

CAPITAL ASSESSMENT PLAN



Cologne Academy
1221 South Village Pkwy
Cologne, MN 55320

Prepared For

Cologne Academy
1221 South Village Pkwy
Cologne, MN 55320

Prepared and Submitted By

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January 11, 2021



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Asset Management



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Section I

FACILITY OVERVIEW

Cologne Academy #4188 (CA) requested that JB Vang Management, LLC provide a Capital Assessment Plan for its facility to determine a Capital Improvement Budget. JB Vang's Facilities Management team along with consultants from MMC and Jamar Company made a site visit to the facility. The following is a summary of the observations made during that site visit. During our visit, Ms. Lynn Gluck Peterson, the Executive Director at the school, gave us full access to the building to perform our assessment.

The facility is located at 1221 South Village Pkwy, Cologne, MN 55320. The original building of approximately 16,114sf was built in 2008. There have been a number of additions such as Phase 2 (8,756sf) in 2010, Phase 3 (13,019sf) in 2011, Phase 4 (10,080sf) in 2012 and phase 5 (33,118sf) in 2014. The last addition in 2014 added more classrooms and a new gym with a stage. The total building is now approximately 81,087sf.

In addition to the building, CA also owns the parking lot in the center court yard and the parking lot to the east of the gym.

The scope of our service includes assessing the Mechanical, Electrical & Plumbing (MEP) systems, the roof, the site condition and other general building conditions. This assessment report will summarize existing conditions, identify repair and maintenance needs, and outline a budget for the recommended repair and maintenance work.

A basic set of floor plans was used for general navigation through the building and is included as an exhibit at the end of this report.

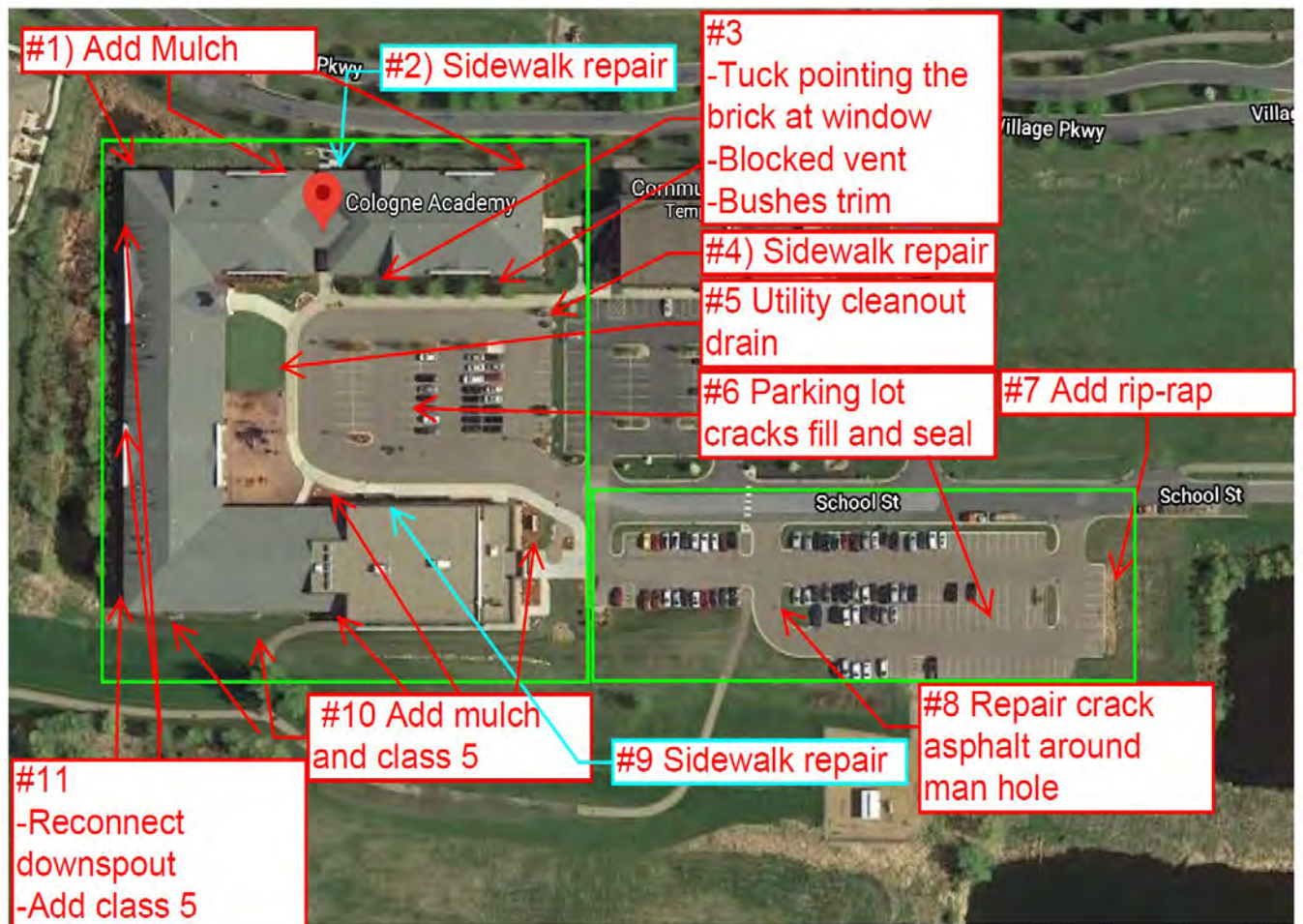


Section II GENERAL ASSESSMENT

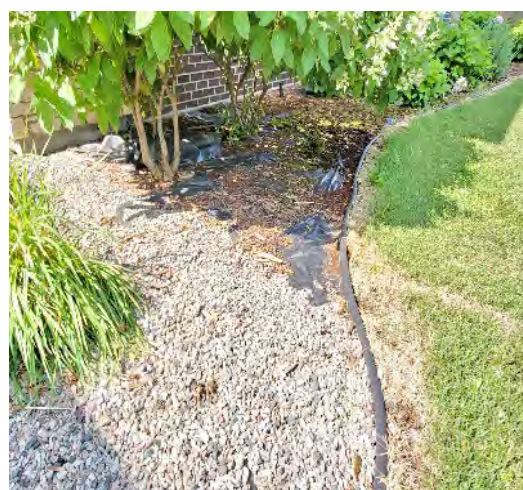
BUILDING

Exterior Assessment:

This site consists of green space, the main school building, playground equipment and parking lots. Visual inspections revealed a couple of areas that should be evaluated for repairs.



Location 1: This includes the flower bed and landscaping along the whole north side of the building. The mulch and poly have deteriorated and left a 2" – 5" depression between the plastic poly bedding and the top of the grade. The lack of mulch causes water to get into the foundation and door landings. If this condition continues, the egress landing and the building foundation will be undermined. Adding new poly and mulch will remedy this condition.



Locations 2, 4 & 9: There are sections of the sidewalk throughout the site that are cracked, broken and/or are uneven. This condition should be watched closely with the freeze and thaw cycle to ensure that it does not get worse. If this condition continues, the concrete section should be grinded, caulked and patched or fully replaced to avoid a trip hazard.



Location 3: This is the section along the south side of the Phase 1 and Phase 2 portions of the building. There are a number of areas that should be evaluated. The brick at the corner of the classroom window requires tuck pointing and grouting along the seams to avoid water intrusion. One vent has a mesh screen which appears to be blocked by debris. The screen should be removed to allow proper venting. A few areas of the window's caulking show cracks and need to be re-caulked to prevent water intrusion. The evergreen on the ground around the condenser unit needs to be trimmed to allow maximum airflow to the unit for optimal operation. The section of bricks above the Cologne sign has calcium build up. This showed a sign of water intrusion. This condition should be watched closely to ensure it does not deteriorate.



Location 5: This location is the artificial turf section outside the main office and the playground area. There is a utility cleanout drain hidden underneath the artificial turf. The ground around the utility clean out has settled creating a 2" – 4" depression. This situation creates a trip hazard for students as they play around it. Removing the turf and adding more base materials will remedy this. The natural mulch in the playground area has deteriorated and created a 1" - 3" depression in a high traffic area. The water from the downspout is washing the mulch away exposing drain tiles and building foundations. The spout should be extended into the catch box and additional mulch should be added to remedy this situation.



Location 6: This area encompasses the parking lot in the courtyard and the lot to the east of the gym. There are a number of asphalt cracks throughout the two parking lots and drive lane. The freeze and thaw cycle will worsen and expand the cracks. Weed control should be applied to the weeds that grow in the cracks and between the curbs and asphalt line. Asphalt cracks should be cleaned and filled. The asphalt should be seal coated and re-striped to prevent more cracks and to extend the life of the asphalt.



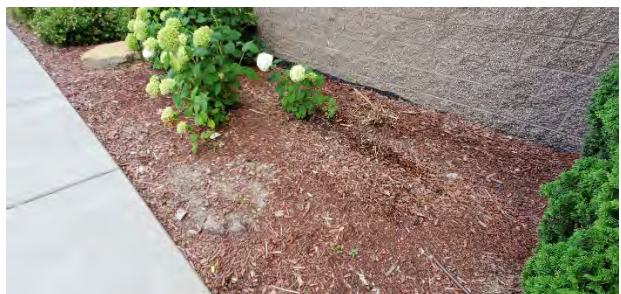
Location 7: This area runs from the east side of the parking lot east of the gym towards the pond along School St. Rocks that build up the rip-rap have been washed down. Adding more and larger rocks will help prevent wash down and will slow the water. This will prevent further erosion which can undermine the parking lot curb.



Location 8: This area is in the drive lane between the smaller and bigger parking lots to the east of the gym. The man hole has cracks all around the frame. An asphalt area around the frame will need to be cut and re-laid to create a stronger surface that will protect the manhole frame and housing.

Location 10: This is the outside area around the north, east and south sides of the gym. The mulch in this area has been washed away by rain and therefore exposed the irrigation system, the landscape mesh/poly and in some instances the building foundation. This will create a situation where systems may be damaged, plantings will not be able to retain water and moisture, and rain water run-off will be greater, causing potential water intrusion into the building foundations and the building itself.

The mulch on the north side of the gym has been washed away and the sprinkler line is exposed.



The flower bedding on the east side of the gym has been washed out. The sprinkler line is exposed and is susceptible to damage.



Lack of mulch caused water to wash away dirt and create entry points that may undermine the building foundation.



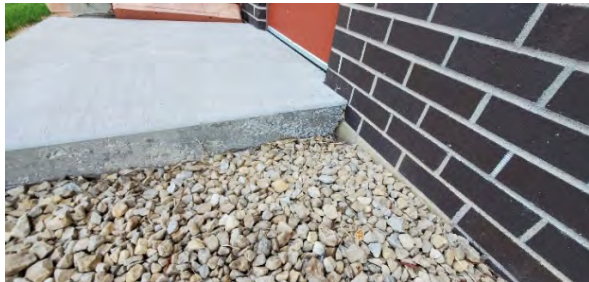
The gap between the sidewalk and the building may need to be caulked. This condition will need to be monitored closely. The freeze and thaw cycle may push the sidewalk away from the building and may undermine the building foundation later.



The lack of mulch caused the soil foundation around the condenser platform to be undermined. This will need to be addressed right away. It may cause the condenser unit to tip over and damage the cooling line and unit. Creating a solid foundation with new poly and class 5 around the unit should help stabilize the units.

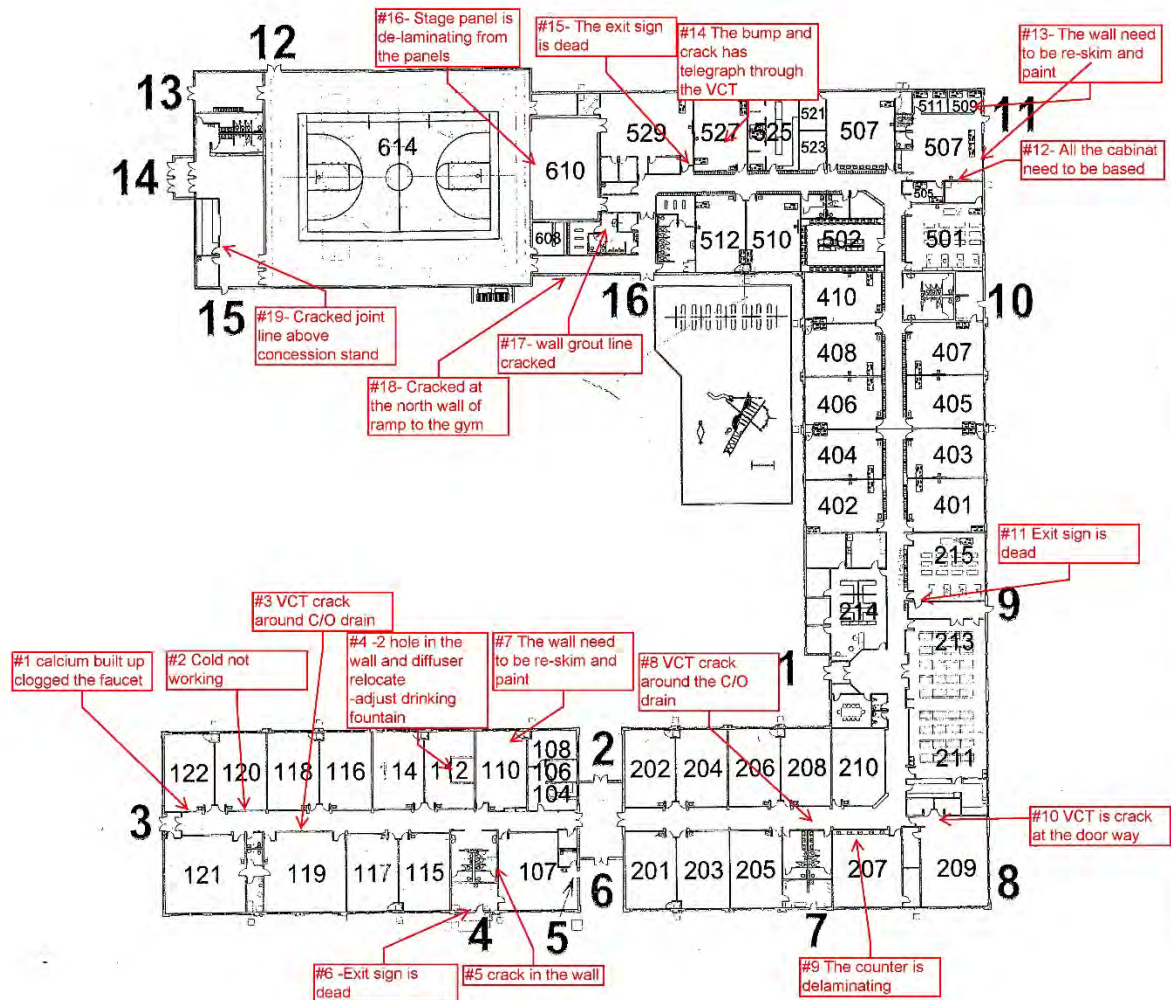


Location 11: This area is the west side of the main building. The issue along this side is that the class 5 is settling and causing a 1"-3" depression. This will lead to water undermining the door landing and the building foundation. Adding more class 5 will remedy the issues. A downspout needs to be reconnected so the water is discharged away from the building.



Interior Assessment:

A visual inspection of the interior building condition did not reveal any major areas of concern. There are a few areas with minor issues that should be addressed. Diligent repair and maintenance of high traffic areas and impacted areas should be continued.



Location #1: The faucet in room 122 is clogged from calcium build-up. The faucet head filter needs to be cleaned out or replaced.

Location#2: The cold-water handle in room 120 is not working. It looks like the handle needs to be replaced due to the gear in the handle being worn out.

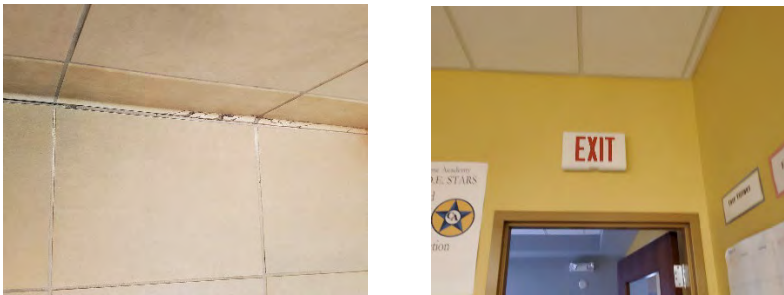
Location#3: The VCT outside room 119's clean out drain is cracked and may be a trip hazard.



Location #4: Classroom 112 has two holes in the wall. The wall will need to be patched, taped, and painted. The diffuser should not be in between the wall; it will need to be fully moved into the smaller room. The countertop is de-laminating at the edge by the sink. Laminating the edge will prevent it from absorbing water and further damaging to the countertop.



Location #5: In the girls' bathroom across from classroom 110 the tile wall base is cracked and has the potential for bacteria growth. The tile needs to be replaced and re-grouted to prevent water from getting in.



Location #6: The exit sign in classroom 107 is dead. The exit sign will need to be replaced to resolve the issue.



Location #7: The back wall of classroom 110 needs to be re-skimmed and painted. The paint is peeling from the wall.

Location #8: The VCT tiles around the clean out drain are cracked and broken off. It could become a trip hazard if it's not corrected. A bead of silicone or grout should fill the hole and fix the issue.

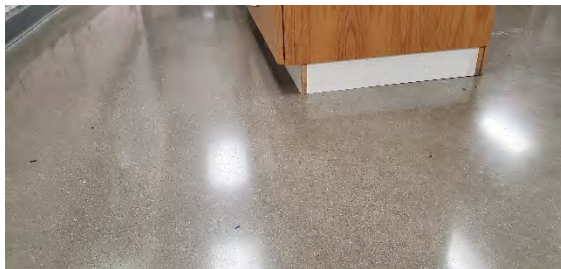


Location #9: The countertop is de-laminating. The laminate will need to be re-glued down and caulked to prevent water intrusion into the countertop.

Location #10: VCT is cracked in the doorway of the two offices to the south in room 209. The cracks will need to be monitored and replaced if it gets worse with the shifting of the slab.

Location #11: The exit sign in the cafeteria is not lit. The LED light inside is out. The exit sign will need to be replaced.

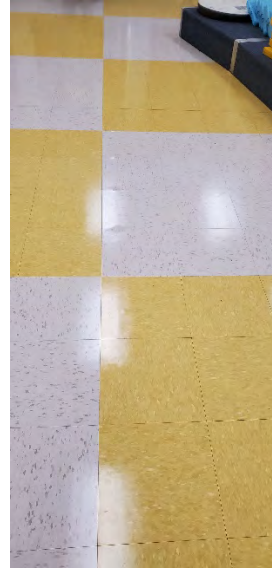
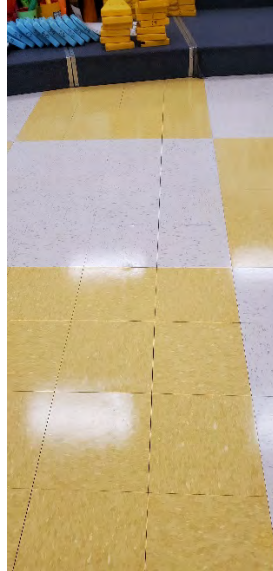
Location #12: The cabinets in classroom 501 need to be based. JB Vang will talk to Rochon about getting all the cabinets based.



Location #13: The walls in room 507 and 509 need to be re-skimmed and painted. The paint and drywall are peeling.



Location #14: The VCT cracks and bump in room 527A are telegraphed through the tiles. The VCT will need to be monitored and replaced if the cracks get worse. This is caused from the floor slab moving back and forth.



Location #15: The exit signs' LED light is not on. The led light is dead and a new replacement sign is needed.

Location #16: The stage panel wall covering is de-laminating at the seam of the two partition joints. The wall covering will need to be re-glued to prevent the panel from being completely peeled off and to avoid a costly repair/replacement. The stage partition is tilted on one side and aligned on one side. This could be a potential safety liability if the panel is not properly secured.

Location #17: The grout line in the boys' locker room is cracked. The grout will need to be caulked to prevent debris and water from getting in. Caulking will allow the grout line to expand and contract while still preventing the water from getting in the cracks.

Location #18: The exterior wall along the ramp to the gym is cracked at the drywall joint line. The crack will need to be taped and repainted.

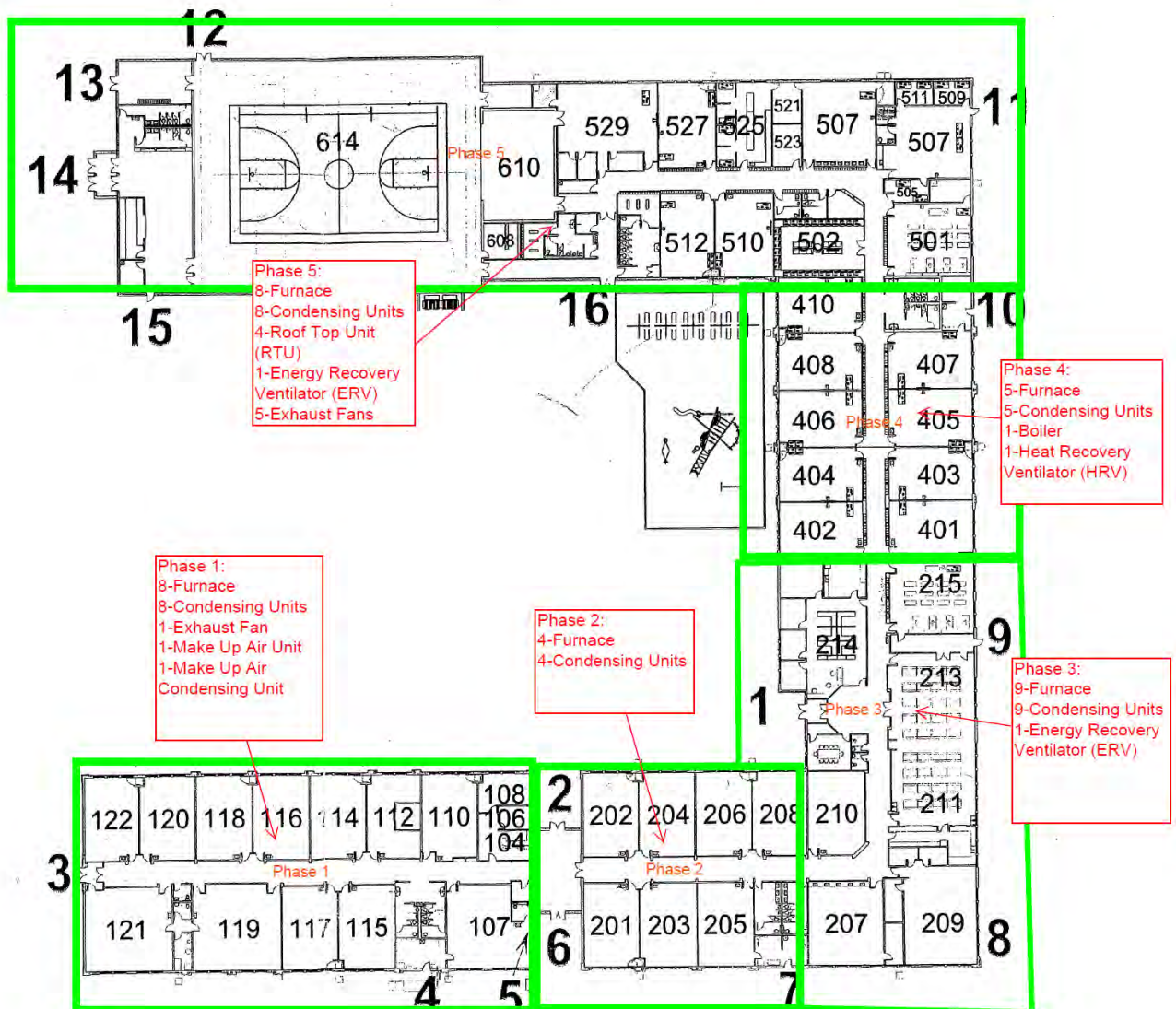


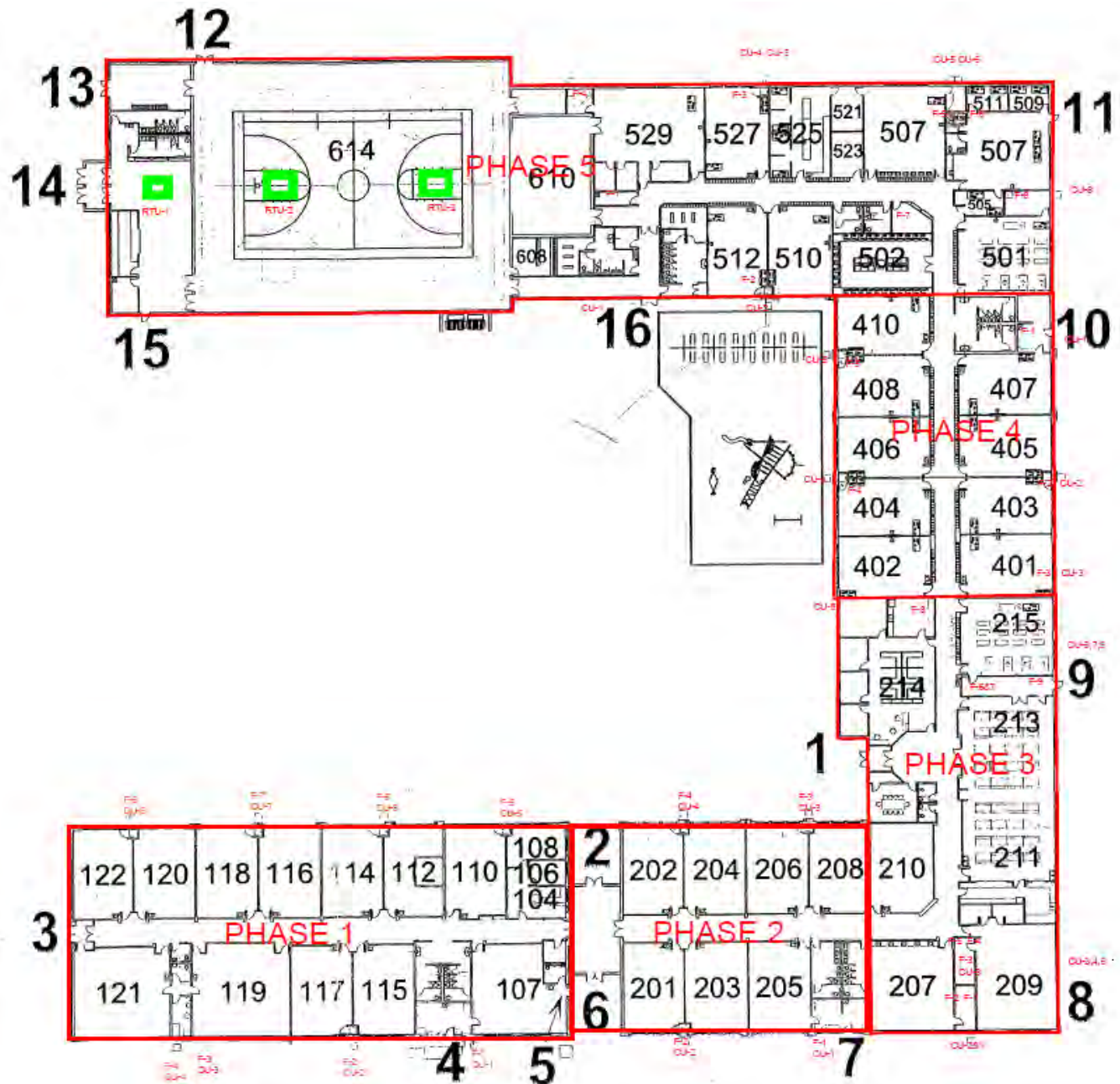
Location #19: Above the door frame of the concession stand, the wall is cracked at the drywall joint line. This was caused by the building moving and shifting. The cracks will need to be taped, mudded and painted to avoid it cracking further.



Section III

MECHANICAL ASSESSMENT





HVAC SYSTEMS

This building is served by 32 Furnaces, 32 Condensing Units, 4 Roof Top Units (RTU) that are manufactured by Goodman, and (1) boiler with Air Handler Unit (AHU). These furnaces and RTUs were installed across multiple construction additions during phases 1-5 from 2007 to 2015, with the newest ones being the 9 Goodman Furnaces, 9 Goodman Condenser Units and 4 Daikin RTUs in Phase 5 during 2015. There are also the Power Roof Ventilator (PRV), Make Up Air (MUA), Energy Ventilator Recovery (ERV), Heat Recovery Ventilators (HRV), and Air



Handler Unit that help the furnaces and RTUs recover heat and cooling to cut cost. These units are made by RenewAire, Carrier, Bryant and Venmar CES. The average industry life expectancy of furnaces and condenser units is about 15-20 years. The average industry life expectancy for commercial Roof Top Unit (RTU), energy recovery units and Air Handler Unit is about 10-15 years. With standard periodic maintenance of these units, the life expectancy can exceed the average.

Phase 1:

Phase 1 is served by 8 (Goodman) furnaces units, 8 (Goodman) condenser units and the (Bryant) make-up air unit with condenser unit. Furnaces 1-8 and condenser units 1-8 were installed in 2008 of phase 1. The furnaces and condenser units are 12 years old. The units are still working properly and seem to be in good condition. The units seem to be well maintained. The Make-up Air Unit outside room 115 was off when MMC technician Justin Morlan inspected it. He could not find the control to get it running. According to (CA) maintenance the hallway smells like gas when the unit is running, so they just shut it down. Life expectancy left on these furnace and condenser units is about 8 years with periodic maintenance.

Phase 2:

Phase 2 is served by 4 (Goodman) furnace units and 4 (Goodman) condenser units. The 4 furnaces and 4 condensers were installed in 2010. The furnace and condenser units are 10 years old. The units are working properly and are in good condition. The life expectancy left on these furnace and condenser units is about 10 years with periodic maintenance.

Phase 3:

Phase 3 is served by 9 (Goodman) furnace units and 9 (Goodman) condenser units with a (RenewAire) Energy Recovery Ventilator (ERV). These units were installed in 2012. These units are 8 years old. Based on industry standards, these units have about 12 years remaining. Condenser #8 that supplies the main office has a leak. The unit is low on freon charge and won't cool the office. The condenser unit should be replaced immediately instead of trying to find the leaks. The labor cost to troubleshoot/repair the leak is pretty close to or more than a condenser unit replacement if there are multiple leaks. Besides the condenser that serves the office, these units are in good condition and with standard periodic maintenance these unit should be good for the next 10 years.



Phase 4:

Phase 4 is served by 5 (Goodman) furnaces units, 5 (Goodman) condenser units and a (RenewAire) Heat Recovery Ventilator (HRV). These units were installed in 2013. These units are 7 years old. The furnaces and condensers are in good shape. The HRV is in good condition also. With standard maintenance the furnaces and condensers will last for another 13 years and the HRV will last for another 8 years.

Phase 5:

Phase 5 is served by 8 (Goodman) furnace units, 8 (Goodman) condenser units, a (RenewAire) Energy Recovery Ventilator, a (Venmar) Air Handler Unit, a (Munchkin) boiler and 4 (Daikin) RTUs. These units were installed in 2015. The units are in great condition and working properly. With standard periodic maintenance, the furnaces and condensers should last another 15 years and the other units should last another 10 years.

All the units from phases 1-5 should run smoothly for the next 5 years with periodic maintenance. There will be occasional repairs/replacements of these units due to wear and tear and the harsh Minnesota climate in the winter and summer. Here are some of the things to consider replacing over the next 5 years: the condenser units, blower motor, board, evaporator coil, and bearing.

There are multiple exhaust fans throughout the building. These units typically have the life expectancy of 10-15 years. As a normal course of operations, the exhaust fans should all be cleaned and all the belts should be replaced annually during the preventive maintenance routine to prolong the life expectancy of these units.



PLUMBING

Based on our assessment, there appears to be 3 domestic water service lines and 3 sprinkler risers coming into the building for the different phases of construction of the building. All the domestic water lines are 2" and the sprinkler risers are 4". The domestic water lines and sprinkler risers are located in the same area of each phase. One location is in the utility room in Room 121 of Phase 1. One is in the utility room in Room 205 of Phase 2. The last one is in the Storage Room 616. The domestic and sprinkler riser in Room 121 serve all the rooms in Phase 1. The domestic water line and sprinkler riser in Room 205 serve the build portions of Phases 2, 3 and 4. The domestic water line and sprinkler riser in Storage Room 616 serve the Phase 5 portion of the building.

The water mains are in good working condition. The water pressure in the bathrooms and sinks are all working as expected in Phase 1-5. The three sprinkler risers are in good working condition and have been inspected annually by General Sprinkler Corporation. The sprinkler risers are holding pressure.

There were a number of general repair and maintenance issues that will need to be addressed during routine maintenance repair. Some of the issues are crooked flush valves stems, bad faucet handles, mop faucet leaks, and blocked spouts. The hot water mixing valve in Room 121 is starting to fail and off balance. This will need to be monitored and replaced if it gets worse. Room 112 has a drinking fountain that is too strong and it squirts onto the countertop. It needs to be adjusted down. There are three toilet flush valves in Phase 1 that are off center. They may need to be adjusted or replaced to straighten out the flush valve and to prevent leaks. The mop sink in Phase 2 needs to be repaired. It's leaking at the stem due to worn out a faucet seat or washer.



All the water heaters are in good condition. The age of the water heater varies due to the time of construction in different phases from 2007 to 2015. The industry life expectancy for a water heater is about 8-12 years with standard maintenance. The oldest one is a 2004 A.O. Smith in Phase 1 built in 2007. Many of these water heaters are manufactured and installed in different years, so the life expectancy will vary too. We would recommend that the school reserve funds for the replacement of these water heaters when they go out.



There are three gas lines serving the facility. One line is from the northeast corner in Room 121 which serves Phase 1 of the building. One line located in the north side in Room 205 serves Phases 2, 3 and 4 of the building. The last one is from the northeast of the gym in Room 616. This line serves phase 5 of the building. These gas lines service both building related needs as well as educational needs.



Section IV

ELECTRICAL ASSESSMENT

MAIN POWER DISTRIBUTION SYSTEM

The system consists of the service utility transformer, main switchboard, distribution panels and wire and conduit feeders. There are three service transformers that serve the whole school. The first service utility transformer is located on the north side by Village Parkway. This comes into Room 107. This was put in during Phase 1 in 2007 that serves 16,114sf.

There is a second service utility transformer also located on the north side by Village Parkway. This comes into Room 205. It was installed in 2010 to serve new additions to the building. This transformer serves Phase 2 (8,756sf) in 2010, Phase 3 (13,019sf) in 2011 and Phase 4 (10,080sf) in 2012.

The third service utility transformer is located on the southeast corner of the school by the gym. This comes into the school by the maintenance room by the gym. This unit was installed in 2014 to serve phase 5 of 33,118sf.

Assessment:

This equipment is fairly new as it was installed in 2007, 2010 and 2015. It appears to be in excellent condition with no apparent damage and should be serviceable for many years. The capacity of the individual components is all similar and matches the loads of the building. Repair parts are readily available for all the equipment.

PANELBOARDS

Panelboards consist of branch circuit breakers that feed all individual loads such as lighting, receptacles, kitchen equipment and HVAC equipment. Panelboards are located throughout the building and many are located in electrical closets.

Assessment:

Most panelboards are newer and were installed in 2007 or later. These are in good condition and still have remaining life. Panel LP-11 section 2 has a broken neutral bar in the breaker panel. The neutral bar may need to be replaced if more breakers are added. There is still room in the breaker panels to add for dedicated equipment or just additional lights and outlets throughout the building.



ELECTRICAL INFRASTRUCTURE

The overall electrical infrastructure in the building is in good order. The panels and wiring were visually inspected and appear to be good. The school should always consider the load that they are placing on the system with their equipment usage. The only recommendation at this time is to add new outlet power to where it's needed. In Phase 1, there was an extension cord being pulled up into the ceiling and down to another room for power and equipment.

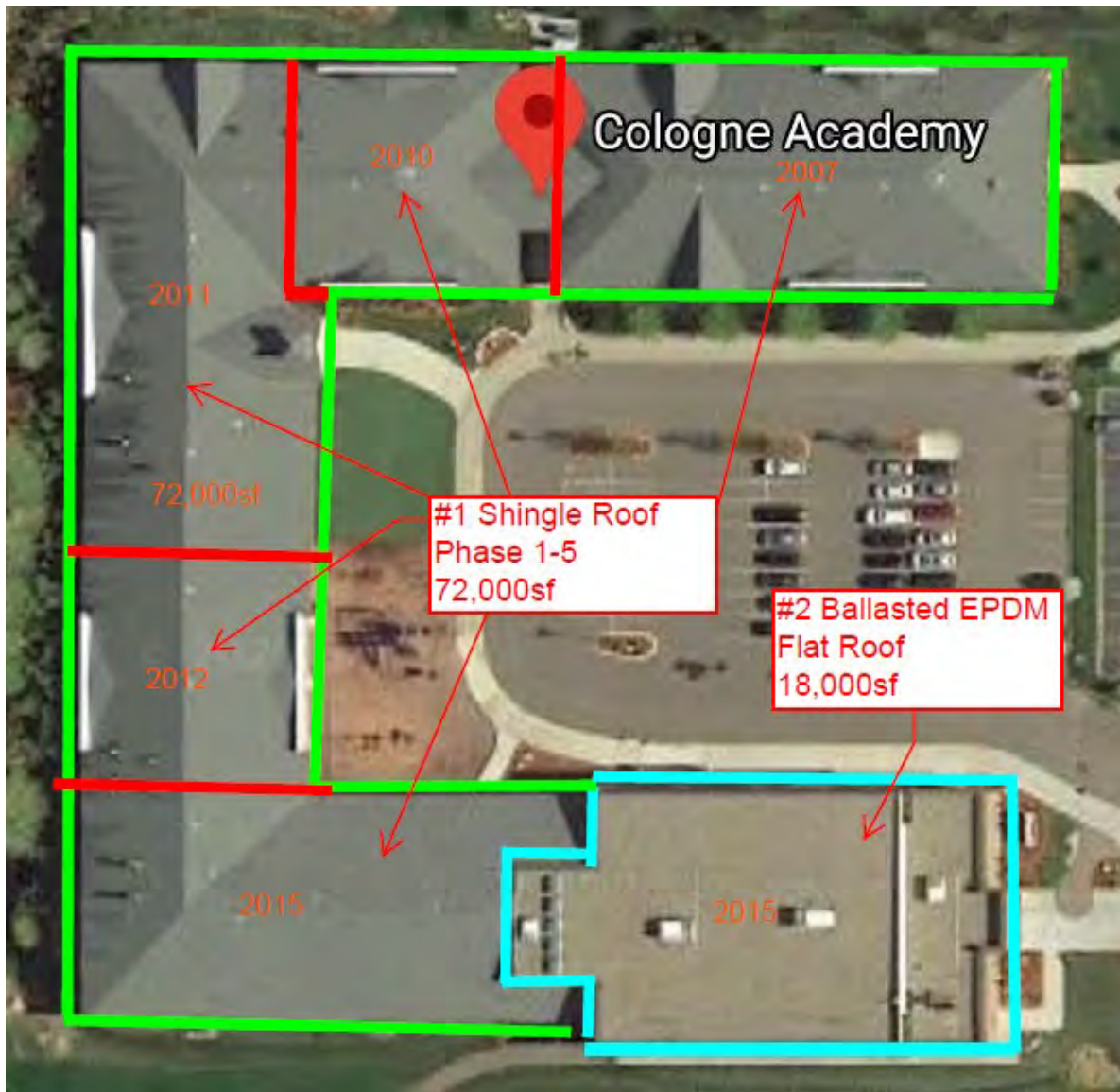


Section V

ROOF ASSESSMENT

ROOF

Due to the different phases of the additions and types of roofs, there are a number of roofs on this building. From our assessment, there are 2 separate roof sections totaling about 90,000sf with varying heights and ages. All the roofs are Shingle roofs from Phase 1 to Phase 5 terminating at the gym. The gym is a flat ballasted roof with EPDM membrane.



Roof section 1 is the shingle roof that covers Phase 1 to Phase 5 and it ends at the gym. The age of this roof varies in ages. The overall square footage of the whole roof is about 72,205sf. Overall, the roof as a whole is still in pretty good shape.

Phase 1 section was installed in 2007 with about 19,005sf of shingles. This roof is in good condition for its age, with an overall grade of an “A”. This means that it has 10 or more years of service life remaining with routine roof maintenance. The shingles, coping cap and flashing are in good condition. As a general maintenance recommendation, there should be some caulking and sealing around openings, penetrations and old cracked caulking to prevent water intrusion. If the repairs are completed and the roof is diligently maintained, full replacement is estimated for **2030**.

Phase 2 section was installed in 2010 with about 10,858sf of shingles. This roof is in good condition for its age, with an overall grade of an “A”. This means that it has 10 or more years of service life remaining with routine roof maintenance. The shingles, coping cap and flashing are in good condition. As a general maintenance recommendation, there should be some caulking and sealing around openings, penetrations and old cracked caulking to prevent water intrusion. If the repairs are completed and the roof is diligently maintained, full replacement is estimated for **2030**.

Phase 3 section was installed in 2011 with about 18,322sf of shingles. This roof is in good condition for its age, with an overall grade of an “A”. This means that it has 10 or more years of service life remaining with routine roof maintenance. The shingles, coping cap and flashing are in good condition. As a general maintenance recommendation, there should be some caulking and sealing around openings, penetrations and old cracked caulking to prevent water intrusion. If the repairs are completed and the roof is diligently maintained, full replacement is estimated for **2030**.

Phase 4 section was installed in 2012 with about 7,528sf of shingles. This roof is in good condition for its age, with an overall grade of an “A”. This means that it has 10 or more years of service life remaining with routine roof maintenance. The shingles, coping cap and flashing are in good condition. As a general maintenance recommendation, there should be some caulking and sealing around openings, penetrations and old cracked caulking to prevent water intrusion. If the repairs are completed the roof is diligently maintained, full replacement is estimated for **2032**.



Phase 5 section was installed in 2015 with about 18,794sf of shingles and 18,163sf of ballasted EPDM flat roof. This roof is in good condition with an overall grade of an “A”. This means that it has 10 or more years of service life remaining with routine roof maintenance. The shingles, coping cap and flashing are in good condition. As a general maintenance recommendation, there should be some caulking and sealing around openings, penetrations and old cracked caulking to prevent water intrusion. It’s recommended that the flat roof get an annual walk thru with repair and caulk at the flashing and puncture area patch to prevent water intrusion. If the repairs are completed and the roof is diligently maintained, full replacement is estimated for the shingle portion in **2035** and full replacement for the flat roof portion is estimated for **2030**.



		Repair Budget	Replacement Budget	Number of Years	Annual Escrow Amount
43	Page 2				
44	MEP Assessment				
45	HVAC				
46	Phase 1 - 2008				
47	8 Units (Goodman Furnances & Condensers)				
48	- On going maintenance	\$ 1,750			
49	- Replacement		\$ 88,000	5	\$ 17,600
50	Phase 2 - 2010				
51	5 Units (Goodman Furnances & Condensers)				
52	- On going maintenance	\$ 750			
53	- Replacement		\$ 46,000	5	\$ 9,200
54	Phase 3 & 4 - 2013 - 2016				
55	13 Units (Goodman Furnances & Condensers)				
56	- On going maintenance - Main Office Not Cooling	\$ 2,500			
57	- Replacement		\$ 162,500	8	\$ 20,313
58	- Replacement (Bryant MUA)		\$ 35,000	8	\$ 4,375
59	Phase 5				
60	13 Units (Goodman Furnances & Condensers)				
61	- On going maintenance - Main Office Not Cooling	\$ 2,500			
62	- Replacement		\$ 108,000	12	\$ 9,000
63	- Replacement (Bryant MUA)		\$ 35,000	12	\$ 2,917
64	Carrier Unit (Main Entry Server Room)				
65	- On going maintenance - Fuse Replacement	\$ 1,500			
66	- Replacement		\$ 14,000	8	\$ 1,750
67	RenewAire Energy Recovery Ventilators ERV (3 Units)				
68	- On going maintenance	\$ 1,500			
69	- Replacement		\$ 69,600	8	\$ 8,700
70	Venmar AHU				
71	- On going maintenance	\$ 1,200			
72	- Replacement		\$ 15,000	12	\$ 1,250
73	Lochinvar Boiler				
74	- On going maintenance	\$ 500			
75	- Replacement		\$ 10,000	10	\$ 1,000
76	CastAir Compressor				
77	- On going maintenance	\$ 500			
78	- Replacement		\$ 10,000	12	\$ 833
79	Phase 5 - 2015				
80	RTU #1 - Daikin 7 Ton				
81	- On going maintenance	\$ 2,500			
82	- Replacement		\$ 12,500	12	\$ 1,042
83	RTU #2 - Daikin 20 Ton				
84	- On going maintenance	\$ 2,500			
85	- Replacement		\$ 37,500	12	\$ 3,125
86	RTU #3 - Daiken 20 Ton				
87	- On going maintenance	\$ 2,500			
88	- Replacement		\$ 37,500	12	\$ 3,125
89	RTU #4 - Daiken 7 Ton				
90	- On going maintenance	\$ 2,500	\$ 37,500		
91	- Replacement		\$ 30,000	12	\$ 2,500
92	Exhaust Units - 5 (2015)				
93	- On going maintenance	\$ 1,500			
94	- Replacement		\$ 50,000	12	\$ 4,167
95					
96	Total	\$ 109,200	\$ 1,551,268		\$ 167,110



Exhibits

1. Floor Plan
2. MMC - MEP Assessment
3. Jamar Company – Roof Assessment

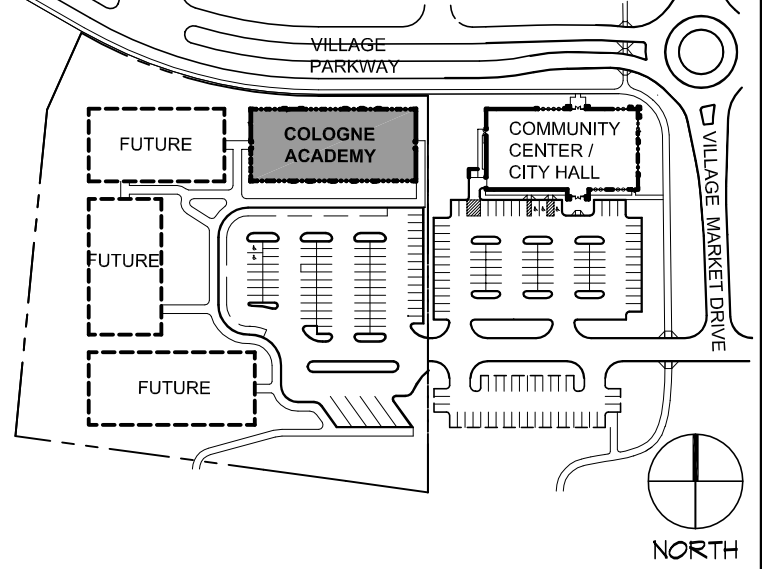


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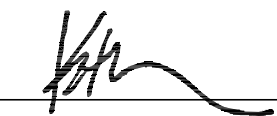
Key Plan



Mark	Revision / Issue	Date
	FOUNDATION PACKAGE	10-15-07
	FOUNDATION REVISIONS	10-24-07
	BID SET	12-27-07
	RE-ISSUE BID SET	01-24-08

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: Kathy L. Anderson

Signature: 
Date: 01-24-08 License #: 22285

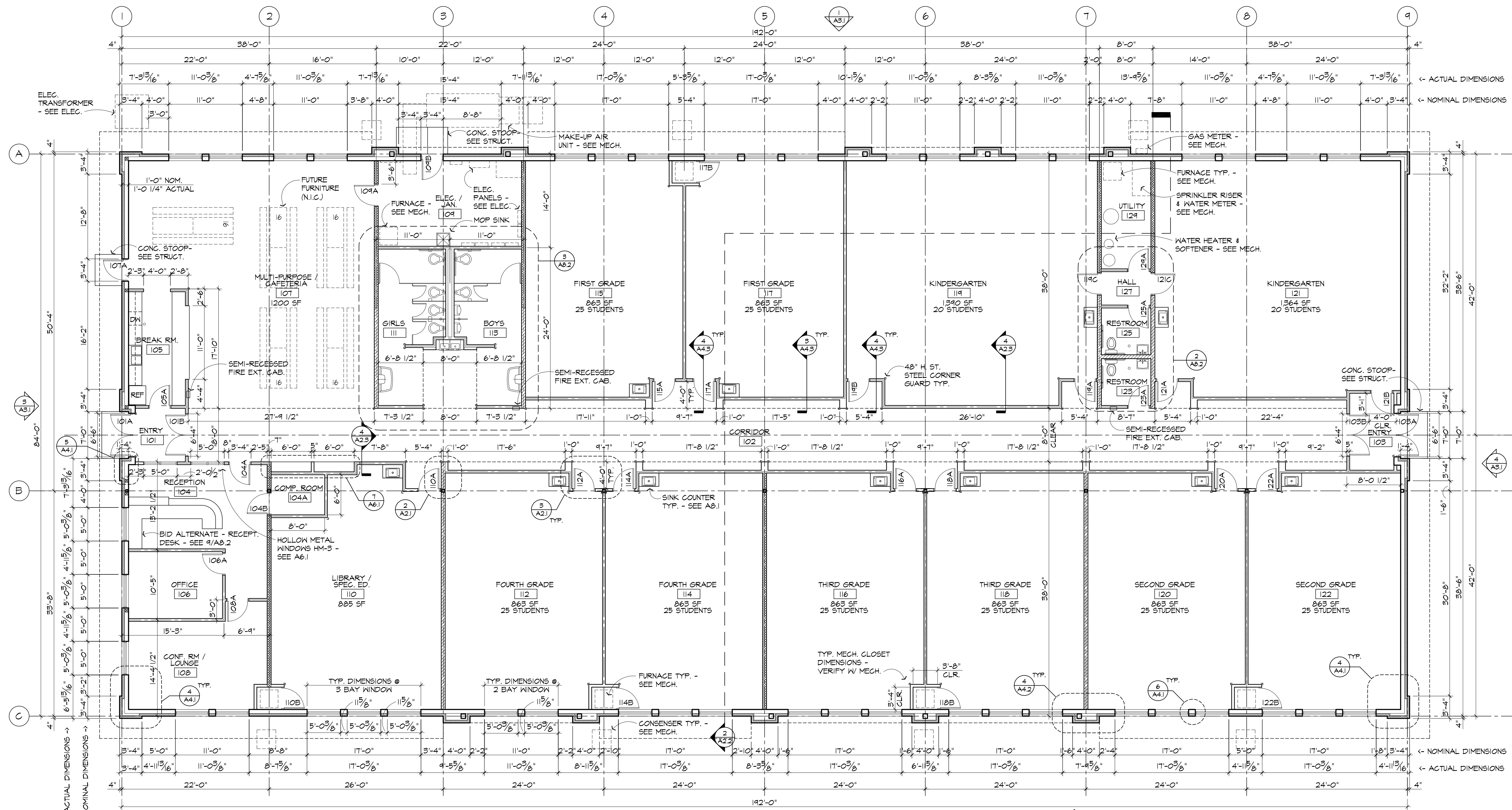
COLOGNE ACADEMY

COLOGNE, MN

FLOOR PLAN

PROJECT NUMBER:	07-1031-01
ISSUED DATE:	01-24-08
DRAWN BY:	BL
CHECKED BY:	KA

A2.1



1 FLOOR PLAN

1/8" = 1'-0"



WALL TYPES - SEE A4.3	GEN. NOTES
2x4 WOOD STUD WALL - WALL TYPE 1	1. DIMENSIONS ARE TO OUTSIDE FACE OF EXTERIOR WALLS AND TO CENTERLINE OF INTERIOR WALLS TYP. UNLESS NOTED OTHERWISE.
2x6 WOOD STUD WALL - WALL TYPE 2	2. WALL & SOFFIT FRAMING TO BE LT. GAGE METAL STUDS IN ALL AREAS WHERE STUD FRAMING IS EXPOSED IN CEILING PLENUM.
2x6 WOOD STUD WALL / SHEAR WALL - WALL TYPE 3 - SEE STRUCTURAL	

2 ENLARGED PLAN

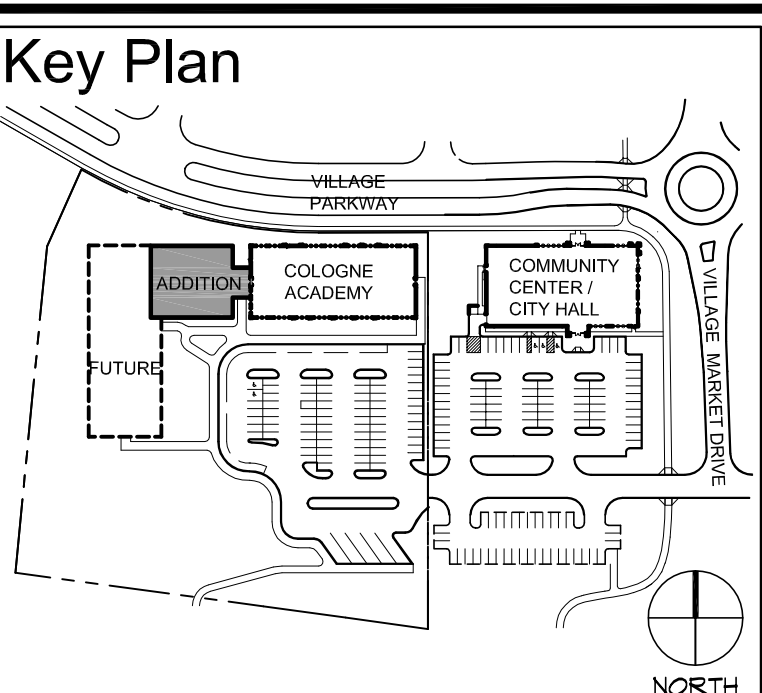
3/4" = 1'-0"

3 ENLARGED PLAN

3/4" = 1'-0"

ARCHITECTURAL
CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960



Mark	Revision / Issue	Date
BID / PERMIT SET		03-30-10

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: Kathy L. Anderson

Signature:

Date: 03-30-10 License #: 22285

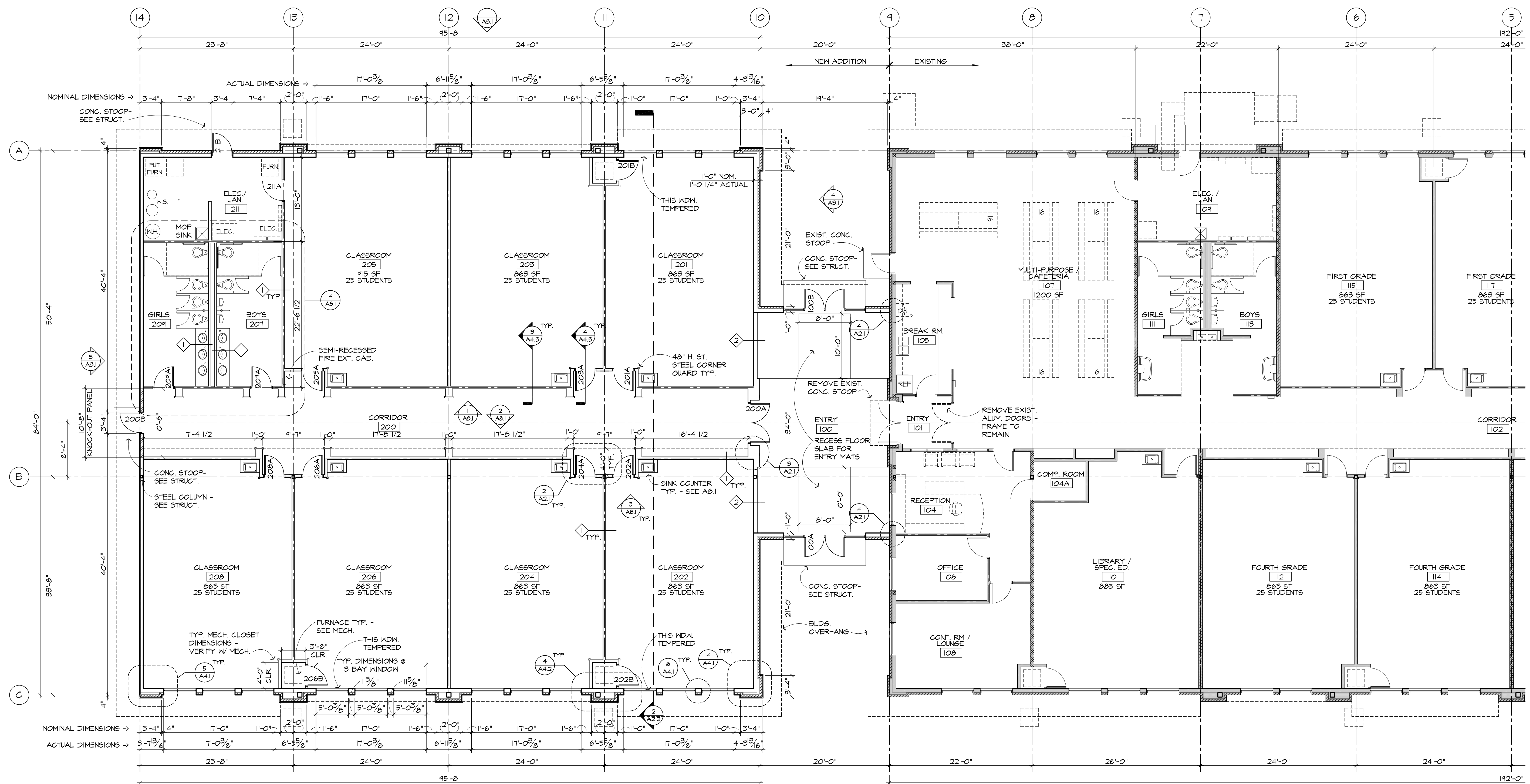
COLOGNE
ACADEMY
ADDITION

COLOGNE, MN

FLOOR PLAN

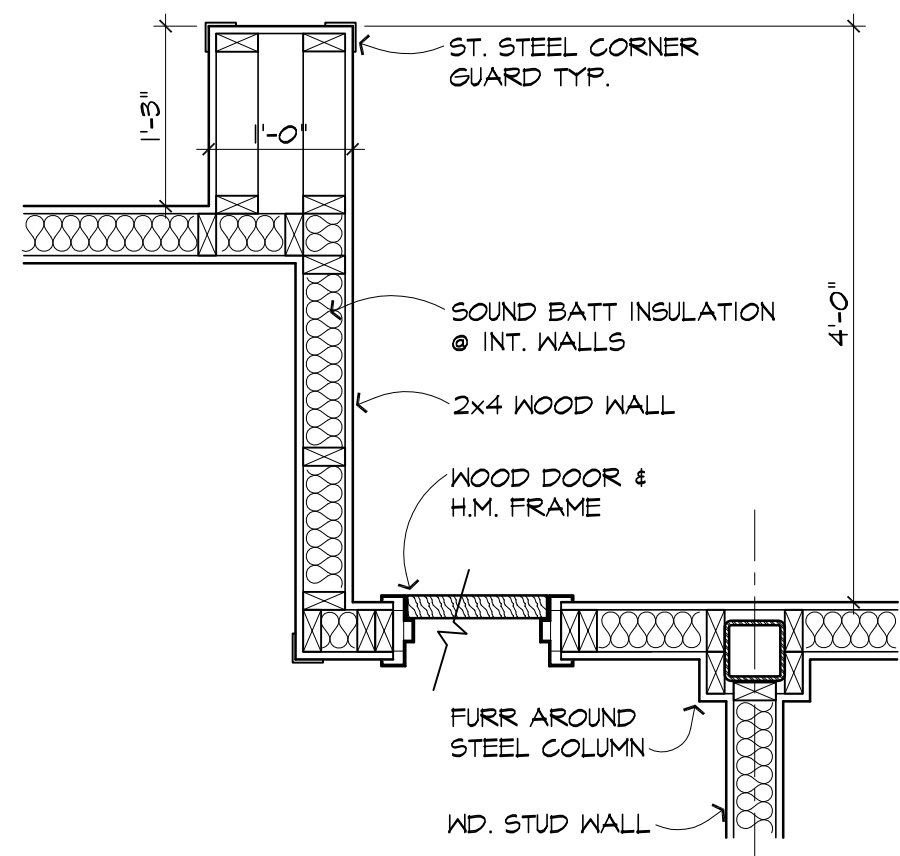
PROJECT NUMBER:	10-1009-01
ISSUED DATE:	03-30-10
DRAWN BY:	BL
CHECKED BY:	KA

A2.1

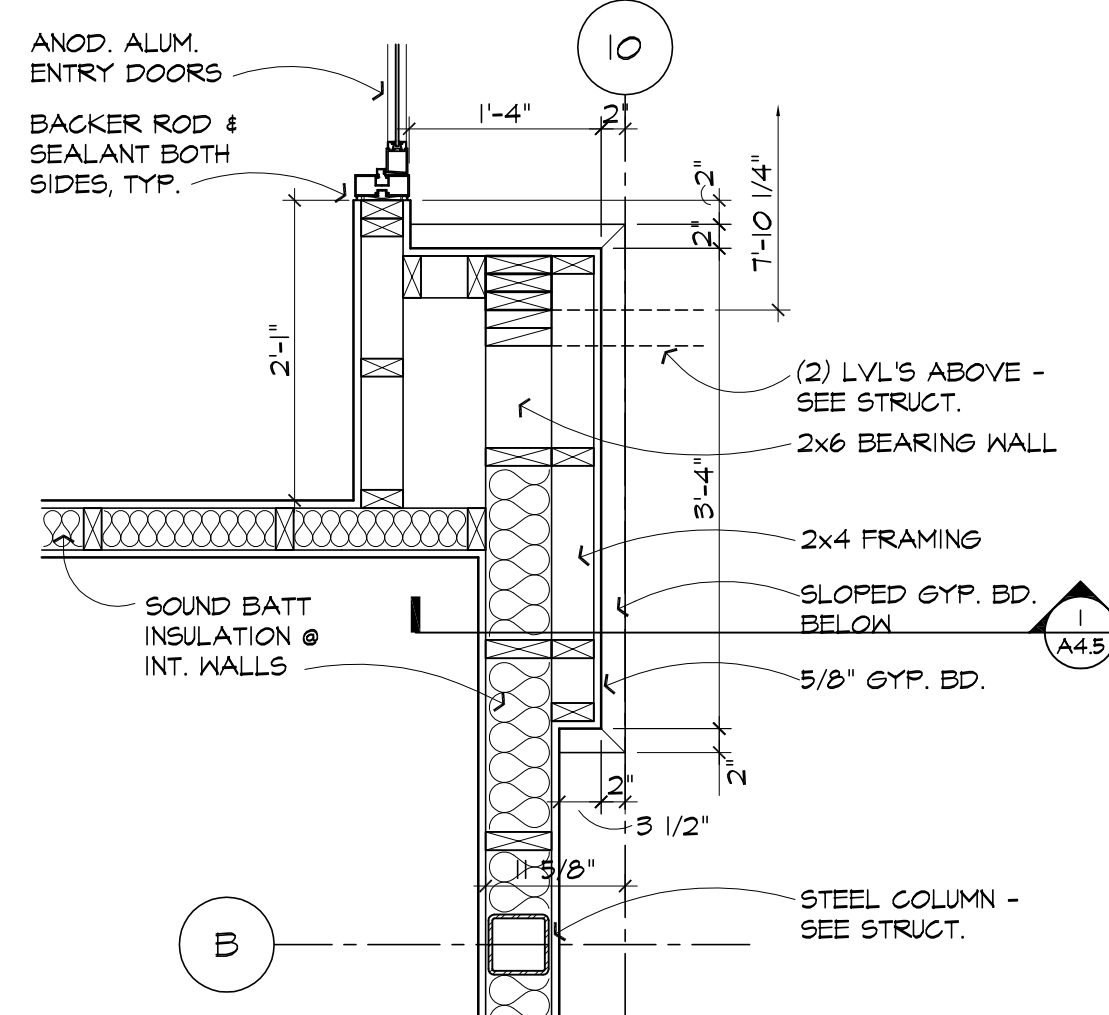


NOTE: ALL WALLS TO BE TYPE 11 UNLESS OTHERWISE NOTED.

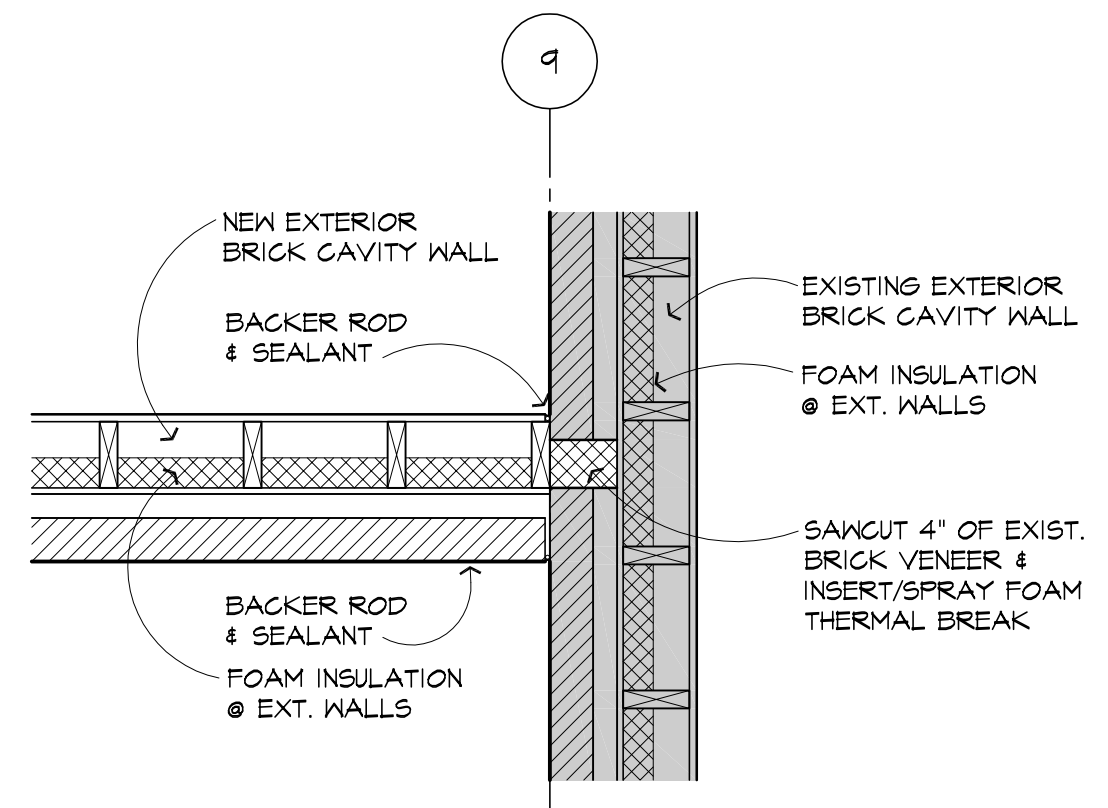
1 FLOOR PLAN
1/8" = 1'-0"
NORTH



2 ENLARGED PLAN
3/4" = 1'-0"



3 ENLARGED PLAN
3/4" = 1'-0"

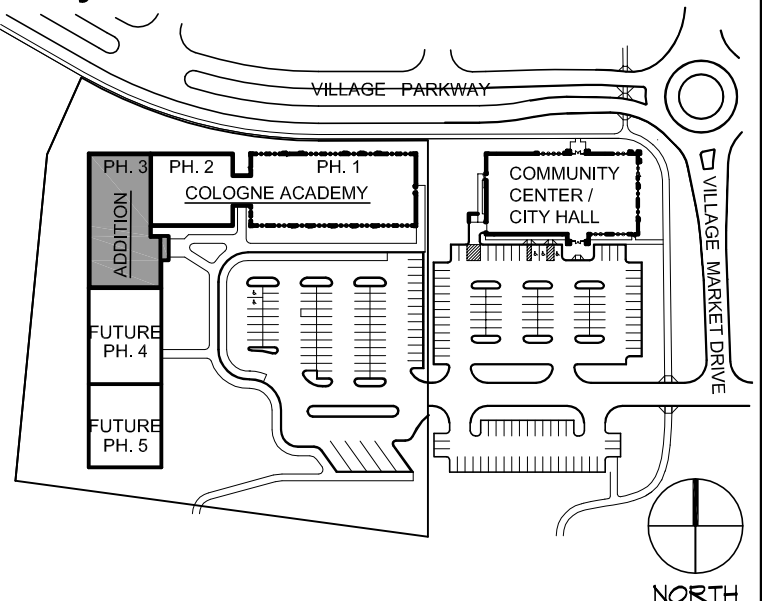


4 ENLARGED PLAN
3/4" = 1'-0"

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Key Plan



Mark	Revision / Issue	Date
	FOOTINGS/FOUNDATION PERMIT SET	04-28-11
	SHELL / INTERIOR PERMIT SET	12-23-11
	CITY PLAN REVIEW	01-31-12

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Printed Name: Kathy L. Anderson
Signature:
Date: 12-22-11 License #: 22285

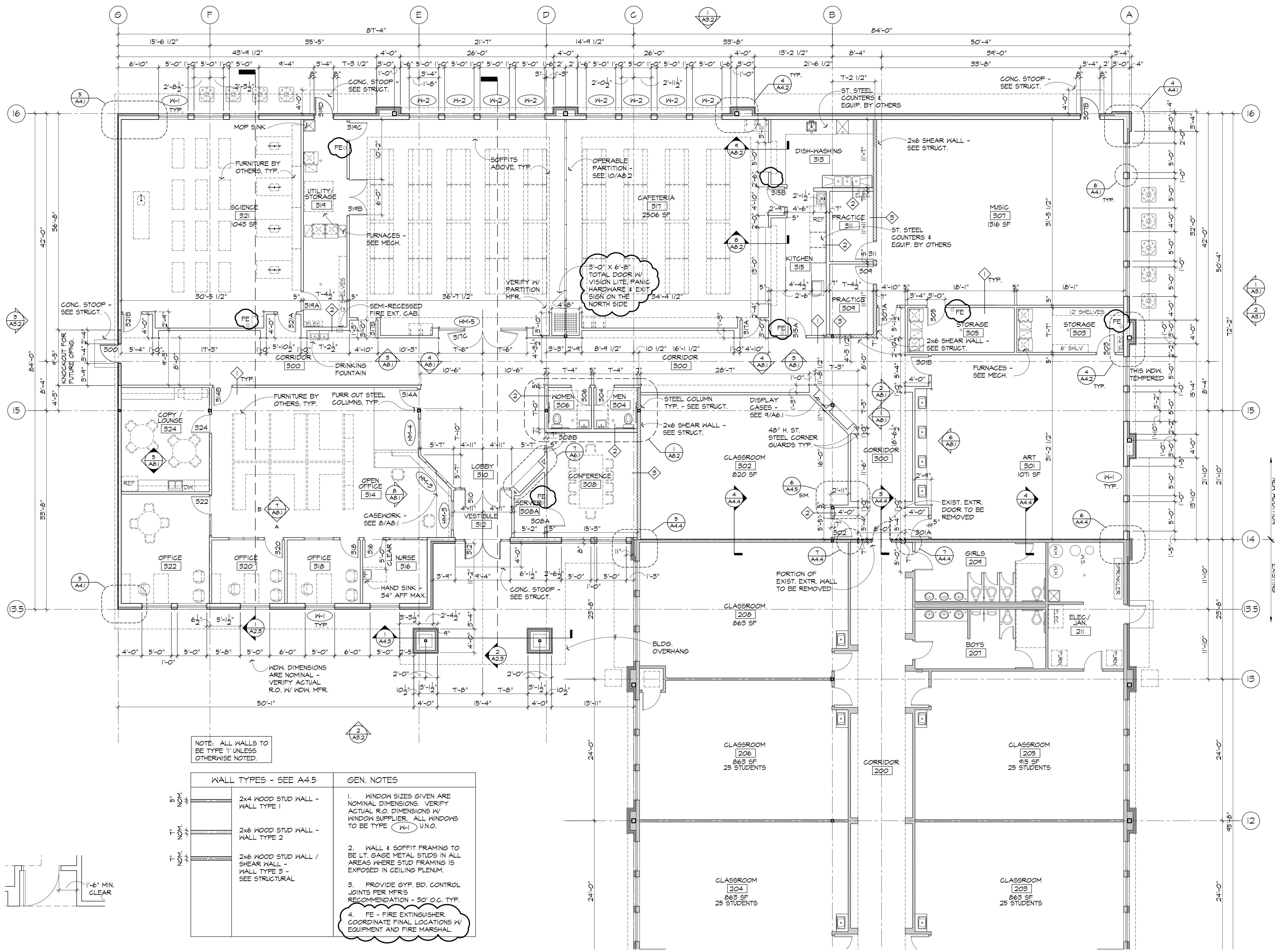
COLOGNE
ACADEMY
ADDITION - PHASE 3

COLOGNE, MN

FLOOR PLAN

PROJECT NUMBER:	11-1033-01
ISSUED DATE:	12-23-11
DRAWN BY:	BL
CHECKED BY:	KA

A2.1



WALL TYPES - SEE A4.5	GEN. NOTES
2x4 WOOD STUD WALL - WALL TYPE 1	1. WINDOW SIZES GIVEN ARE NOMINAL DIMENSIONS. VERIFY ACTUAL R.O. DIMENSIONS W/ WINDOW SUPPLIER. ALL WINDOWS TO BE TYPE (W-1) UNO.
2x6 WOOD STUD WALL - WALL TYPE 2	2. WALL & SOFFIT FRAMING TO BE LT. GAGE METAL STUDS IN ALL AREAS WHERE STUD FRAMING IS EXPOSED IN CEILING PLENUM.
2x6 WOOD STUD WALL / SHEAR WALL - WALL TYPE 3 - SEE STRUCTURAL	3. PROVIDE GYP. BD. CONTROL JOINTS PER MFR'S RECOMMENDATION - 30' O.C. TYP.
	4. FE - FIRE EXTINGUISHER. COORDINATE FINAL LOCATIONS W/ EQUIPMENT AND FIRE MARSHAL.

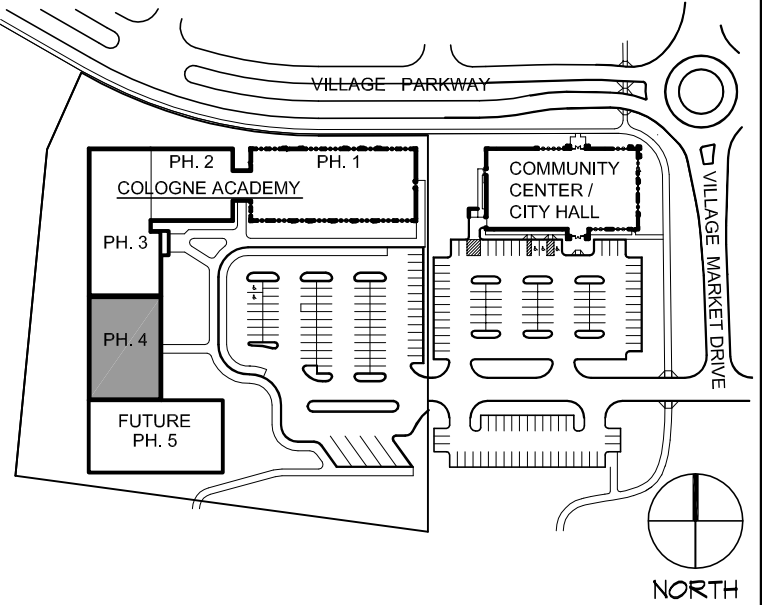
2 TYP. REQUIRED DOOR CLEARANCE
1/4" = 1'-0"

1 FLOOR PLAN
1/8" = 1'-0"
NORTH

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Key Plan



Mark Revision / Issue Date

ISSUED FOR BIDS 11-15-12

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Printed Name: Kathy L. Anderson

Signature: License #: 22285

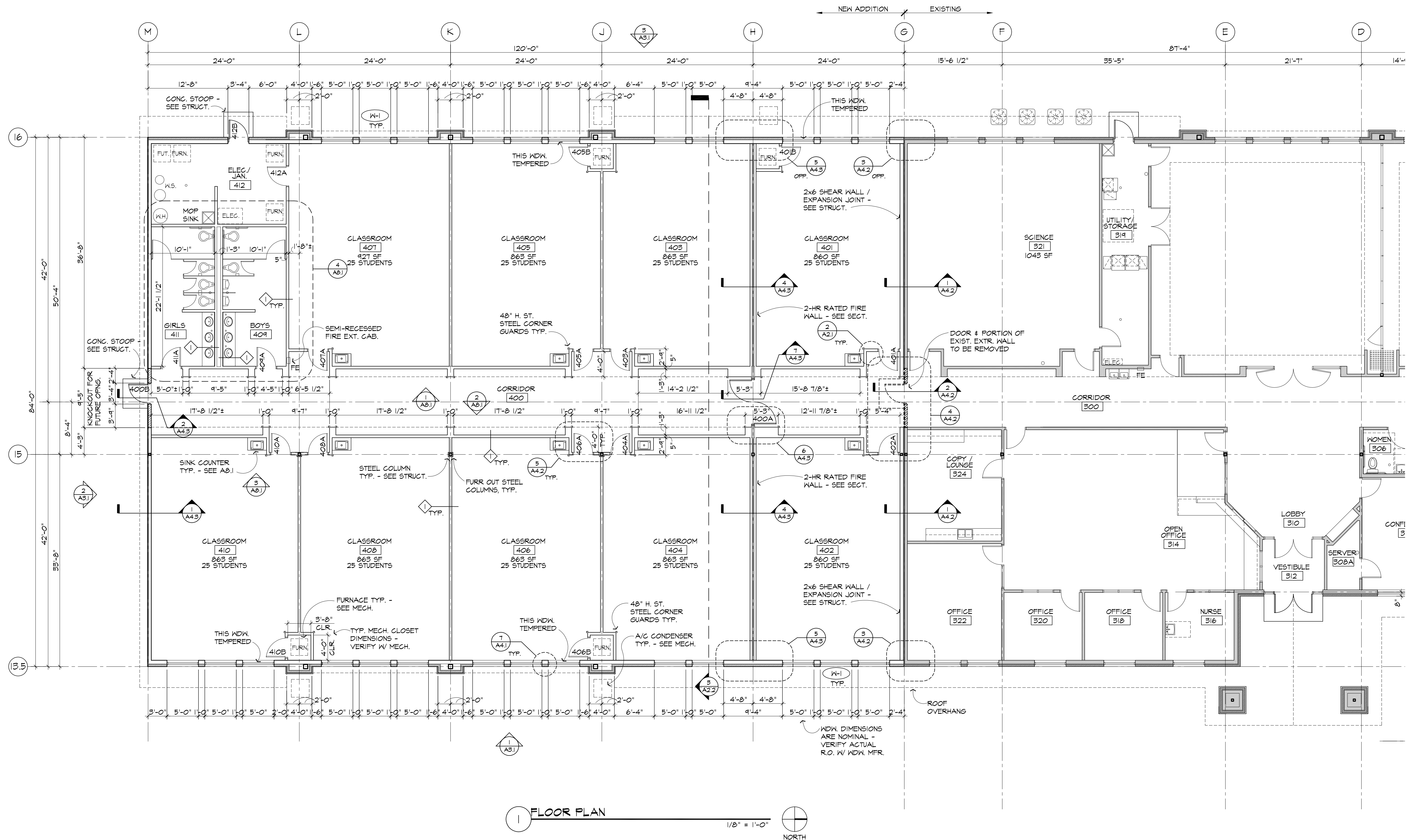
COLOGNE ACADEMY ADDITION - PHASE 4

COLOGNE, MN

FLOOR PLAN

PROJECT NUMBER: 12-1051-01
ISSUED DATE: 11-15-12
DRAWN BY: BL
CHECKED BY: KA

A2.1



1 FLOOR PLAN
1/8" = 1'-0"
NORTH

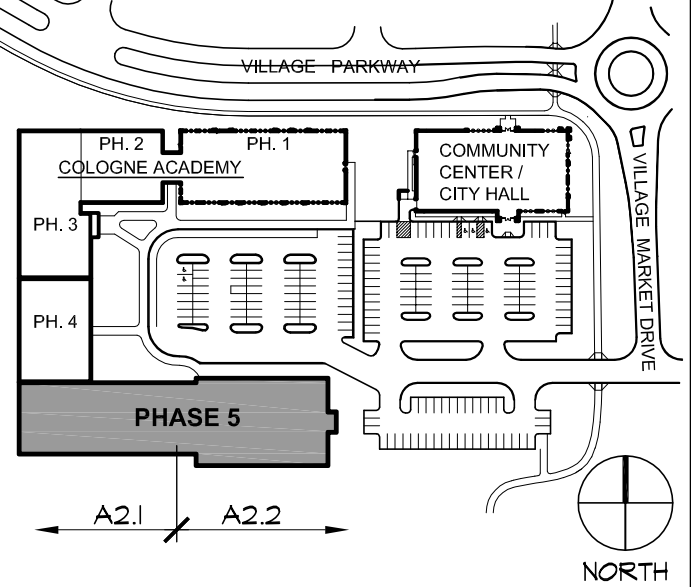
2 TYP. REQUIRED DOOR CLEARANCE
1/4" = 1'-0"

- GEN. NOTES
1. WINDOW SIZES GIVEN ARE NOMINAL DIMENSIONS. VERIFY ACTUAL R.O. DIMENSIONS W/ WINDOW SUPPLIER. ALL WINDOWS TO BE TYPE (W-1) U.N.O.
 2. WALL & SOFFIT FRAMING TO BE LT. GAGE METAL STUDS IN ALL AREAS WHERE STUD FRAMING IS EXPOSED IN CEILING PLENUM.
 3. PROVIDE INTERIOR GYP. BD. CONTROL JOINTS PER MFR'S RECOMMENDATION - 30' O.C. TYP.
 4. FE - FIRE EXTINGUISHER. COORDINATE FINAL LOCATIONS W/ EQUIPMENT AND FIRE MARSHAL.
 5. ALL WALLS TO BE TYPE 'I' UNLESS OTHERWISE NOTED - SEE 6/A4.2.

ARCHITECTURAL
CONSORTIUM L.L.C.

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Minneapolis, MN 55401 Fax 612-692-9960

Key Plan



Mark Revision / Issue Date

ISSUED FOR PERMIT 10-31-14

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and that I am a duly Licensed Architect under the laws
of the State of Minnesota.
Printed Name: Kathy L. Anderson

Signature:
Date: 10-31-14 License #: 22285

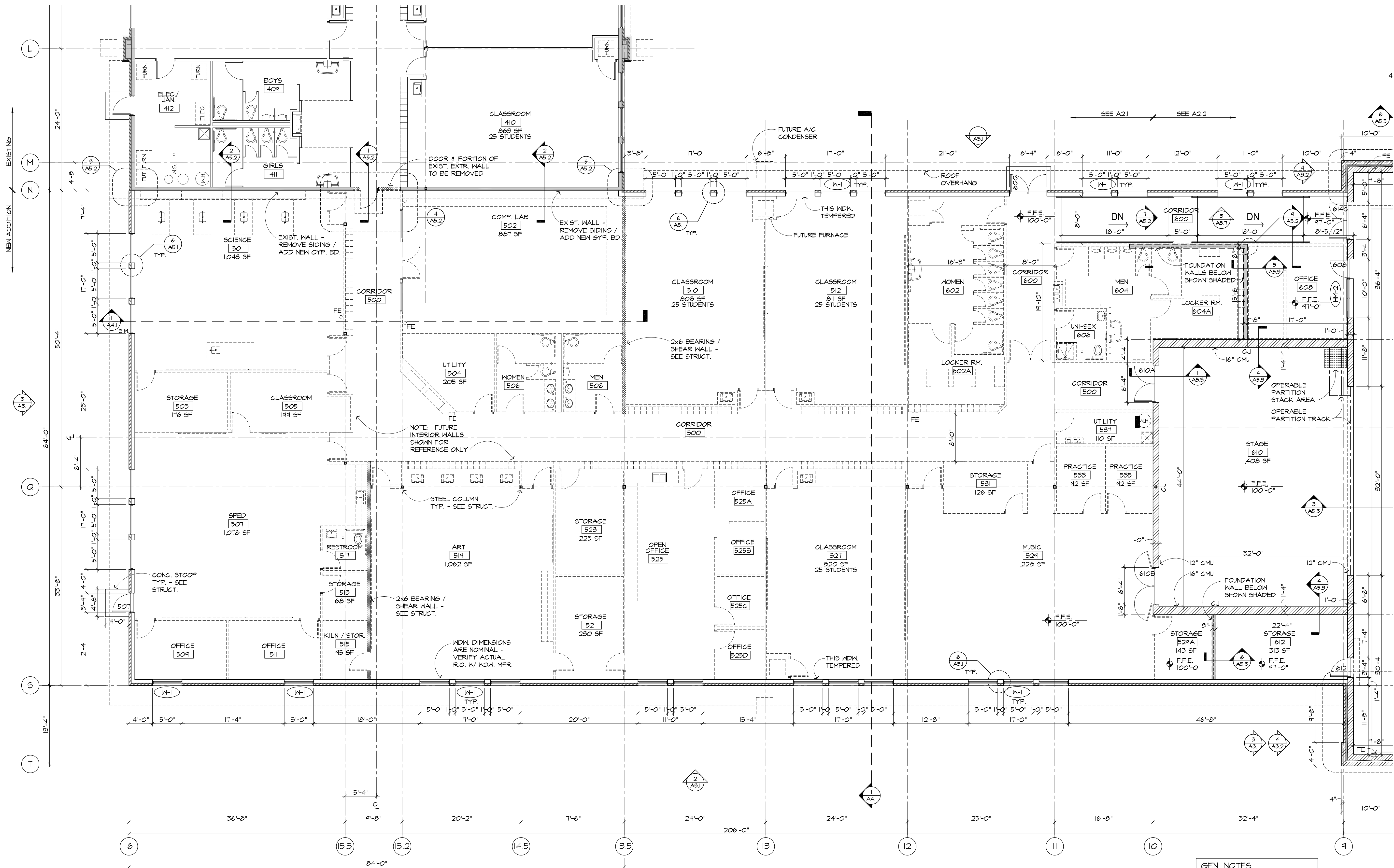
COLOGNE
ACADEMY ADDITION
- PHASE 5 -
SHELL PACKAGE

COLOGNE, MN

FLOOR PLAN

PROJECT NUMBER: 13-1104-01
ISSUED DATE: 10-31-14
DRAWN BY: BL
CHECKED BY: KA

A2.1



FLOOR PLAN

1/8" = 1'-0"

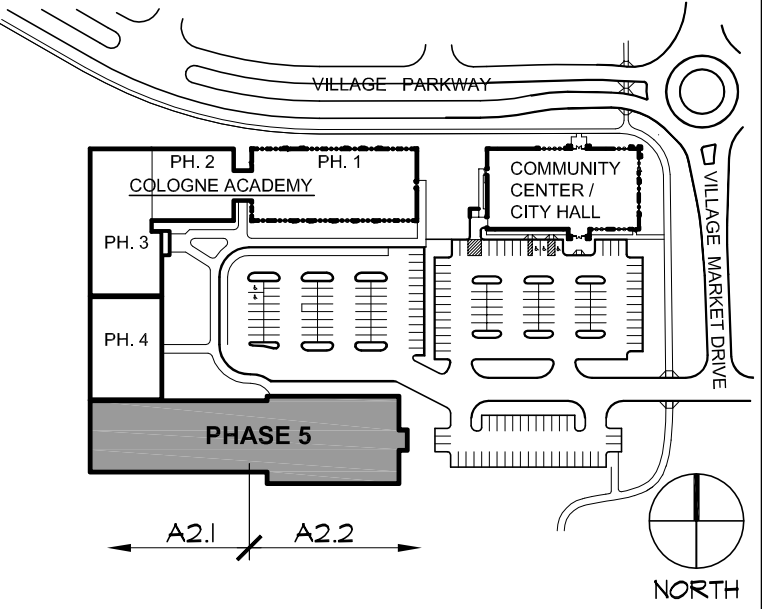


- GEN. NOTES
1. WINDOW SIZES GIVEN ARE NOMINAL DIMENSIONS. VERIFY ACTUAL R.O. DIMENSIONS W/ WINDOW SUPPLIER. ALL WINDOWS TO BE TYPE W-1 UNO.
 2. FUTURE INTERIOR WALLS, FIXTURES, EQUIPMENT, ETC. SHOWN DASHED FOR REFERENCE ONLY.
 3. FIRE EXTINGUISHER LOCATIONS INDICATED ON PLAN AS "FE". VERIFY ALL FINAL LOCATIONS WITH FIRE MARSHAL.

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Key Plan



Mark Revision / Issue Date

ISSUED FOR PERMIT	10-31-14
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: Kathy L. Anderson

Signature: 
Date: 10-31-14 License #: 22285

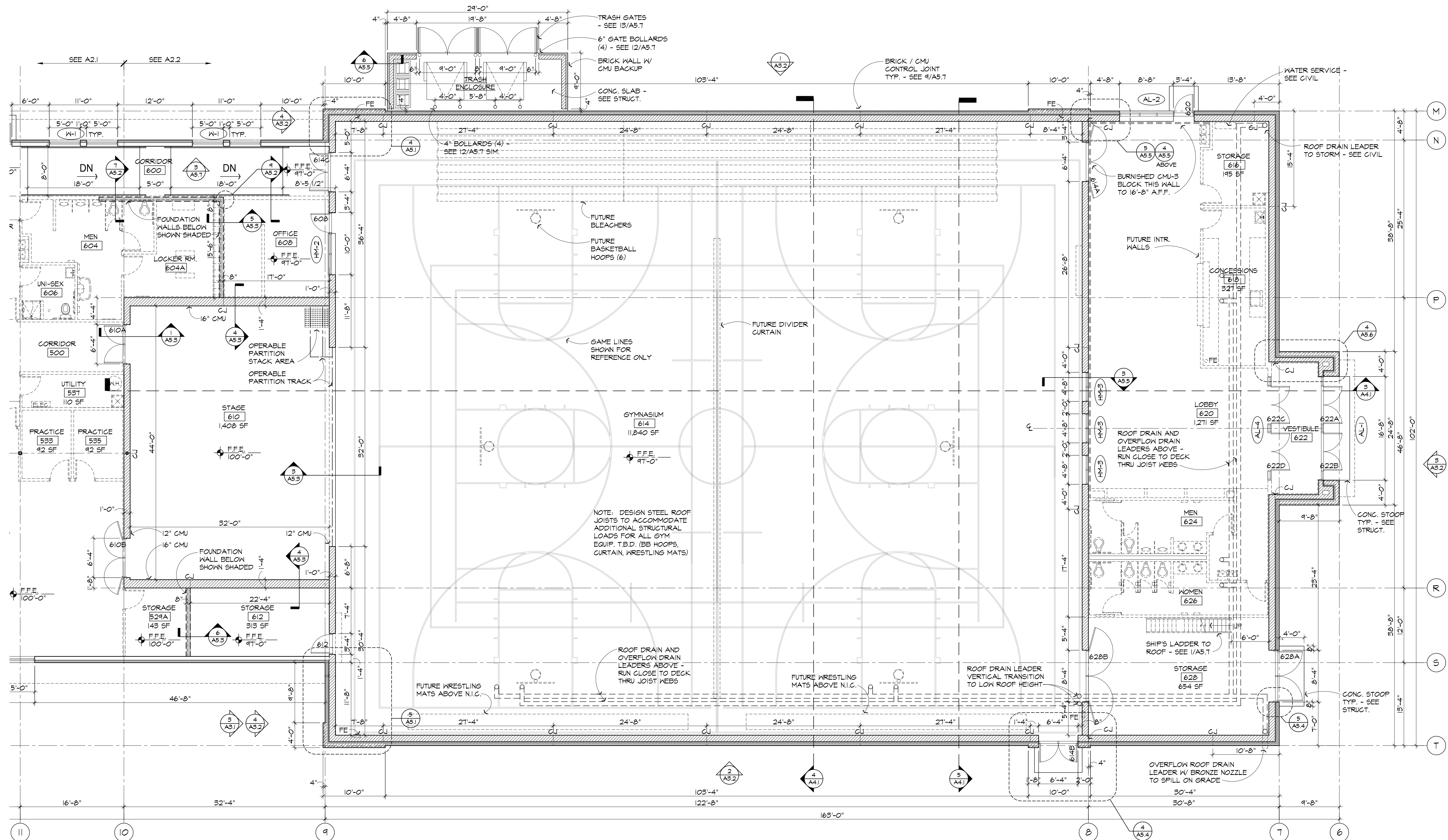
COLOGNE ACADEMY ADDITION - PHASE 5 - SHELL PACKAGE

COLOGNE, MN

FLOOR PLAN

PROJECT NUMBER: 13-1104-01
ISSUED DATE: 10-31-14
DRAWN BY: BL
CHECKED BY: KA

A2.2



- GEN. NOTES
1. WINDOW SIZES GIVEN ARE NOMINAL DIMENSIONS. VERIFY ACTUAL R.O. DIMENSIONS W/ WINDOW SUPPLIER. ALL WINDOWS TO BE TYPE (W-1) U.N.O.
 2. FUTURE INTERIOR WALLS, FIXTURES, EQUIPMENT, ETC. SHOWN DASHED FOR REFERENCE ONLY.
 3. FIRE EXTINGUISHER LOCATIONS INDICATED ON PLAN AS 'FE'. VERIFY ALL FINAL LOCATIONS WITH FIRE MARSHAL.

FLOOR PLAN

1/8" = 1'-0"





Service Proposal Quote

JB Vang Real Estate
1335 W Pierce Butler Route
Saint Paul, MN 55104
Attn: Blai Vang

Quote number: 20-0980-SP-01
Quote date: 08/07/2020
Prepared by: Paul Hawthorne

Cologne Academy Mechanical Assessment 2020

We propose the following:

- MMC has assessed The Cologne Academy Mechanical, Plumbing & Electrical Systems

Plumbing:

Phase 1---

Room #121 Mechanical Room:

Hot Water Heater -- AO Smith Model# BTH 120 100 Serial# H07M000127 -- No visible issues currently operational -- Manufactured 2004 -- Budget \$10,000

Hot Water Heater -- Mixing valve -- Starting to fail and off balance -- Needs repair -- Budget \$1,500.00

Phase 1 Classroom sinks: All operational at this time

Phase 1 Staff bathrooms: Good

Phase 1 Flush Valves: (3) Toilet flush valves need to be rebuilt that are off center -- \$1,200.00 per valve

Room #107 -- Mop sink faucet leaks -- Requires a rebuild -- Budget \$800.00

Phase 2---

Room #205 Mechanical Room:



Hot Water Heater -- LAARS Model# LUHE100T199E3N Serial# JD16522920 - No visible issues currently operational -- Manufactured 2004 -- Budget \$10,000 ---

Hot Water Heater -- Rheem Model# 82V52-2 Serial# RH 0710231312 - No visible issues currently operational -- Manufactured 2010 -- Budget \$7,000 ---

Main Men Student Bathroom: (1) failed sink faucet -- Budget \$500.00

Phase 2 Staff bathroom: Good

Phase 2 Student Bathrooms: Good

Phase 2 lunchroom kitchen: Good

Phase 3---

Hot Water Heater -- AO Smith Model# DRE 52 100 Serial# 1431M000822 - No visible issues currently operational -- Manufactured 2008-- Budget \$7,000 ---

Gym Girls lockerroom hand washing station: currently has a bad sensor --- Looks like contractor or facility manager is repairing unit

Phase 3 Break room: Good

Phase 3 Women staff bathroom: Needs new faucet \$500.00

Phase 3 Student bathroom: Good

HVAC Furnace Units: Goodman --

Budget Replacement Per unit -- \$10,000.00 -- Material and labor -- ASHREA life expectancy 10-15 years per unit

Budget Condenser replacement Per unit -- \$2,000.00

Budget Blower Motor -- \$1,000.00



Budget Board replacement -- \$1,500.00

Budget evaporator replacement -- \$5,000.00

Phase 1--- Units installed in 2008

F-1_Room #107 -- Goodman Furnace -- Model# GMV950905DX88 -- Serial# 0805554214 -- Condenser -- Model# GSC130603AC -- Serial# 0804224528

F-2_Room#115 -- Goodman Furnace -- Model# GMV950905DX88 -- Serial# 0804000198 -- Condenser -- Model# GSC1300603AC -- Serial# 1806279034

F-3_Room#119 -- Goodman Furnace -- Model# GMV950905DX88 -- Serial# 080400199 -- Condenser -- Model# GSC1300483AF -- Serial# 080410636

F-4_Room#121 -- Goodman Furnace -- Model# GMV950905CX88 -- Serial# 0805554046 -- Condenser -- Model# GSC130603AC -- Serial# 0711169492

Room#115 Makeup Air -- Bryant -- Model# 180000ABXX -- Serial# 1808G50060 --- Condenser -- Model# HRP400-8 RPBL400 -- Serial# EBHE661BN02468

F-5_Room #110 -- Goodman Furnace -- Model# GMV9509005DX88 -- Serial# 0805554249 -- Condenser -- Model# DX138A0604AB -- Serial# 1807759420

F-6_Room #114 -- Goodman Furnace -- Model# GMV950905DX88 -- Serial# 0804000201 -- Condenser -- Model# GSC130603AC -- Serial #0804224454

F-7_Room #118 -- Goodman Furnace -- Model# GMV950905DX88 - Serial# 080554251 ---- Condenser -- Model# DX13SA0603AD -- Serial #1712199688

F-8_Room #122 -- Goodman Furnace -- Model# GMV950065DX88 - Serial# 0805564251 ---- Condenser -- Model# GSC130603AC - Serial #0804224488

EF-1 (Exhaust Fan) Server room-- (Cook 70SQN-B)

Main Entry Server Room Unit ---- Carrier -- Model# 38MC024--301-- Serial #0412V03998

Phase 2--- Units installed 2010

F-1_Room#205 Goodman Furnace -- Model# GMVC950905DXAB -- Serial# 1005656917 -- Condenser -- Model# GSX130601BA -- Serial# 1006641024



F-2_Room#201 Goodman Furnace -- Model# GMVC950905DXAB --
Condenser -- Model# GSX130601BA --

F-3_Room#206 -- Goodman Furnace -- Model# GMVC9508905DXAB -- Serial# 1005656920
-- Condenser -- Model# N/A Sun damage -- Serial# N/A Sun Damage

F-4_Room#202 Goodman Furnace -- Model# GMVC950905DXAB
Condenser -- Model# GSX130601BA

Phase 3--- Units installed 2012

F-1_Room#207 Goodman Furnace -- Model# GMVC950704CXAD -- Serial# 1111667147
-- Condenser -- Model# GSX130483AA -- Serial# 1110504571

F-2_Room#209 Goodman Furnace -- Model# GMVC950704CXAD -- Serial# 1111667155 --
Condenser -Model# GSX130493AB -- Serial# 1203111342

F-3_Room#208 Goodman Furnace -- Model# GMVC950904DXAB -- Serial# 1005656921
-- Condenser -- Model# GSX130601BA -- Serial# 1006641026

F-4_Room#F4 Cafeteria North -- Goodman Furnace -- Model# GMVC950905DXAD -- Serial#
1109222351 -- Condenser -- Model# GSX130603AA -- Serial# 1205029976

F-5_Room#F5 Cafeteria North -- Goodman Furnace -- Model# GMVC950905DXAD -- Serial#
1204033100 -- Condenser -- Model# GSX130603AA -- Serial# 1205029977

F-6_Room#F6 Cafeteria South -- Goodman Furnace -- Model# GMVC950905DXAD -- Serial#
1204033097 -- Condenser -- Model# GSX130603AA -- Serial# 1205029974

F-7_Room#F7 Cafeteria South -- Goodman Furnace -- Model# GMVC950905DXAD -- Serial#
1204033099 -- Condenser -- Model# GSX130603AA -- Serial# 1202189322

F-8_Main Office unit (HAS LEAK NOT COOLING) -- Model# GMVC950905DXAD -- Serial#
1204033099 --
Condenser - Model# GSX130603AA -- Serial# 12021189322

F-9_Room#215 Goodman Furnace -- Model# GMVC950704CXAD -- Serial# 1204708218



-- Condenser -- Model# GSX130483AB -- Serial# 1203111343

Phase 4--- Units installed 2013

F-1_Room#407 Goodman Furnace -- Model# GMVC951155DXBA -- Serial# 1303309806

CU-1 Goodman Condenser -- Model# GSX130601BA -- Serial# 1303359516

F-2_Room#405 Goodman Furnace -- Model# GMVC951155DXBA -- Serial# 1303309765

CU-2_Condenser -- Model# GSX130601BA -- Serial# 1320147930

F-3_Room#401 Goodman Furnace -- Model# GMVC951155DXBA --

CU-3_Goodman Condenser -- Model# GSX130601BA --

F-4_Room#406 Goodman Furnace -- Model# GMVC951155DXBA -- Serial# 1303309801—

CU-4_Goodman Condenser -- Model# GSX130601BA -- Serial# 1302147929

F-5_Room#410 Goodman Furnace -- Model# GMVC951155DXBA -- Serial# 1303309000

—

CU-5_Goodman Condenser -- Model# GSX130601BA -- Serial# 1302147925

Phase 5--- Units installed 2013 - 2016

F-1_Room#537 Goodman Furnace -- Model# GMSS960803BNAA -- Serial# 1502657078 —

CU-1_Condenser -- Model# GSX160361FC -- Serial# 1502554511

F-2_Room#512 Goodman Furnace -- Model# GMSS960803BNAA -- Serial# 1502657078

CU-2_Condenser -- Model# GSX160601FC -- Serial# 1502588398

F-3_Room#527A Goodman Furnace -- Model# GMSS96085CNA -- Serial# 1409166220

CU-3_Condenser -- Model# GSX160481FC -- Serial# 1502647141

F-4_Room#529A Goodman Furnace -- Model# GMSS60904CNAA -- Serial# 1409166224



CU-4_Condenser -- Model# GSX160601FA -- Serial# 1502008243

F-5_Room#507B Goodman Furnace --Model# GMSS960804CNAA-- Serial# 1501061008
CU-5_Condenser -- Model# GSX160481FC -- Serial# 1502647143

F-6_Room#507B2 Goodman Furnace -- Model# GMSS960804CNAA -- Serial# 1501061010
CU-6_Condenser -- Model# GSX160481FC -- Serial# 1502647141

F-7_Room#537 Goodman Furnace -- Model# GMSS960803BNAA --
CU-7_Condenser -- Model# GSX160361FC --

F-8_Room#501B Goodman Furnace -- Model# GMSS960603BNAA -- Serial# 1503159391 --
CU-8_Condenser -- Model# GSX1600361FC -- Serial# 1502554498

Phase 5-Daikin Roof Top Units---

Budget to replace 7 Ton units ---

\$10,000.00 Budget to replace 20

Ton units -- \$30,000.00

RTU #1 -- Model# MPSH07BGCR22V-- Serial# F241501850-- Installed 2015

--7 Ton

RTU #2 --- Model# MPSH20BGCR40V -- Serial# F241501819 --- Installed 2015

-- 20 Ton

RTU #3 --- Model# MPSH20BGR40V -- Serial# F321501366 -- Installed 2015 -

- 20 Ton

RTU #4 --- Model# MPSH07BGCR22V -- Serial# F241501849 -- Installed 2015

-- 7 Ton



RenewAire Units---

Budget to Replace units -- \$20,000 Per unit

Unit #1 --- Model# HE2XIN - Serial# 023270 **(Phase 3)**

Unit #2 --- Model# HE2XIN -- Serial# 031222 **(Phase 4)**

Unit #3 --- Model# HE1XIN -- Serial # D13 3207C **(Phase 5)**

HVAC Boiler Units—(Phase 5)

VENMAR CES AHU -- Model# EB1WS2SNEB -- Serial# 08802773-07121-20150630

Lochinvar Boiler -- Model # N/A can't access numbers

CASTAIR Compressor -- Model# C213H50 -- Serial# 1002148660 (30 Gal)

Cook Exhaust Units--- Installed 2015

Budget to replace Exhaust Fan -- \$8,000.00 per unit

Unit #1 -- Model# 048048 GR 4SX48GR

Unit #2 -- Model# 048048 GR 48X48GR

Unit #3 -- Model# 048048 GR 48X48GR

Unit #4 -- Model# 048048 GR 48X48GR

Unit# 5 -- Model# 408048 GR 48X48G



Electrical Assessment---

Suggestions:

- Panels are missing filler plates**
- LP 11 Section 2: Has broken Neutral bus**
- Add outlets**
- Unable to access main service panel disconnect switch Gym**

Phase 1 Construction:

Main Service Connection Cabinet --- AMP Type CT 46-42 - ENCL 3R 600V -- File 07-42779
DATE installed 09/10/2007 -- Room access 107

Items listed --

Main Panel -- Eaton Hammer Power line -- Type PAL4 --- 208/120V/600A -- 5 fuse
switches Panel MP-11 Section 1 -- Eaton Hammer Power line -- Type PRL1A --
208/120V/225A -- 3 spare Panel MP-11 Sections 2 -- Eaton Hammer Power Line --
Type PRL1A -- 208/120V/225A -- 33 Spare Panel LP-12 Section 1 -- Eaton Hammer
Power line -- Type PRL1A -- 208/120V/225A --10 Spare Panel LP-11Section 1 -- Eaton
Hammer Power line -- Type PRL1A -- 208/120V/225A -- 14 Spare
Panel LP-11 Section 2 -- Eaton Hammer Power line -- Type PRL1A -- 208/120V/225A -- 38
Spare (HAS BROKEN NEUTRAL)

Room #205



Panel LP-12 Section 2 -- Eaton Hammer Power line -- Type PRLIA -- 208/120V/225A -- 0 Spare

Room #215

Panel P1 - Section 1 -- Eaton Hammer Power line -- Type PRLIA -- 208/120V/225A -- 17 Spare

Room #407

Panel DP-1 Section 3 -- Eaton Hammer Power line -- Type PRLIA -- 208/120V/225A -- 0 Spare

Room #537

Panel SP-1 Section 1 -- SIEMENS -- Type PRLIA -- 208/120V/225A -- 0 Spare

Stage Room Panel

Panel LP-12 Section 1 -- SIEMENS -- Type PRLIA -- 208/120V/225A --11 Spare

Room #616

Concessions Panel -- SIEMENS -- Type PRLIA -- 208/120V/225A -- 24 Spare

Maintenance Room --

Gym Panel -- SIEMENS -- Type PRLIA -- 208/120V/225A -- 28 Spare

This quote is valid for 30 days from the above date. Signature below represents acceptance of this quote and the terms and conditions contained herein. Please return signed quote to:
Paul.Hawthorne@metromech.us or fax.

Signed: _____ Name printed:

Date:



Terms and Conditions

1. In case of failure to perform its obligations under this Agreement, Provider's liability is limited to repair or replacement, at its option, and such repair or replacement shall be Customer's sole remedy.
2. Customer shall permit Provider free, safe and timely access to areas and equipment, and allow Provider to start and stop the equipment as necessary to perform required services. Customer agrees to keep areas adjacent to equipment covered under this Agreement free of potential obstructions to the Provider and, if necessary, to remove materials, fixtures, walls or partitions at the specific request of Provider. All planned work under this Agreement will be performed during Provider's normal working hours.
3. The Agreement price is conditioned upon the system(s) covered being in a maintainable condition. If the initial inspection or initial seasonal startup indicates repairs are required, a firm quotation will be submitted for Customer's approval. Should Customer not authorize the repairs, Provider may either remove the unacceptable system(s), component(s), or part(s) from its scope of responsibility and adjust the annual Agreement price accordingly, or terminate this Agreement.
4. The Agreement price is subject to adjustment by Provider on each commencement anniversary to reflect increases in labor, material, and other costs.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
6. Customer will promptly pay invoices within thirty (30) days of receipt. Provider may apply a finance charge and late fee if the Customer is more than five (5) days delinquent with any payment owed Provider. Should a payment become sixty (60) days or more delinquent, Provider may stop all work under this Agreement without notice and/or terminate this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
7. Provider excludes from this Agreement, and Customer agrees to hold Provider harmless from responsibility for: (a) services required as a result of negligence, abuse, accident, alteration, misuse, vandalism, malicious mischief, freezing weather or improper equipment operation by the Customer or a third party, (b) repair or replacement of structural or non-moving parts and components, including, but not limited to, equipment cabinets, casings, boiler refractory, boiler tubes, chimneys, breechings, burners, coils, piping, heat exchangers, pressure vessels, refrigeration evaporators and condensers, fan housings, ductwork, insulation, electrical circuit panels and electrical power wiring, (c) repair or replacement of water, steam, gas, plumbing, electrical and air lines, (d) disposal or reclamation of refrigerants and waste oil, (e) identification, abatement, encapsulation, removal or disposal of any hazardous materials, including those containing asbestos, (f) services required to improve or correct the design of equipment covered by this Agreement, (g) services required or recommended by an insurer, government agency, union, consultant, equipment vendor, manufacturer or other third party, (h) alterations or replacement of equipment covered by this Agreement for any reason, including, but not limited to, general obsolescence and failure of a major component or desire of the Customer to upgrade technology, (i) the requirement to move, replace or alter any part of the building structure and (j) safety testing, water/air balancing, indoor air quality, removal and reinstallation of valve bodies and dampers, electric power failure, low voltage, burned out main and branch fuses, low water pressure, water treatment provided by others, water condition and causes beyond the control of Provider.
8. Services provided under this Agreement involving extra work (materials or labor) will become an extra charge (fixed price amount to be negotiated or on a time and material basis at Provider's Preferred Customer Rates then in effect) over the sum stated in this Agreement. If a trouble call is made at Customer's request and inspection indicates a condition which is not covered under this Agreement, Provider may charge Customer at the rate then in effect for such services.
9. Customer shall permit only Provider's personnel or agent to perform the work included in the scope of this Agreement. Should anyone other than Provider's personnel perform such work, Provider may, at its option, cancel this Agreement, eliminate the involved item of equipment from inclusion on this Agreement, or charge Customer for the related service work.
10. In the event Provider must commence legal action in order to recover any amount payable under this Agreement, Customer shall pay Provider all court costs and attorneys' fees incurred by Provider.
11. Any legal action relating to this Agreement, or the breach thereof, initiated by Customer shall commence within one (1) year from the date of this work.
12. Provider shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delays of carriers, strikes, including those by Provider's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.



13. Customer shall make available to Provider's personnel all pertinent Material Safety Data Sheets pursuant to OSHA's Hazard Communication Standard Regulations.
14. Customer warrants, to the best of its knowledge, that no hazardous materials, including those containing asbestos, are present at its facilities which will affect the ability of the Provider to perform services in a safe manner. Provider may suspend its work in the event real or suspected hazardous materials are encountered and agrees to resume services, unless the Agreement has expired or been terminated, at such time as the Customer has assessed the situation, implemented and completed the necessary corrective action in full compliance with applicable laws and regulations, and furnishes the Provider with a certification in writing specifying the corrective action. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
15. To the fullest extent permitted by law, Customer shall indemnify, hold harmless and upon request, defend Provider, its officers, directors, agents and employees from and against all claims, damages, losses and expenses (including, but not limited to, attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an act, error or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts, errors or omissions Customer may be liable, regardless of whether it is caused in part by the negligence of Provider.
16. **IN NO EVENT, WHETHER BASED ON CONTRACT, INDEMNITY, WARRANTY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, SHALL PROVIDER BE LIABLE TO CUSTOMER FOR SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES WHATSOEVER INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR REVENUE, OR COST OF CAPITAL.**

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Management Report



JB Vang
Cologne Academy
1221 Village Parkway, Cologne, MN

Prepared For
JB Vang

Powered By



Site Overview



Total Sections: 7

Total Sq Ft: 164,875

Map	Name	Sq Ft	Est Install	Grade
1	Shingle Area Phase 1	19,005	2007	A
2	Shingle Area Phase 2	10,858	2010	A
3	Shingle Area Phase 3	18,322	2011	A
4	Shingle Area Phase 4	7,528	2012	A
5	Shingle Area Phase 5	18,794	2015	A
6	Flat Roof Areas	18,163	2015	A
7	Shingle Roofs All Phases	72,205		A

Cologne Academy
1221 Village Parkway
Cologne, MN

Summary

Section: Shingle Area Phase 1
Size: 19005
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



Condition Summary

Membrane: A
 Flashings: A
 Sheet Metal: A

Overall: A

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2030

Recommendations

These roof sections are in good shape with some emergency repair needed. We recommend making immediate repairs and starting an annual maintenance program. Included replacement number is a rough budgetary cost for re-roof.

Cologne Academy
1221 Village Parkway
Cologne, MN

Summary

Section: Shingle Area Phase 2
Size: 10858
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



Condition Summary

Membrane: A
 Flashings: A
 Sheet Metal: A

Overall: A

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2030

Recommendations

These roof sections are in good shape with some emergency repair needed. We recommend making immediate repairs and starting an annual maintenance program. Included replacement number is a rough budgetary cost for re-roof.

Summary

Section: Shingle Area Phase 3
Size: 18322
Overall Grade: A

Inspector:



Condition Summary

Membrane: A
 Flashings: A
 Sheet Metal: A

Overall: A

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2030

Recommendations

These roof sections are in good shape with some emergency repair needed. We recommend making immediate repairs and starting an annual maintenance program. Included replacement number is a rough budgetary cost for re-roof.

Cologne Academy
1221 Village Parkway
Cologne, MN

Summary

Section: Shingle Area Phase 4
Size: 7528
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



Condition Summary

Membrane: A
 Flashings: A
 Sheet Metal: A

Overall: A

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2032

Recommendations

These roof sections are in good shape with some emergency repair needed. We recommend making immediate repairs and starting an annual maintenance program. Included replacement number is a rough budgetary cost for re-roof.

Cologne Academy
1221 Village Parkway
Cologne, MN

Summary

Section: Shingle Area Phase 5
Size: 18794
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



Condition Summary

Membrane: A
 Flashings: A
 Sheet Metal: A

Overall: A

Overall Grade
 A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2035

Recommendations

These roof sections are in good shape with some general repair and maintenance needed. We recommend starting an annual maintenance program. Included replacement number is a rough budgetary cost for re-roof.

Site Overview
Section 1
Section 2
Section 3
Section 4
Section 5
Section 6
Section 7
Budget Matrix
Summary
Composition
Observations
Deficiencies

Cologne Academy
1221 Village Parkway
Cologne, MN

Observations

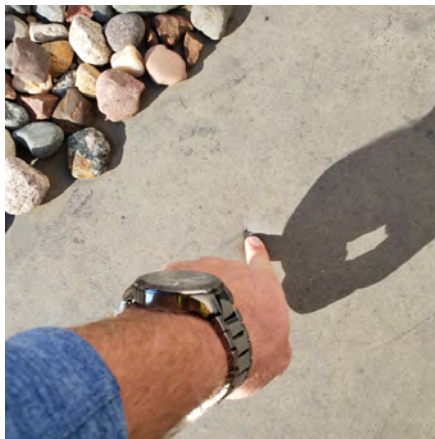
Section: Flat Roof Areas
Size: 18163
Overall Grade: A

Inspection Date: 08/03/2020

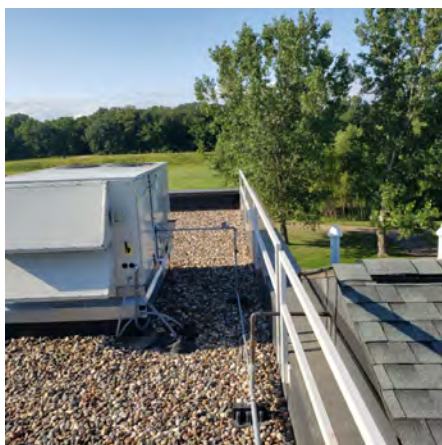
Inspector: Alex Culp



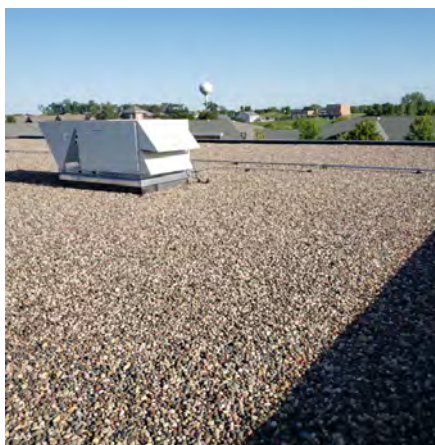
Inspection revealed these roofs are in good shape



We noted a membrane puncture on the lower roof section. This would be repaired during our priority repair visit



Section Overview



Section Overview

Deficiencies

Section: Flat Roof Areas
Size: 18163
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



1



General - Yearly Roof Maintenance Program (ALL SECTIONS) (Remedial)

Quantity: 1 EA

Deficiency:

Regular inspections & maintenance will ensure long-term performance of the roof system.

Corrective Action:

Perform a general inspection of all roof sections paying close attention to roof flashings, field seams, and drainage. Remove any ponding water and check for crushed insulation. Repair any minor membrane damage (small cuts/tears). Check and clear all drains & scuppers. Clean roof surface of all nature's debris. Remove and dispose of any foreign debris. Check and caulk all vent stacks & storm collars as necessary. If any major issues are found, we will provide a proposal for repair.

NOTE* Signing for this enrolls owner in our yearly maintenance visit. This part of the contract will automatically renew on a yearly basis. This can be canceled at any time by either party.

Estimated Repair Cost:

\$1,750.00

Summary

Section: Flat Roof Areas
Size: 18163
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



Condition Summary

Membrane: A
 Flashings: A
 Sheet Metal: A

Overall: A

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2030

Recommendations

These roof sections are in good shape. We did note a membrane puncture that needs immediate repair. We recommend starting an annual maintenance plan in order to maximize roof service life. Included replacement number is a rough budgetary cost for membrane replacement.

Estimated Repair Costs: \$1,750.00

Estimated Replacement Costs: \$145,304.00

Cologne Academy
1221 Village Parkway
Cologne, MN

Summary

Section: Flat Roof Areas
Size: 18163
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



6 - Flat Roof Areas (18,163 Sq Ft) Grade A

Deficiency	Qty	Emergency	Remedial	Replacement
Yearly Roof Maintenance Progra...	1 EA		\$1,750.00	
Full Replacement	18,163 Sq Ft			\$145,304.00
Total		\$0.00	\$1,750.00	\$145,304.00

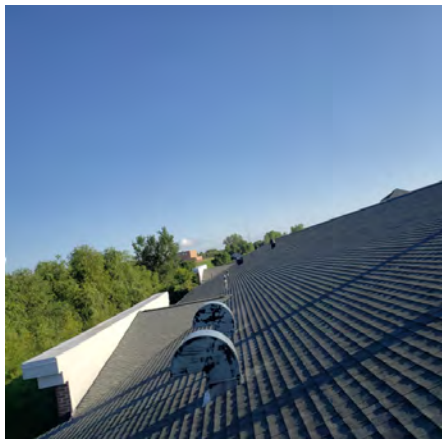
Cologne Academy
1221 Village Parkway
Cologne, MN

Observations

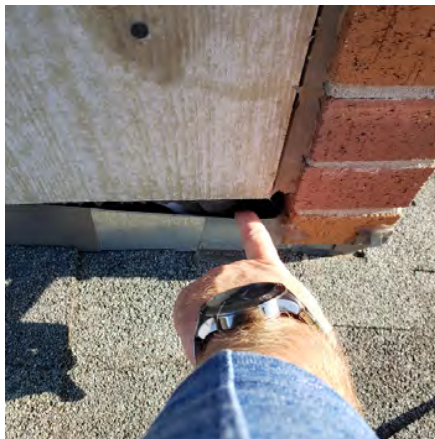
Section: Shingle Roofs All Phases
Size: 72205
Overall Grade: A

Inspection Date: 08/03/2020

Inspector: Alex Culp



These roofs are in good shape with some maintenance repairs recommended



We noted a few areas directly open to water infiltration. We recommend immediate repair



Coping caps need to be inspected and sealed as necessary. This one is directly open to water infiltration.

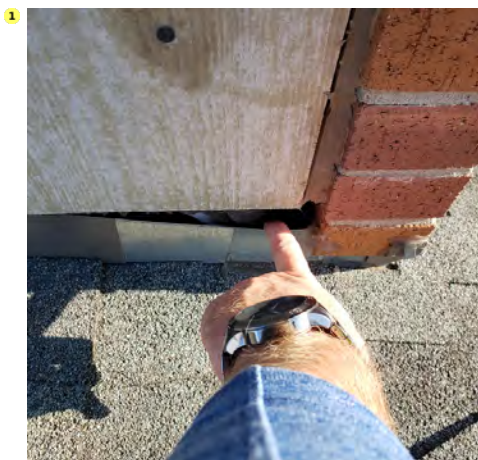


We recommend annual maintenance walks

Deficiencies

Section: Shingle Roofs All Phases
Size: 72205
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



General - Priority Roof Repair Visit (Shingle and Flat Roof Areas) (Emergency)

Quantity: 1 EA

Deficiency:

During our roof walk, we noted some areas open to water infiltration that are in need of immediate repair.

Corrective Action:

- Load all materials and equipment
- Set-up safety equipment as necessary
- Inspect all roof sections
- Perform repairs to open flashing area
- Check all coping caps and seal joint covers and open areas as required
- Perform repair to membrane puncture on flat roof area
- Check pipe flashings and roof penetrations and seal as time allows.
- Provide photo documentation of work performed

Price includes two (2) technicians for one (1) day's time plus reasonable materials and equipment.

Estimated Repair Cost:

\$3,250.00

Cologne Academy
1221 Village Parkway
Cologne, MN

Summary

Section: Shingle Roofs All Phases
Size: 72205
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



Condition Summary

Membrane: A
 Flashings: B
 Sheet Metal: A

Overall: A

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2032

Recommendations

These roof sections are in good shape with some emergency repair needed. We recommend making immediate repairs and starting an annual maintenance program. Included replacement number is a rough budgetary cost for re-roof.

Estimated Repair Costs: \$3,250.00

Estimated Replacement Costs: \$433,230.00

Cologne Academy
1221 Village Parkway
Cologne, MN

Summary

Section: Shingle Roofs All Phases
Size: 72205
Overall Grade: A

Inspection Date: 08/03/2020
Inspector: Alex Culp



7 - Shingle Roofs All Phases (72,205 Sq Ft) Grade A

Deficiency	Qty	Emergency	Remedial	Replacement
Priority Roof Repair Visit (Sh...	1 EA	\$3,250.00		
Full Replacement	72,205 Sq Ft			\$433,230.00
Total		\$3,250.00	\$0.00	\$433,230.00

Budget Matrix
Cologne Academy
Cologne, MN
164875Sq Ft

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining



		Emergency	Remedial	Replacement
1 - Shingle Area Phase 1 (19,005 Sq Ft) Grade A				
Projected Replacement: 2030				
Deficiency	Qty			
Total		\$0.00	\$0.00	\$0.00
2 - Shingle Area Phase 2 (10,858 Sq Ft) Grade A				
Projected Replacement: 2030				
Deficiency	Qty			
Total		\$0.00	\$0.00	\$0.00
3 - Shingle Area Phase 3 (18,322 Sq Ft) Grade A				
Projected Replacement: 2030				
Deficiency	Qty			
Total		\$0.00	\$0.00	\$0.00
4 - Shingle Area Phase 4 (7,528 Sq Ft) Grade A				
Projected Replacement: 2032				
Deficiency	Qty			
Total		\$0.00	\$0.00	\$0.00
5 - Shingle Area Phase 5 (18,794 Sq Ft) Grade A				
Projected Replacement: 2035				
Deficiency	Qty			
Total		\$0.00	\$0.00	\$0.00
6 - Flat Roof Areas (18,163 Sq Ft) Grade A				
Projected Replacement: 2030				
Deficiency	Qty			
Yearly Roof Maintenance Progra...	1 EA		\$1,750.00	
Full Replacement	18,163 Sq Ft			\$145,304.00
Total		\$0.00	\$1,750.00	\$145,304.00
7 - Shingle Roofs All Phases (72,205 Sq Ft) Grade A				
Projected Replacement: 2032				
Deficiency	Qty			
Priority Roof Repair Visit (Sh...	1 EA	\$3,250.00		
Full Replacement	72,205 Sq Ft			\$433,230.00
Total		\$3,250.00	\$0.00	\$433,230.00
Budget Totals		\$3,250.00	\$1,750.00	\$578,534.00