



FACILITY CONDITION ASSESSMENT

Sacramento City Unified School District
5735 47th Avenue
Sacramento, California 95824

DLR Group
1050 20th Street, Suite 250
Sacramento, California 95900



EDWARD KELLY PRESCHOOL
3340 Bradshaw Road
Sacramento, California 95827

PREPARED BY:

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EMG PROJECT #:

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DATE OF REPORT:

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September 11, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type	Preschool
Main Address	3340 Bradshaw Road, Sacramento, California 95827
Building Construction Dates	1869
Number of Buildings	One
Current Occupants	Sacramento City Unified School District
Date(s) of Visit	September 11, 2019
Management Point of Contact	Sacramento City Unified School District, Facilities Support Services, Mike Taxara, Facilities Project Technician 916.796.6538 Mike-taxara@scusd.edu
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Aren Hofland
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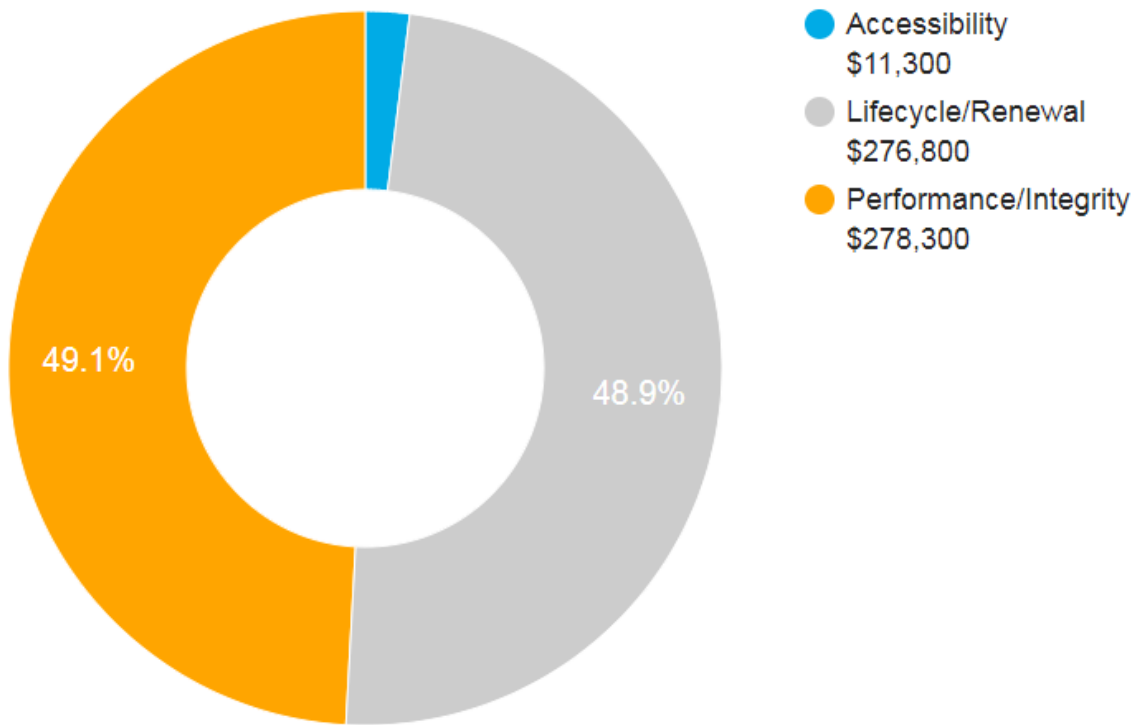
Plan Types

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.

Plan Type Descriptions

Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses 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.
Retrofit/Adaptation	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$566,400

Portfolio-Level Findings and Deficiencies

Historical Summary

The Edward Kelly Preschool building was constructed in 1869. During the early 1960s, the building was moved to the current location of 3340 Bradshaw Road.

Architectural

The building has been maintained throughout the life of the building, resulting in an aged building in fair condition. The exterior wall finishes are reaching their end-of-life and will need to be replaced soon. Such upgrades may be more expensive as the building will require oversight from the State Historical Preservation Office.

Interior finishes are in fair condition and are replaced as needed.

No accessibility upgrades have been made to the building. An ADA study has been proposed for the site and is included in the capital plan.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A furnace unit located in the entry room provides heating for the building and a condensing unit with matching coil provides cooling. The electrical system was upgraded when the HVAC system was last upgraded.

Site

The parking lots and sidewalks are in poor condition. The asphalt walkways throughout the site are cracking and require patching and sealing. The parking lot requires sealing and striping, and some areas require cutting and patching. Site lighting is in fair condition but is inadequate. Play structures and play areas are in fair condition.

Recommended Additional Studies

Some areas of the facility were identified as having major accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis Edward Kelly Preschool / Preschool			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 2,592,000	3,456	\$ 750	
Current FCI		\$ 228,200	8.8 %
3-Year		\$ 389,800	15.0 %
5-Year		\$ 403,500	15.6 %
10-Year		\$ 564,200	21.8 %


Immediate Needs

Facility/Building	Total Items	Total Cost
Edward Kelly Preschool	3	\$14,090
Total	3	\$14,090

Edward Kelly Preschool

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1466003	Edward Kelly Preschool / Site	Site	G2022	Parking Lots, Asphalt Pavement, Cut & Patch	Poor	Performance/Integrity	\$1,886
1466021	Edward Kelly Preschool / Preschool	Kitchen	D2023	Water Heater, 16 - 29 GAL, Replace	Poor	Performance/Integrity	\$891
1467687	Edward Kelly Preschool / Preschool	Throughout property	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$11,313
Total (3 items)							\$14,090

Key Findings



Exterior Wall in Poor condition.

Wood Clapboard Siding, 1-2 Stories
P06 Head Start Building exterior

Uniformat Code: B2011
Recommendation: **Repair in 2019**


Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

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Siding on east façade has rot at the bottom. Door trim at West restroom doors has rot. - AssetCALC ID: 1412767



Exterior Wall in Poor condition.

Wood Clapboard Siding, 1-2 Stories
Preschool Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$216,000

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Wood clapboard siding is starting to bow and pull away from building. - AssetCALC ID: 1466018



Parking Lots in Poor condition.

Asphalt Pavement
Site Site

Uniformat Code: G2022
Recommendation: **Cut & Patch in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,900

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Two major potholes of failing asphalt - AssetCALC ID: 1466003



Water Heater in Poor condition.

16 - 29 GAL
Preschool Kitchen

Uniformat Code: D2023
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

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The unit is well past the manufactures expected useful life should be replaced with a more efficient unit. - AssetCALC ID: 1466021



Parking Lots in Poor condition.

Asphalt Pavement
Site Site

Uniformat Code: G2022
Recommendation: **Mill & Overlay in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,400

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Significant cracking and potholes. - AssetCALC ID: 1466005



Interior Floor Finish in Poor condition.

Plywood
Preschool Throughout building

Uniformat Code: C3024
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Floor is cracked and sagging - AssetCALC ID: 1421236

BAS/HVAC Controls

Priority Score: **59.0**

Basic System or Legacy Upgrades
P06 Head Start Throughout building

Plan Type:
Modernization/Adaptation

Uniformat Code: D3068
Recommendation: **Install in 2020**

Cost Estimate: \$14,800

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- AssetCALC ID: 1412897

2. Edward Kelly Preschool



Edward Kelly Preschool: Systems Summary

Address	3340 Bradshaw Road, Sacramento, California 95827	
Constructed	1869	
Building Size	3,456 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Fair
Façade	Wood siding with wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, wood Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Split-system furnace and condensing unit	Fair
Fire Suppression	Fire extinguishers	Fair

Edward Kelly Preschool: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 and T-12	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	--
Accessibility	Potential major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Warped and loose siding	

Edward Kelly Preschool: Systems Expenditure Forecast

System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$4,400	\$256,400	-	\$67,100	\$46,800	\$374,600
Roofing	-	-	\$2,100	-	\$31,200	\$33,300
Interiors	-	\$45,800	\$26,500	\$38,900	\$219,800	\$331,100
Plumbing	\$900	\$67,800	\$5,700	-	\$59,200	\$133,500
Fire Suppression	-	-	\$1,400	\$700	\$2,900	\$5,100
HVAC	-	\$21,500	-	-	\$133,000	\$154,600
Electrical	-	\$94,800	\$700	\$2,500	\$17,300	\$115,400
Fire Alarm & Comm	-	-	-	\$49,700	\$56,200	\$105,900
Site	\$1,900	\$51,900	\$4,100	\$5,900	\$20,500	\$84,300
Accessibility	\$11,300	-	-	-	-	\$11,300
TOTALS	\$18,500	\$538,200	\$40,500	\$164,800	\$586,900	\$1,349,100

3. Site Summary



Site Information

Lot Size	1.1 acres (estimated)	
Parking Spaces	23 total spaces all in open lots; 0 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt and asphalt sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage, chain link fencing Playgrounds and sports courts, fencing, and site lights	Fair
Landscaping and Topography	Limited landscaping features Irrigation is present Concrete retaining walls Flat throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: HPS Pole mounted light fixture	Fair
Ancillary Structures	Pre-fabricated storage sheds	Fair
Accessibility	Potential major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C.	
Key Issues and Findings	Heavy asphalt wear, moderate alligator cracking and potholes, some sidewalk trip hazards, lack of property signage, bulging retaining walls, inadequate site lighting	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Site Development	-	-	\$4,100	\$5,900	\$20,500	\$30,500
Pavement	\$1,900	\$51,900	-	-	-	\$53,800
TOTALS	\$1,900	\$51,900	\$4,100	\$5,900	\$20,500	\$84,300

4. Property Space Use and Observed Areas

Unit Allocation

All 3,456 square feet of the property are occupied by Sacramento City Unified School District. The spaces are mostly classrooms.

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

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

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do 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 actual measurements were not taken to verify compliance.

The facility was originally constructed in 1869. The facility was moved to the current addresses in the 1960s. Complaints about accessibility issues have been sporadically received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

6. Purpose and Scope

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, 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.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
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.

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 high-level categorical general statement regarding 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.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, 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, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

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*, *CBRE Whitestone*, 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 or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. 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.

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*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs 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.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, 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.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or 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 generally 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 as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Edward Kelly Preschool, 3340 Bradshaw Road, Sacramento, California 95827, the "Property". It is our understanding that the primary interest of the Client 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.

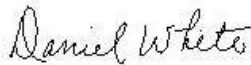
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). 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 the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

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

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9. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Supporting Documentations
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1	COVER
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#2	FRONT ELEVATION
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#3	RIGHT ELEVATION
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#4	REAR ELEVATION
----	----------------



#5	LEFT ELEVATION
----	----------------



#6	WINDOW, WOOD-FRAMED
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#7	ENTRY ROOM
----	------------



#8	CLASSROOM
----	-----------



#9	KITCHEN
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#10	RESTROOM TOILET
-----	-----------------



#11	SINK, WALL-HUNG
-----	-----------------



#12	WATER HEATER, ELECTRIC
-----	------------------------



#13	FURNACE, GAS
-----	--------------



#14	CONDENSING UNIT, SPLIT SYSTEM
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#15	INTRUSION DETECTION ALARM SYSTEM
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#16	MAIN DISTRIBUTION PANEL
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#17	FIRE ALARM CONTROL PANEL, BASIC/ZONED
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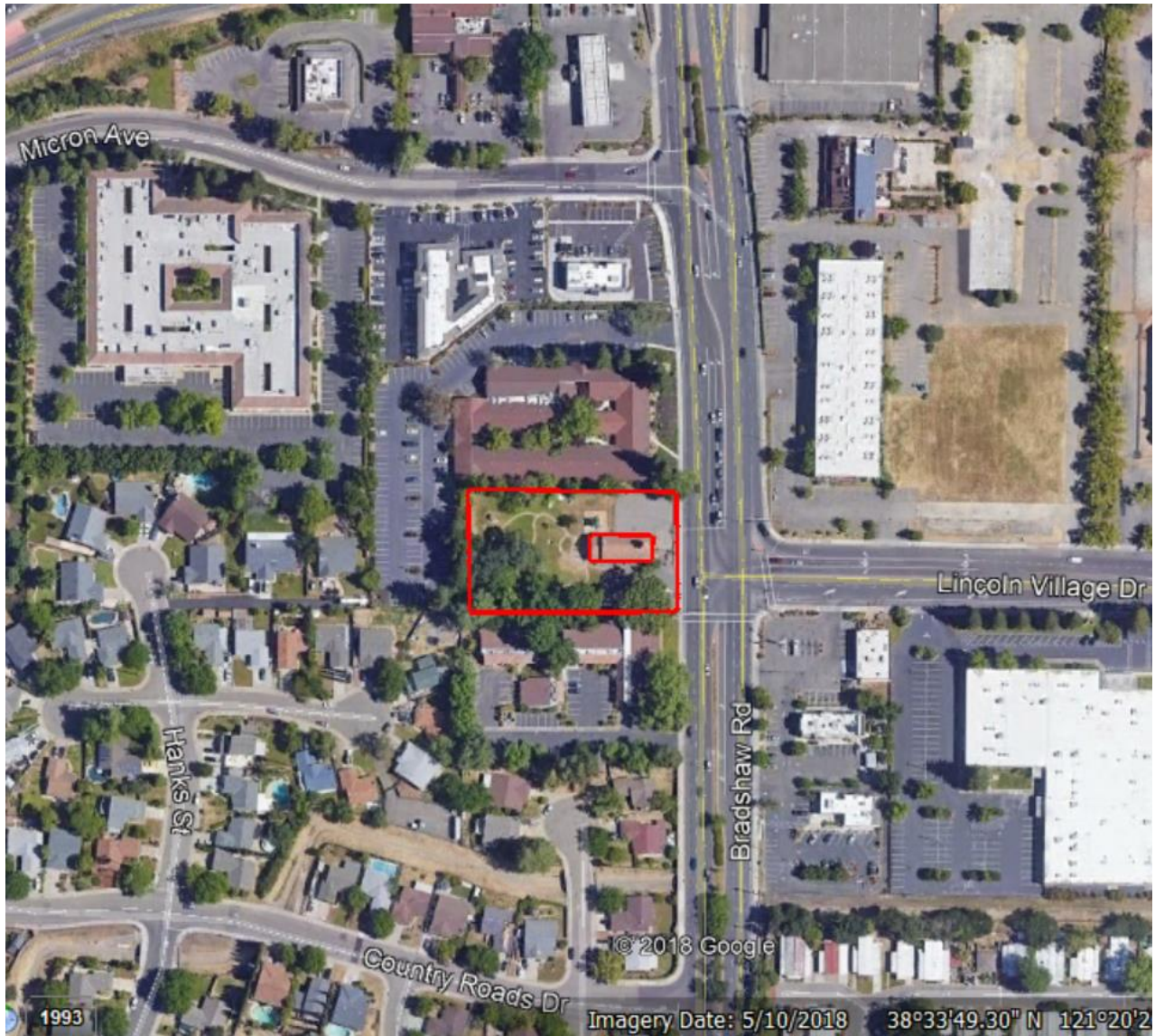
#18	PARKING LOT, ASPHALT
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Appendix B: Site Plan

FACILITY CONDITION ASSESSMENT
AERIAL SITE PLAN

EDWARD KELLY PRESCHOOL

EMG PROJECT NO.: 136988.19R000-092.322



SOURCE:

ON-SITE DATE:
September 11, 2019

Appendix C: Supporting Documentations

ADA CHECKLIST

Date Completed: October 7, 2019

Property Name: Edward Kelly Preschool

EMG Project Number: 136988.19R000-092.322

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

ADA CHECKLIST

Ramps (cont.)		Yes	No	NA	Comments
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?			X	
Entrances/Exits		Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?		X		
2	If the main entrance is inaccessible, are there alternate accessible entrances?		X		
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)?		X		
Paths of Travel		Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		X		
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?		X		
Elevators		Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
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?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

ADA CHECKLIST

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?		X		
2	Are pull handles push/pull or lever type?		X		
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?		X		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	X			
8	Are grab bars provided in toilet stalls?		X		
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?		X		
11	Are exposed pipes under sink sufficiently insulated against contact?		X		

Appendix D: Component Condition Report

Component Condition Report | Edward Kelly Preschool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	3,456 SF	10	1829346

Component Condition Report | Edward Kelly Preschool / Preschool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1012	Front porch	Fair	Structural Flooring/Decking, Pressure Treated Timber	210 SF	50	1421223
Facade						
B2011	Building Exterior	Poor	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	5,250 SF	1	1466018
B2011	Building Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	260 SF	3	1466016
B2021	Building exterior	Fair	Window, 12 SF	6	10	1421227
B2021	Building exterior	Fair	Window, 12 SF	2	10	1421241
B2021	Building exterior	Fair	Window, 24 SF	25	10	1421232
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	4	15	1421234
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 25-Year	4,320 SF	11	1466008
Interiors						
C1021	Main Area	Fair	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	2	30	1421226
C1021	Main Area	Fair	Interior Door, Wood Solid-Core	3	20	1421225
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,250 SF	4	1421230
C3024	Throughout building	Fair	Interior Floor Finish, Wood Strip	640 SF	15	1421240
C3024	Throughout building	Fair	Interior Floor Finish, Linoleum	300 SF	6	1421239
C3024	Throughout building	Poor	Interior Floor Finish, Plywood	200 SF	2	1421236
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	950 SF	6	1421237
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	525 SF	2	1466007
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,500 SF	4	1421229
Plumbing						
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	3	1466004
D2023	Kitchen	Poor	Water Heater, 16 - 29 GAL	1	0	1466021
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,456 SF	3	1466011
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1421235

Component Condition Report | Edward Kelly Preschool / Preschool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 5 TON	1	13	1466019
D3051	Classrooms	Fair	Furnace, 80 MBH	1	3	1466013
Electrical						
D5012	Classrooms	Fair	Main Distribution Panel, 100 AMP	1	3	1466017
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,456 SF	11	1466010
D5022	Building exterior	Fair	Light Fixture, 1000 WATT	1	7	1421233
D5022	Building exterior	Fair	Light Fixture, 250 WATT	5	10	1421228
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,456 SF	2	1466022
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Upgrade/Install	3,456 SF	16	1466009
D5037	Classrooms	Fair	Fire Alarm Control Panel, Addressable	1	10	1466014
D5038	Classrooms	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	3,456 SF	11	1466015
D5038	Building exterior	Fair	Security/Surveillance System, Cameras and CCTV	3,456 SF	11	1466006
Accessibility						
Z105X	Throughout property	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1467687

Component Condition Report | Edward Kelly Preschool / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pavement						
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	10,500 SF	1	1466005
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Cut & Patch	250 SF	0	1466003
Site Development						
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	900 SF	11	1466012
G2047	Site	Fair	Play Structure, Small	1	11	1466020
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	64 SF	5	1421238
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	80 SF	10	1421224

Appendix E: Replacement Reserves

Replacement Reserves Report

6/9/2020

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
Edward Kelly Preschool		D5031	1829346	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	3456	SF	\$2.26	\$7,820												\$7,820	\$7,820	
Edward Kelly Preschool	Preschool	B2011	1466018	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	29	1	5250	SF	\$41.14	\$215,978		\$215,978											\$215,978	
Edward Kelly Preschool	Preschool	B2011	1466016	Exterior Wall, Brick, 1-2 Stories, Replace	50	47	3	260	SF	\$72.68	\$18,896				\$18,896									\$18,896	
Edward Kelly Preschool	Preschool	B2021	1421227	Window, 12 SF, Replace	30	20	10	6	EA	\$1,097.03	\$6,582												\$6,582	\$6,582	
Edward Kelly Preschool	Preschool	B2021	1421241	Window, 12 SF, Replace	30	20	10	2	EA	\$1,097.03	\$2,194												\$2,194	\$2,194	
Edward Kelly Preschool	Preschool	B2021	1421232	Window, 24 SF, Replace	30	20	10	25	EA	\$1,645.55	\$41,139												\$41,139	\$41,139	
Edward Kelly Preschool	Preschool	C3012	1421230	Interior Wall Finish, any surface, Prep & Paint	10	6	4	5250	SF	\$2.06	\$10,799					\$10,799								\$10,799	
Edward Kelly Preschool	Preschool	C3024	1421236	Interior Floor Finish, Plywood, Replace	30	28	2	200	SF	\$5.49	\$1,097			\$1,097										\$1,097	
Edward Kelly Preschool	Preschool	C3024	1421239	Interior Floor Finish, Linoleum, Replace	15	9	6	300	SF	\$4.80	\$1,440							\$1,440						\$1,440	
Edward Kelly Preschool	Preschool	C3025	1466007	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	525	SF	\$10.28	\$5,399			\$5,399										\$5,399	
Edward Kelly Preschool	Preschool	C3025	1421237	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	950	SF	\$10.28	\$9,770							\$9,770						\$9,770	
Edward Kelly Preschool	Preschool	C3031	1421229	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	3500	SF	\$2.74	\$9,599					\$9,599								\$9,599	
Edward Kelly Preschool	Preschool	D2018	1466004	Drinking Fountain, Outside/Site Style, Replace	15	12	3	2	EA	\$4,936.64	\$9,873				\$9,873									\$9,873	
Edward Kelly Preschool	Preschool	D2023	1466021	Water Heater, 16 - 29 GAL, Replace	15	15	0	1	EA	\$891.34	\$891	\$891												\$891	
Edward Kelly Preschool	Preschool	D2029	1466011	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	37	3	3456	SF	\$15.08	\$52,131				\$52,131									\$52,131	
Edward Kelly Preschool	Preschool	D3051	1466013	Furnace, 80 MBH, Replace	20	17	3	1	EA	\$5,759.42	\$5,759				\$5,759									\$5,759	
Edward Kelly Preschool	Preschool	D4031	1421235	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$205.69	\$617							\$617						\$617	
Edward Kelly Preschool	Preschool	D5012	1466017	Main Distribution Panel, 100 AMP, Replace	30	27	3	1	EA	\$1,508.42	\$1,508				\$1,508									\$1,508	
Edward Kelly Preschool	Preschool	D5022	1421233	Light Fixture, 1000 WATT, Replace	20	13	7	1	EA	\$411.39	\$411								\$411					\$411	
Edward Kelly Preschool	Preschool	D5022	1421228	Light Fixture, 250 WATT, Replace	20	10	10	5	EA	\$301.68	\$1,508												\$1,508	\$1,508	
Edward Kelly Preschool	Preschool	D5029	1466022	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	18	2	3456	SF	\$10.97	\$37,913			\$37,913											\$37,913
Edward Kelly Preschool	Preschool	D5037	1466014	Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	\$5,485.16	\$5,485												\$5,485	\$5,485	
Edward Kelly Preschool	Preschool	Z105X	1467687	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$11,313.14	\$11,313	\$11,313												\$11,313	
Edward Kelly Preschool	Site	G2022	1466003	Parking Lots, Asphalt Pavement, Cut & Patch	0	0	0	250	SF	\$7.54	\$1,886	\$1,886													\$1,886
Edward Kelly Preschool	Site	G2022	1466005	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	10500	SF	\$4.80	\$50,395		\$50,395												\$50,395
Edward Kelly Preschool	Site	G2049	1421238	Shed, Wooden Framed, Asphalt Shingles, Replace	30	25	5	64	SF	\$54.85	\$3,511						\$3,511							\$3,511	
Edward Kelly Preschool	Site	G2049	1421224	Shed, Wooden Framed, Asphalt Shingles, Replace	30	20	10	80	SF	\$54.85	\$4,388												\$4,388	\$4,388	
Totals, Unescalated												\$14,090	\$266,373	\$44,410	\$88,168	\$20,398	\$3,511	\$11,827	\$411	\$0	\$0	\$69,116	\$518,305		
Totals, Escalated (3.0% inflation, compounded annually)												\$14,090	\$274,364	\$47,114	\$96,344	\$22,958	\$4,070	\$14,123	\$506	\$0	\$0	\$92,887	\$566,456		

Appendix F: Equipment Inventory List

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1466021	D2023	Water Heater	16 - 29 GAL	Edward Kelly Preschool / Preschool	Kitchen	Sears Electric	153.10388	H68 57645	1968	00256301	

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1466019	D3032	Condensing Unit/Heat Pump	5 TON	Edward Kelly Preschool / Preschool	Building exterior	Ruud	RA1460AJ1NA	W261756008	2017	00256300	
2	1466013	D3051	Furnace	80 MBH	Edward Kelly Preschool / Preschool	Classrooms	Carrier	58MXA080-F-1--16	4502A14192	2002	00256305	

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1421235	D4031	Fire Extinguisher		Edward Kelly Preschool / Preschool	Throughout building						3

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1466017	D5012	Main Distribution Panel	100 AMP	Edward Kelly Preschool / Preschool	Classrooms	General Electric			1970	00256304	
2	1421233	D5022	Light Fixture	1000 WATT	Edward Kelly Preschool / Preschool	Building exterior						
3	1421228	D5022	Light Fixture	250 WATT	Edward Kelly Preschool / Preschool	Building exterior						5
4	1466014	D5037	Fire Alarm Control Panel		Edward Kelly Preschool / Preschool	Classrooms				2014	00256303	