUH, one electric water heater rated at 40 gallons and one electric water heater rated at 6 gallons. Restrooms: Toilet partitions and wall-mounted porcelain china lavatory sinks.
Electrical	Main Switchgear: 800 amps, 120/208 volts, 3 phase, 4-wire. Circuit breaker panels in mechanical and electrical rooms.

Property Information	
Fire and Life/Safety:	Hydrants, fire sprinklers (2005 building addition only), smoke detectors, strobes and alarms, extinguishers, pull stations, exit signs and emergency lights, central fire alarm panel.
Elevators	Not Applicable
Construction Quality	Good to Fair
Maintenance Practices	Good
Overall Condition	Fair
Recent Capital Improvements	Abatement of ACM insulation in boiler room and pipe tunnel and replacement of steam piping and steam traps, replacement of cafeteria vinyl flooring. In addition, the steam boiler was re-tubed in 2010.
Dates of visit:	April 7, 2015
Point of Contact (POC):	Craig Martin, Building Fireman

There are a number of replacement reserve costs recommended during the evaluation period. These needs are identified and summarized in the Replacement Reserves Report.

1.2. SIGNIFICANT OBSERVATIONS

SITE:

The asphalt pavement is in fair to poor condition, with overall heavy surface wear, worn striping, widespread alligator cracking, and a moderate number of depressions and potholes. The area immediately entering and exiting the property main drives are generally in the worst condition. The most severely deteriorated areas must be cut and patched during the early portion of the evaluation period, and all of the areas are recommended for replacement as soon as the budget allows, as well as seal coating and re-striping.

The basketball court asphaltic pavement is worn and cracking at various locations throughout. Crack sealing and seal coating of the basketball court surface will be required early during the evaluation period.

The concrete sidewalks along the front of the school, adjacent to the main building entrance, were observed to have minor areas of settlement, with separation areas leaving large gaps between the sections of sidewalk and isolated areas of spalled concrete occurs. As such, sectional replacement of the concrete sidewalk will be required early during the evaluation period.

Two handicap accessible parking stalls are provided; however, no van accessible stalls are provided and one of the car spaces is missing a vertical sign. Installing a full van accessible stall, adding a vertical car sign and installing one more full car accessible stall will be required. The van space should be the stall closest to the main entrance door.

Some of the existing downspouts spill onto the soil, causing soil erosion, due to missing splashblocks. Concrete splashblocks must be installed at the base of the downspouts to prevent erosion. This work can be performed as part of the property management's routine maintenance program.

Some trees noted growing close to or branches overhanging the roof surfaces on the south, north and east side of the building. It is recommended that all trees are trimmed back away from building in to prevent clogging of scuppers and gutters. This work can be performed as part of the property management's routine maintenance program.

INTERIORS:

9X9 suspect ACM vinyl tile is located in the original sections of building (200 and 300 classroom wings). Proper removal and replacement of all 9X9 suspect ACM vinyl will require further study and testing by a licensed contractor. The cost for a follow-up study is included in the cost table.

Wood doors in the original section of building have some that are worn and delaminating (200 and 300 classroom wings, as noted in the common doors leading into the 300 wing, cafeteria and classroom 301. Replacement of the older doors is recommended early in the reserve term.

Water stained acoustical ceiling tiles noted at the cafeteria, lobby corridor, and few classrooms. According to the Building Fireman, these stains are from prior roof leaks that have since been repaired. Replacement of the older ceiling tiles are recommended early in the reserve term.

BUILDING FAÇADE and ENVELOPE:

Roof drainage appears to be inadequate. Significant areas of ponding are evident on the sides of the roof at both the 200 and 300 wings and a clogged scupper noted on east side of the 300 wing roof at the ponding area. The low spots in the roof must be reframed to promote adequate drainage to existing drainage devices during the next roof replacement. In addition, clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance program.

Front central roof section; stone ballast observed to have been moved and placed in piles at some locations. The ballast material should be evenly distributed after any roof maintenance or repairs are completed.

The original section of the building (200 and 300 classroom wings) have older single-paned metal hopper and fixed window units in poor condition, exhibiting rusting and deterioration, as well as some cracked glass blocks located above these windows. Early replacement of these older windows, including the glass blocks, is recommended due to their age and condition, the estimated Remaining Useful Life (RUL) and for energy savings.

MECHANICAL, ELECTRICAL, PLUMBING and FIRE:

Most significant MEPF components are recommended for typical lifecycle replacement during the assessment period. These components include but are not necessarily limited to the boilers, circulation pumps, air compressor, rooftop units, condensers, unit ventilators, water heaters, and fire alarm panel.

Temperature control is currently by individual thermostats in each conditioned space in the original section of the building and the pneumatic controls for the HVAC system appear antiquated. Upgrades of the existing pneumatic controls to an energy management system (EMS) are recommended. The system would require upgrades and design by a Mechanical Engineer. The cost of this work is not included in the reserve tables.

The server rooms in the building are not equipped with air conditioners. Reportedly the equipment sometimes overheats during hot summer days and installing air-conditioning may prevent these occurrences. The cost of this work is not included in the reserve tables.

The cafeteria, corridors and classrooms in the 200 and 300 wings are not equipped with air conditioners. Window air conditioner units are provided in the kitchen and in the music classroom and the kindergarten classroom at the end of the 200 wing is equipped with split systems for heating and cooling. Based on its estimated Remaining Useful Life (RUL) and current condition of the existing unit ventilators, EMG is recommending replacing the existing heat-only unit ventilators with heating units only during the evaluation period. An alternate plan is recommended to replace the heating units with heating/cooling units during the evaluation period. For the purposes of this assessment, costs are provided for both heat-only and unit ventilators with heating and cooling. Installing unit ventilators with dual heating and cooling capability will require unit sizing and design work by a licensed mechanical engineer, the cost of which is not included in this report.

1.3. OPINIONS OF PROBABLE COST

The estimates for the repair and capital reserves items noted within this FCR are attached in Section 2 of this report.

These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, 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.

1.3.1. Methodology

Based upon site observations, research, judgment, and the referencing of Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most likely require 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.

Where quantities could not be derived from an actual take-offs, lump sum costs and/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.

1.3.2. Replacement Reserves

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) existing or potential, unsafe, material conditions, (2) material building or fire code violations, or (3) conditions that if left unremedied, 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.

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

Replacement Reserves exclude systems or components estimated to expire after the reserve term that 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 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 evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning systems' or components' 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 Report contains all costs regardless of the recommended year of implementation.

2. COST TABLES

Itemized costs for repairing deficient conditions or replacing components are included in the following detailed Replacement Reserves Report.

Replacement Reserves Report

4/25/2015

Location	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
CI Johnson Elementary School / CI Johnson Elementary School Building	$2,500	$180,070	$635,058	$66,175	$89,438	$411,648	$11,212	$1,845	$120,652	$4,862	$93,984	$41,012	$73,194	$55,630	$2,012	$0	$0	$671,833	$50,440	$0	**$2,511,565**
CI Johnson Elementary School / CI Johnson Elementary School Site	$2,867	$224,375	$114,794	$0	$0	$11,118	$0	$3,941	$0	$0	$42,501	$301,542	$154,273	$0	$0	$0	$0	$5,296	$0	$0	**$860,705**
GrandTotal	**$5,367**	**$404,445**	**$749,852**	**$66,175**	**$89,438**	**$422,765**	**$11,212**	**$5,785**	**$120,652**	**$4,862**	**$136,485**	**$342,554**	**$227,467**	**$55,630**	**$2,012**	**$0**	**$0**	**$677,129**	**$50,440**	**$0**	**$3,372,270**

CI Johnson Elementary School / CI Johnson Elementary School Building

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
	Original sections of building (200 & 300 classroom wings	327863	_0001 Licensed asbestos contractor to sample and test suspect ACM	20	20	0	1	EA	$2,500.00	$2,500	$2,500																				**$2,500**
	Original section of the building (200 & 300 classroom wings)	327815	B2021 Classroom window replacement	30	29	1	3500	SF	$49.95	$174,825		$174,825																			**$174,825**
	Classrooms and common doors in original section of building (200 and 300 wings)	327810	B2031A Replace 3'-0" x 7'-0" glazed wood door	40	38	2	17	EA	$1,542.50	$26,223			$26,223																		**$26,223**
	Secondary roof - Front central portion of building has a flat roof with single ply EPDM membrane topped with stone ballast	327854	B3011G Single Ply EPDM Roofing system with Ballast 60 mills including demo	20	17	3	57	SQ	$592.94	$33,798				$33,798																	**$33,798**
	Primary roof - Flat and low sloped roofs with single ply EPDM membrane at 200, 300 and 400 wings, gym and cafeteria	327856	B3011G Single Ply EPDM with insulation, fully adhered 60 mills, including demo	20	15	5	313	SQ	$656.52	$205,491						$205,491															**$205,491**
	Restrooms at original section of building	327792	C1031 Replace toilet room partitions overhead braced incl demo	20	17	3	8	EA	$939.00	$7,512				$7,512																	**$7,512**
	Restrooms at 2000 Building addition (end of 200 wing)	327794	C1031 Replace toilet room partitions overhead braced incl demo	20	14	6	10	EA	$939.00	$9,390							$9,390														**$9,390**
	Restrooms at 2005 Building addition	327793	C1031 Replace toilet room partitions overhead braced incl demo	20	10	10	6	EA	$939.00	$5,634											$5,634										**$5,634**
	Interior painting of walls throughout	327859	C3011 Paint interior walls, CMU, including surface prep	7	3	4	33290	SF	$0.89	$29,628					$29,628							$29,628							$29,628		**$88,884**
	Cafeteria	327862	C3024 Replace Vinyl tile	18	5	13	275	SY	$67.75	$18,631													$18,631								**$18,631**
	Classrooms, staff lunch room, corridors in building additions etc.	327861	C3024 Replace Vinyl tile	18	10	8	1227	SY	$67.75	$83,129									$83,129												**$83,129**
	Gym and stage floor	327858	C3024 Sand and refinish hardwood floor	10	7	3	3500	SF	$5.50	$19,250				$19,250									$19,250								**$38,500**
	Offices, staff lunch room, kindergarten classroom, etc.	327860	C3025 Replace carpet, standard commercial, medium traffic	8	4	4	832	SY	$59.90	$49,837					$49,837									$49,837							**$99,674**
	Ceiling tiles in building additions	327812	C3032 Replace acoustical ceiling tile system, incl. demo	20	10	10	110	CSF	$442.00	$48,620											$48,620										**$48,620**
	Ceiling tiles in original section of building (200 and 300 wings)	327811	C3032 Replace acoustical ceiling tile system, incl. demo	20	18	2	221	CSF	$442.00	$97,682			$97,682																		**$97,682**
	Boiler room	327867	D2023 50-gallon residential water heater, gas-fired, replace	12	2	10	1	EA	$1,410.00	$1,410											$1,410										**$1,410**
	Closet end of 200 wing	327865	D2023 40-gallon Electric water heater	12	3	9	1	EA	$1,236.00	$1,236										$1,236											**$1,236**
	Mechanical room (serves 400 wing)	327866	D2023 30 to 40 gallon gas water heater	12	10	2	1	EA	$1,330.00	$1,330			$1,330												$1,330						**$2,660**
	Mechanical room (serves 400 wing)	327844	D2023 Replace hydronic circulating pump, 2 HP	20	10	10	1	Each	$5,194.00	$5,194											$5,194										**$5,194**
	Boiler room	327847	D3021 Replace steam boiler, gas, 3570 to 4207 MBH	35	33	2	1	EA	$64,509.61	$64,510			$64,510																		**$64,510**
	Replace existing unit ventilators (heat-Only) - Cafeteria and classrooms in the 200 and 300 wings	328750	D3041 Replace Unit Ventilator 2000 CFM, Heat Only	15	13	2	15	EA	$11,420.00	$171,300			$171,300															$171,300			**$342,600**
	Exterior wall-mounted condenser and fan coil located in Parent liaison office (room 108)	327831	D3041 Replace split System Ductless wall mount 2-ton	15	6	9	1	EA	$2,490.00	$2,490										$2,490											**$2,490**
	Common areas	327849	D3041 Hydronic cabinet heater,replace	20	18	2	5	Each	$810.00	$4,050			$4,050																		**$4,050**
	Replace existing unit ventilators (heat-Only) with heating/cooling units - Cafeteria and classrooms in the 200 and 300 wings	328761	D3041 Replace Unit Ventilator 2000 CFM, Heating and Cooling	15	13	2	15	EA	$14,040.00	$210,600			$210,600															$210,600			**$421,200**
	Rooftop unit that serves the main office areas	327823	D3052 Single zone rooftop unit 4-ton	15	5	10	1	EA	$9,075.00	$9,075											$9,075										**$9,075**
	Pad-mounted condensers for Kindergarten classrooms (end of 200 wing)	327833	D3052 Pad-Mounted Condenser 5-ton	15	13	2	2	EA	$4,691.00	$9,382			$9,382															$9,382			**$18,764**
	Pad-mounted condenser serves office area next to Library Resource Center and Computer lab	327840	D3052 Pad-Mounted Condenser 3-ton	15	13	2	1	EA	$2,645.00	$2,645			$2,645															$2,645			**$5,290**
	Pad-mounted condensers for Library Resource Center and Computer lab (end of 300 wing)	327836	D3052 Pad-Mounted Condenser 5-ton	15	13	2	2	EA	$4,691.00	$9,382			$9,382															$9,382			**$18,764**
	Rooftop packaged unit (serves 400 wing)	327845	D3052 Multi-zone HVAC rooftop unit 31-ton to 40-ton	15	10	5	1	EA	$143,550.00	$143,550						$143,550															**$143,550**
	Rooftop unit that serves the main office areas	327824	D3052 Package units, gas heat, 2 ton cooling	15	10	5	1	EA	$6,050.00	$6,050						$6,050															**$6,050**
	Main office closet	327825	D5037 Fire alarm panel addressable, with voice	15	7	8	1	EA	$12,114.90	$12,115									$12,115												**$12,115**
	Boiler room	327826	E1019 Replace air compressor 1/HP 30 gal	20	3	17	1	EA	$1,660.98	$1,661																		$1,661			**$1,661**
	Kitchen	327790	E1093 Kitchen equipment replacement allowance	5	3	2	1	EA	$1,500.00	$1,500			$1,500					$1,500					$1,500						$1,500			**$6,000**
Totals, Unescalated											**$2,500**	**$174,825**	**$598,603**	**$60,560**	**$79,465**	**$355,091**	**$9,390**	**$1,500**	**$95,244**	**$3,726**	**$69,933**	**$29,628**	**$51,337**	**$37,881**	**$1,330**	**$0**	**$0**	**$406,470**	**$29,628**	**$0**	**$2,007,111**
Location Factor (1.00)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)											**$2,500**	**$180,070**	**$635,058**	**$66,175**	**$89,438**	**$411,648**	**$11,212**	**$1,845**	**$120,652**	**$4,862**	**$93,984**	**$41,012**	**$73,194**	**$55,630**	**$2,012**	**$0**	**$0**	**$671,833**	**$50,440**	**$0**	**$2,511,565**

CI Johnson Elementary School / CI Johnson Elementary School Site

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
	Asphalt pavement throughout	327796	G2022 Seal Coat and stripe asphalt, no repairs	5	0	5	2.8	10000 SF	$3,425.02	$9,590						$9,590															**$9,590**
	Asphalt pavement throughout	327795	G2022 Cut & Patch asphalt	10	9	1	28000	SF	$7.78	$217,840		$217,840										$217,840									**$435,680**
	Northwest side of building	327798	G2022 Crack sealing and seal coating of the asphalt	5	3	2	900	SY	$3.56	$3,204			$3,204					$3,204					$3,204				$3,204				**$12,816**
	Install van space in stall closer to main entrance door	327799	G2025A ADA, paint van-accessible space with signage	5	5	0	1	EA	$420.00	$420	$420																				**$420**
	Install vertical accessible sign at car stall where missing	327800	G2025A ADA - Install signage indicating Accessible Parking, pole mounted	0	0	0	1	Each	$280.00	$280	$280																				**$280**
	Install additional accessible car stall adjacent to existing accessible stalls	327801	G2025A ADA, paint accessible parking space with signage	5	5	0	1	EA	$375.00	$375	$375																				**$375**
	Front of the school	327797	G2031 Remove & replace concrete sidewalk	25	25	0	200	SF	$8.96	$1,792	$1,792																				**$1,792**
	Playground on west side of building	327870	G2045 Replace Play Structure, Medium	20	10	10	1	EA	$31,625.00	$31,625											$31,625										**$31,625**
	Replace mulch with rubber surface at playground	327869	G2047 Poured-in-place rubber playing surface	10	8	2	3000	SF Surf.	$35.00	$105,000			$105,000										$105,000								**$210,000**
Totals, Unescalated											**$2,867**	**$217,840**	**$108,204**	**$0**	**$0**	**$9,590**	**$0**	**$3,204**	**$0**	**$0**	**$31,625**	**$217,840**	**$108,204**	**$0**	**$0**	**$0**	**$0**	**$3,204**	**$0**	**$0**	**$702,578**
Location Factor (1.00)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Replacement Reserves Report

4/25/2015

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)											$2,867	$224,375	$114,794	$0	$0	$11,118	$0	$3,941	$0	$0	$42,501	$301,542	$154,273	$0	$0	$0	$0	$5,296	$0	$0	$860,705

3. APPENDICES

APPENDIX A: Photographic Record
APPENDIX B: Site Plan and Floor Plans
APPENDIX C: ADA Checklist
APPENDIX D: Pre-Survey Questionnaire and Documentation Request Form
APPENDIX E: Acronyms and Out of Scope Items
APPENDIX F: Resumes of Field Observer and Report Reviewer

APPENDIX A:
PHOTOGRAPHIC RECORD

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #1:	Project site identification sign

Photo #2:	Front elevation of building (south)

Photo #3:	Left side elevation of building (west)

Photo #4:	Right side elevation of building (east)

Photo #5:	Rear elevation of building (north)

Photo #6:	Roof over front central section and 200 wing

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #7:	Roof over gym and cafeteria

Photo #8:	Roof over 300 wing

Photo #9:	2005 building addition roof

Photo #10:	Overview of site parking

Photo #11:	Accessible parking stalls –no van stalls and one vertical sign missing

Photo #12:	Site concrete sidewalk

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #13:	Overview of playground

Photo #14:	Basketball court

Photo #15:	Chain link backstop

Photo #16:	Building main entrance doors

Photo #17:	Lobby

Photo #18:	Lobby at main office

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #19:	Office mailroom

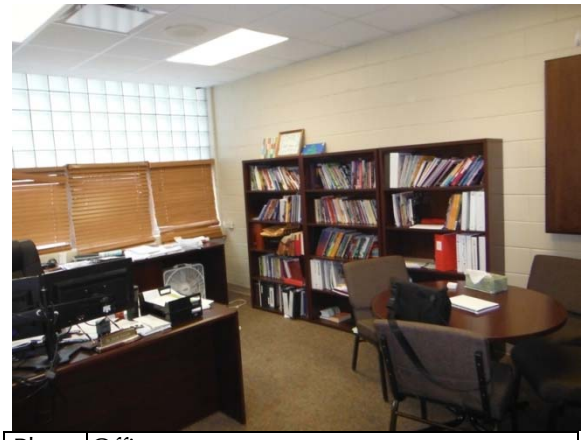


Photo #20:	Office

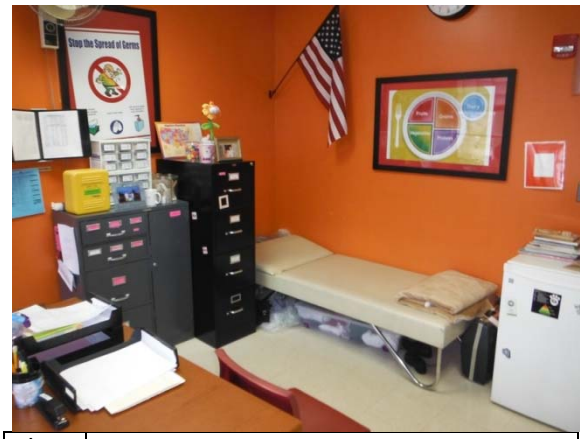


Photo #21:	Nurse station

Photo #22:	Kitchen adjacent to cafeteria

Photo #23:	Cafeteria

Photo #24:	Gym

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #25:	Stage

Photo #26:	Original section of building corridor to classrooms in 200 wing

Photo #27:	Original classroom 200 wing

Photo #28:	Kindergarten addition (year 2000) end of 200 wing

Photo #29:	Original section of building corridor to classrooms in 300 wing

Photo #30:	Original classroom 300 wing

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #31:	Library Resource Center / Learning center

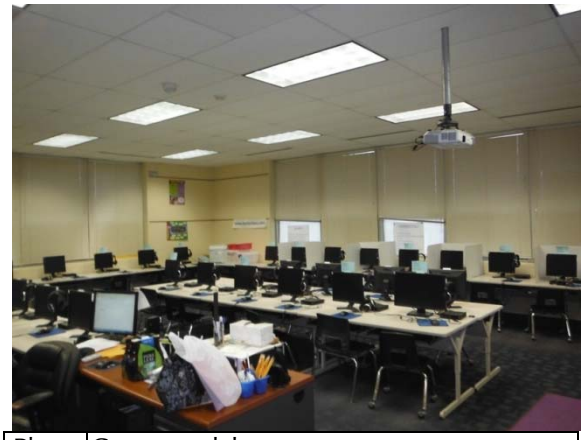


Photo #32:	Computer lab

Photo #33:	Corridor to 400 wing addition (year 2005)

Photo #34:	Classroom in building 2000 addition

Photo #35:	Staff lunch room cabinetry and sink

Photo #36:	Common area restroom

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #37:	ADA toilet stall

Photo #38:	HVAC boiler in original section of building

Photo #39:	Boiler room piping

Photo #40:	HVAC tunnel serving original building sections

Photo #41:	HVAC air compressor

Photo #42:	HVAC boiler in 2005 addition

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #43:	HVAC circulation pump

Photo #44:	Gas-fired RTU for 2005 building addition

Photo #45:	Horizontal unit ventilator in cafeteria

Photo #46:	Horizontal unit ventilator in original building classroom

Photo #47:	Condensers for kindergarten classrooms

Photo #48:	Condensers for Computer lab, Learning center and office area

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #49:	Ductless split system condenser for Parent liaison office

Photo #50:	Ductless air handler in Parent liaison office

Photo #51:	Common area fan coil unit above entrance door

Photo #52:	Electric RTU for main office area

Photo #53:	Gas-fired RTU for main office area

Photo #54:	Domestic water heater (1 of 4)

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #55:	Domestic water backflow preventer and water meter

Photo #56:	Gas metering

Photo #57:	Transformer

Photo #58:	Electrical meter

Photo #59:	Main electrical switchboard

Photo #60:	Sprinkler riser

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

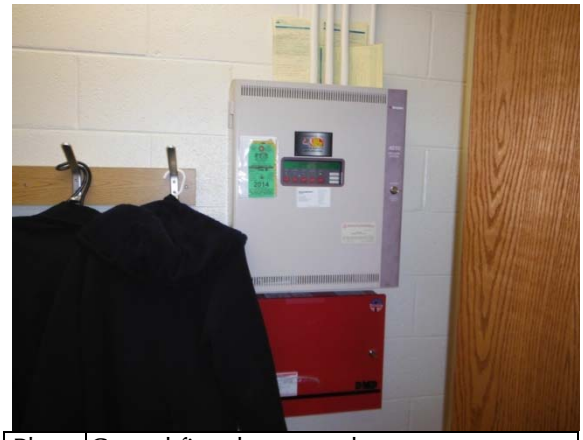


Photo #61:	Central fire alarm panel

Photo #62:	9X9 suspect ACM vinyl tile in classroom of original building section

Photo #63:	Condition of older classroom door

Photo #64:	Clogged scupper and ponding on east side of 300 wing roof

Photo #65:	Ponding along north side of 200 wing roof

Photo #66:	Clogged gutter on north side of building

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #67:	Rusting window framing at original section of building

Photo #68:	Cracked glass block at original section of building

Photo #69:	Original (200 & 300 wings) sections of building have original single-pane windows

Photo #70:	Close up of condition of single-pane windows

Photo #71:	Minor settlement of concrete sidewalk at front walk

Photo #72:	Spalling concrete sidewalk at front walk

EMG PHOTOGRAPHIC RECORD

Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

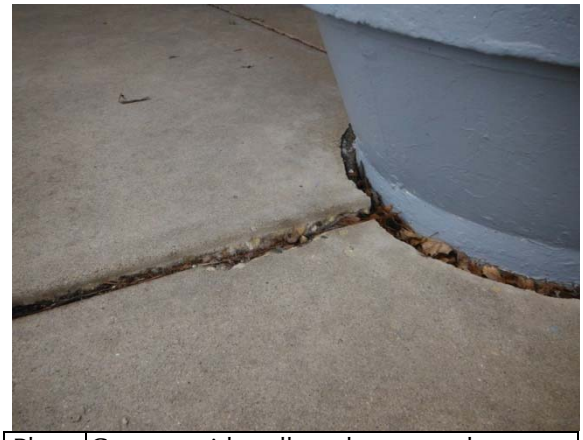


Photo #73:	Concrete sidewalk settlement and open gaps at front walk

Photo #74:	Condition of asphalt basketball court on northwest side of building

Photo #75:	Condition of asphalt pavement at entry drive

Photo #76:	Asphalt deterioration at entry drive

Photo #77:	Asphalt deterioration at top of entry drive

Photo #78:	Asphalt deterioration at exit dive

EMG PHOTOGRAPHIC RECORD

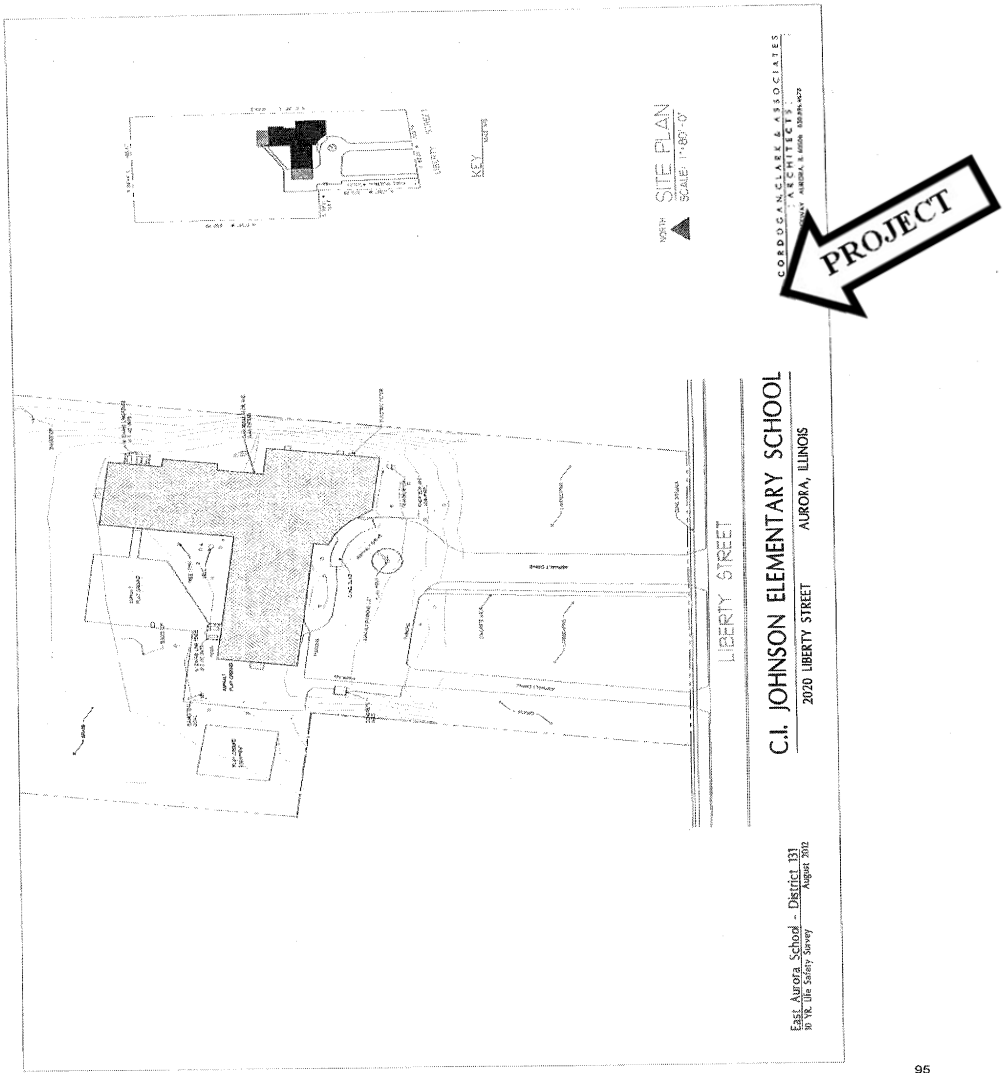
Project No.: 112945.15R-009.017 **Project Name: CI Johnson Elementary School**

Photo #79:	Missing splashblock at base of downspout at north side of building

Photo #80:	Water stained ceiling tiles at classroom 301

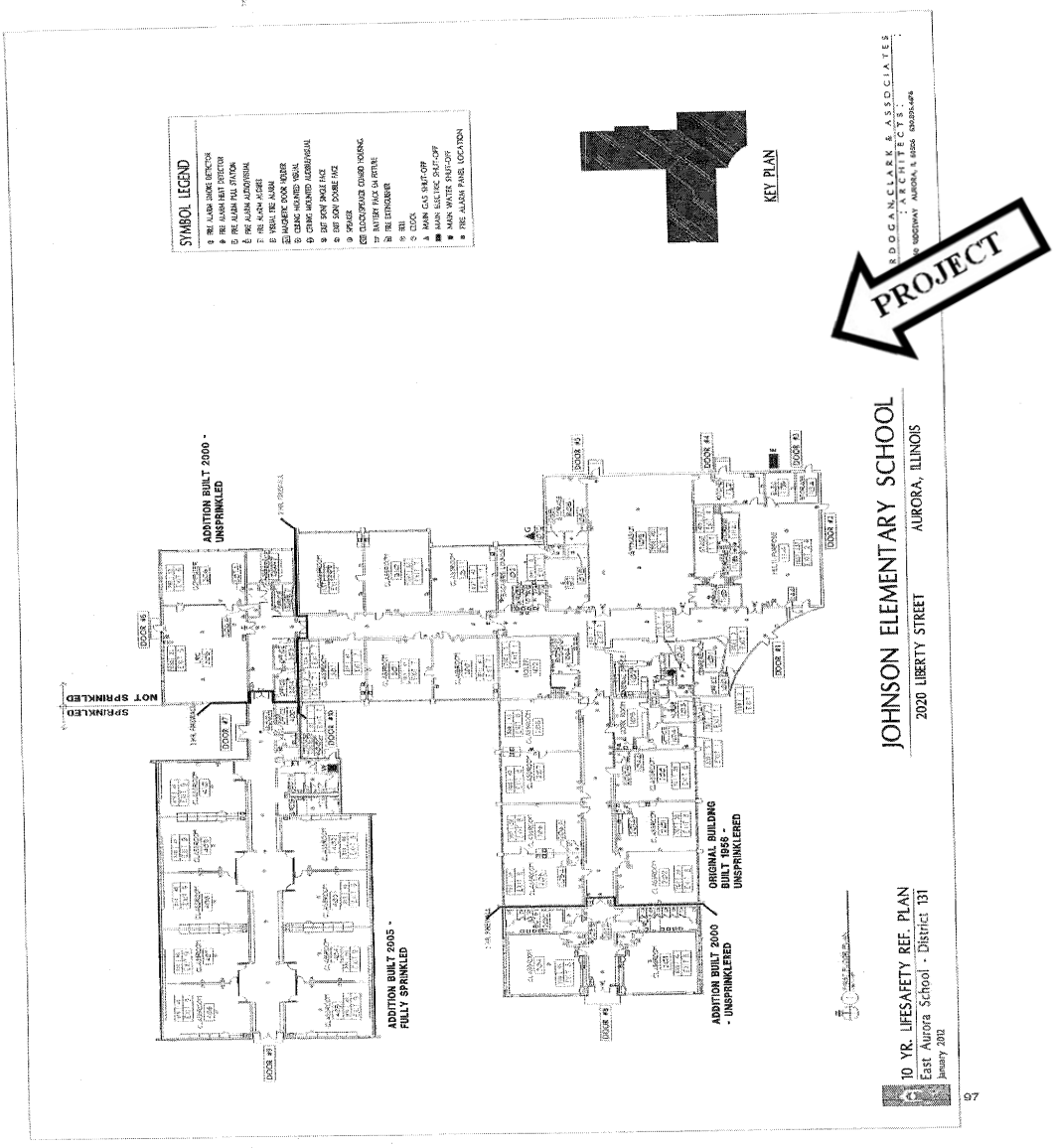
APPENDIX B:
SITE PLAN AND FLOOR PLANS

Site Plan



EMG	**Source:** **Site Plan**	**Project Number:** **112945.15R-009.017**
		Project Name: **CI Johnson Elementary School**
	Not drawn to scale. The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **April 7, 2015**

Floor Plan



EMG	**Source:**	**Project Number:** **112945.15R-009.017**
N		**Project Name:** **CI Johnson Elementary School**
	Not drawn to scale. The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **April 7, 2015**

APPENDIX C:
ADA CHECKLIST

Date Completed: April 7, 2015

Property Name: CI Johnson Elementary School

EMG Project Number: 112945.15R-009.017

Abbreviated Accessibility Checklist

	Building History	Yes	No	Unk	Comments	Field Instructions
1	Has an ADA survey previously been completed for this property?			√		
2	Have any ADA improvements been made to the property?	√				
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			√		
4	Has building ownership or management received any ADA related complaints that have not been resolved?			√		
5	Is any litigation pending related to ADA issues?			√		
	Parking	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces? See attached hot sheet.		√			
2	Are there sufficient van-accessible parking spaces available? See attached hot sheet.		√			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	√	√			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	√				
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		√			
	Ramps	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			√		
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			√		
3	Does the width between railings appear at least 36 inches?			√		

Abbreviated Accessibility Checklist						
	Ramps (cont.)	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			√		
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	√				
2	If the main entrance is inaccessible, are there alternate accessible entrances?			√		
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	√				
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	√				
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	√				
3	Is there a path of travel that does not require the use of stairs?	√				
	Elevators	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			√		
2	Are there visual and audible signals inside cars indicating floor change?			√		
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			√		
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			√		
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			√		
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			√		

Abbreviated Accessibility Checklist						
	Toilet Rooms	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Are common area public restrooms located on an accessible route?	√				
2	Are pull handles push/pull or lever type?	√				
3	Are there audible and visual fire alarm devices in the toilet rooms?	√				
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	√				
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60″ turning diameter)?	√				
6	In unisex toilet rooms, are there safety alarms with pull cords?		√			
7	Are toilet stall doors wheelchair accessible (appear to be at least 32″ wide)?	√				
8	Are grab bars provided in toilet stalls?	√				
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29″ clearance)?	√				
10	Are sink handles operable with one hand without grasping, pinching or twisting?	√				
11	Are exposed pipes under sink sufficiently insulated against contact?	√				
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			√		

Abbreviated Accessibility Checklist						
	Guest Rooms (cont.)	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			√		
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			√		
	Pools	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Are public access pools provided? If the answer is no, please disregard this section.			√		
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			√		
	Play Area	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Has the play area been reviewed for accessibility? All playgrounds are subject to ADAAG standards.			√		
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**	**Field Instructions**
1	Does there appear to be adequate clear floor space around the machines/equipment (30″ by 48″ minimum)?			√		

**Based on visual observation only. The slope was not confirmed through measurements.*

APPENDIX D:
PRE-SURVEY QUESTIONNAIRE AND DOCUMENTATION REQUEST FORM

PRE-SURVEY QUESTIONNAIRE

Johnson School

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.

Project Name: East Aurora School Dist. 131
Person completing form Mike Huston
Association with Project B&G Supervisor
Years associated w/Proj
Current Owner:
Owner Since:

Project Number: 112945.15R
Date:
Phone Number:
Fax Number:
Phone Number:
Estimated Value

Unk = Unknown, NA = Not Applicable

	Yes	No	Unk	NA	Comments
1. Does the property have full-time maintenance personnel on-site?	X				
2. Have there been any capital improvements in the last five years?					
If so, are details available?					
3. Are there any unresolved building, fire, or zoning code issues?					
If so, what additional info is available?					
4. Are there any "down", unusable units?					
5. Are there any problems or hazards at the property?					
6. Has the property ever had an ADA accessibility review?					
If so, is a copy available?					
7. Does a Barrier removal plan exist for the property?					
8. Are there any unresolved accessibility issues at the property?					
9. Is there any pending litigation concerning the property?					
10. Is site drainage adequate?	X				
11. Has a termite inspection occurred within the last year?		X			
Is a copy of an inspection report available?					
12. Are there any problems with foundations or structures?					
If so, are there plans to address?					
13. Is there any water infiltration in basements or crawl spaces?					
14. Are there any wall or window leaks?					
15. Are there any poorly insulated areas?					
16. Are there any current roof leaks at the property?	X				
17. Are any roof finishes more than ten years old?	X				
18. Is the roofing covered by a warranty or bond?					
19. Is Fire Retardant Treated (FRT) plywood used at the property?					
20. Does the property have an exterior insulation and finish system (EIFS) with a synthetic stucco finish		X			
21. Do the utilities (electric, gas, sewer, water) provide adequate service?	X				
22. Is the property served by an on-site water system?		X			
	Yes	**No**	**Unk**	**NA**	**Comments**

PRE-SURVEY
QUESTIONNAIRE

23. Is the property served by an on-site septic system?		X			
24. If present, do irrigation systems function properly?				X	
25. Are HVAC systems at the property inspected and maintained, at a minimum, annually?	X				
26. Is the HVAC equipment more than ten years old?	X				
27. Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
28. Do tenants contract for their own HVAC work?	X				
29. Has any HVAC system, or any other part of the property, ever contained visible suspect mold growth?	X				
If so, where and when?	Art Room - Last Week 4-1-15				
30. Has the property ever been tested for indoor air quality or suspect mold?	X				
If so, where and when? Results?	Art Room				
31. Is there a response action in place to prevent mold growth or respond to its presence?		X			
If so, describe. Is a copy available?					
32. Are the water heaters/boilers more than ten years old?	X				
33. Is polybutylene piping used at the property?		X			
34. Are there any plumbing leaks or water pressure problems?					
35. Are the any leaks or pressure problems with natural gas service?		X			
36. Does any part of the electrical system use aluminum wiring?					
37. Do Residential units have a min. of 60-Amp service or Commercial units have a min. 200-Amp service?	X				
38. Has elevator equipment been replaced in the last ten years?				X	
39. Are the elevators maintained by a contractor on a regular basis?				X	
40. Is the elevator emergency communication equipment functional?				X	
41. Is the elevator emergency communication equipment ADA compliant?				X	
42. Have the fire/life safety systems been inspected within the last year?					
43. Are there any smoke evacuation or pressurization systems?					
44. Are there any recalled Omega or Central brand fire sprinkler heads that have not yet been replaced?					
45. Are there any emergency electrical generators?		X			
46. Are the generators maintained on a regular basis?				X	
47. Do tenants contract for their own improvement work?	X				
48. Are tenants responsible for any roof, HVAC, or exterior wall maintenance, repair, or replacement?					
If so, what, where and how?					
49. Have there been previous due diligence, engineering, environmental, or geological studies done?					
If so, are copies available?					
50. Is there anything else that EMG should know about when assessing this property? If so, what?					

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 and material ages (roof, MEP, paving, finishes, and 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.	

APPENDIX E:
ACRONYMS AND OUT OF SCOPE ITEMS

ASTM E2018-01 ACRONYMS

ADA - The Americans with Disabilities Act
ASTM - American Society for Testing and Materials
BOMA - Building Owners and Managers Association
BUR - Built-up Roofing
DWV – Drainage, Waste, Ventilation
EIFS - Exterior Insulation and Finish System
EMF – Electro Magnetic Fields
EMS - Energy Management System
EUL - Expected Useful Life
FEMA - Federal Emergency Management Agency
FFHA - Federal Fair Housing Act
FIRMS - Flood Insurance Rate Maps
FRT- Fire Retardant Treated
FOIA - U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL - Freedom of Information Letter
FM - Factory Mutual
HVAC - Heating, Ventilating and Air-conditioning
IAQ - Indoor Air Quality
MEP – Mechanical, Electrical and Plumbing
NFPA - National Fire Protection Association
FCA - Facility Condition Assessment
FCR - Property Condition Report
PML - Probable Maximum Loss
RTU - Rooftop Unit
RUL - Remaining Useful Life
STC – Sound Transmission Class
UBC – Uniform Building Code

Ref #	Section 8: ASTM E 2018-01 Out of Scope Items
8.4.1.8	***Utilities:*** Operating conditions of any systems or accessing manholes or utility pits.
8.4.2.2	***Structural Frame and Building Envelope:*** Entering of crawl or confined space areas (however, field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
8.4.3.2	***Roofs:*** Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
8.4.4.2	***Plumbing:*** Determining adequate pressure and flow rate, fixture-unit values and counts, or verifying pipe sizes and verifying the point of discharge for underground systems.
8.4.5.2	***Heating:*** Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment.
8.4.6.2	***Air-conditioning and Ventilation:*** Evaluation of process related equipment or condition of tenant owned/maintained equipment.
8.4.7.2	***Electrical:*** Removing of electrical panel covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices. Process related equipment or tenant owned equipment.
8.4.8.2	***Vertical Transportation:*** Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts
8.4.9.1	***Life Safety / Fire Protection***: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.
8.4.10.2	***Interior Elements:*** Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1	*Activity Exclusions* - The activities listed below are generally excluded from or otherwise represent limitations to the scope of a FCA prepared in accordance with this *guide*. These should not be construed as all-inclusive or implying that any exclusion not specifically identified is a FCA requirement under this *guide*.
11.1.1	Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; *dismantling* or operating of equipment or appliances; or disturbing personal items or *property* which obstructs access or visibility.
11.1.2	Preparing *engineering* calculations (civil, structural, mechanical, electrical, etc.) to determine any *system's*, *component's*, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or *building codes*, or preparing designs or specifications to remedy any *physical deficiency*.
11.1.3	Taking measurements or quantities to establish or confirm any information or representations provided by the *owner* or *user* such as: size and dimensions of the *subject property* or *subject building*, any legal encumbrances such as easements, dwelling unit count and mix, building *property* line setbacks or elevations, number and size of parking spaces, etc.
11.1.4	Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the *field observer*'s *walk-through survey* or such information is provided to the *consultant* by the *owner*, *user*, property manager, etc. The *consultant* is not required to provide a *suggested remedy* for treatment or remediation, determine the extent of infestation, nor provide *opinions of probable costs* for treatment or remediation of any deterioration that may have resulted.
11.1.5	Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal *systems*, wells; *systems* that are either considered process-related or peculiar to a specific tenancy or use; waste water treatment plants; or items or *systems* that are not permanently installed.

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1.6	Entering or accessing any area of the premises deemed to pose a threat of *dangerous or adverse conditions* with respect to the *field observer* or to perform any procedure, which may damage or impair the physical integrity of the *property*, any *system*, or *component*.
11.1.7	Providing an opinion on the condition of any *system* or *component,* which is *shutdown,* or whose operation by the *field observer* may significantly increase the registered electrical demand-load. However, *consultant* is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
11.1.8	Evaluating acoustical or insulating characteristics of *systems* or *components*.
11.1.9	Providing an opinion on matters regarding security of the *subject property* and protection of its occupants or *users* from unauthorized access.
11.1.10	Operating or witnessing the operation of lighting or other *systems* typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
11.1.11	Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.
11.2	*Warranty, Guarantee and Code Compliance Exclusions* - By conducting a FCA and preparing a FCR, the *consultant* is merely providing an opinion and does not warrant or guarantee the present or future condition of the *subject property,* nor may the FCA be construed as either a warranty or guarantee of any of the following:
11.2.1	any *system's* or *component's* physical condition or use, nor is a FCA to be construed as substituting for any *system*'s or equipment's warranty transfer inspection;
11.2.2	compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, *building codes*, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. However, should there be any conspicuous *material* present violations *observed* or reported based upon *actual knowledge* of the *field observer* or the *FCR reviewer*, they should be identified in the FCR;
11.2.3	compliance of any material, equipment, or *system* with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, State Board of Fire Underwriters, etc.
11.3	Additional/General Considerations:
11.3.1	Further Inquiry - There may be physical condition issues or certain physical improvements at the *subject property* that the parties may wish to assess in connection with a *commercial real estate transaction* that are outside the scope of this *guide*. Such issues are referred to as non-scope considerations and if included in the FCR, should be identified under Section 10.9.
11.3.2	*Non-Scope Considerations* - Whether or not a *user* elects to inquire into non-scope considerations in connection with this *guide* is a decision to be made by the *user*. No assessment of such non-scope considerations is required for a FCA to be conducted in compliance with this *guide*.

APPENDIX F:
RESUMES OF FIELD OBSERVER AND REPORT REVIEWER

KENNETH KULBEDA

Senior Project Manager, Asset Management

Education

- Bachelor of Science in Architecture at University of Illinois, 1975
- 2 year Associate Degree in Architecture from Triton Junior College, River Grove, IL.1973.

Project Experience

Local/State Government Experience

National Guard Facilities – State of Pennsylvania - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who was one of the Lead Project Managers on Facility Condition Assessments for the State of Pennsylvania National Guard facilities. He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, ADA and Structural, components of the buildings and sites, providing the client a written analysis with a projected 25-year budget plan on Asset Calc software program. He was also responsible for receiving all of the report text sections from the other Project Manger involved with this project and assembling the "Master text" report, including providing cost in Asset Calc software.

26 Federal Building New York City, New York - Mr. Kulbeda is a Senior Project Manager with EMG, Asset Management Group, who was the Lead Project Manager for the BER project 26 Federal Building for GSA. He assessed the facility by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, and ADA and Structural components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan. He was also responsible for receiving all of the report text sections from the other Project Mangers involved with this project and assembling the "Master text" report, including providing cost in VFA software.

Big Stone Gap, West Virginia - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who was the Lead Project Manager for the BER project C. Bascom Slemp Courthouse for GSA. He assessed the facility by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, and ADA, Structural and Fire Protection components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan. He was also responsible for receiving all of the report text sections from the other Project Mangers involved with this project and assembling the "Master text" report, including providing cost in VFA software.

Industry Tenure

- A/E: 1976
- EMG: 2001
- Commercial Real Estate Due Diligence: 2001

Related Experience

- Multifamily Housing Portfolios
- Government Building Portfolios
- Educational Facilities
- Religious Facilities
- Assisted Living Portfolios
- Hospitality Portfolios
- Retail Portfolios
- Architectural Design
- Construction Monitoring
- Industrial/Warehouse Portfolios

Industry Experience

- Office: 2001
- Industrial/Warehouse Facilities: 2001
- Hospitality: 2001
- Government: 2001
- Retail: 2001
- Multifamily Housing: 2001
- Healthcare/Senior Living Housing: 2001
- Educational: 2001
- Religious Facilities: 2001

Active Licenses/Registration

- Licensed Architect, State of Illinois, License Number 61757

Regional Location

- Mt. Prospect/Chicago, IL

San Diego County, CA – Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who worked on Facility Condition Assessments for San Diego County, He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan on CPSI software program.

Catholic Archdiocese Parishes Experience

Archdiocese of Chicago, IL - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He has and is presently assessing catholic parish facilities for the Archdiocese of Chicago, by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites. He provides the client a written analysis with a 12 or 20-year projected budget plan on Asset Calc software program

Archdiocese of Baltimore, MD - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed St. Xavier Parish school facility for the Archdiocese of Baltimore, by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites. He provides the client a written analysis with a 12 projected budget plan on Asset Calc software program

Joliet, Illinois Archdiocese Parish - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He accessed the Cathedral of St. Raymond for the Archdiocese of Joliet, by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites. He provided the client a written analysis with a 12 year projected budget plan.

Scranton, PA Archdiocese Parishes - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He accessed several catholic parish facilities for the Archdiocese of Scranton, by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites. He provided the client a written analysis with a 12 year projected budget plan.

Housing Authority Experience

Housing Authority City of EL Paso, TX. - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed several of the Housing Authority City of El Paso facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. providing a written analysis with a 20-year projected budget plan on Asset Calc software program.

Housing Authority City of Dallas, TX. - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed the Housing Authority City of Dallas facilities including an Energy Audit study of the facilities by reviewing and observing the conditions, providing an inventory, quality, age, energy recommendations, etc. providing a written analysis/energy audit with a 20-year projected budget plan on Asset Calc software program. He was also responsible for receiving all of the report text sections from the other EMG's consultants involved with some of these facilities and assembling the "Master text" report, including providing cost in Asset Calc software.

Chicago, Illinois Housing Authority - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed approx 150 scattered sites of the Chicago Housing Authority facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. Providing an inventory for quality, age, etc. with a 20-year projected budget plan on Asset Calc software program.

Housing Authority City of Bristol, VA - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed all of the Housing Authority City of Bristol facilities including an Energy Audit study of each facility, by reviewing and observing the conditions, providing an inventory, quality, age, energy recommendations, etc. providing a written analysis/energy audit with a 20-year projected budget plan on Asset Calc software program.

Housing Authority City of High Point, NC - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed all of the Housing Authority City of High Point facilities including an Energy Audit study of each facility, by reviewing and observing the conditions, providing an inventory, quality, age, energy recommendations, etc. providing a written analysis/energy audit with a 20-year projected budget plan on Asset Calc software program.

Housing Authority City of Baltimore MD - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed several of the Housing Authority City of Baltimore facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. providing a written analysis with a 20-year projected budget plan on Asset Calc software program.

Housing Authority City of Passaic New Jersey - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed some of the Housing Authority City of Passaic facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. providing a written analysis with a 20-year projected budget plan on Asset Calc software program.

Chicago, Illinois Housing Authority - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. who was the Lead Project Manager on Physical Needs Assessments for Chicago Housing Authority multi-family facilities. He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, ADA and Structural, components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan on Asset Calc software program. He was also responsible for receiving all of the report text sections from the other Project Manger involved with this project and assembling the "Master text" report, including providing cost in Asset Calc software

Youngstown, OH - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who was involved in a Feasibility Study for the Housing Authority of Youngstown, OH providing recommendations and budget cost to the client for their facilities.

State of Massachusetts DHCD – Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who the State of Massachusetts Public Housing Authority Facilities. He assessed the facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites, providing the client a written analysis with a 5-year projected budget plan on the client's software program.

City of Milwaukee, WI Housing Authority - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed several of the City of Milwaukee Public Housing Authority facilities twice, (first time in 2006 and then again 2011), by reviewing and observing the conditions, providing an inventory, quality, age etc. providing a written analysis with a 20-year projected budget plan on Asset Calc software program.

City of Rockford, IL Housing Authority - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assessed majority of the City of Rockford Public Housing Authority facilities twice, (first time in 2006 and then again 2011), by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites. He provided the client a written analysis with a 20-year projected budget plan on Asset Calc software program.

Multi-family Green Energy Properties - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He assesses properties with requirements to provide green energy products. He assesses the property by reviewing and observing the conditions, quality, age etc. of the Architectural, Structural, Mechanical, Electrical and Plumbing components of the property. A written report and cost tables with observation comments and recommendations are submitted to the client.

K-12 School Experience

Chicago, IL Public Schools (CPS) Approx. 300 K-12 schools - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He is presently overseeing the day to day activities of two (2) Teams of PM's, including EMG consultants on each Team, (consisting of Architects and Engineers). He is also providing a QC/QA of all of the reports, before they are submitted to the Client.

Western Nebraska Community College Scottsbluff, NE - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who is one of the Lead Project Managers on Facility Condition Assessments for the college. He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, ADA and Structural, components of the buildings and sites, providing a written analysis/energy audit with a 20-year projected budget plan on Asset Calc software program.

Montgomery County Schools, MD - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who was one of the Lead Project Managers on Facility/Space Analysis Condition Assessments for the Montgomery County Schools. He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, ADA and Structural, components of the buildings and sites, providing the client a written "Space Analysis Report".

Alexandria, VA - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who was one of the Lead Project Managers on Facility Condition Assessments for the Alexandria, Virginia Public School system. He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, ADA and Structural, components of the buildings and sites, providing the client a written analysis with a projected 25-year budget plan on CPSI software program.

Native American Indian School Properties, USA - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He has assessed with accessing and verifying if previous deficiencies at their facilities by reviewing and observing the conditions, quality, age etc. Providing a written "Space Analysis Report" and updating the software program on the past deficiencies.

UFAS/ADA Experience

Cook County, IL - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group. He has assessed and is presently involved Cook County, IL facilities for UFAS and ADA requirements. Providing a written document and recommendations. Once the recommendations are completed. Mr. Kulbeda is certifying that the completed work is completed per UFAS and ADA requirements.

Property Condition Experience

Multi-Family, Schools, Hotels, Nursing Homes, Retail, Offices, Several Locations, United States – Mr. Kulbeda is a Senior Project Manager with EMG assessing properties for clients, including HUD, that are re-financing or purchasing a property. He has and is assessing properties by reviewing and observing the conditions, quality, age etc. of the Architectural, Structural, Mechanical, Electrical and Plumbing components of the property. A written report and cost tables with observation comments and recommendations are submitted to the client.

Parcel Experience

Multi-Family, Nursing Homes and Retail - Mr. Kulbeda is a Senior Project Manager with EMG assessing properties for clients that are re-financing or purchasing a property. He has and is assessing properties by reviewing and observing the conditions, quality, age etc. of the Architectural, Structural, Mechanical, Electrical and Plumbing components of the property. A written "Parcel" report and cost tables with observation comments and recommendations are submitted to the client.

Review Reports and Cost Experience

State of Maryland Parks and Recreation - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who reviewed the Facility Condition Assessments reports and budget cost that EMG completed for Maryland Parks.

Arlington VA Parks Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who reviewed the Facility Condition Assessments reports and budget cost that EMG completed for Arlington Parks.

Toledo, OH - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who reviewed the Facility Condition Assessments reports and budget cost that EMG completed for the Lucas County Housing Authority facilities.

Hendrick Auto - Mr. Kulbeda is a Senior Project Manager with EMG Asset Management Group, who reviewed the Facility Condition Assessments reports and budget cost that EMG completed for Hendrick Auto dealerships throughout the United States.

Construction Monitoring Experience

Construction Monitoring – Mr. Kulbeda is a Senior Project Manager with EMG. He monitors construction activities for various clients. He reviews and observes on site the quality and percentage of construction, including contractors pay request on a monthly basis. A written report with observation comments is submitted to the client.

MARK F. CHAMBERLAIN

Project Manager

Education

- Coursework Completed In Business Administration, Manchester Community College, Manchester, CT, 1985

Project Experience

- ***Northway Shopping Center, Millersville, Maryland –*** Mr. Chamberlain completed a Property Condition Assessment (PCA) of this Retail Center site. During his evaluation of the facilities, he conducted interviews with the property manager and maintenance staff. His findings included information on existing building conditions, site improvements, mechanical and electrical systems and code and accessibility information.
- ***Kent Village Apartments, Landover, Maryland –*** As a Field Technician, Mr. Chamberlain performed a Property Condition Assessment (PCA) of this multi-family property consisting of 42 apartment buildings containing 812 apartment units. He reviewed the condition of the building structures and systems and developed a thorough report. His work helped EMG complete this project on schedule and within the budget.
- ***Foxchase at Alexandria, Alexandria, Virginia –*** Mr. Chamberlain performed a Physical Needs Assessment (PNA) on one of the largest multi-family properties in the eastern United States. Project consisted of 2,113 dwelling units contained in 200 buildings on 88 acres. Responsibilities included recommending immediate repair items and replacement reserve items over the loan term.
- ***Carriage House Apartments, Petersburg, Virginia*** – The Moisture Infiltration & Mold Assessment conducted by Mr. Chamberlain at this multi-family property was to identify moisture infiltration-related issues. Upon the on-site assessment, he provided a formal written report to assist the client in identifying and resolving the moisture infiltration deficiencies observed to a level that will provide safe, decent and sanitary living conditions for the residents.
- ***Green PCAs, Various Locations –*** Mr. Chamberlain has performed multiple Mark to Market Green PCAs and Green Retrofit PCAs per Housing and Urban Development (HUD) protocol. Reports included standard mark to market assessments with energy audits and recommendations for sustainability.

Industry Tenure

- A/E: 1987
- EMG: August, 2006

Industry Experience

- Commercial
- Government Facilities
- Office Properties
- Industrial
- Higher Education
- K-12
- Retail/Wholesale
- Housing/Multi-family
- Nursing Home Facilities
- Assisted Living Portfolios
- Public Housing Portfolios

Special Skills & Training

- EPA/AHERA Certified Asbestos Inspector / Management Planner 2004
- EPA Model Lead Paint Risk Assessor 2003
- Certified Level I & Building Science Thermographer 2005
- HUD Sponsored Multi-Family Accelerated Processing (MAP) Training Hartford, Connecticut 2001
- Advanced Building Diagnostics and Repairs 2004
- Building Moisture – Avoiding Building Envelope and Mechanical Systems 2003
- ADA Seminar - 2010 ADA Standards for Accessible Design

Regional Location

- Baltimore, MD

K-12 Experience

- ***Stafford County Public Schools, Stafford, Virginia –*** Mr. Chamberlain, a professional well-versed in this industry's standards, has performed several Facility Condition Assessments (FCA) on public schools. During his evaluations of the facilities, he conducted interviews with the Facilities Assessment Engineer and Maintenance Staff. His findings included information on existing building conditions to include electrical, security and energy efficient lighting systems.

Federal Government Experience:

- ***Jacob K. Javits Federal Building, New York, New York -*** Mr. Chamberlain performed a comprehensive Building Evaluation Report (BER) on this 44-story 2,844,394 SF Federal Building consisting of retail, offices and courtrooms. His knowledge of mechanical, electrical, plumbing, fire suppression, elevators and security elements was critical to the level of detail required for this assessment. Mr. Chamberlain then summarized the site investigations in a GSA Level IV Report prepared exclusively for the client.
- ***Herman T. Schneebeli Federal Building, Williamsport, PA -*** Mr. Chamberlain performed a comprehensive Building Evaluation Report (BER) on this 81,308 SF Federal Building consisting of offices and courtrooms. His knowledge of electrical, fire suppression and security elements was critical to the level of detail required for this assessment. He then summarized the site investigations in a GSA Level IV Report prepared exclusively for the client.

Housing Authority Experience

- ***Housing Authority, Baltimore, City –*** Mr. Chamberlain has performed Physical Needs Assessments (PNA) for several multi-family communities in the City of Baltimore, Maryland. The PNA was performed at the Housing Authority's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-01, *Standard Guide for Physical Needs Assessments: Baseline Physical Needs Assessment Process.* During his evaluation of the facilities, he conducted interviews with the property manager and maintenance staff. His findings included information on existing building conditions, as well as prepare an inventory of necessary capital replacements, repairs, and alterations necessary to bring the properties to a viable long-term market comparable standard.