# PROPERTY CONDITION ASSESSMENT

LIMESTONE COMMUNITY SCHOOL
93 HIGH STREET
LIMESTONE, MAINE

ECS PROJECT NO. 50:1008

FOR

MAINE SCHOOL OF SCIENCE & MATHEMATICS

JANUARY 20, 2019

January 20, 2019

Mr. David Pearson
Maine School of Science & Mathematics
93 High Street
Limestone Maine 04750

ECS Project No. 50:1008

Reference: Property Condition Assessment Report for Limestone Community School, 93 High Street, Limestone, Maine

Dear Mr. Pearson:

ECS Mid-Atlantic, LLC is pleased to provide the results of our Property Condition Assessment (PCA) for the referenced property. The scope of the PCA was performed in general accordance with ASTM guidelines and items contained within the ECS Proposal No. 50:0014, dated December 10, 2018. We understand that the Property is being sold and you are the buyer.

It has been our pleasure to be of service to you on this project. Should you have any questions or comments with regard to the findings and recommendations, please feel free to contact us at your convenience.

Respectfully,

ECS Mid-Atlantic, LLC

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## Project Summary

| Construction System | Good | Fair | Poor | Action | Immediate | Over Term Years 1-10 |
|---|---|---|---|---|---|---|
| 3.2.1 Topography | X | | | None | | |
| 3.2.2 Storm Water Drainage | X | | | None | | |
| 3.2.3 Access and Egress | X | | | None | | |
| 3.2.4 Paving, Curbing, and Parking | | X | | Refurbish | $3,250 | $450,060 |
| 3.2.5 Flatwork | | X | | Replace | | $5,000 |
| 3.2.6 Landscaping and Appurtenances | X | | | None | | |
| 3.2.7 Recreational Facilities | X | X | | None | | $40,000 |
| 3.3.1 Foundation | X | X | | Repair | | |
| 3.3.2 Building Frame | X | | | Repair | | |
| 3.3.3 Building Exteriors | | X | | None | | $51,250 |
| 3.3.4 Exterior Doors | X | | | None | | |
| 3.3.5 Exterior Windows | X | X | | None | | $160,000 |
| 3.3.6 Roofing Systems | | X | | Replace | | $636,000 |
| 3.4.1.1 Water Supply and Waste Piping | X | | | None | | |
| 3.4.1.2 Domestic Hot Water Production | X | | | None | | |
| 3.4.2.1 Mechanical Equipment | | X | | Replace | $10,000 | $386,600 |
| 3.4.2.2 Mechanical Distribution System | X | X | | Replace | | |
| 3.4.2.3 Mechanical Control Systems | X | | | None | | |
| 3.4.3.1 Electrical Service and Metering | X | | | None | | |
| 3.4.3.2 Electrical Distribution | X | X | | None | $5,000 | |
| 3.5.1 Elevators | X | X | | None | | $3,000 |
| 3.6.1 Sprinklers and Suppression Systems | X | X | | None | | |
| 3.6.2 Alarm Systems | X | X | | None | | |
| 3.6.3 Security and Other Systems | X | | | None | | |
| 3.7.1 Interior Finishes of Common Areas | X | | | None | | |
| 3.8.1 Americans with Disabilities Act (ADA) | | X | X | None | | $20,000 |
| 5.1 MOISTURE AND MOLD | X | | | None | | |
| 5.2 BUILDING CODE VIOLATION ISSUES | X | | | None | | |
| Totals | | | | | $18,250 | $1,751,910 |

| Summary | Today's Dollars | $/Square Foot |
|---|---|---|
| Immediate Repairs | $18,250 | $0.12 |

| | Today's Dollars | $/Square Foot | $/Square Foot/Year |
|---|---|---|---|
| Replacement Reserves, today's dollars | $1,751,910.00 | $11.87 | $1.19 |
| Replacement Reserves, w/10, 2.5% escalation | $1,947,454.61 | $13.20 | $1.32 |

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# 1.0 EXECUTIVE SUMMARY

## 1.1 BACKGROUND

ECS Mid-Atlantic, LLC (ECS) performed a Property Condition Assessment (PCA) in general conformance with ASTM guidelines and additional scope items contained within the ECS Proposal 50:0014 dated December 10, 2018 for the property in Limestone, Maine - hereinafter known as the Property.

The PCA was conducted by ECS in response to the authorization of the Proposal by Mr. David Pearson of Maine School of Science & Mathematics, on January 03, 2019. The report was completed and reviewed by the following team members:

| | |
|---|---|
| Joseph T. Botte, RRO, CWI | Senior Project Manager |
| | Phone: 210-528-1430 |
| | E-mail: JBotte@ecslimited.com |
| Anthony Fiorillo, P.E. | Principal Engineer |
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### Reliance

This report is provided for the exclusive use of Maine School of Science & Mathematics. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk, and ECS disclaims liability for any such third party use or reliance.

## 1.2 PROPERTY DESCRIPTION

The Property, located at 93 High Street, in Limestone, Maine, consists of a two-story school building. The building totals approximately 147,585 square feet and was reportedly constructed in1973. Parking is provided with asphalt pavement.

| SURVEY INFORMATION | |
|---|---|
| Date of Assessment | January 8, 2019 |
| Assessor | Joseph T. Botte, RRO, CWI |
| Weather Conditions | Snow |
| Property Contact | Randy Mulherin, Maintenance Supervisor for EA RSU-39 |

| SITE INFORMATION | |
|---|---|
| Number of Parcels | 1 |
| APN/Parcel ID | 20180905FC |
| Land Area | 20 acres |
| Major Cross Streets | School Street |
| Pavement - Parking | asphalt pavement |
| Number of Parking Spaces | 120 |
| Number of Accessible Spaces | 8 |
| Number of Van Accessible Spaces | 8 |
| Pedestrian Sidewalks | asphalt sidewalks |

| BUILDING INFORMATION | |
|---|---|
| Building Type | school |
| Number of Buildings | 1 |
| Building Height | two-story |
| Square Footage | 147585 |
| Year Constructed | 1973 |
| Year Remodeled | 1994 |

| BUILDING CONSTRUCTION | |
|---|---|
| Foundation | assumed shallow spread footings |
| Structural System | structural steel with concrete elevated slabs |
| Roof | single-ply sheet membrane |
| Exterior Finishes | brick veneer |
| Windows | vinyl frame double pane - operable and aluminum frame single pane - operable |
| Entrance | storefront entrance |

| BUILDING SYSTEMS | |
|---|---|
| HVAC System | central plant HVAC system with supplemental heating/cooling equipment |
| Domestic Hot Water | boiler system domestic hot water supply |
| Water Distribution | copper |
| Sanitary Waste Line | PVC and cast iron |
| Electrical Service | 3-phase, 4-wire, 1,600 amps |
| Branch Wiring | copper |
| Elevators | one passenger elevator - Lawrence Elevator |
| Fire Suppression System | fully sprinkled wet system with fire extinguishers with automated fire alarm system with alarm bell and pull down stations |

| UTILITY SERVICE PROVIDERS | |
|---|---|
| Water | Town of Limestone |
| Sewer | Town of Limestone |
| Electric | EMERA Maine |
| Propane/Fuel Oil | Dead River |

| CONTRACTORS | |
|---|---|
| Landscaping | In House |
| Fire Protection | Sprinkler System Inspection Company |
| Mechanical | In House |
| Refuse | Caldwells |
| Recyclable Waste | Caldwells |
| Elevator | Thyssenkrupp |

### 1.3 INTERVIEW SUMMARY

ECS was escorted through the Property by Randy Mulherin, Maintenance Supervisor of EA RSU-39 who provided information about the Property.

### 1.4 DOCUMENT REVIEW

ECS requested relevant documentation to gain insight into the subject property's physical improvements, extent, and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. ECS' review of documents submitted does not include

commenting on the accuracy of such documents or their preparation, methodology, or protocol.

ECS was provided access to drawings, certificate of occupancy, safety inspection records, and warranty information stored on site.

### 1.5 OPINIONS OF COST

The opinions of cost are provided in the attached reserve replacement table, and a summary of immediate repairs included in this report. The reserve replacement table covers capital expenditure items only. Items less than $3,000 in cost have been excluded, except for immediate repairs, ADA or safety issues. Please refer to section 6.0 of this report for a detailed explanation on how these costs are derived.

# 1.6 COST TABLES

## Immediate Repair Cost

| Item | Quantity | Unit | Unit Cost | Replacement Percent | Immediate Total |
|---|---|---|---|---|---|
| **3.2.4 Paving, Curbing, and Parking** | | | | | |
| FILL CRACKS IN ASPHALT PAVEMENT | 5000 | LF | $0.65 | 100% | $3,250 |
| **3.4.2.1 Mechanical Equipment** | | | | | |
| MEP ENGINEER STUDY | 1 | EA | $10,000.00 | 100% | $10,000 |
| **3.4.3.2 Electrical Distribution** | | | | | |
| REMOVE OUT OF SERVICE BREAKERS | 1 | EA | $5,000.00 | 100% | $5,000 |
| Total Repair Cost | | | | | $18,250.00 |

## Capital Reserve Schedule

| Item | EUL | EFF AGE | RUL | Quantity | Unit | Unit Cost | Cycle Replace | Replace Percent | Year 1 2018 | Year 2 2019 | Year 3 2020 | Year 4 2021 | Year 5 2022 | Year 6 2023 | Year 7 2024 | Year 8 2025 | Year 9 2026 | Year 10 2027 | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3.2.4 Paving, Curbing, and Parking | | | | | | | | | | | | | | | | | | | |
| MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT | 7 | 5 | 2 | 30,000 | SY | $15.00 | $450,060 | 100% | $90,012 | | $90,012 | | $90,012 | | $90,012 | | $90,012 | | $450,060 |
| 3.2.5 Flatwork | | | | | | | | | | | | | | | | | | | |
| Replace exterior stairs | 50 | 46 | 4 | 500 | EA | $10.00 | $5,000 | 100% | | | | $5,000 | | | | | | | $5,000 |
| 3.2.7 Recreational Facilities | | | | | | | | | | | | | | | | | | | |
| REPLACE POOL LINER | 15 | 14 | 1 | 1 | EA | $40,000.00 | $40,000 | 100% | | | | | | | | $40,000 | | | $40,000 |
| 3.3.3 Building Exteriors | | | | | | | | | | | | | | | | | | | |
| REPOINT BRICKWORK | 50 | 46 | 4 | 10,250 | SF | $5.00 | $51,250 | 100% | $10,250 | | $10,250 | | $10,250 | | $10,250 | | $10,250 | | $51,250 |
| 3.3.5 Exterior Windows | | | | | | | | | | | | | | | | | | | |
| REPLACE WINDOW | 20 | 15 | 5 | 200 | EA | $800.00 | $160,000 | 100% | $17,784 | | $17,777 | $17,777 | $17,777 | $17,777 | $17,777 | $17,777 | $17,777 | $17,777 | $160,000 |
| 3.3.6 Roofing Systems | | | | | | | | | | | | | | | | | | | |
| REPLACE SINGLE-PLY ROOFING SYSTEM | 15 | 15 | 0 | 1,060 | Square | $600.00 | $636,000 | 100% | $127,200 | | $127,200 | | $127,200 | | $127,200 | | $127,200 | | $636,000 |
| 3.4.2.1 Mechanical Equipment | | | | | | | | | | | | | | | | | | | |
| REPLACE BOILER | 46 | 46 | 0 | 1 | LS | $75,000.00 | $75,000 | 100% | | | | | $75,000 | | | | | | $75,000 |
| REPLACE FAN UNIT | 20 | 20 | 0 | 41 | EA | $7,600.00 | $311,600 | 100% | $31,160 | $31,160 | $31,160 | $31,160 | $31,160 | $31,160 | $31,160 | $31,160 | $31,160 | $31,160 | $311,600 |
| 3.5.1 Elevators | | | | | | | | | | | | | | | | | | | |
| REPLACE ELEVATOR FINISHES | 20 | 20 | 0 | 1 | EA | $3,000.00 | $3,000 | 100% | $3,000 | | | | | | | | | | $3,000 |
| 3.8.1 Americans with Disabilities Act (ADA) | | | | | | | | | | | | | | | | | | | |
| INSTALL ADA COMPLIANT REST ROOMS | 46 | 46 | 0 | 4 | EA | $5,000.00 | $20,000 | 100% | $10,000 | $10,000 | | | | | | | | | $20,000 |
| | | | | | | | | | | | | | | | | | | | |
| Total (Uninflated) | | | | | | | | | $289,406.00 | $41,160.00 | $276,399.00 | $53,937.00 | $351,399.00 | $48,937.00 | $276,399.00 | $88,937.00 | $276,399.00 | $48,937.00 | $1,751,910.00 |
| Inflation Factor (2.5%) | | | | | | | | | 1.0 | 1.025 | 1.051 | 1.077 | 1.104 | 1.131 | 1.16 | 1.189 | 1.218 | 1.249 | |
| Total (inflated) | | | | | | | | | $289,406.00 | $42,189.00 | $290,391.70 | $58,084.25 | $387,878.75 | $55,367.72 | $320,538.10 | $105,718.14 | $336,765.34 | $61,115.61 | $1,947,454.61 |

| Item | EUL | EFF AGE | RUL | Quantity | Unit | Unit Cost | Cycle Replace | Replace Percent | Year 1 2018 | Year 2 2019 | Year 3 2020 | Year 4 2021 | Year 5 2022 | Year 6 2023 | Year 7 2024 | Year 8 2025 | Year 9 2026 | Year 10 2027 | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | |
|---|---|
| Evaluation Period: | 10 |
| # of Square Feet: | 147,585 |
| Reserve per Square Foot per year (Uninflated) | $1.19 |
| Reserve per Square Foot per year (Inflated) | $1.32 |

## 2.0 PURPOSE AND SCOPE

### 2.1 SCOPE OF SERVICES

This Property Condition Assessment (PCA) was conducted in general accordance with ASTM E 2018-15, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". ECS understands that the Property is being sold and you are the buyer.

The primary purpose of a PCA is to note construction deficiencies and to identify components which appear to exhibit less than expected service life or which have been poorly maintained. The assessment is not intended to develop detailed remedial plans for identified problems. The services are qualitative in nature and do not include engineering calculations or design. Photographic documentation of our observations is attached.

The following building systems were observed in accordance with ASTM E 2018-15:

- Site Conditions
- Structural Frame and Building Envelope
- Plumbing, Mechanical, and Electrical Systems
- Vertical Transportation Systems
- Life Safety and Fire Protection
- Interior Elements
- ADA Considerations
- Building Code Violations

**Out of Scope Items**

Environmental issues and concerns are considered to be outside of the ASTM scope of services for a Property Condition Assessment. Although properties may have possible environmental contamination, including, but not limited to radon, mold, lead-based paint, asbestos, lead piping, PCB's or volatile chemicals, these issues and concerns should be addressed by an Environmental Assessment, as defined by ASTM Guidelines. ECS recommends that properties be studied by a qualified environmental assessor who can appropriately access, identify, and quantify issues related to environmental safety concerns.

ECS is providing a Property Condition Assessment consistent with commercial and customary practices and the ASTM E-2018, current at the time the services are provided. The parties expressly acknowledge and agree that ECS is not providing a Reserve Study, which is subject to the National Reserve Study Standards and requires much more detail than a typical Property Condition Assessment.

The Property was constructed in 1973. Buildings that are 20 years old and older may have systems or components that are original but in good working order, and/or additional systems and components have been installed that do not communicate with the older systems (i.e. fire alarm or energy management systems). Upgrading of systems for energy efficiency or to interact with newer systems are normally out of the scope of a PCA unless specifically requested by the client. In cases where the older systems are not working properly or have reached their expected useful life, recommendation

for replacement of these systems and components will be provided in the report.

## 2.2 ASSESSMENT PROCEDURES

The PCA included site reconnaissance, limited interviews with property management, and inquiries or attempted inquiries with the local building and fire departments. Operational testing of building systems or components was not conducted. During the PCA, ECS conducted observations of the following facility features: site development systems; building structure systems; building exterior systems; building interior systems; roof systems; mechanical systems; electrical systems; plumbing systems; and life and fire safety systems.

This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

## 2.3 DEFINITIONS

### 2.3.1 ECS Definitions

**Good**, adj - the property or component is functional and should continue to provide its intended service with continued routine maintenance through the duration of the term.

**Fair**, adj - the property or component is functional but will likely require maintenance or repairs during the duration of the term.

**Poor**, adj - the property or component is not functional. Immediate or near term repairs are required to bring the component back into service or replacement is expected during the duration of the term.

### 2.3.2 Partial List of ASTM Definitions

**de minimis condition** - a physical deficiency that is not material to the conclusions of the report.

**deferred maintenance**, n - physical deficiencies that could have been remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**easily visible**, adj - describes items, components, and systems that are conspicuous, patent, and which may be observed visually during the walk-though survey without: intrusion, relocation or removal of materials, exploratory probing, use of special protective clothing, or use of any equipment (hand tools, meters of any kind, telescope instruments, stools, ladders, lighting devices, etc.).

**effective age**, n - the estimated age of a building component that considers actual age as affected by maintenance history, location, weather conditions, and other factors. Effective age may be more or less than actual age.

**expected useful life (EUL)**, n - the average amount of time in years that an item, component or system is estimated to function without material repair when installed new and assuming routine maintenance is practiced.

**immediate cost**, n - opinions of costs that require immediate action as a result of any of the following: (1) material existing or potentially unsafe conditions, (2) material building or fire code violations, (3) physical deficiencies that if left uncorrected would be expected to result in or contribute to critical element or system failure within on year or will result most probably in significant escalation of its remedial cost.

**observation**, n - the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

**observe**, v - to conduct an observation pursuant to this guide within the context of easily visible and readily accessible.

**obvious**, adj - plain, evident, and readily accessible; a condition easily visible or fact not likely to be ignored or overlooked by a field observer when conducting a walk-through survey or that which is practically reviewable and would be understood easily by a person conducting the PCA.

**opinions of costs**, n - opinion of costs that may be encountered in correction of physical deficiencies.

**physical deficiency**, n - a conspicuous defect or deferred maintenance of a subject property's material systems, components, or equipment as observed during the completion of the PCA. - This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

**Point of Contact** *(POC), n - owner, owner's agent, or user-identified person or persons knowledgeable about the physical characteristics, maintenance, and repair of the subject property.*

**practically reviewable**, adj - describes information that is provided by the source in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis, measurements, or calculations. Records or information that feasibly cannot be retrieved by reference to the location of the subject property are not generally considered practically reviewable.

**primary commercial real estate improvements**, n - the site and building improvements that are of fundamental importance with respect to the commercial real estate. This definition specifically excludes ancillary structures, that may have been constructed to provide support uses such as maintenance sheds, security booths, utility garages, pool filter and equipment buildings, etc.

**property**, n - the site improvements, which are inclusive of both site work and buildings.

**readily accessible**, adj - describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal or relocation of materials or personal property, such as furniture, floor, wall, or ceiling coverings; and that are safely accessible in the opinion of the field observer.

**readily available**, adj - describes information or records that are easily and promptly provided to the consultant upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.

**reasonably ascertainable**, adj - describes information that is publicly available, as well as readily available, provided to the consultant's offices from either its source or an information research/ retrieval service within reasonable time, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.

**remaining useful life (RUL)**, n - a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.

**representative observations**, n - observations of a reasonable number of samples of repetitive systems, components, areas, etc., which are conducted by the field observer during the walk-through survey. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another.

**routine maintenance**, n - a repair that does not require specialized equipment, professional services, or contractors, but rather can be corrected within budget and skill set of typical property maintenance staff.

**short term cost**, n - opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance.

**technically exhaustive**, adj - describes the use of measurements, instruments, testing, calculations, exploratory probing or discovery, or other means to discover, or a combination thereof, or troubleshoot physical deficiencies or develop architectural or engineering findings, conclusions, and recommendations, or combination thereof.

## 3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

### 3.1 PROPERTY DESCRIPTION

The Property consists of a two-story school building. The building is located on a 20 acre site with 1 parcels of land.

#### 3.1.1 Property Location

The Property is located at 93 High Street in Limestone, Maine.

| Surrounding Properties | |
|---|---|
| North | MSSM Dormatory |
| East | High Street and residential properties |
| South | residential properties |
| West | residential properties |

A Site Location Map and Aerial View are included in Appendix I.

#### 3.1.2 Construction History

ECS understands the building was constructed approximately 46 years ago in 1973. Site contact reported numerous renovations.

#### 3.1.3 Current Property Improvements

The Property is improved with a two-story school totaling approximately 147585 square feet. Parking is provided with asphalt pavement. Other improvements include flatwork and landscaped areas.

### 3.2 SITE CONDITIONS

#### 3.2.1 Topography

| Item | Description | Condition |
|---|---|---|
| Grading | Grading appears to slope away from the buildings. | Good |
| Erosion | Erosion was not observed. | Good |
| Evidence of subsidence/ creep | None | N/A |

| Item | Description | Condition |
|---|---|---|
| Evidence of karst features | None | N/A |
| Evidence of landslides/ mudflows | None | N/A |
| Evidence of spring/ groundwater issues | None | N/A |

**Comments**

The Property is generally level and slopes to the east. The adjoining properties are located down gradient from the Property. The site was covered with snow at the time of the visit. No issues were reported.

### 3.2.2 Storm Water Drainage

| STORM WATER DRAINAGE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Storm Water Collection System | Property storm water is directed from roofs to the paved and landscaped areas. Storm water is then diverted via storm drains to the municipal underground storm water system. | Good |
| Pavement Drainage | drop inlets | Good |
| Landscape Drainage | yard inlets | Good |

**Comments**

The site was observed to be completely covered in snow at the time of our visit. Mr. Mulherin reported that the landscape drains through natural percolation and yard drop inlets. He also reported that the pavements drained to the landscape areas and drop inlets to the town storm water management system, No drainage issues were reported.

### 3.2.3 Access and Egress

| SITE ACCESS AND EGRESS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Site Access and Egress | Vehicles access the site from multiple driveways, from high Street. | Good |

| SITE ACCESS AND EGRESS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Site to Municipal Walkways | Site sidewalks were observed to connect to municipal walkways. | Good |
| Secured Access | There is no secured access to the site, beyond access to individual buildings. | Good |
| Easements | None reported | |

**Comments**

Vehicular access to the Property is located on the east side of the site. The entrance aprons are constructed of asphalt paving and were reported to be to be in generally fair condition. Fire truck access is available all four sides of the building.

### 3.2.4 Paving, Curbing, and Parking

| PARKING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Striping | Partial stripe and seal 2018 | Fair |
| Quantity of Parking Spaces | Approximately 120 parking spaces are provided. | Good |
| Arrangement of Spaces | Parking spaces are perpendicular to the drive lanes. | Good |
| Site Circulation | Good | Good |
| Site Lighting | Pole and building-mounted light fixtures | Unknown |

| SURFACE PAVEMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Pavement Surface | Asphalt | Fair |
| Drainage | Surface flow to landscape and drop inlets | Good |
| Repair History | Repaired as needed. Southern entrance paving overlain 2018 | Fair |
| Curbs and Gutters | Curbs and gutters are constructed of asphalt. | Good |
| Dumpster Pad | None | N/A |
| Fire Lane Painting | None | N/A |

**Comments**

Parking is provided for approximately 120 passenger vehicles. The parking spaces are aligned perpendicular to two-way drive lanes. The striping was reported to be in generally fair condition. Due to snow cover, the site pavement was evaluated by reviewing imagery (09/28/2013) provided by google earth and interviewing the site staff.

Asphalt pavement is located throughout the Property typically surrounding the sides of the buildings. The asphalt pavement was evaluated using satellite imagery and interviewing the staff. The pavement was reported to be in generally fair condition with areas of cracked pavement and patched areas observed. We recommend an allowance to mill, overlay, and re-stripe the asphalt pavement.

Asphalt-paved drive lanes are located on all four sides of the site. The asphalt pavement was observed to be in generally fair condition. We observed areas of block and alligator cracks in the drive lanes and parking spaces. The expected useful life of asphalt pavement is 20 years. We recommend repairing these areas of asphalt pavement and providing an allowance to overlay the asphalt pavement, phased over the term.

Lighting is provided by pole and building fixtures. The light fixtures were observed to be in generally good condition.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| FILL CRACKS IN ASPHALT PAVEMENT | 20 | 20 | 0 | Immediate | $3,250 |
| MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT | 7 | 5 | 2 | 1<br>3<br>5<br>7<br>9 | $90,012<br>$90,012<br>$90,012<br>$90,012<br>$90,012 |
| Total | | | | | $453,310 |

### 3.2.5 Flatwork

| SIDEWALKS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Walkways | asphalt sidewalks | Good |
| Steps | Concrete Steps were observed at the front entrance and loading dock | Fair |

| SIDEWALKS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Landings | Concrete | Good |
| Handrails | Steel | Good |
| Ramps | None | Good |
| Curb Ramps | None | Good |

**Comments**

Exterior concrete steps are located at the main entrance and at the north loading dock at the Kitchen. The steps at the main entrance were observed to be cracked and were observed to be in generally fair condition. The handrails adjacent to the steps and ramps were observed to be in generally good condition. The crack stairs will continue to deteriorate. The front stairs should be replaced.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| Replace exterior stairs | 50 | 46 | 4 | 4 | $5,000 |
| Total | | | | | $5,000 |

### 3.2.6 Landscaping and Appurtenances

| LANDSCAPING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Trees | Mature Trees | Good |
| Lawn Areas | Mature Turf | Good |
| Irrigation System | Irrigation is not provided at this Property. | N/A |
| Monument Sign | Painted wood sign on High Street | Good |
| Site Signage | Property signage is located on the front of the building structure. | Good |
| Flag Poles | At entrance | Good |

**Comments**

The landscaping consists generally of mature trees, and small shrubs and grassed areas around the site. The landscaping was not observed due to snow cover. Landscape was reported to be in generally good condition.

### 3.2.7 Recreational Facilities

| SWIMMING POOLS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Pool Liner | Vinyl liner replaced in 2004 | Good |
| Pool Deck | Concrete | Good |
| Filtration Equipment | Pump replaced in 2018 | Good |
| Diving Board | None | N/A |
| Accessible Entrance | Chair | Good |
| Virginia Graeme Baker Pool & Spa Safety Act | Installed during 1995 renovation | Good |

**Comments**

There is a 147,000 gallon heated pool located on site. The pool liner was reported to be vinyl and was reportedly replaced in 2004. The expected useful life of vinyl liners is 10-15 years. Replacing the pool liner should be anticipated. The pool pump motor was reportedly replaced in 2011. The pool heater is a heat exchange unit installed in 2008, utilizing hot water from the sites boilers. The deck on the pool was constructed of concrete. The sealant joints were observed to be in good condition. The expected useful life of sealant joints is approximately 12 years and should be maintained through regular maintneance.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE POOL LINER | 15 | 14 | 1 | 8 | $40,000 |
| Total | | | | | $40,000 |

## 3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

### 3.3.1 Foundation

| SUBSTRUCTURE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Grade at the Foundation | The grade at the foundations slopes away from the building. | Good |

| SUBSTRUCTURE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Foundation Structure | Per the construction documents on site, the foundations consist of a concrete slab-on-grade, with continuous perimeter reinforced concrete spread footings and interior isolated spread footings and column pads. | Good |
| Basements | Basements are constructed of reinforced cast-in-place walls, with a cast-in-place concrete floor slab. Basement only at the wood chip storage | Good |
| Concrete Floor Slabs | Concrete floor slabs appeared level, with an acceptable level of minor shrinkage cracking. | Fair |
| Moisture or Water Infiltration Observed? | Moisture or water infiltration was observed at the wood chip storage. Moisture intrusion was minor in nature and may be a result of recent snow. | Fair |
| Sumps | Sumps were reported at the wood chip storage room. | Good |

**Comments**

The foundation of the building includes assumed shallow spread footings. The foundation system appeared to provide adequate structural support to the building. The foundation was generally in good condition. Concrete cracking slabs were observed a several areas of elevated and slab on grades. The cracking was minor in nature and covered in most cases by Vinyl Com-posit Tiles (VCT). The concrete slab in the library is curling at the expansion joint. The site has reported that there are plans to remove the tile and grind the concrete flat.

Cracks in elevated slab was observed in the second floor storeroom hallway adjacent to the auditorium. These cracks should be ground and repaired. These repairs can be accomplished as part of regular maintenance.

### 3.3.2 Building Frame

| SUPERSTRUCTURE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Wall Framing System | The superstructure appears to be cast-in-place concrete, with concrete masonry and steel stud infill walls. | Good |
| Upper Floor Framing System | Upper floor framing consists of cast-in-place concrete floors and roof slab. | Good |

| SUPERSTRUCTURE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Roof Framing System | Roof framing consists of steel frame with 2" insulrock panel with concrete fill. | Good |
| Insulation | Wall insulation was presumed to be present, but was not observed. | Unknown |
| Other Concerns Noted? | Step cracking was noted at many areas over doors and windows. It is minimal in nature, and did not translate to the interior of the wall. This cracking can be filled as part of routine maintenance activities, and should be monitored over the term. | Fair |
| Interior Stair Framing | Interior stairs are steel framed, with concrete pan treads. | Good |

**Comments**

The structure of the building was observed from unfinished space in the mechanical rooms, utility rooms, etc. The structure of the general building consists of structural steel with concrete elevated slabs with masonry load bearing walls.

The floor framing consists of cast in place concrete slab on grades. The roof framing consists of steel bar joists supporting insulrock composite panels with lightweight concrete fill. The structural frame of the building was generally in good condition.

Minor step cracking was observed in the CMU walls at some window and door locations. The cracking was minor and can be re-pointed or sealed as part of regular maintenance.

### 3.3.3 Building Exteriors

| EXTERIOR FINISHES | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Masonry | Brick veneer | Fair |
| Glass Store Front | At main Entrance | Good |
| Concrete | Painted concrete panels at some windows | Fair |
| Paint | Exterior doors are painted | Good |
| Sealants | Sealant can be replaced as part of a program of routine maintenance activities. | Fair |
| Evidence of Vandalism or Graffiti | Evidence of vandalism and graffiti was not observed. | Good |

| INSULATION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Insulation | | Unknown |
| Attic Insulation | Fiberglass insulation was observed in the attic above stage | Good |
| Wall Insulation | | Unknown |

**Comments**

The primary exterior of the building consists of brick veneer. Painted concrete panels are located at the window cut out portion of the exterior walls. The building exteriors were generally in fair condition.

The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was observed. ECS recommends re-pointing of the deteriorated mortar joints.

The exterior door framing are painted. Rust was observed on the exterior steel framings in some areas. Painting of exterior components is typically recommended every 5 to 7 years. ECS recommends the concrete trim be painted. ECS recommends the steel framing be cleaned and painted. The site representative said that the exterior doors are replaced as needed.

Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the brick veneer. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in fair condition. We recommend that the exterior sealants be replaced as part of regular maintenance.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPOINT BRICKWORK | 50 | 46 | 4 | 1<br>3<br>5<br>7<br>9 | $10,250<br>$10,250<br>$10,250<br>$10,250<br>$10,250 |
| Total | | | | | $51,250 |

### 3.3.4 Exterior Doors

| DOORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Main Entrance Doors | storefront entrance | Good |
| Personnel Doors | Steel doors in steel frames | Good |
| Door Hardware | Commercial Grade | Good |
| Overhead Doors | Roll-up overhead doors were observed at the loading area. | Good |
| Door Leaks | none reported | Good |
| Weatherstripping and Doorsweeps | Weatherstripping was observed at doors and windows. | Good |
| Accessibility Controls | No automatic controls observed | |

**Comments**

The main entrances are storefront entrance. The main entrance doors were generally in good condition. Steel personnel doors are located around the exterior. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years. Door are replaced as needed during regular maintenance.

Overhead doors are located at the wood chip storage, the pol equipment room and at room B120. The operation of the overhead doors were reported to be working well. The overhead doors were generally in good condition.

### 3.3.5 Exterior Windows

| WINDOWS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Window Frame | Windows were observed to be metal frame with some vinyl frames installed | Good |
| Glass Pane | Some windows are single glazed (metal) some are double glazed (vinyl) | Good |
| Operation | Operational | Good |
| Screen | On some units | Good |
| Exterior Header | Steel | Good |
| Exterior Sill | Steel | Good |

| WINDOWS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Gaskets or Glazing | Rubber | Good |

**Comments**

The window system for the building primarily consists of vinyl frame double pane - operable window units with aluminum frame single pane - operable window units located at various locations. The site contact reported that the aluminum framed windows were installed during a previous renovation. During a subsequent renovation a second Vinyl framed window was installed inside the existing aluminum framed window. The school is in the process of replacing the two window installation with a single double pane vinyl frame window unit.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE WINDOW | 20 | 15 | 5 | 1 | $17,784 |
| | | | | 3 | $17,777 |
| | | | | 4 | $17,777 |
| | | | | 5 | $17,777 |
| | | | | 6 | $17,777 |
| | | | | 7 | $17,777 |
| | | | | 8 | $17,777 |
| | | | | 9 | $17,777 |
| | | | | 10 | $17,777 |
| Total | | | | | $160,000 |

### 3.3.6 Roofing Systems

| ROOFING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Single-Ply Sheet Membrane | EPDM | Fair |
| Cap Flashing/Coping | Metal | Good |
| Insulation | Below membrane. | Good |
| Substrate/Deck | Concrete | Good |
| Slope/Pitch | Low slope | Good |

| ROOFING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Drainage | internal drains, roof edges and sown spouts. | Good |
| Plumbing Vents | Yes | Good |
| Exhaust Vents | Yes | Good |
| Equipment Curbs | Yes | Good |
| Flashing | Metal | Good |
| Roof Access | hatches | Good |
| Roof Age | prior to 1990 except over pool. | Fair |
| Warranty | No information regarding roof warranties was available. | |
| Past Repairs | As required. | |
| Roof Color | Black | |
| Maintenance Program | Roof maintenance is handled by the on-site staff, calling on outside contractors as required. | |

**Comments**

The roof was covered with drifting snow and Ice during our site visit. The roofing system for the building was reported to consist of a low-sloped, adhered, single-ply roofing system. The single-ply membrane flashing is utilized on the parapet and adjacent walls.

The single-ply roofing system was installed prior to 1990 with the exception of the roof over the pool. The expected useful life of a single-ply roofing system is approximately 20 years with proper maintenance. Base on expected useful life we recommend that the single-ply roofing system be replaced. Roofing penetrations included plumbing vents, equipment curbs, and exhaust vents throughout the roofing system.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE SINGLE-PLY ROOFING SYSTEM | 15 | 15 | 0 | 1<br>3<br>5<br>7<br>9 | $127,200<br>$127,200<br>$127,200<br>$127,200<br>$127,200 |
| Total | | | | | $636,000 |

## 3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

### 3.4.1 Plumbing Systems

#### 3.4.1.1 Water Supply and Waste Piping

| PLUMBING - WATER SUPPLY SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Domestic Water Piping | Domestic pipe was not able to be observed, but was reported to be copper. | Good |
| Galvanized Pipe | No galvanized pipe was observed or reported at the Property. | N/A |
| Polybutylene Pipe | Polybutylene pipe was not observed or reported at the Property. | N/A |
| Pipe Insulation | Pipe insulation was not observed. | N/A |
| Low-Flow Devices | It could not be determined if low-flow devices were present. | Unknown |
| Water Flow and Pressure | Reported to be low in the western half of the building, depending on kitchen use. | Fair |

| PLUMBING - WASTE SUPPLY SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Waste and Vent Pipe | Waste and vent pipe was not able to be observed, but is reported to be PVC. | Good |
| ABS Pipe | ABS pipe was not reported or observed on site. | N/A |
| Lift Stations | Lift stations were not observed or reported at the Property. | N/A |
| Waste Treatment | Waste is treated by the municipal system. | Good |
| Clean-outs | Not observed | N/A |

**Comments**

Water Lines
The main water supply lines inside the building are copper. The expected useful life of copper piping is approximately 40 years. The water supply pipes were generally in good condition. No active leaks were reported. Previous leaks due to failed heater coils

Waste Lines

The waste lines in the building are PVC and cast iron. The expected useful life of PVC and cast iron waste line is approximately 50 years. The waste lines were generally in good condition.

#### 3.4.1.2 Domestic Hot Water Production

| HOT WATER PRODUCTION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Domestic Water Heaters | Individual water heaters vary in age. | Good |
| Domestic Water Boilers | One wood chip and two oil fired boilers are utilized at the Property. They are located at the boiler room on the west side of the building. | Good |
| Water Softening Equipment | Water softening equipment was observed in the fire sprinkler room | Good |
| Water Storage | Two 85 gallon heat exchange tanks are located in the boiler room | Good |
| Circulation Pumps | Two 30 HP in boiler room | Good |

**Comments**

Domestic hot water to the building is provided by the installed boiler system utilizing two 85 gallon indirect heat water heaters (replaced 2011), one oil fired water heater in the kitchen (replaced 2009) and two electric water heaters in the building wings (one 1972, one replaced 2015) The expected useful life of a water heater is approximately 12 to 15 years and 30 years for boilers with proper maintenance. ECS recommends the water heaters be replaced when necessary as part of regular maintenance.

### 3.4.2 HVAC Systems

#### 3.4.2.1 Mechanical Equipment

| EQUIPMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Boilers | Three | Good |
| Central Plant Pumps | two | Good |

| EQUIPMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Air Handlers | 10 various size | Good |
| Ceiling Fans | Three in Library | Good |
| Exhaust Fans | Roof top | Good |
| Space Heaters (wall or ceiling mounted) | In mechanical rooms. (not used) | N/A |
| Air Conditioners (Window) | In server room | Good |
| Maintenance Program | In house | Good |

**Comments**

The heating needs for the school are provided by pneumatically actuated two pipe hot water fan coil heating systems, air handlers and hot water radiators. Most of the equipment is original and has been maintained with replacement parts as needed.

Air compressors
Two air compressors are located in the boiler room for control air. One air compressor was manufactured by Champion in 2011, the second was manufactured by Curtis in 2007. The expected useful life of a air compressor is 15 years with proper maintenance. The air compressors were observed to be in good condition. We do not anticipate that the air conditioners will be replaced.

Boilers
The wood chip boiler is located on the west side of the boiler room. The boilers were manufactured by Messersmith in 2011. The boiler was observed to be in good condition. The expected useful life of a boiler is 30 years with proper maintenance.

The heavy oil boilers are located in the east side of the boiler room. The boilers were manufactured by Cleaver-Brooks in 1972, and Smith in 1995. The boilers were observed to be in fair condition. The expected useful life of a boiler is 30 years with proper maintenance. We recommend that the Cleaver-brooks boiler be serviced or replaced.

Radiators
54 Radiators are located in stairways, classrooms and other areas. The radiators were manufactured in 1972. The expected useful life of a radiator is 25 years with proper maintenance. The radiators were observed to be in good condition. The radiators are maintained as part of normal maintenance, and should be replaced as failure occurs.

Uni-vent units
The 54 Uni-vent units are located in the classrooms walls and hallway ceilings. The coil units were manufactured by Herman Nelson in 1972. The units are controlled by pneumatic actuated dampers.

The expected useful life of a fan coil unit is 25 years with proper maintenance. The fan coil units were observed to be in fair to good condition. We recommend that the units be replaced, as failure occurs. Several units have been reported to have failed causing flooding. Incidents of leaks were reported due to rain/snow entering through the exhaust fans. An MEP engineered should be consulted to ascertain possible replacement system feasibility in areas where failure could become a safety concern.

Air handlers
There are 12 air handlers are located in the gymnasium, pool, auditorium, cafeteria and other large areas. larger spaces. The air handlers were manufactured by Sheldon in 1972. The expected useful life of a air handler is 25 years with proper maintenance. The air handlers were observed to be in good condition condition. Replacement of motors and coils should be anticipated.

Exhaust fans
The 40 exhaust fans are located on the roof. The exhaust fans were manufactured by in 1972. The expected useful life of a exhaust fan is 25 years with proper maintenance. The exhaust fans were observed to be in good condition. We recommend that the exhaust fans be maintained.

Ceiling fans
Three ceiling fans are located in the library. The expected useful life of a ceiling fan is 25 years with proper maintenance. The ceiling fans were observed to be in good condition.

**List of Equipment**

| MANUFACTURER | number | ITEM | AREA SERVED | MODEL NO. | AGE |
|---|---|---|---|---|---|
| Bock | 1 | Water Heater | Kitchen | 361EASME | 10 |
| Hubbell | 1 | Water Heater | A-wing | 6H12015BLR | 47 |
| Bradford | 1 | Water Heater | B-wing | CEHD1201533LGF | 2 |
| Superstar | 2 | Water Tank | All | F01R19562/570 | 7 |
| Champoin | 1 | Compressor | Wood boiler | PO2212D | 7 |
| Curtis | 1 | Compressor | Controls | 8DJ7C | 10 |
| Sheldon | 1 | Exhaust Fan | Pool | 365 | 47 |
| Central Station | 11 | Air Handler | Pool | H2SLPHVEYA | 47 |
| Herman Nelson | 54 | Uni-vents | Various | D827 | 47 |
| Fasco | 30 | Small Exhaust Fan | Various | D1127 | 47 |
| AO Smith | 10 | Large Exhaust Fans | Various | | 47 |

| MANUFACTURER | number | ITEM | AREA SERVED | MODEL NO. | AGE |
|---|---|---|---|---|---|
| Unknown | 5 | Radiant Heaters | Various | | 47 |
| Herman Nelson | 9 | 4X8 ceiling uni-vents | Various | | 47 |
| Herman Nelson | 10 | 3X4 wall uni-vents | Various | | 47 |
| Messersmith | 1 | Boiler | Varios | Wood Chip | 7 |
| Smith | 1 | Boiler | Various | 19HE-04 | 12 |
| Cleaver-Brooks | 1 | Boiler | Various | CB600-250 | 47 |

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE BOILER | 46 | 46 | 0 | 5 | $75,000 |
| MEP ENGINEER STUDY | 46 | 46 | 0 | Immediate | $10,000 |
| REPLACE FAN UNIT | 20 | 20 | 0 | 1<br>2<br>3<br>4<br>5<br>6<br>7<br>8<br>9<br>10 | $31,160<br>$31,160<br>$31,160<br>$31,160<br>$31,160<br>$31,160<br>$31,160<br>$31,160<br>$31,160<br>$31,160 |
| Total | | | | | $396,600 |

### 3.4.2.2 Mechanical Distribution System

| HVAC DISTRIBUTION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Fan Coil Units | Uni-vents and Fan coil units | Fair |
| Radiators | Hot water | Good |

| HVAC DISTRIBUTION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Plumbing Pipe System | Two pipe hot water and pneumatic control piping | Fair |
| Ducts | Metal Ducting above ceiling | Good |
| Return Air | Vents screens | Good |

**Comments**

The distribution system includes ducted supply and a screen return. The duct-work was observed to be in generally good condition.The duct-work should be cleaned as part on regular maintenance.

### 3.4.2.3 Mechanical Control Systems

| HVAC CONTROL SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Controls | Mechanical ventilation is controlled by the central energy management system. | Good |
| Compressor (Pneumatic System) | Compressor located in the boiler room | Good |

**Comments**

The HVAC system is controlled by an Energy Management System (EMS) (Network 2000) was reportage installed in 2006. The EMS system is located in the boiler room and controls the heating system for one room in each wing.

### 3.4.3 Electrical Systems

#### 3.4.3.1 Electrical Service and Metering

| SERVICE AND METERING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Service Entrance | 3-phase, 4-wire, 1,600 amps | Good |
| Meter | In main room | Good |
| Emergency Power | None | N/A |
| Arc-Flash Hazard Warning posted on service entrance? | No | N/A |
| Minimum clearance provided around equipment (3 feet or more)? | Yes | Yes |

**Comments**

Electricity is provided to the building by Emera Maine through three transformers located on a pole to the north of the building. The main electrical entrance is located north of the site and provides 1600 amp, 3-phase, 4-wire service. The switch gear was manufactured in 1973 by General Electric. The expected useful life of switch gear is 50 years with proper maintenance. No issues were reported with the switch gear. The switchboard was reported to have been serviced by the county in 2007 and therefore should not require replacement during the term.

#### 3.4.3.2 Electrical Distribution

| ELECTRICAL DISTRIBUTION SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Electrical Sub-panels | In each wing/floor | Good |
| Arc-Flash Hazard Warning on distribution panels? | No | No |
| Branch Wiring | copper | Good |
| Bus Ducts | No | No |
| Building Transformers | No | No |

| ELECTRICAL DISTRIBUTION SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Sub-Meters | No | No |
| Minimum clearance provided around equipment (3 feet or more)? | Yes | Yes |
| GFCI Devices | GFCI outlets were noted at appropriate locations | Good |
| COPALUM Connectors | | No |

**Comments**

Power is distributed by copper wire from circuit breaker panels located throughout the tenant spaces. The circuit breaker panels were observed to be in generally good condition. The circuit breaker box in the gymnasium had breakers with tape over them and marked do not use. ECS recommends a licensed electrician check all breaker boxes and remove out of service circuit breakers.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REMOVE OUT OF SERVICE BREAKERS | 46 | 46 | 0 | Immediate | $5,000 |
| Total | | | | | $5,000 |

## 3.5 VERTICAL TRANSPORTATION SYSTEMS

### 3.5.1 Elevators

| ELEVATORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Quantity of Passenger Elevators | One | Good |
| Capacity of Passenger Elevators | 1500 | Good |
| Manufacturer and Type | Lawrence Elevator | Good |
| Maintenance Contractor | Thyssennkrup | Good |

| ELEVATORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Date of Last Maintenance Inspection | 08/21/2018 | Good |
| Cab Finishes | Cabs have VCT floors, painted-panelled walls, and painted ceilings. | Fair |
| Elevator Certificates/ Permits | The elevator permit is on file in the property management office. | Good |
| Door Sensors | Yes | Good |
| Speed | 25 | Good |
| Floor Leveling | yes | Good |
| Control System | Controls have been recently modernized. | Good |
| Fire Recall System | No | N/A |
| Lighting | Florescent | Good |
| Emergency Communication | Emergency communication can be operated in a hands-free mode. Testing of emergency communication is beyond the scope of work. | |
| Modernization | No information regarding modernization was available. | |

**Comments**

The building is served by one passenger elevator. The elevators was manufactured by Lawrence Elevator. ThyssenKrupp currently has the maintenance contract for the elevator. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report.

The elevator certificates were noted to be current and were set to expire on April 30, 2019. Copies of the elevator certificates were located in the hallway adjacent to the elevator door. The elevator cab finishes include painted walls and ceiling and Vinyl Composit Tile (VCT) flooring. The finishes were worn and in fair condition. The typical expected useful life of elevator cab finishes is 15 to 20 years. The cab finishes are original. We recommenced that the interior of the elevator cabs be replaced.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE ELEVATOR FINISHES | 20 | 20 | 0 | 1 | $3,000 |

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| Total | | | | | $3,000 |

### 3.6 LIFE SAFETY AND FIRE PROTECTION

#### 3.6.1 Sprinklers and Suppression Systems

| SPRINKLER AND SUPPRESSION SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Sprinkler System (wet) | Fully protected | Good |
| Sprinkler System (chemical) | In kitchen | Good |
| Date of Last Inspection (sprinkler system) | 10/24/2018 by Sprinkler System Inspection Company | Good |
| Sprinkler Pipe Material | Iron | Good |
| Sprinkler Heads | Reliable | Good |
| Fire Department Connections | At entrance | Good |
| Fire Hydrants | Across School Street | Good |
| Fire Extinguishers | Fire extinguisher inspection tags are current. | Good |
| Date of Last Inspection (Fire Extinguishers) | 1/7/19 by Maine Fire Protection | Good |

**Comments**

The fire suppression system was observed but not tested.

The fire suppression system is a fully sprinkled wet system with fire extinguishers. The sprinklers are connected to the fire alarm and security system. The sprinkler system was inspected by Sprinkler system Inspection Company quarterly.

Fire extinguishers were observed throughout the school. The fire extinguishers were observed to have recent inspection tags issued by Maine Fire Protection. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

A Fire hydrant is located on school street. The fire hydrants were observed to be in good condition.

### 3.6.2 Alarm Systems

| ALARM SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Central Fire Alarm Control Panel | Located in the electrical room | Fair |
| Annunciator Panel | Connected to Sheriffs office | Good |
| Bells | | Good |
| Strobes | | Good |
| Pull Stations | | Good |
| Smoke Detectors | Smoke detectors were not observed. | N/A |
| Carbon Monoxide Detectors | CO detectors were not observed | N/A |
| Exit Signs | | Good |
| Exit Lights | | Good |

**Comments**

The fire alarm system was observed but not tested.

A fire alarm control panel, manufactured by Honeywell, is located in the electrical room. The fire alarm control panel connects directly to the Sheriffs office. The fire alarm system indicated a ground fault trouble during our visit. The expected useful life of a fire control panel is 30 years with proper maintenance. The fire alarm system appears to be dated. If renovation or replacement is considered, the new system should meet the current fire code.

A fire annunciation panel, manufactured by Honeywell is located in the phone switch room. The fire annunciation panel was observed to be in good condition.

Emergency exit signs and lighting, pull stations, smoke detectors, and alarm bells and strobes are located throughout the building.

ECS noted the absence of smoke detectors and carbon monoxide detectors. ECS recommends adding these sensors when the fire alarm is replaced.

### 3.6.3 Security and Other Systems

| SECURITY AND OTHER SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Security Cameras | security cameras are provided | Good |
| Alarm System | The building is provided with security alarm system | Good |
| Access Control | Card access control system | Good |

**Comments**

The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed around the building interior and exterior. The security system was generally in good condition.

## 3.7 INTERIOR BUILDING COMPONENTS

### 3.7.1 Interior Finishes of Common Areas

| LOBBY | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | terrazzo | Good |
| Wall Finishes | painted gypsum board | Good |
| Ceiling Finishes | suspended acoustical tile | Good |
| Lighting | fluorescent fixtures | Good |
| Drinking Fountains | | Good |

| CORRIDORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | vinyl tile | Good |
| Wall Finishes | painted gypsum board | Good |
| Ceiling Finishes | suspended acoustical tile | Good |
| Lighting | fluorescent fixtures | Good |
| Doors | Wood doors in metal frames | Good |
| Door Hardware | common grade | Fair |
| Drinking Fountains | non-ADA | Poor |

| RESTROOMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | coated concrete | Good |
| Wall Finishes | painted gypsum board | Good |
| Ceiling Finishes | suspended acoustical tile | Good |
| Fixtures | commercial grade | Good |
| Ventilation | in ceiling | Good |
| Lighting | fluorescent fixtures | Good |
| Doors | wood | Good |
| Door Hardware | non-twist | Good |

| STAIRS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Location | end of each wing | Good |
| Enclosure | Concrete masonry unit walls | Good |
| Framing Support | steel | Good |
| Treads | steel | Good |
| Risers | steel | Good |
| Nosing | steel | Good |
| Handrails | steel | Good |
| Lighting | florescent | Good |
| Pressurized Stairwells | N/A | Good |

| OFFICES | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | carpet | Good |
| Wall Finishes | painted gypsum board | Good |
| Ceiling Finishes | acustical tile | Good |
| Lighting | fluorescent fixtures | Good |
| Doors | Wood | Good |
| Door Hardware | commercial | Good |

| KITCHEN/KITCHENETTES | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | vinyl tile | Good |
| Wall Finishes | painted gypsum board | Good |
| Ceiling Finishes | acustical tile | Good |
| Counters | stainless | Good |
| Sink | stainless | Good |
| Cabinets | stainless | Good |
| Appliances | commercial | Good |
| Stove/Range | Garland/Sure fire propane | Good |
| Exhaust Vent/Hood | chemical fire extinguisher | Good |
| Refrigerator | walk in | Good |
| Dish Washer | | Good |
| Microwave Oven | commercial | Good |
| Garbage Disposal | Hobart | Good |

**Comments**

The interior common building areas include a lobby, restrooms, corridors, kitchens, stairwells, and classrooms. ECS understands that the interior components are painted and repaired as part of regular maintenance by the school staff.

### 3.8 ACCESSIBILITY COMPLIANCE

#### 3.8.1 Americans with Disabilities Act (ADA)

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section A) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| **A. History** | | | |
| 1. | Has an ADA Survey been completed for this property? | No | |
| 2. | Have any ADA improvements been made to the property since original construction? | Yes | The restrooms nearest the main entrance were converted to comply with ADA |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section A) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 3. | Has building ownership/management reported any ADA complaints or litigation? | No | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section B) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **B. Parking** | | | |
| 1. | Does the required number of standard ADA-designated spaces appear to be provided? | Yes | 8 out of the 120 are accessible. |
| 2. | Does the required number of van-accessible designated spaces appear to be provided? | Yes | 8 out of the 8 accessible spaces are van accessible |
| 3. | Are accessible spaces part of the shortest accessible route to an accessible building entrance? | Yes | |
| 4. | Is a sign with the International Symbol of Accessibility at the head of each space? | Unknown | Snow covered |
| 5. | Does each accessible space have an adjacent access aisle? | Yes | |
| 6. | Do parking spaces and access aisles appear to be relatively level and without obstruction? | Yes | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section C) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| **C. Exterior Accessible Route** | | | |
| 1. | Is an accessible route present from public transportation stops and municipal sidewalks in the property? | N/A | No public transportation |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section C) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 2. | Are curb cut ramps present at transitions through curbs on an accessible route? | N/A | No ramps observed |
| 3. | Do curb cut ramps appear to have the proper slope for all components? | N/A | |
| 4. | Do ramps on an accessible route appear to have a compliant slope? | N/A | |
| 5. | Do ramps on an accessible route appear to have a compliant length and width? | N/A | |
| 6. | Do ramps on an accessible route appear to have a compliant end and intermediate landings? | N/A | |
| 7. | Do ramps on an accessible route appear to have compliant handrails? | N/A | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| **D. Building Entrances** | | | |
| 1. | Do a sufficient number of accessible entrances appear to be provided? | Yes | |
| 2. | If the main entrance is not accessible, is an alternate accessible entrance provided? | Yes | North side of building |
| 3. | Is signage provided indicating the location of alternate accessible entrances? | Yes | |
| 4. | Do doors at accessible entrances appear to have compliant clear floor area on each side? | Yes | |
| 5. | Do doors at accessible entrances appear to have compliant hardware? | Yes | |
| 6. | Do doors at accessible entrances appear to have complaint opening width? | Yes | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 7. | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them? | Yes | |
| 8. | Do thresholds at accessible entrances appear to have compliant height? | Yes | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section E) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| **E. Interior Accessible Routes and Amenities** | | | |
| 1. | Does an accessible route appear to connect with all public areas inside the building? | Yes | |
| 2. | Do accessible routes appear free of obstructions and/or protruding objects? | Yes | |
| 3. | Do ramps on accessible routes appear to have compliant slope? | N/A | at grade |
| 4. | Do ramps on accessible routes appear to have compliant length and width? | N/A | |
| 5. | Do ramps on accessible routes appear to have compliant end and intermediate landings? | N/A | |
| 6. | Do ramps on accessible routes appear to have compliant handrails? | N/A | |
| 7. | Are adjoining public areas and areas of egress identified with accessible signage? | N/A | |
| 8. | Do public transaction areas have an accessible, lowered counter section? | N/A | |
| 9. | Do public telephones appear mounted with an accessible height and location? | N/A | |
| 10. | Are publicly-accessible swimming pools equipped with an entrance lift? | Yes | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section F) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| **F. Interior Doors** | | | |
| 1. | Do doors at interior accessible routes appear to have compliant clear floor area on each side? | Yes | |
| 2. | Do doors at interior accessible routes appear to have compliant hardware? | Yes | |
| 3. | Do doors at interior accessible routes appear to have compliant opening force? | Yes | |
| 4. | Do doors at interior accessible routes appear to have a compliant clear opening width? | Yes | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section G) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| **G. Elevators** | | | |
| 1. | Are hallway call buttons configured with the "UP" button above the "DOWN" button? | Yes | |
| 2. | Is accessible floor identification signage present on the hoistway sidewalls? | No | |
| 3. | Do the elevators have audible and visual arrival indicators at the entrances? | Yes | |
| 4. | Do the elevator hoistway and car interior appear to have a minimum compliant floor area? | No | |
| 5. | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? | Yes | |
| 6. | Do elevator car control buttons appear to be mounted at a compliant height? | Yes | |
| 7. | Are tactile and Braille characters mounted to the left of each elevator car control button? | Yes | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section G) | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 8. | Are audible and visual floor position indicators provided in the elevator car? | Yes | |
| 9. | Is the emergency call system at the base of the control panel and not require voice communication? | No | Telephone handset |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section H) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| 1. | Do publicly-accessible toilet rooms appear to have a minimum compliant floor area? | Yes | Only in ADA Restroom |
| 2. | Does the lavatory appear to be mounted at a compliant height and with compliant knee area? | Yes | Only in ADA Restroom |
| 3. | Does the lavatory faucet have compliant handles? | Yes | Only in ADA Restroom |
| 4. | Is the plumbing piping under lavatories configured to protect against contact? | Yes | Only in ADA Restroom |
| 5. | Are grab bars provided at compliant locations around the toilet? | Yes | Only in ADA Restroom |
| 6. | Do toilet stall doors appear to provide the minimum compliant clear width? | Yes | Only in ADA Restroom |
| 7. | Do toilet stalls appear to provide the minimum compliant clear floor area? | Yes | Only in ADA Restroom |
| 8. | Do urinals appear to be mounted at a compliant height and with compliant approach width? | Yes | Only in ADA Restroom |
| 9. | Do accessories and mirrors appear to be mounted at a compliant height? | Yes | Only in ADA Restroom |

**Comments**

The Americans with Disabilities Act (ADA) is a comprehensive civil rights legislation designed to prohibit discrimination on the basis of disability. The rules and regulations of the ADA require that new construction, renovations, and existing public accommodations provide accessibility for the disabled. Public Law 101-336- July 26, 1990, Section 302, Prohibition of Discrimination by Public Accommodations, states, “Discrimination includes a failure to remove architectural barriers and

communication barriers that are structural in nature, in existing facilities…where such removal is readily achievable." The ADA requirements were revised in 2010. The 2010 requirements went into full effect on March 15, 2012.

Title III of the ADA includes barrier-free design standards and "prohibits discrimination on the basis of disability by private entities in places of public accommodations," and requires that "all places of public accommodation and commercial facilities be designed, constructed, and altered in compliance with the accessibility standards."

The Americans with Disabilities Act went into effect on January 26, 1993. The following requirements apply to buildings constructed prior to the act becoming effective.

- Items that are readily achievable must be made accessible.
- Areas of the building being renovated must be accessible and up to 20 percent of the construction budget must be used to update the Property in the following manner:
    - Access to the building
    - Access through the building
    - Restrooms
    - Others measures to provide accommodations.
- When a renovation or multiple renovations equal 50 percent or greater of the space in the building, the building is required to be fully compliant with ADA requirements.

**ACCESS TO THE BUILDING**

Parking Areas:
The parking area serving the property has a total of approximately 120 parking spaces. Of the 120 parking spaces, 8 are accessible with 8 being van accessible. Accessibility requires that 5 accessible parking spaces be provided in parking areas with a total of 101 to 150 spaces. One in six of the accessible parking spaces is required to be van accessible. The number of parking spaces provided meets accessibility requirements.

A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided.

Pedestrian Walkways:
The walkways were observed to be generally compliant with accessibility requirements.

**ACCESS THROUGH THE BUILDING**

The interior of the building was observed to be generally accessible.

**RESTROOMS**

One of the restrooms generally do meet ADA requirements.

The other four restrooms generally do not meet ADA requirements. The following is a list of a few items in the restrooms that do not meet accessibility requirements:

- The hardware on the faucets require twist action to operate,
- The pipes under the sinks were exposed to contact,
- Handrails were not provided in the stalls,
- Urinals do not meet height requirements,
- Water closets do not meet height requirements,
- A 60-inch turning radius is not provided.
- Drinking fountains are not accesable

We recommend that the restrooms in the building be renovated to meet accessibility requirements.

**OTHER MEANS OF ACCESS**

The Property does not contain guestrooms.

**Recommendation**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| INSTALL ADA COMPLIANT REST ROOMS | 46 | 46 | 0 | 1<br>2 | $10,000<br>$10,000 |
| Total | | | | | $20,000 |

## 4.0 EXTERNAL PROVIDED INFORMATION

### 4.1 PRE-SURVEY QUESTIONNAIRE

The presurvey questionnaire was returned to ECS and is attached in Appendix II. The information provided in the questionnaire is provided throughout this report.

### 4.2 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

ECS researched FOIA data using online property data and/or contacted the local building code compliance offices for the local jurisdiction. The initial research did not indicate outstanding building, life safety, or zoning violations. Upon receiving information regarding the status of the inquiries submitted, this report can be updated if necessary.

## 5.0 ADDITIONAL CONSIDERATIONS

### 5.1 MOISTURE AND MOLD

**Comments**

If present, evidence of mold and moisture issues are noted in the interior section of the report.

### 5.2 BUILDING CODE VIOLATION ISSUES

**Comments**

ECS researched FOIA data using online property data and/or contacted the local building code compliance offices for the local jurisdiction. The initial research did not indicate outstanding building, life safety, or zoning violations. Upon receiving information regarding the status of the inquiries submitted, this report can be updated if necessary.

## 6.0 RECOMMENDATIONS AND OPINIONS OF COST

The opinion of cost are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, and appropriate overhead, general conditions, and profit. A detailed analysis of quantities for cost estimating purposes is not included. The opinion of cost to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our opinions. ECS has not included contingency funds in our opinions. Amounts indicated represent today's dollars. ECS offers the following comments relative to Immediate and Capital Reserves criteria:

**Immediate Issues**

Physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of critical element or system, or (v) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year.

ECS has also included physical deficiencies inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one year time frame are also included.

**Capital Reserves**

Capital Reserves are for recurring probable expenditures, which are not classified as operational or maintenance expenses, which should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. A component method has also been included within this report as well.

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

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

ECS's reserve methodology involves identification and quantification of those systems or components

requiring capital reserve funds within the evaluation period. 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 Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Needs Cost Estimates.

## 7.0 LIMITATIONS AND QUALIFICATIONS

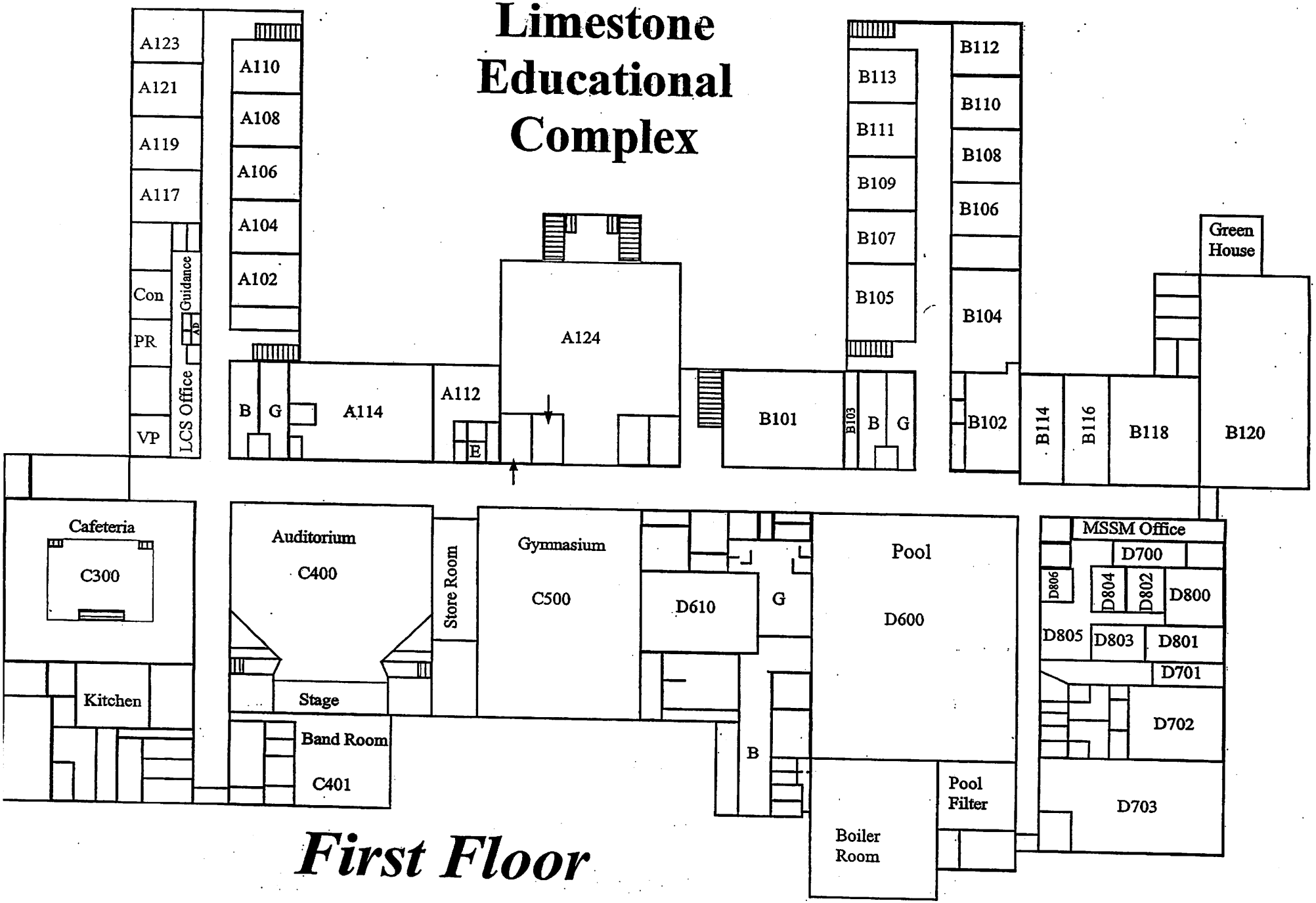
ECS's PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a property's building systems. Preparation of a PCA in accordance with ASTM E 2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and cannot reduce the potential that such component or system may not be initially observed.

This PCA was prepared recognizing the inherent subjective nature of ECS'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 ECS's suggested remedy may be determined under time constraints, 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 physical deficiency. ECS’s opinions are generally formed without detailed knowledge from individuals familiar with the component’s or system’s performance.

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

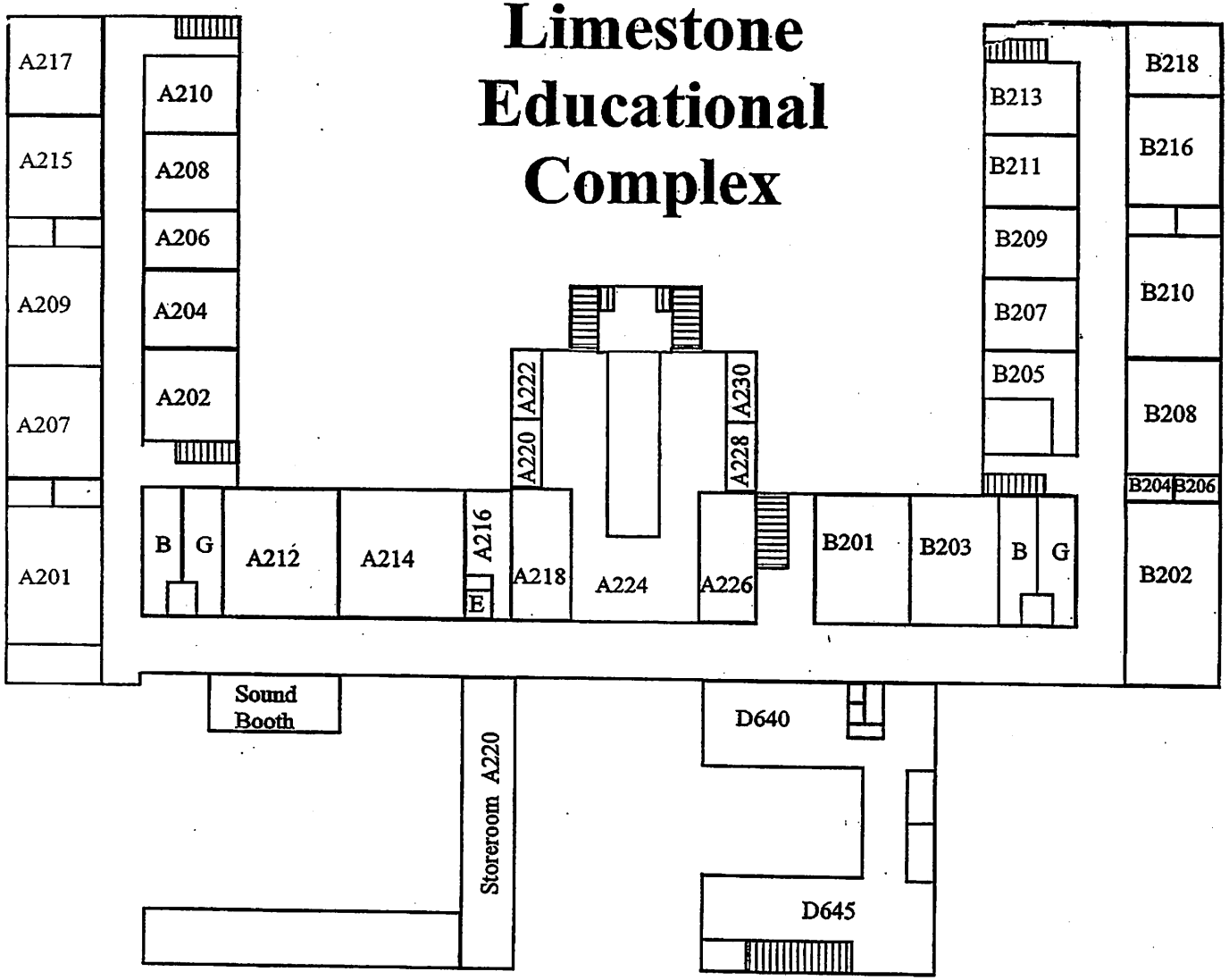
# Appendix I: Arial View

# Limestone Educational Complex




***First Floor***

# Limestone Educational Complex




## *Second Floor*


Site Location

**Property Condition Assessment**
**Maine School of Science & Mathematics**
**93 High Street**
**Limestone, Maine**

**Source: Google Earth**
**ECS Project No.: 50:1008**
**Date: January 23, 2019**
**Figure No.: 1**

# Appendix II: FOIA REQUESTS

ECS MID-ATLANTIC, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

January 16, 2019

Town of Limestone Code Enforcement Records
93 Main Street
Limestone, ME 04750

RE: FOIA Information Request
Maine School of Science & Mathematics
93-95 High Street
Limestone, ME 04750

ECS Mid-Atlantic, LLC. (ECS) is currently conducting a Property Condition Assessment of the above-referenced property as part of a proposed real estate transaction.

As part of our assessment, we are interested in obtaining information on known, suspected, or recorded Building Code violations where Department personnel were present. We would therefore request a review of your regulatory files pertaining to the above referenced property.

We appreciate the Department's assistance in completing the assessment of this property. If the search entails a fee, please contact ECS and we will have a check forwarded to the Department. If you should have any questions concerning the requested information or need further clarification on the location of the site, please do not hesitate to contact our office at (210) 528-1740. If convenient, you can email your response to me via e-mail: jbotte@ecslimited.com.

Respectfully submitted,

ECS Mid-Atlantic, LLC

JTBott

Joseph T. Botte
Senior Project Manager

ECS MID-ATLANTIC, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

January 16, 2019

Town of Limestone Fire Department Records
93 Main Street
Limestone, ME 04750

RE: FOIA Information Request
Maine School of Science and Mathematics
93-95 High Street
Limestone, ME 04750

ECS Mid-Atlantic, LLC. (ECS) is currently conducting a Property Condition Assessment of the above-referenced property as part of a proposed real estate transaction.

As part of our assessment, we are interested in obtaining information on known, suspected, or recorded Fire code violations where Department personnel were present. We would therefore request a review of your regulatory files pertaining to the above referenced property.

We appreciate the Department's assistance in completing the assessment of this property. If the search entails a fee, please contact ECS and we will have a check forwarded to the Department. If you should have any questions concerning the requested information or need further clarification on the location of the site, please do not hesitate to contact our office at (210) 528-1740. If convenient, you can email your response to me via e-mail: jbotte@ecslimited.com.

Respectfully submitted,

ECS Mid-Atlantic, LLC

JL Botte

# Appendix III: PRE-SURVEY QUESTIONNAIRE

# PRE-SITE VISIT QUESTIONNAIRE
# MULTIFAMILY PROPERTY CONDITION ASSESSMENT

**Property Owner / Owner's Representative:** Please complete this questionnaire before this site visit by the PCA Consultant. For questions that are not applicable to the Property or unknown, please indicate "N/A" or "Unknown". This document must be signed on the last page by the Property Owner. If additional pages for any response are necessary, please attach them to this form.

## GENERAL PROPERTY INFORMATION

| | | | |
|---|---|---|---|
| Property Name: Limestone Community School | | | |
| Property Address: 93 High Street | | | |
| City: Limestone | State: MAINE | Zip: 04750 | County: Aroostook |
| Property Owner/Owner's Representative, Title: Facility Director | | | |
| Telephone: 551 4220 | Email Address: WStPierre@RSU39.org | | Fax: 493 4245 |
| Property Manager/Site Contact: | | | |
| Telephone: 551 4220 | Email Address: | Experience in Multifamily (Years/Months): | Experience at subject property (Years/Months): |
| Maintenance Manager, Title: | | | |
| Telephone: | Email Address: | Experience in Multifamily (Years/Months): | Experience at subject property (Years/Months): |
| Total Land Area (square footage/acreage): 20.0 Acres | | Date(s) of Construction Completion/Major Renovation Dates: 8-1-73 | 4-1-11 |
| Total Number of Apartment Buildings on Property: | | | |

Is the Property or any portion of the Property in an area having a 10% or greater probability of the Peak Ground Acceleration (PGA) being exceeded by 0.15% or more in a 50 year period (as sown by the most recent United States Geological Service date for the area Peak Ground Acceleration)?

☐ Yes ☒ No ☐ Unknown

Has the Property had any Seismic reports completed in the past two years that yielded a SEL of 18% or greater?

☐ Yes ☒ No ☐ Unknown

Has the Property been damaged by a catastrophic event or natural disaster in the past?

☐ Yes ☒ No ☐ Unknown

If yes, please attach a detail including, but not limited to, type of event, extent of damage and date of event.

Has the Property been subject to or recommended for an Environmental Phase II investigation or are there any current environmental concerns at the Property? ☐ Yes ☒ No ☐ Unknown

If yes, attach detail (including pervious Phase I and Phase II report, if applicable)

| | | |
|---|---|---|
| Number of Non-Residential Buildings on-site: 3 | Clubhouse (sq. ft.): | Leasing Office Building (sq. ft.): |
| Recreation (sq. ft.): 408 sq ft | Maintenance Structure (sq. ft.): | Common Area Laundry Facility (sq. ft.) |

| | | | |
|---|---|---|---|
| Other (description & sq. ft.): | | | |
| Number of On-Site Parking Spaces: 120 | Number of Covered Parking Spaces and/or Garage Spaces: | Total Number of Rental Units: | |
| Total Model Units and Unit Type: | | | |
| # of Studio Units: | Avg. Sq. Footage: | Current Units Occupied: | Current Vacant and/or Down Units: |
| # of 1-Bedroom Units: | Avg. Sq. Footage: | Current Units Occupied: | Current Vacant and/or Down Units: |
| # of 2-Bedroom Units: | Avg. Sq. Footage: | Current Units Occupied: | Current Vacant and/or Down Units: |
| # of 3-Bedroom Units: | Avg. Sq. Footage: | Current Units Occupied: | Current Vacant and/or Down Units: |
| # of 4-Bedroom Units: | Avg. Sq. Footage: | Current Units Occupied: | Current Vacant and/or Down Units: |
| # of Other Units: | Avg. Sq. Footage: | Current Units Occupied: | Current Vacant and/or Down Units: |
| Current Economic Occupancy (%): (attach rent roll) | Current Physical Occupancy (%): | Average Economic Occupancy (%) for the Last Calendar Year: | Average Physical Occupancy (%) for the Last Calendar Year: |
| **List Commercial / Retail Tenants. Attach commercial lease abstracts for each commercial / retail tenant.** | | | |
| # of Commercial / Retail Units: | Total Sq. Footage of Commercial / Retail Tenants: | Current Economic Occupancy for Retail (%): | Current Physical Occupancy for Retail (%): |
| Include brief narrative on commercial uses: | | | |
| Property or the residential tenants receive a government-provided utility subsidy payment? ☐ Yes ☐ No ☐ Unknown | | Property is rent-controlled / rent stabilized? ☐ Yes ☐ No ☐ Unknown | |
| Property complies with Jurisdictional regulations? If not in compliance, attach explanation (if not known, indicate such). Building Code ☒ Yes ☐ No ☐ Unknown Fire Code ☒ Yes ☐ No ☐ Unknown Zoning ☒ Yes ☐ No ☐ Unknown | | | |
| As-built Property Construction Plans available for review during the site visit? ☒ Yes ☐ No | | | |

| | |
|---|---|
| Property has or is pursuing a green building certification? ☐ Yes ☒ No<br>If green building certification is in place, identify certifying body and year of certification.<br>If Property is the pursing a green building certification, attach additional detail. | |
| Is O&M Plan in place for Lead Paint? If yes, attach copy. ☐ Yes ☐ No | |
| Is O&M in place for Asbestos Containing Materials? If yes, attach copy. ☒ Yes ☐ No | |
| Does Property have a Mositure Management Plan (MMP)? If yes, attach copy. ☐ Yes ☒ No | |
| Does Property have a Pest Management Program Plan? If yes, attach copy. ☒ Yes ☐ No | |
| **UTILITY SUPPLIER** | |
| Electricity: EMERA Maine | Natural Gas: |
| Oil – Type #6, #4 or #2: | Other Fuel Types (i.e. propane): Wood Chips |
| Water: Town | Sewer: Town |
| Refuse Disposal: Caldwells | Telephone: Consolidation |
| Cable TV/Internet: SPECTRUM | Are Utilities Adequate for Property Use? ☒ Yes ☐ No |
| Does Property track energy and/or water consumption in ENERGYSTAR Portfolio Manager (www.energystar.gov)?<br>☐ Yes ☒ No If not ENERGY STAR, what benchmarking or tracking tool is used? | |
| If Property is currently not benchmarking, please provide brief explanation why (i.e., lack of staff training, insufficient resources, unclear of the benefits to the property, not interested)? | |
| **SITE IMPROVEMENTS** | |
| Description of Landscaping (mature, new, minimal, native or not native plants):<br>In House | |

| | | | |
|---|---|---|---|
| Landscaping Contact?<br>☐ Yes ☐ No ☒ N/A | Landscaping Firm: | Landscaping Capital Budget: | Landscaping Annual Maintenance Budget: |
| Landscape Irrigation is present?<br>☐ Yes ☒ No ☐ N/A | | If present, ☐ Manual ☐ Automated<br>☐ Seasonal ☐ Year-round | |
| Asphalt/Concrete Parking Pavement is Present?<br>☒ Yes ☐ No ☐ N/A | Last Re-seal & Re-stripe Date: | Last Overlay Date:<br>Partial 9-15-2018 | |
| Type of Sidewalk (Concrete or Pervious)<br>Paved | | Sidewalks connect to neighborhood? ☒ Yes ☐ No | |

| | |
|---|---|
| Pool/Sauna/Jacuzzi is Present? ☒ Yes ☐ No ☐ N/A | Date of most recent pump/filter replacement: 7-20-2016<br>Date of most recent re-surface: |
| Athletic Court(s) are Present? ☒ Basketball ☐ Volleyball ☐ Racquetball ☐ Tennis ☒ Other: Track | |
| Improvements in Last 3 Years | |

| | | | |
|---|---|---|---|
| Laundry Equipment<br>NA | Common Laundry Facility ☐ Yes ☐ No | In-unit Landry Hook-ups ☐ Yes ☐ No | In-unit Laundry Equipment provided ☐ Yes ☐ No |
| | Third-Party Maintenance Contact ☐ Yes ☐ No | ENERGY STAR Laundry appliances: Common Laundry: ☐ Yes ☐ No In-unit ☐ Yes ☐ No (assumes property supplied): | |

| | |
|---|---|
| Playground/Tot Lots are Present? ☒ Yes ☐ No | |
| Age of Equipment: Unknown | Description of Ground Cover: Wood Chip |
| Other Site Improvements / Amenities: | |

## BUILDING MATERIALS / FINISHED

| | |
|---|---|
| Construction Framework Type: Steel | Foundation Type: |
| Exterior Walls & Finished Type: Brick | Type of Exterior Wall Insulation and Rating, if known: Unknown |
| Improvements in the Last 3 Years: | |
| Exterior Doors Type: Steel | Exterior Doors utilize weather stripping and door sweeps? ☒ Yes ☐ No |
| Improvements in the Last 3 Years: 9-17 | Maintenance Schedule: As Needed |
| Balconies - Improvements in the Last 3 Years: | |
| Window Type: Vinyl & Alum. | Windows Utilize Weather stripping ☒ Yes ☐ No |
| Improvements in the Last 3 Years: 7-2017 | Maintenance Schedule: |
| Exterior Lighting – Improvements in the Last 3 Years: 10-15-18 | |
| Exterior Lighting Utilize: ☒ Photocell technology ☐ Programmable/Timer ☐ Other (please provide type): | |

| | |
|---|---|
| Elevators / Escalators – Last Inspection Date (attach inspection certificate, if applicable) | |
| **ROOFING SYSTEMS** | |
| Type of Roof(s): Rubber | Age of Roof/Original Roof: Varied |
| Roof Warranty(ies) ☐ Yes ☐ No ☐ Term of Roof Warranty _____ | |
| Known Leaks: ☐ Yes ☒ No | Age of Roof Insulation: Prior To 1990 |
| Type of Roof Insulation and Rating, if known: Unknown | |
| Description of energy efficient technologies such as roof top gardens or white roofs with a SRI rating, etc.: None | |
| **ELECTRICAL** | |
| Load (Volts/Phase/Wires): 408 | Total Amps: |
| Electrical Metering ☐ Individually Metered Units ☒ Master Metered | |
| Wiring (Copper / Aluminum): Copper | |
| **BUILDING MATERIALS / FINISHES** | |
| Emergency Generator ☐ Yes ☒ No | |
| **MECHANICAL** | |
| HVAC Units Description Uni-Vents | |
| ☒ Electric ☐ Natural Gas ☐ Other (include description) | Total Number & Capacity (Tons) |
| Average Age HVAC Units or range of Ages (i.e. if there are multiple): 45 | |
| Are HVAC Units ENERGY STAR Rated? ☐ Yes ☒ No | |
| **PLUMBING** | |
| Water / Sanitary Sewer Material Type: ☒ Copper ☒ PVC ☒ Galvanized Metal ☐ Cast Iron ☐ Polybutylene ☐ Other | |

| | | |
|---|---|---|
| Water Heaters | ☐ Individual Count 5 # Capacity 85 gallons | ☐ Central Count _____ # Capacity _____ gallons |
| | ☒ Electric ☐ Natural Gas ☐ Other | ENERGY STAR-rated? ☐ Yes ☒ No |
| | Avg. Age of Water Heaters: 30 years | Are hot water lines insulated? ☒ Yes ☐ No |

| | |
|---|---|
| Boiler Permit No. | Septic System (prior or current) ☐ Yes ☐ No NA |
| Domestic Water (Pressure / Drainage) Problems: Pressure on Low Side | |
| Sanitary Sewer Problems: None | |

| | |
|---|---|
| **GAS SERVICE** | |
| Gas Distribution Piping Material | |
| **FIRE SUPPRESSION / LIFE SAFETY** | |
| Sprinkler System: ☒ Yes ☐ No | Type: ☒ Wet ☐ Dry |
| **Fire Extinguishers** | |
| Maintenance Routine: Monthly Inhouse Yearly Contractor | |
| Last Inspection Date: Jan 3 2019 | |
| Smoke Detectors: ☐ Hard-Wired ☐ Battery Operated | |
| Maintenance Routine: | |
| Are CO Monitors Required? ☐ Yes ☒ No | CO Monitors Installed? (if applicable) ☐ Yes ☐ No |
| **BUILDING MATERIALS / FINISHES** | |
| **INTERIOR / COMMON AREAS** | |
| **Describe Common Area Interior Finishes** Dry wall & Paint | |
| Improvements in the Last 3 Years: Paint to Class Rooms As Needed | |
| Common Area Restrooms: Block Painted | |
| Furniture, Fixtures and Equipment Maintenance and Replacement Schedules<br>**Attach Inventory of Furniture, Fixtures and Equipment including Age of Equipment.** | |
| **Apartment Unit Interior Finishes** | |
| Floor Covering Annual Expenditures<br>$ _____ | Cabinetry Annual Expenditures<br>$ _____ |
| Appliances Annual Expenditures<br>$ _____ | Appliances ENERGY STAR rated?<br>☐ Yes ☐ No |
| Describe Appliances Replacement Policy: | |
| Curtains/Drapes/Blinds Annual Expenditures<br>$ _____ | Other Apartment Unit Interior Expenditures<br>$ _____ |
| **Name top three properties in the market that compete with the subject property for tenants/residents (include distance from the subject).** | |

| COMPLETED AND PLANNED CAPITAL IMPROVEMENTS |
|---|
| Please comment on completed and planned capital improvements in the last 3 years. Attach documentation if available. |
| *Completed Capital Improvements, including:*<br>***Items and count of capital items improved.***<br>***Date of improvement:*** |
| Bleachers Replacement 2018 |
| Gym Floor ReSinished 2018 |
| Pool Roof 2017 - 2018 |
| ReFURBished Gang Rest Rooms By Office 2018 |
| *Planned Capital Improvements, including:*<br>***Items and count of capital items to be improved.***<br>***Is capital improvement currently scheduled (i.e., bid or contract in place) or planned?*** |
| Freezer Replacement |
| Refurbish Gang Rest Room By MSSM wing |
| 1 Wing Window Replacement |
| |
| |

**SIGNATURE OF OWNER OR AUTHORIZED OWNER REPRESENTATIVE**

By: _____

Name: Timothy L. Nash

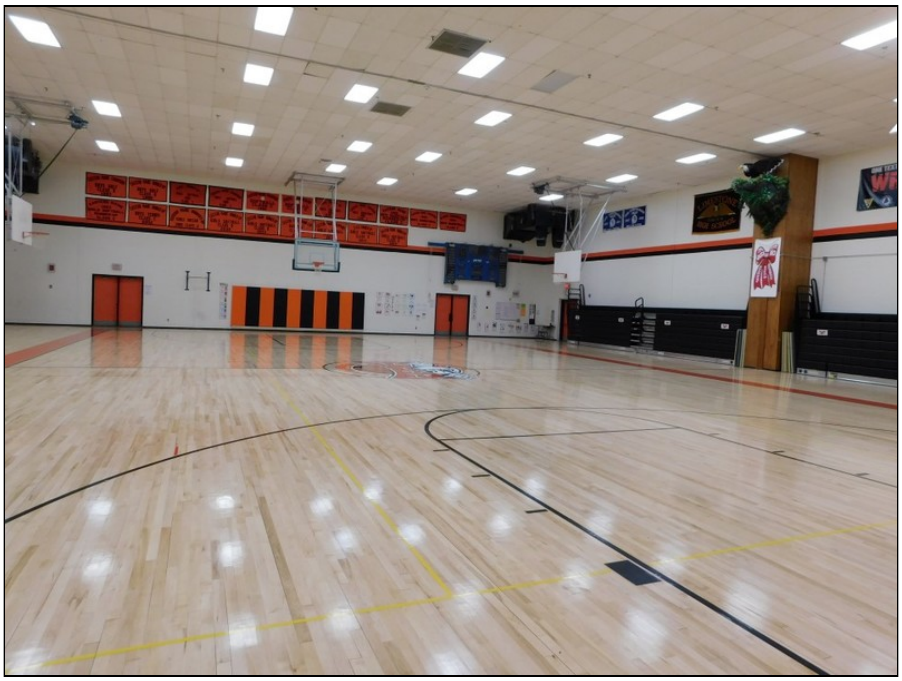
Title: Superintendent of School

Date: 1-7-19

# Appendix IV: SITE PHOTOGRAPHS

1 - hot water storage

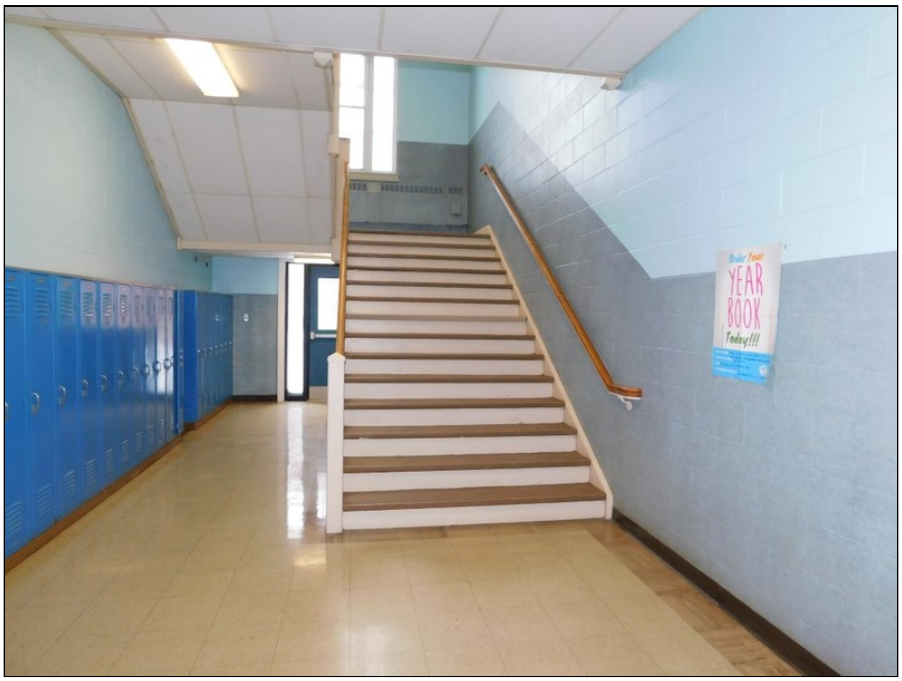
2 - taped over breakers



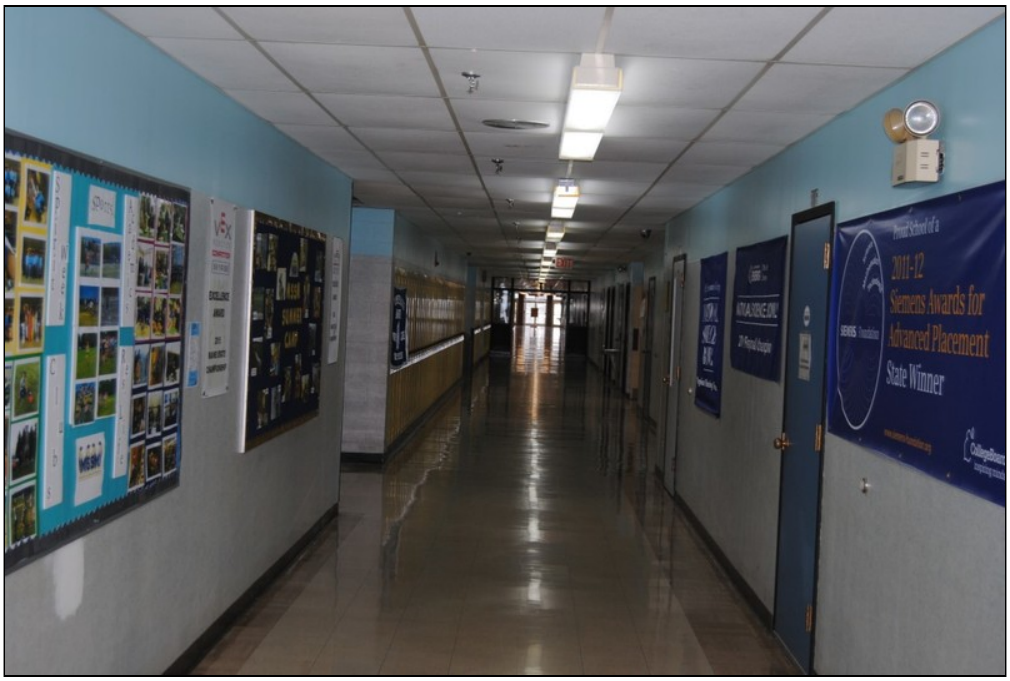
3 - gymnasium

4 - failing entry stais


5 - lobby terazzo




6 - interior stairs




7 - interior finishes


8 - interior door

9 - fire sprinkler head


10 - camera


11 - pull station


12 - horn/strobe


13 - emergency lights

14 - elevator

15 - exterior camera

16 - concrete veneer

17 - propane tanks

18 - damaged brick


19 - exterior stairs


20 - ADA signage

21 - exterior doors

22 - transformers

23 - roll up doors

24 - lintel

25 - step cracking

26 - roof deck

27 - ceiling fan coil

28 - greenhouse

29 - exterior elevation

30 - windows

31 - window air conditioner

32 - window vent fan

33 - shed

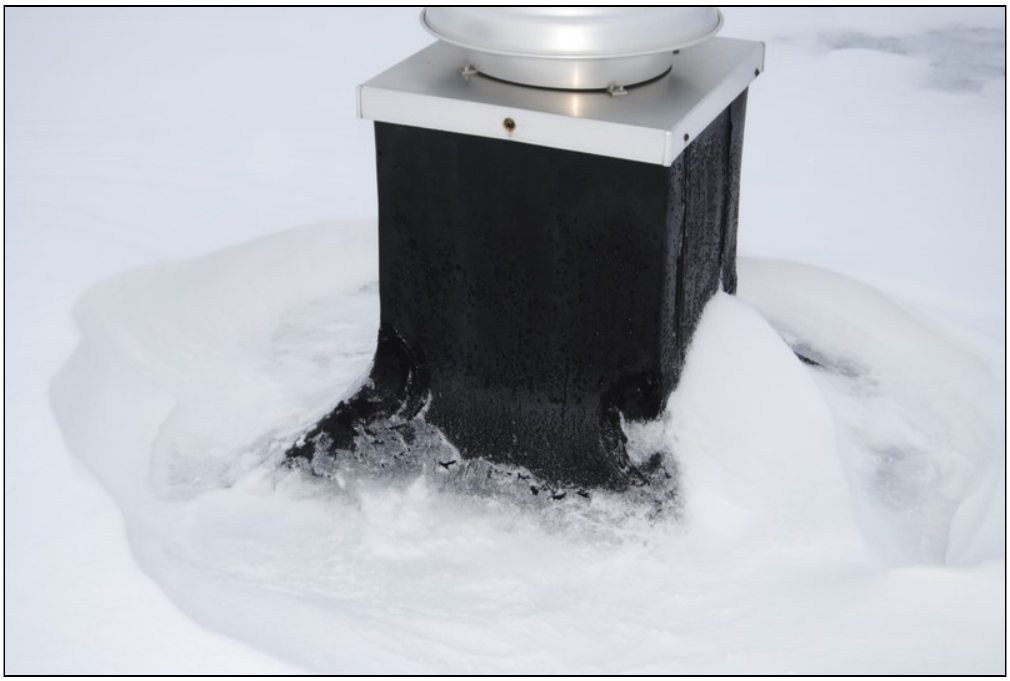
34 - playground

35 - entrance 1

36 - entrance 2

37 - roof downspout

38 - roof membrane



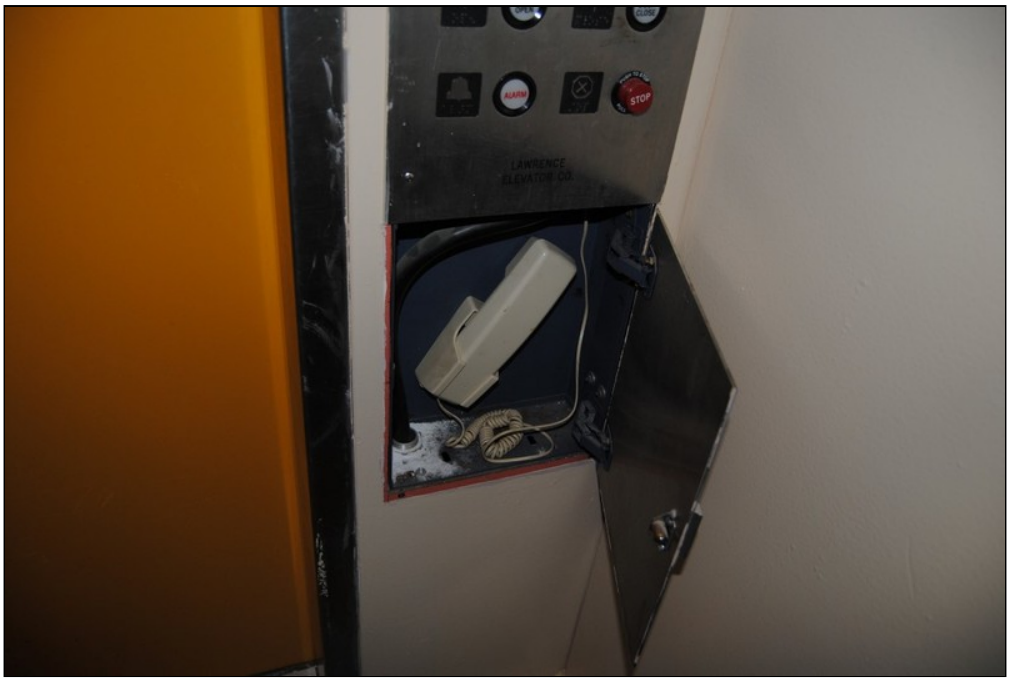
39 - rooftop vent

40 - leaking rooftop vent

41 - atic insulation

42 - expansion joint

43 - cracked elevate slab




44 - elevator phone

45 - pipe insulation


46 - thermostat


47 - exit sign

48 - uni-vent heater

49 - class room finishes

50 - return air

51 - library

52 - radiator

53 - railing

54 - non-da restroom

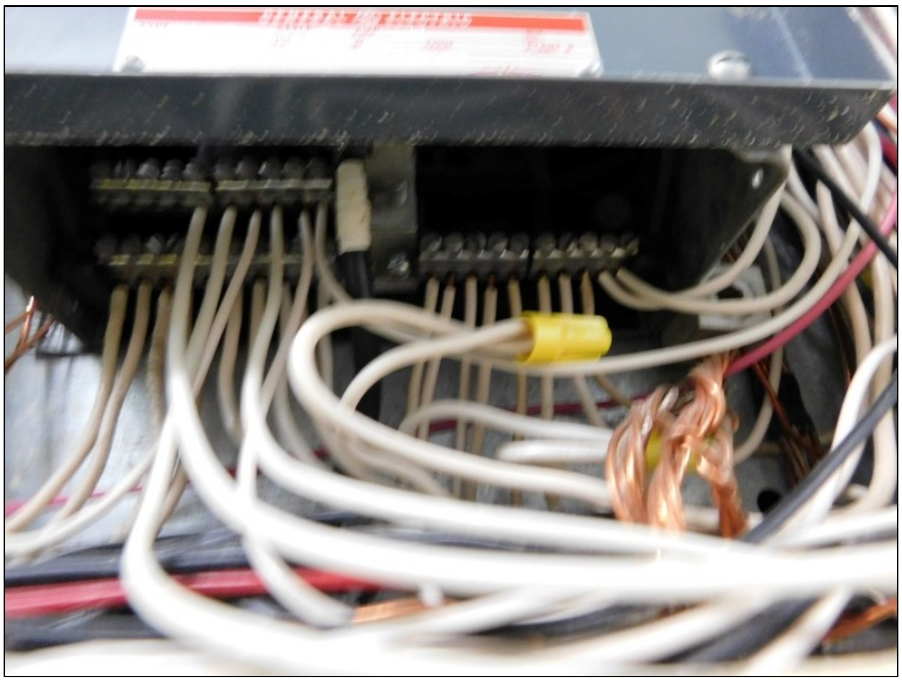
55 - office finishes

56 - non-ada fountain

57 - branch panel


58 - fire extinguisher

59 - fan in chemical storage



60 - copper branch wiring

61 - supply piping

62 - air handler


63 - elevator controls


64 - elevator relays

65 - ADA compliant sinks

66 - ADA compliant urinals

67 - ADA compliant stall

68 - vent hood extinguisher

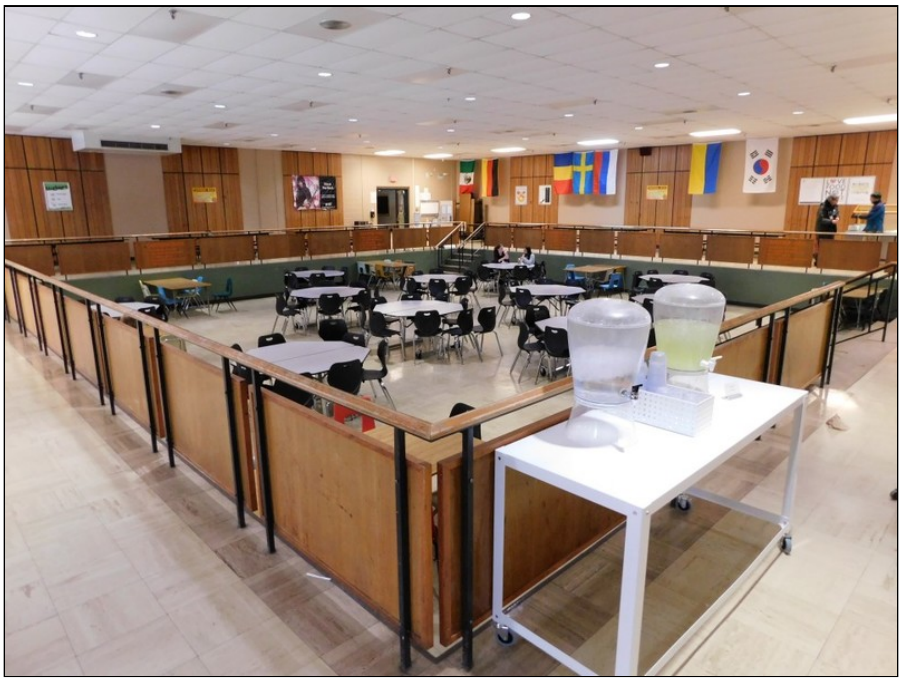
69 - kitchen equipment

70 - Steel joist

71 - oil fired water heater

72 - water softener


73 - space heater



74 - Cafeteria

75 - roof framing

76 - cracked slab

77 - air handler


78 - pool

79 - meter

80 - fire alarm panel


81 - main switch

82 - hot water pump

83 - wood chip boiler

84 - oil fired boiler 1

85 - oil fired boiler 2