Facility Condition Assessment

REPORT DATE: September 25, 2023

PROPERTY INFORMATION:
Elm Street School
129 Elm Street
Mechanic Falls, Androscoggin County, Maine 04256

PROJECT INFORMATION:
AEI Project No. 482352
Site Assessment Date: September 12 & 19, 2023

PURPOSE:
Capital Planning only

PREPARED FOR:
RSU 16
3 Aggregate Road
Poland , Maine 04274

PREPARED BY:
AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597

1.800.801.3224
www.aeiconsultants.com

September 25, 2023

John Hawley
RSU 16
3 Aggregate Road
Poland , Maine 04274

Subject: Facility Condition Assessment
Elm Street School
129 Elm Street
Mechanic Falls, Maine 04256
AEI Project No. 482352

Dear John Hawley:

AEI Consultants is pleased to provide the *Facility Condition Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services outlined in AEI's contract, the scope and limitations of ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the requirements of the lender (if applicable).

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (201) 332-1844 or bmorgan@aeiconsultants.com.

Sincerely,
DRAFT
Brian Morgan
Business Development Manager
AEI Consultants

Project Summary

Construction System	Good	Fair	Poor	Action	Accessibility	Immediate	Short Term	Over Term Years 1-10
3.1.1 Topography, Storm Water Drainage, and Retaining Walls	X	X		Repair			$500	
3.1.2 Site Access, Parking, Pavement		X		Refurbish			$231,000	$43,000
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps	X	X		Replace			$2,000	
3.1.4 Landscaping, Fencing, Signage, Site Lighting	X			None				
3.1.5 Site Amenities	X			Replace				$103,400
3.1.6 Utilities	X			None			$1,000	
3.1.7 Other Site Structures		X		None			$1,200	
3.2.1 Foundations	X			None				
3.2.2 Framing	X			None				
3.2.3 Cladding	X	X		Refurbish		$1,050	$1,400	$71,306
3.2.4 Roof Systems	X	X		Replace		$2,000		$855,264
3.2.5 Appurtenances		NA		None				
3.2.6 Doors and Windows	X	X		Replace				$370,900
3.2.7 Common Area Amenities	X	X		Replace				$113,068
3.2.8 Common Area Finishes	X	X		Replace				$676,592
3.3.1 Plumbing Systems and Domestic Hot Water	X	X		Replace				$4,300
3.3.2 Heating, Cooling, and Ventilation		X		Replace				$171,500
3.3.3 Electrical Systems	X	X		Replace				
3.3.4 Vertical Transportation	X			None		$1,000		$5,000
3.3.5 Security	X			None				
3.3.6 Fire Protection and Life Safety Systems	X			Replace				$20,000
3.4.1 Down Units		NA		None				

Construction System	Good	Fair	Poor	Action	Accessibility	Immediate	Short Term	Over Term Years 1-10
3.4.3 Tenant Unit Finishes	X			Replace			$1,200	$327,902
3.4.4 Tenant Kitchens and Bathrooms		NA		None				
4.1 Moisture and Microbial Growth		X		Repair/ Replace			$1,000	
5.1 Building Code	X			Pending				
5.2 Fire Code	X			None				
5.4 Retro-Commissioning and Energy Benchmarking Compliance		NA		None				
Totals					$0	$4,050	$239,300	$2,762,232

Summary	Today's Dollars	$/SF
Accessibility Repairs	$0	$0.00

Summary	Today's Dollars	$/SF
Immediate Repairs	$4,050	$0.07

Summary	Today's Dollars	$/SF
Short Term Repairs	$239,300	$4.26

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$2,762,232.00	$49.15	$4.92
Replacement Reserves, w/10, 3.0% escalation	$3,143,302.53	$55.93	$5.59

TABLE OF CONTENTS

TABLE OF APPENDICES

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI Consultants (AEI) was retained by RSU 16 ("Client") to conduct a Facility Condition Assessment (FCA) and prepare this Facility Condition Assessment Report for the property located at 129 Elm Street, Mechanic Falls, Androscoggin County, Maine (the "Property").

The Property is presently utilized as a Educational and is 100% occupied by Elm Street School.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Educational
Site Area	16.1 acres as per Assessor
Number of Buildings	One
Ancillary Buildings	2 storage sheds
Year of Construction	1956, 1962, 1982, 2000 as per Property Management
Year of Substantial Renovation	1962, 1982, 2000 as per Client provided
Number of Floors	One and two
Number of Units	Not applicable
Total Gross Floor Area	56,200sf as per Client provided
Total Net Rentable Area of Commercial Tenants	56,200sf as per Client provided
Foundation Type	Concrete slab-on-grade and concrete pillar with crawl space
Frame Construction	CMU masonry and wood framing
Facade	Masonry Brick (Unpainted), Vinyl Siding, Split-Face CMU
Roof Type	Low-slope and Pitched Gambrel Mechanically-fastened EPDM and Asphalt Shingles
Parking Surface	Asphalt
Number of Parking Stalls	83
Number of Handicapped-designated Parking Stalls	4
Heating Type	Central Low-Pressure Steam Boilers with Baseboard distribution, Individual propane-fired Rinnai Space Heaters
Cooling Type	Individual Split Systems with air-cooled condensing units in limited areas
Hot Water Source	Central, electric, commercial-grade, tank-type water heaters
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe
Elevator Type	Hydraulic
Fire Protection Type	100% Sprinkler Coverage with Wet pipe system
Flood Zone	X (Non-shaded)
Seismic Zone	2A
Wind Zone	II Hurricane Susceptible Region
Visibility From Street	Good

Photographs

View of property from Elm Street

Overall Condition of the Property and Recommendations

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good to fair condition.

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of Costs for Immediate Repairs are provided in the Immediate Repair and Short Term Repair Cost table.

Short Term Repair Costs (0-1 Year) are recommended for 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 within the first year. Included are such deficiencies resulting from improper design, faulty installation and/or quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) and that may require replacement during this time frame are also included.

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

Summary of FCA Findings

	Terms (Yrs.)	Total Uninflated Costs	Total Inflated Costs	Uninflated $/SQFT/Year	Inflated $/SQFT/Year
Immediate Repair	0	$4,050	N/A	N/A	N/A
Short Term Repair Costs	1	$239,300	N/A	$4.26	N/A
Capital Reserve Costs	10	$2,762,232	$3,143,303	$4.92	$5.59

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health & safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or-a significant escalation in repair costs if left uncorrected. Opinions of probable costs for Immediate Repairs are provided in the Immediate and Short Term Repair Costs Table.

Short Term Repair Costs are those costs which occur within the first or second year concerning serious deficiencies that do not give rise to requiring an immediate repair. Short Term Repair Costs are items which left unattended will create a code violation or present a significant failure which may serve to impair the overall functioning of the affected system or a related system. An ADA violation or replacing a component part of an assembly (otherwise in good condition) which causes the assembly not to function as designed (e.g.: a water booster pump), are categorized as short term expenses and are included in the Immediate and Short Term Repair Costs table as a Short Term Repair Cost and the Capital Reserves Schedule in year one.

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

1.0 INTRODUCTION

AEI Consultants (AEI) was retained by RSU 16 ("Client") to perform a Facility Condition Assessment (FCA) for the property located at 129 Elm Street, Mechanic Falls, Androscoggin County, Maine (the "Property"). This FCA was performed in accordance with the Proposal between AEI Consultants and RSU 16, authorized on August 15, 2023.

1.1 PURPOSE

The purpose of this Facility Condition Assessment (FCA) report is to create a baseline standard of observable conditions which occur at the property at the instant time of inspection which may be subjected to time adjusted corrections rendering cost replacement information, that is inflation adjusted, allowing for informed decisions as to replacement, upgrade, or abandonment to be feasible. The FCA will assist the client in understanding and assessing the condition of the Property and to make recommendations for capital needs expenditures that may reasonably be generated during the reserve period covered by this report. Assessments and recommendations are based upon a review of readily available public and private documents pertaining to the property as well as a walk-through survey of the site and buildings. The survey is intended to identify and describe the building and site systems, to assess the overall condition of the systems compared to industry standards, to identify conspicuous deficiencies, and to project a reasonable estimate of life-cycle cost and remaining useful life for site and building systems.

This FCA follows the Client scope, industry standards, and purpose and process outlined in the ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Deviations or Limitations from the ASTM Guide are discussed in Section 6.2. Assessment methodology and limitations encountered at the property are further discussed in Section 7 of this report.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building systems. According to the ASTM guidelines, a PCA a.k.a. an FCA, is intended to reduce the risk regarding potential building systems and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system. Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the property or components.

Factors that may affect our recommendations include the ready availability of historical records, the potential change in management and maintenance practices, and the availability of reliable disclosure of property conditions. The property assessment and related report are intended to assist our Client in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time.

AEI understands that the special purpose of this assessment is to assist the Client in gaining understanding of the overall condition of the subject Property for the purposes of Capital Planning. As such, the assessments and recommendations within this report may be offered from a conservative vantage point in order to address the increased risk in assessing a property with limited availability to historical records.

Please note that AEI provides optional services to enhance the level of due diligence beyond the ASTM Standard's baseline level given the client's Capital Planning position. RSU 16 chose to utilize the ASTM Standard's baseline and not engage additional subspecialty consultants for this assignment.

1.2 Scope of Work

The FCA was performed in general conformance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" as well as the proposal dated August 15, 2023 and is subject to the limitations and scope considerations contained within these Standards and the Proposal.

The scope of this assessment was performed as follows:

Site Reconnaissance:

- Site and Grounds –
    - Site Drainage type and condition of storm drains,
    - Pavement type(s) and condition,
    - Parking count,
    - Curb type(s) and condition,
    - Flatwork type(s) and condition,
    - Loading Dock type(s) and condition,
    - Site Lighting type and operational condition,
    - Building mounted lighting types and operational condition,
    - Building mounted signage

- Building Envelope –
    - Façade type(s) and condition,
    - Window type(s) and condition,
    - Exterior door type(s) and condition,
    - Roofing System type(s) and condition

- Mechanical, Electrical and Plumbing Systems –
    - HVAC type(s) and condition,
    - Manufacturer, Model, and Serial number,
    - Heating or cooling capacity, tonnage
    - Estimated age of equipment

- Electrical equipment type(s), condition
    - Transformer(s) including
    - Main switch manufacturer

- Main electric panels

- Hot water type(s) and condition
  - Determine capacity
  - Manufacturer, Model, and Serial Number,
  - Estimated age

- Vertical Transportation Systems –
  - Elevators and condition including finishes
  - Escalators and condition

- Fire detection, notification, and suppression systems
  - Type(s) and condition of suppression systems for building
  - Wet and/or dry
  - Last inspection date and frequency

- Fire alarm panel type(s) and condition
  - Manufacturer and model number,
  - Last inspection date

- Interior finishes and condition

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

- Good condition—in working condition and does not require immediate or short term repair costs above an agreed threshold.
- Fair condition—in working condition, but may require immediate or short term repair costs above an agreed threshold.
- Poor condition—not in working condition or requires immediate or short term repair costs substantially above an agreed threshold.

1.3 Deviations From The Guide

This FCA includes the following deviations from ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process":

- Opinions of Costs for Capital Reserves are provided in the Capital Reserve Cost Schedule. Capital Reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These Capital Reserves are

expressed on an annual basis over the evaluation period requested by the Client. Capital Reserves may include costs for items expected to reach the end of their useful life span before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.

- American's with Disability Act and Fair Housing Act Accessibility Surveys were not completed as part of this assessment.
- AEI provided a limited visual survey for the presence of microbial growth at the Property. Destructive sampling was not included in the scope of the work for this survey.

1.4 Site Visit Information

Site Visit Information Table	
Date of Site Visit	September 12 & 19, 2023
Time of Site Visit	9:00 AM
Weather Conditions	Clear and 75F
Site Assessor	Andrew S. Matthews, PE
Site Escorts	Mandi Shepard and John Hawley

1.5 Interviews

During the course of our assessment, the following individuals provided information that was used by our field assessor and reviewer to inform the descriptions and recommendations contained in this report.

Mandi Shepard and John Hawley, the on-site escorts or "Points of Contact" (POCs), appeared to be very knowledgeable about the property's building systems, history of capital replacements and maintenance, and current conditions. Many of AEI's questions regarding the property's building systems, history of capital replacements and maintenance, and current conditions were answered.

Summary of Interviews			
Contact Name, Title	Entity	Contact Phone	Information Source Provided
John Hawley	Operations Director, RSU 16	(207) 212-7237	Conducted tour and answered specific questions regarding Property
Mandi Shepard	Maintenance Supervisor, RSU 16	(207) 240-5307	Conducted tour and answered specific questions regarding Property
Mr. Fred Sturtevant III, Fire Code Inspector	Mechanic Falls Fire Department	(207) 754-2880	Provided information related to fire department inspections and violations
Mr. Ryan Smith, Code Enforcement Officer	Mechanic Falls Code Enforcement and Planning	(207) 345-2221	Provided information related to building department inspections and violations

1.6 Documents Reviewed

As per ASTM E2018-15 scope of work, AEI submitted a Pre-Survey Questionnaire (PSQ) to John Hawley. The PSQ is designed to provide AEI with historical capital replacements and maintenance information regarding the site, including any known specific damage and/or corrective action taken.

A completed PSQ was not returned to AEI. A blank PSQ is included in the Appendices.

AEI was provided with relevant documents as listed in the following table. Documentation/ information, drawings; permits; prior reports; Certificate of Occupancy (COO); warranties; appraisals, safety inspection reports; past and planned capital improvements and major repairs; outstanding citations for building, fire, and zoning code violations; rent rolls and other site related documentation were requested as noted on the PSQ were not made available for our review. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested, in a reasonable time to formulate an opinion and to complete this Report.

Pertinent information obtained from these materials has been reviewed and considered in the formation of opinions and recommendations discussed in the appropriate sections of this report.

Summary of Documents Reviewed		
Document	Author/ Created By	Date Issued/ Published
General Building Information	Not Listed	Not Provided
HVAC Inventory	Energy Management Consultants	Not Provided
Building Floor Plan	Not Listed	Not Provided

1.7 RELIANCE

This assessment was conducted on behalf of and for the exclusive use of RSU 16 (Client) solely for use in determining general anticipated capital expenditures of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by RSU 16 on August 15, 2023. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the Client and all relying parties.

2.0 OPINIONS OF COST

2.1 METHODOLOGY

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

Opinions of costs included in this report should be construed as preliminary estimates. Actual costs most probably will vary from the consultant's opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of Immediate Repair, Short Term Repair Costs, and Capital Reserve Schedule costs that are recommended over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the Immediate Repair and Short Term Repair Costs table, and the Reserve Cost table. However, please note that this FCA does not constitute an in-depth budget analysis.

Immediate Repairs are repairs that require immediate action as a result of: material existing or potential unsafe conditions, material building or fire code violations, or conditions that, if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Short Term Repair Costs are repairs 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 maintenance.

Based on observations of readily apparent conditions, an Immediate Repair and Short Term Repair Costs list was developed addressing areas found to require replacement, repairs, or significant maintenance to help the Client evaluate the property.

Other items that are not immediate repair or short term repair costs, or are not driven by immediate repair needs are listed in the Capital Reserve Schedule. These items were observed by the assessor or based on comments by current tenant. Capital reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Capital reserves exclude 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. Systems

and components that are not deemed to have a material effect on the use are also excluded. Replacement costs were solicited from ownership / property management, AEI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the owner's or property management's maintenance staff were also considered.

AEI's reserve methodology involves identification and quantification of those systems or components that may require capital reserves within the evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a Capital Reserve 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 recommended in the Immediate Repair and Short Term Repair Cost Estimate.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from various industry sources, including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift and United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is 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 it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

The observed or reported condition of the reviewed systems, any recommended actions and the associated opinions of probable cost of repair or replacements are presented in the following Sections of this report. A summary of opinions of costs is presented in the Executive Summary. The opinions of probable costs for Immediate Repairs, Short Term Repair Costs, and Capital Reserve Schedule are summarized in the following tables:

Elm Street School
129 Elm Street
Mechanic Falls, Maine 04256
September 25, 2023

Item	Quantity	Unit	Unit Cost	Replacement Percent	Accessibility Total	Immediate Total	Short Term Total	Comments
3.1.1 Topography, Storm Water Drainage, and Retaining Walls								
Retaining Wall (Masonry), Repairs	1	LS	$500.00	100%		$0	$500	Replace missing capstones at CMU retaining wall south of building
3.1.2 Site Access, Parking, Pavement								
Asphalt Pavement, Mill and Overlay	60,000	SF	$3.85	100%		$0	$231,000	Recommend mill and overlay of the asphalt in the south parking area, the south driveway, west of the 2000 addition, and north of the 1982 addition based on observed conditions.
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps								
Damaged Asphalt Curbs, Replace	250	LF	$8.00	100%		$0	$2,000	Replacement of damaged asphalt curbing east of building.
3.1.6 Utilities								
Septic System, Perform Inspection	1	Allow	$1,000.00	100%		$0	$1,000	Inspect sewer piping with camera
3.1.7 Other Site Structures								
Storage Shed, Rebuild	1	Allow	$1,200.00	100%		$0	$1,200	Rebuild eaves at storage building adjacent to school.
3.2.3 Cladding								
Exterior Masonry, Repair	1	Allow	$1,400.00	100%		$0	$1,400	Damaged mortar repair at south and east elevations of the 1956 section.
Exterior Siding (Vinyl). Install	350	SF	$3.00	100%		$1,050		Replace missing siding on south side of penthouse over 1982 section
3.2.4 Roof Systems								
Roof leak, Repair	2	LS	$1,000.00	100%		$2,000		Repair leaks over room 26 and the roof junction at the 2000 corridor
3.3.4 Vertical Transportation								

Item	Quantity	Unit	Unit Cost	Replacement Percent	Accessibility Total	Immediate Total	Short Term Total	Comments
Elevator, Inspect	1	Allow	$1,000.00	100%		$1,000		Confirm elevator permit is current with State or Municipality, or schedule elevator for inspection
3.4.3 Tenant Unit Finishes								
Utility Room Finish Repair	1	LS	$1,200.00	100%		$0	$1,200	Repair damaged flooring and wallboard in utility room in 2000 section
4.1 Moisture and Microbial Growth								
Replace Stained Finishes	1	LS	$1,000.00	100%		$0	$1,000	Survey and replaced stained ceiling tiles and other damaged finishes
Total Repair Cost					$0.00	$4,050.00	$239,300.00	

Elm Street School
129 Elm Street
Mechanic Falls, Maine 04256
September 25, 2023

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
3.1.2 Site Access, Parking, Pavement																			
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	3	2	86,000	SF	$0.25	$21,500	200%		$21,500					$21,500				$43,000
3.1.5 Site Amenities																			
Playground (Small). Replace	20	15	5	1	Allow	$18,200.00	$18,200	100%					$18,200						$18,200
Playground (Medium). Replace	20	10	10	1	Allow	$85,200.00	$85,200	100%										$85,200	$85,200
3.2.3 Cladding																			
Exterior Masonry, Repoint	40	32	8	4,800	SF	$16.84	$80,832	20%								$16,166			$16,166
Exterior Siding (Vinyl). Replace	30	23	7	6,000	SF	$7.94	$47,640	100%							$47,640				$47,640
Exterior Sealants, Replace	12	5	7	2,500	LF	$3.00	$7,500	100%							$7,500				$7,500
3.2.4 Roof Systems																			
EPDM Roof, Replace	20	14	6	15,800	SF	$22.00	$347,600	100%						$347,600					$347,600
EPDM Roof, Replace	20	17	3	16,600	SF	$22.00	$365,200	100%			$365,200								$365,200
Asphalt Composition Roof shingles, Replace	20	18	2	14,700	SF	$8.48	$124,656	100%		$124,656									$124,656
Asphalt Composition Roof shingles, Replace	20	11	9	2,100	SF	$8.48	$17,808	100%									$17,808		$17,808
3.2.6 Doors and Windows																			
Storefront Systems. Replace	30	25	5	1,400	SF	$184.00	$257,600	100%					$257,600						$257,600
Window and Frame (Vinyl-framed, Slider). Replace	30	23	7	56	EA	$1,750.00	$98,000	100%		$19,600		$19,600		$19,600		$19,600		$19,600	$98,000
Metal Door, Replace	35	33	2	9	EA	$1,700.00	$15,300	100%		$15,300									$15,300
3.2.7 Common Area Amenities																			
Commercial Kitchen Equipment, Replacement	15	10	5	1	Allow	$30,000.00	$30,000	200%					$30,000					$30,000	$60,000
Bleachers, Expanding, Replace	25	23	2	180	EA	$294.82	$53,068	100%		$53,068									$53,068
3.2.8 Common Area Finishes																			
Single Use Restroom, Renovate	40	35	5	4	Allow	$10,000.00	$40,000	100%					$20,000			$20,000			$40,000
Multiple Occupancy Restroom, Renovate	40	37	3	10	Allow	$55,000.00	$550,000	100%			$137,500		$137,500			$137,500		$137,500	$550,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
Vinyl tile. Replace	15	12	3	4,100	SF	$16.12	$66,092	100%			$22,032		$22,030		$22,030				$66,092
Common Area Carpet tile. Replace	7	4	3	1,500	SF	$6.00	$9,000	200%			$9,000							$9,000	$18,000
Breakroom Appliances, Replace	15	12	3	2	EA	$1,250.00	$2,500	100%			$1,250					$1,250			$2,500
3.3.1 Plumbing Systems and Domestic Hot Water																			
Water Heater. Replace (Electric, 10 gallon)	15	12	3	1	EA	$1,200.00	$1,200	100%			$1,200								$1,200
Water Heater. Replace (Electric, 50-52 gallon)	15	12	3	2	EA	$1,550.00	$3,100	100%			$3,100								$3,100
3.3.2 Heating, Cooling, and Ventilation																			
Boiler (combination gas - oil), Overhaul	7	5	2	1	Allow	$6,500.00	$6,500	100%		$6,500									$6,500
Boiler (Oil unit), Replace	30	23	7	1	Allow	$35,000.00	$35,000	100%							$35,000				$35,000
Underground Storage Tank Replacement	20	15	5	1	EA	$20,500.00	$20,500	100%					$20,500						$20,500
Booster Pump, Replace (7 HP)	10	5	5	2	EA	$2,200.00	$4,400	100%					$4,400						$4,400
Furnace (Gas), Replace	20	17	3	11	EA	$2,400.00	$26,400	100%			$26,400								$26,400
Split-system Condensing unit, Replace	15	7	8	3	EA	$2,900.00	$8,700	100%								$8,700			$8,700
Upgrade Pneumatic Controls to Electronic	40	35	5	20	Space	$3,500.00	$70,000	100%					$70,000						$70,000
3.3.4 Vertical Transportation																			
Elevator cab interiors, Refinish	10	8	2	1	EA	$5,000.00	$5,000	100%		$5,000									$5,000
3.3.6 Fire Protection and Life Safety Systems																			
Central Fire Alarm Panel. Replace	20	15	5	1	EA	$20,000.00	$20,000	100%					$20,000						$20,000
3.4.3 Tenant Unit Finishes																			
Vinyl tile, Replace	20	16	4	13,000	SF	$16.12	$209,560	100%				$209,560							$209,560
Carpet Tile, Replace	7	5	2	3,500	SF	$6.00	$21,000	200%		$21,000							$21,000		$42,000
Wood Floors, Refinish	20	13	7	7,175	SF	$10.64	$76,342	100%							$76,342				$76,342

Total (Uninflated)	$0.00	$266,624.00	$565,682.00	$229,160.00	$600,230.00	$367,200.00	$210,012.00	$203,216.00	$38,808.00	$281,300.00	$2,762,232.00
Inflation Factor (3.0%)	1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)	$0.00	$274,622.72	$600,132.03	$250,409.32	$675,564.15	$425,685.44	$250,765.31	$249,930.05	$49,160.81	$367,032.70	$3,143,302.53

Evaluation Period:	10
# of SF:	56,200
Reserve per SF per year (Uninflated)	$4.92
Reserve per SF per year (Inflated)	$5.59

2.2 Recent, In Progress and Planned Capital Improvements

AEI provided a pre-survey questionnaire and conducted an interviews of persons listed in this report to help determine historic, current, and planned information about the property, especially concerning significant capital expenditures over $3,000. A summary of disclosed or easily observable recent, current, or planned capital expenditures are briefly outlined below.

Capital Expenditures: Site Access, Parking, Pavement	
2022	Asphalt paving - basketball court, ADA access to playground, parking and access lane along north side of 1956-1962 section of building
Capital Expenditures: Site Amenities	
2021-2022	Outdoor pavilion construction
2022	Asphalt pavement of basketball court
2021	Added playground equipment
Capital Expenditures: Common Area Finishes	
2021	VCT replacement in corridors of the 1956 and 1962 sections
Capital Expenditures: Plumbing	
Time Period	**Item**
2023	Two (2) 120-gallon electric water heaters (1982 section)

Capital Expenditures: Heating, Cooling, and Ventilation	
2023 (In Process)	Replacement of failed steam to water heat exchanger (~$40k)
2020	Ventilation units/HEPA filters added to classrooms
Capital Expenditures: Vertical Transportation	
2022	Installed wheelchair lift
Capital Expenditures: Tenant Unit Finishes	
2022	Carpet - 2 Rooms; Vinyl Plank - 2 Rooms
2023	Vinyl Plank - 4 rooms

2.3 Incurred Capital Replacement and Maintenance Costs

The scope of work of this FCA does not include a legal summary, interpretation or commentary on leases or Ownership Association legal documents associated with the Property. All information below was reported to AEI; verification would be prudent.

For purposes of this assessment, this FCAs Costs Tables include opinions of cost for repair or replacement of all systems expected to occur during the evaluation term, regardless of lease designations of responsibility.

3.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS

3.1 SITE COMPONENTS

3.1.1 TOPOGRAPHY, STORM WATER DRAINAGE, AND RETAINING WALLS

Topography, Storm Water Drainage, and Retaining Walls			
Item	Description	Action	Condition
Topography	Gentle to moderate slopes throughout Property	R&M	Good
Retaining Walls	Shallow retaining walls of landscape timbers are located adjoining paved areas and walkways on the south side of the building. Concrete retaining walls are located near the boiler room on the north side of the building.	ST	Good/Fair
Adjoining Properties	Surrounding properties are at roughly the same elevation as the Property, and appear to follow the same gradient east to west.	R&M	Good
Storm Water Collection System	Underground municipal drainage system and sheet action to surrounding landscaping	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent landscaped areas	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

ASSESSMENT / RECOMMENDATION

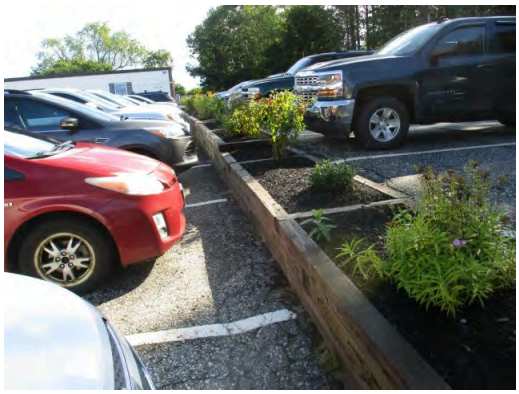
AEI did not observe evidence of significant erosion or chronically-standing water. The storm water system appeared to provide adequate runoff capacity. Overall, property drainage appeared to be good and the drainage infrastructure components appeared to be in good condition. Also, there is no evidence of excessive storm water runoff from adjacent properties.

Shallow retaining walls of CMU masonry and landscape timbers are located adjoining paved areas and walkways on the south side of the building. Missing capstone blocks were observed at the CMU wall adjoining the front walkway. Based upon the observed conditions, installation of the capstone blocks is recommended. .

No other notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

Courtyard at 1982 section boiler room and kitchen entrance showing concrete retaining wall (left)



Retaining wall / Planters in parking area south of building

Retaining wall near main entrance showing missing blocks

Catchbasin at northeast corner of Property

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Retaining Wall (Masonry), Repairs	1	0	1	Short Term	$500
Total					$500

3.1.2 Site Access, Parking, Pavement

Site Access, Parking, Pavement Descriptions			
Items	Description	Action	Condition
Asphalt Pavement Uses and Locations	Parking lot On-site driveway	ST	Fair
Concrete Pavement Uses and Locations	Dumpster and Equipment Pads	R&M	Good
Other Pavement and Locations	On-site Unpaved dirt driveway to rear athletic field	R&M	Good

Site Access, Parking, Pavement Descriptions			
Items	Description	Action	Condition
Asphalt Pavement Seal Coating	Worn and considered at the end of its useful life	RR	Fair/Poor
Pavement Striping	Painted parking striping faded and worn	RR	Fair/Poor
Total Number of Parking Stalls	83 as per Site Count		
Number of Handicapped-designated Parking Stalls	4		
Site Access	Provided by two entrances / exits from Elm Street to the east		
Signalization at Site Access	Not applicable		
Easement or Alley Way	No Easement or alleyways were observed or reported.		
Bollards	Not applicable		Not applicable

Capital Expenditures: Site Access, Parking, Pavement	
Time Period	Item
2022	Asphalt paving - basketball court, ADA access to playground, parking and access lane along north side of 1956-1962 section of building

Assessment / Recommendation

There is onsite asphalt pavement at drive lanes and parking areas. There is on-site concrete pavement at equipment and dumpster pads. There is a gravel surfaced access lane on the north side of the Property to the athletic fields.

The age of the asphalt pavement was generally not known, reported, but it appeared to be of varying ages. AEI observed areas of sectional replacement, though were generally limited in size.

Although older, the pavement appeared to have been well-maintained. Evidence of past repairs, such as patches, sections of replacement and crack seals were noted throughout the parking and driveways. However, large portions of the asphalt are worn and cracked, and appear to be near end of life. This includes asphalt in the south parking area, the south driveway, west of the 2000 addition, and north of the 1982 addition. Asphalt maintenance is typically addressed by applying a 2" overlay surface to the asphalt as it approaches its effective useful life and before structural cracking occurs. An overlay application is not a repair solution but rather is a proactive maintenance recommendation to avoid system failure. If an overlay is applied, it should be applied before significant stress cracking occurs. Ideally, the wear (top) course of asphalt should be milled 2" or the perimeter of the pavement should be milled to avoid changing surface drainage patterns and to allow the new asphalt surface to integrate into the surrounding surfaces such as curbs and sidewalks. An opinion of cost for this work is included in the Tables.

AEI also recommends periodic crack-filling, seal coating and re-striping of the asphalt paving during the evaluation period. An opinion of cost is included in the Tables.

Photographs

Pavement at south entrance from Elm Street

Pavement along south parking area view west

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Mill and Overlay	20	19	1	Short Term	$231,000
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	3	2	2 7	$21,500 $21,500
Total					$274,000

3.1.3 Sidewalks, Curbing, Site Steps, and Ramps

Sidewalks, Curbing, Site Steps, and Ramps Descriptions			
Item	Description	Action	Condition
Sidewalk Materials	Asphalt	R&M	Good
Locations of On-Site Sidewalks	Sidewalks from parking areas to the primary building entrances	R&M	Good
Sidewalks along adjacent public roadways	Not applicable		Not applicable
Curbs and Gutter	Asphalt Curbs	ST	Fair
Wheel Stops	Not applicable		
Exterior Ramp(s)	Asphalt and pre-fabricated metal	R&M	Good
Exterior Step(s)	Granite steps and concrete landing at the main entrance	R&M	Good
Handrails	Steel handrails protect exterior steps and ramps.	R&M	Good

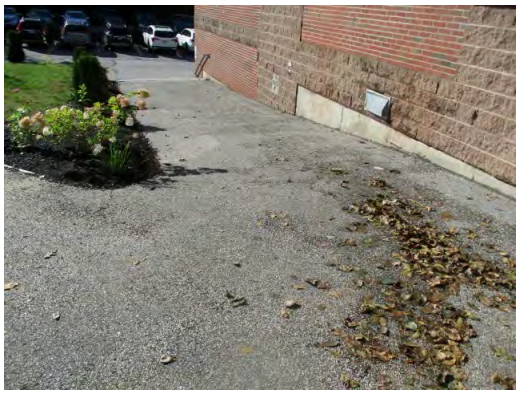
Assessment / Recommendation

Asphalt walkways provide paved pedestrian access from parking areas to the main entrance. Walkways are generally in good condition. Sealing of the walkways, similar to the recommended work at the parking and drive lanes is recommended. The estimated cost for this work is included in the opinion of cost discussed in Section 3.1.2.

Asphalt curbing is located along the access lane on the east side of the building. Curbing was observed to exhibit cracking and localized impact damage due to seasonal plowing. Sectional replacement of damaged areas are recommended where warranted. An opinion of cost for this work is included in the Tables.

Photographs

ADA ramp at gymnasium entrance



Walkway to main entrance

Basketball court west of building

Damaged curbing east of building

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Damaged Asphalt Curbs, Replace	1	0	1	Short Term	$2,000
Total					$2,000

3.1.4 Landscaping, Fencing, Signage, Site Lighting

Landscaping, Fencing, Signage, Site Lighting Descriptions			
Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good
Irrigation	Not applicable		Not applicable
Perimeter Fencing	Not applicable		Not applicable
Entry Gates	Not applicable		Not applicable
Patio Fencing	Not applicable		Not applicable
Refuse Area Fencing	Not applicable		Not applicable
Building and Site Lighting	HID and LED fixtures mounted to building facades	R&M	Good
Parking Area Lighting	Not applicable		Not applicable

Landscaping, Fencing, Signage, Site Lighting Descriptions			
Item	Description	Action	Condition
Exterior Lighting Controller	Photocell		Not applicable
Signage	Building-mounted signs	R&M	Good
Water Feature	Not applicable		Not applicable

Assessment / Recommendation

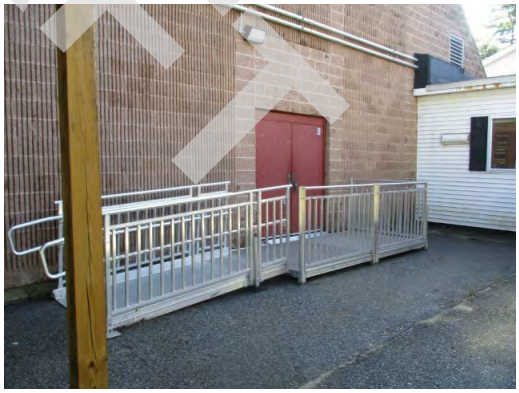
Landscaping is provided along most perimeters consisting of seasonal plantings, ground cover, and shrubbery. Grassed areas are located along the south, east, and west perimeters, as well as in the athletic field to the west. Landscaping is generally in overall good condition. Significant refurbishment is not anticipated during the term. Continued routine maintenance is recommended at this time.

Lighting was observed to be in overall good condition. No problems or concerns were observed or reported. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. According to Management, a portion of the exterior lighting was upgraded to LED within the last 4 years. Continued maintenance and component replacement is anticipated to be sufficient to maintain the fixtures through the term covered by this Report.

The building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of the signage is considered to be a part of routine maintenance.

Photographs

East elevation signage



Lighting at gymnasium entrance

Signage over main entrance

3.1.5 Site Amenities

Site Amenities			
Item	Description	Action	Condition
Playground	Two playground areas are provided on the east and west sides of the building.	RR	Good
Outdoor Pavilion	Two wood framed structure for outdoor learning	R&M	Good
Basketball Court	Asphalt paved basketball court west of the building	R&M	Good
Athletic Field	Grassed athletic field to the west of the playground area	R&M	Good

Capital Expenditures: Site Amenities	
Time Period	Item
2021-2022	Outdoor pavilion construction
2022	Asphalt pavement of basketball court
2021	Added playground equipment

Assessment / Recommendation

Exterior amenities consist of a two playground areas and equipment, two outdoor pavilions, a basketball court, and athletic field.

Two playground areas are provided. The kindergarten and pre-k playground is located on the east side of the building, and is surrounded by chain-link fencing. The other playground is located west of the building. The playground areas are provided with mulched surfaces and numerous pieces of play equipment. The areas and equipment appeared to be between 10 and 15 years old, and was observed to be in overall good condition. Based on the estimated age of the playground equipment, replacement can be anticipated during the evaluation term. An opinion of cost for this work is included in the Tables.

Two wood framed pavilion structures are located west of the building. Reportedly the structures are used as outdoor classrooms. One was reportedly completed in 2015, and the other in 2022. Both are in good condition, with no notable deficiencies or indications of deferred maintenance observed or reported. The RULs of these features are expected to exceed the evaluation period.

The basketball court pavement appeared to be generally in good condition with no significant cracking or surface deterioration observed. According to Management, the basketball court was repaved in 2022. Based on the condition and EUL of the basketball court pavement, AEI anticipates that routine maintenance will be sufficient to make necessary repairs during the evaluation term covered by this report.

An area of grassed landscaping to the west of the playground and basketball court was observed to be utilized as an athletic field, with a baseball diamond and soccer field. Landscaping appeared to be in good condition, with no notable deficiencies or indications of deferred maintenance observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

View of playground and athletic field west of building

Outdoor pavilion west of building

Kindergarten and Pre-K playground east of building

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Playground (Small). Replace	20	15	5	5	$18,200
Playground (Medium). Replace	20	10	10	10	$85,200
Total					$103,400

3.1.6 UTILITIES

According to the ASTM guidelines, visual inspection and comments on municipal, underground services lines are outside of the scope of our property assessment.

The below ground water supply piping and waste water discharge piping were not visible to AEI. AEI observed the site and inquired with management as to the overall condition and maintenance history of the water supply and waste water discharge lines.

Utility Provider Summary	
Utility Provider	Provider
Natural Gas	Natural gas is not provided at the Property; Propane service is provided by a third-party contractor, Dead River Company
Electricity	Central Maine Power
Potable Water	Town of Mechanic Falls
Sanitary Sewerage	Town of Mechanic Falls
Storm Sewer	Town of Mechanic Falls

Utilities Descriptions			
Item	Description	Action	Condition
Domestic Water Supply Lines	Not observed by AEI due to underground location. Material and age not reported; assumed to be original to construction.	R&M	Good
Waste Service Lines	Not observed by AEI due to underground location. Material and age not reported; assumed to be original to construction.	RR	Good/Fair
On-site Lift Station	A lift station is located on the north side of the 1982 addition, and services drains on the lower level of the 1982 section as well as the 2000 section of the building. It is owned and operated by the Property.	R&M	Good
On-site Waste Water Treatment System	Not applicable		Not applicable
On-site Domestic Water Well	Not applicable		Not applicable
On-site Irrigation Well	Not applicable		Not applicable
Electrical Transformer	Pad-mounted electrical transformer	R&M	Good/Fair
Alternative Energy System	Not applicable		Not applicable
Emergency Generator	Propane-fired electrical generator	Refer to Section 3.3.3 below for details	

The Property is responsible for all underground piping on the Property. No recent or chronic leaks were reported and no signs of recent or chronic leaks were observed.

Due to (assumed) age of the underground piping, it would be prudent to have the sewer system inspected with a camera. An allowance for the inspection is included in the Tables. This FCA's Cost tables do not include opinions of cost for potential sewage piping repairs, as they are dependent on the findings of the recommended inspection.

A sewer lift station is located on the north side of the 1982 addition, and services drains on the lower level of the 1982 section as well as the 2000 section of the building. This pump lifts waste that is collected lower than the sewer main, so that it discharges from the Property via gravity once it is elevated. It is owned and operated by the Property, and appeared to be approximately 3-7 years old, in good condition, with no notable deficiencies or indications of deferred maintenance observed or reported. Based on the estimated age of the lift station equipment, the RUL of the lift station is expected to exceed the evaluation period.

Ownership of the pad-mounted utility transformer was unknown by Management, and AEI was unable to obtain an answer from the electric utility, Central Maine Power. While ownership of this type of equipment is typically maintained by the Utility, it would be prudent to obtain this information in order to properly budget for future replacement.

Photographs

Sewer lift station behind gymnasium

Pad-mount transformer north of 1982 section

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Septic System, Perform Inspection	1	0	1	Short Term	$1,000
Total					$1,000

3.1.7 Other Site Structures

Specific Ancillary Buildings			
Item	Description	Action	Condition
2 storage sheds	Two wood-framed sheds are located north of 1982 section of the building	R&M	Fair

Assessment / Recommendation

The Property has two wood-framed storage sheds located north of the 1982 section of the building. The sheds appeared to be in overall fair condition. Minor impact damage was observed to the eaves of on the structure near the school. Rebuilding of the eaves is anticipated in order to maintain the structural integrity of the storage shed. An allowance for this work is included in the Tables.

Painting or staining is recommended as part of routine maintenance to maintain the pre-fabricated storage shed.

Photographs

Storage shed behind kitchen

Storage shed behind kitchen

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Storage Shed, Rebuild	1	0	1	Short Term	$1,200
Total					$1,200

3.2 Architectural Components

3.2.1 Foundations

Although requested, plans showing the foundation were not provided. The foundation and footing construction could not be verified while on-site due to hidden conditions. The top of the concrete slab was observable in the boiler rooms. Therefore, based on our review of the available documents and our limited site observations, the building appears to be constructed as noted in table below.

Of note, movement in foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Foundation Descriptions			
Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade and concrete pillar with crawl space	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab); sub-grade areas have CMU masonry walls	R&M	Good
Building Floor	Concrete slab-on-grade; steel framing with lightweight concrete in the upper level of the 1982 section; wood framing in the 2000 section	R&M	Good
Moisture Control	Crawl space has perimeter vents for air circulation and vapor barrier over the ground as a moisture barrier. Landscaping slopes away from the foundation.	R&M	Good
Crawl Space			
Floor or Crawl Space	Concrete slab	R&M	Good
Enclosed Sides of Crawl Space	Continuation of exterior wall siding (Vinyl)	R&M	Good

Assessment / Recommendation

Observations of exterior walls revealed no apparent signs of movement that would indicate excessive settlement or an improperly installed foundation system.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RULs of these features are expected to exceed the evaluation period.

3.2.2 Framing

Although requested, building plans showing the structural systems was not provided for our review.

Visual access to the structural elements of the building was limited due to hidden conditions. The superstructure was exposed in some locations, specifically the boiler rooms and gymnasium, allowing for limited observation. Other structural elements were concealed by interior finishes and exterior finishes. Therefore, based on our limited site observations, the building appears to be constructed as noted in table below.

Framing Descriptions			
Item	Description	Action	Condition
Roof Design	Low-slope with no attic space (1956, 1962, and 1982 sections) and pitched gambrel style with open rafters above a suspended ceiling (2000 section)	R&M	Good
Roof Framing and Deck	Steel joists supporting concrete slab over corrugated metal form (1956 and 1962 sections); steel joists supporting pre-cast concrete plank (1982 Section), and wood trusses supporting plywood (2000 section)	R&M	Good
Fire Retardant Treated (FRT) Plywood	FRT plywood was not observed		Not applicable

Framing Descriptions			
Item	Description	Action	Condition
Frame Construction	CMU masonry and wood framing	R&M	Good
Upper Floor Construction	Steel joists supporting concrete slab over corrugated metal form (1982 section)	R&M	Good
Secondary Framing Members	Concrete masonry unit (CMU) bearing walls with interior steel and wood framing (1956, 1962, and 1982 sections); wood-framed exterior walls and partitions (2000 section)	R&M	Good
Interior Stair Structures and Locations	Steel frame stairs with metal pan treads filled with concrete (1982 section)	R&M	Good

Mezzanine			
Item	Description	Action	Condition
Mezzanine Structure	A small, steel-framed mezzanine is located above the second-floor library in the 1982 section.	R&M	Good
Mezzanine Access	Mezzanine access is by a set of steel frame stairs with metal pan treads filled with concrete	R&M	Good

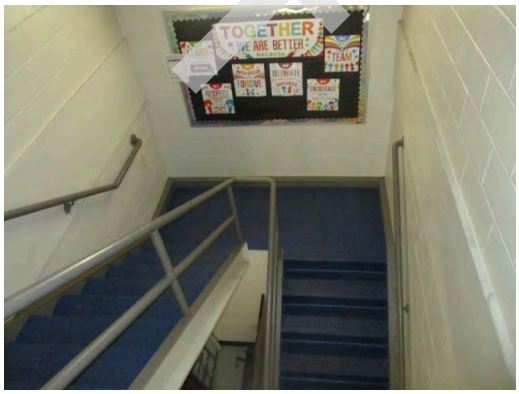
Assessment / Recommendation

Walls and floors appeared to be plumb, level, and stable. There were no signs of significant deflection or movement. Based on our observations and interviews, the superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building, and was judged to be in overall good condition.

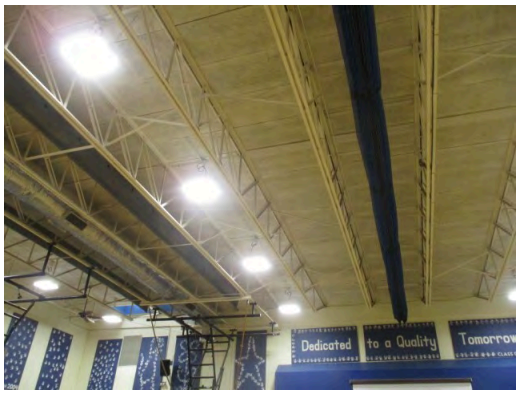
No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

Stairway to office from library



Stairway in 1982 section



Gymnasium ceiling

3.2.3 CLADDING

Cladding Descriptions			
Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted brick masonry, unpainted split-face CMU masonry	IM/RR	Good/Fair
Secondary / Accent Exterior Wall Finishes	Vinyl Siding	IM/RR	Good/Fair
Trim Finishes	Prefinished metal and vinyl	R&M	Good
Soffits/Eaves	Concealed	R&M	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	RR	Good
Painting	Not applicable		Not applicable

ASSESSMENT / RECOMMENDATION

The primary façade finishes consist of unpainted brick veneer and split-face CMU, along with vinyl siding. The 1956 and 1962 sections are finished with brick and vinyl, the 1982 section with brick and split-face CMU, and the 2000 section with vinyl.

The brick and split-face CMU masonry was observed to be in generally good condition. Isolated sections of deteriorated mortar were observed on the south and east elevations of the 1956 section. There was no unusual evidence of cracking or efflorescence. Brick should typically be reassessed for mortar deterioration every year. Brick masonry system typically require raking and repointing every 10 to 20 years, depending on quality of installation and materials, weathering, and maintenance practices. Based on the age of the masonry and observed conditions, AEI recommends budgeting for cleaning and re-pointing. An allowance for this work is included in the Tables.

Overall, the vinyl siding was observed to be in good to fair condition. A sections of siding along the south side of the mezzanine penthouse over the 1982 section was missing. Based on the observed conditions, AEI recommends immediate installation of the missing siding to prevent moisture intrusion and damage. An opinion of cost for this work is included in the Tables.

Vinyl siding has a useful life of 30+ years depending on quality of material and installation, weathering, and maintenance practices. Based on the estimated age and EUL of vinyl siding, AEI also recommends an allowance for sectional replacement. An allowance for this work is included in the Tables.

The exterior sealants along all facades were observed to be in generally good condition, with no significant areas of deterioration observed. Based upon the EUL of sealants, AEI recommends resealing the façades during the term. An opinion of cost for this work is included in the Tables.

Photographs

South elevation of 1962 & 1956 sections east of main entrance

Cracking in brick facade in 1956 section

Cracking in facade on north side of east entrance

North elevation of 1982 section

West elevation of 2000 addition

South elevation of mezzanine penthouse over library

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior Masonry, Repair	1	0	1	Short Term	$1,400
Exterior Masonry, Repoint	40	32	8	8	$16,166
Exterior Siding (Vinyl). Install	-	-	-	Immediate	$1,050
Exterior Siding (Vinyl). Replace	30	23	7	7	$47,640
Exterior Sealants, Replace	12	5	7	7	$7,500
Total					$73,756

3.2.4 ROOF SYSTEMS

The report contents are based on our limited site observations and research. This report does not constitute a full and comprehensive roof survey, and it is not to be interpreted to mean that roof leaks or defective roofing materials are not currently present. AEI recommends retaining a roofing consultant if a comprehensive report on the condition of the system is desired.

Roof Construction						
Roof ID	Construction Type	Approx. Area (SF)	Est. Age (Yrs)	RUL (Yrs)	Action	Condition
1956	Low slope with EPDM (mechanically fastened)	15,800	>14	6	RR	Good/Fair
1962	Low slope with EPDM (mechanically fastened)	4,200	9	11	RM	Good
1982 Flat	Low slope with EPDM (mechanically fastened)	16,100	>20	3	RR	Good/Fair
1982 Sloped	Pitched with asphalt shingles	2,100	>11	9	RR	Good
2000 Flat	Low slope with EPDM (mechanically fastened)	500	23	2	RR	Good/Fair
2000 Sloped	Pitched with asphalt shingles	14,700	23	2	RR	Good/Fair

Roof Drainage, Parapets and Flashings					
Roof ID	Drainage	Flashing	Coping (parapet)	Action	Condition
1956	Internal drains	Aluminum	Not applicable	R&M	Good
1962	Internal drains	Aluminum	Not applicable	R&M	Good
1982 Flat	Internal drains	Aluminum	Not applicable	R&M	Good
1982 Sloped	Building Overhangs (Gutterless by design)	Aluminum	Not applicable	R&M	Good
2000 Flat	Building Overhangs (Gutterless by design)	Aluminum	Not applicable	R&M	Good
2000 Sloped	Building Overhangs (Gutterless by design)	Aluminum	Not applicable	R&M	Good

Typical Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Skylights	Plexiglass/ Polyglass/ Acrylic over the 1982 section	R&M	Good
Parapets	Not applicable	R&M	Good
Roof Insulation (assumed, unless verified)	Tapered rigid insulation on flat sections Fiberglass batts on pitched sections	R&M	Good
Roof / Attic Ventilation	Gable end vents Soffit vents	R&M	Good

Other than the 2000 addition, which is original, roof ages were not provided; ages are based solely on onsite observations and Google Earth historical aerial photography.

The Property is supplied with the following roof systems:

- 1956, 1962, and 1982 sections: Low-slope mechanically fastened EPDM
- 2000: Pitched asphalt shingles

Active leaks were noted in room 26 on the second floor of the 1982 addition as indicated by a stained ceiling tile. Additionally, a problem area with ongoing leaks during the winter was reported at the roof junction connecting the 2000 connector corridor with the 1982 section. Roof repairs are recommended to address active leaks. An opinion of cost for this work is included in the Tables.

Repairs are recommended to address the observed damage. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of roofing systems were observed or reported. Minor roof ponding was observed on the 1956 roof. No evidence of leaks was observed or reported in association with the ponding; the roof ponding should be monitored until replacement.

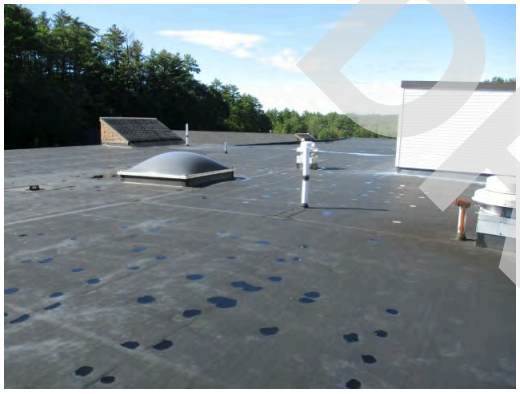
The EPDM systems was observed to be in good/fair condition, with estimated replacements last performed circa 2002 for the 1982 roof, circa 2009 for the 1956 roof, and circa 2014 for the 1962 roof. Based on the expected useful life of this type of system, AEI anticipates replacement of the 1956 and 1982 roofs during the term. An opinion of cost is included in the Tables.

The asphalt shingles on the 2000 roof are reportedly original, and were observed to be in good/fair condition. Based on the expected useful life of this type of system, AEI anticipates replacement of the roof early during the term. An opinion of cost is included in the Tables.

Should the Property ownership be transferred, any existing roof warranty should be re-assigned to the new building owner. Warranties should not be relied upon without close examination of the language of the document, research into the issuing company, and historic information concerning installation and maintenance.

Roof ponding over 1956 section

Roof over 1962 section view southwest

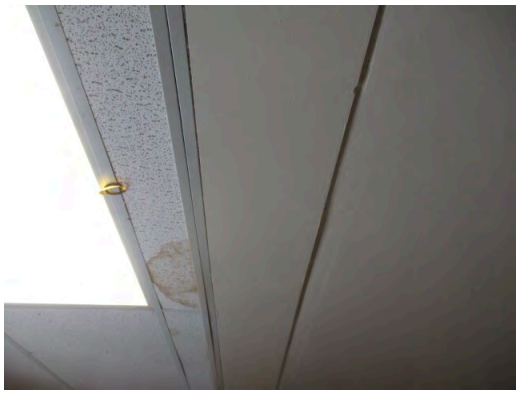


1982 roof view southwest

Typical skylight on 1982 roof

1982 addition classroom 26 ceiling staining

Roof junction over problem area at 1982 section and 2000 connector



Staining at ceiling junction between 1982 section and 2002 addition

Roof over 2000 section view south

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Roof leak, Repair	-	-	-	Immediate	$2,000
EPDM Roof, Replace	20	14	6	6	$347,600
EPDM Roof, Replace	20	17	3	3	$365,200
Asphalt Composition Roof shingles, Replace	20	18	2	2	$124,656
Asphalt Composition Roof shingles, Replace	20	11	9	9	$17,808
Total					$857,264

3.2.5 Appurtenances

Assessment / Recommendation

No notable architectural appurtenances are provided at the property.

3.2.6 Doors and Windows

Doors and Windows			
Item	Description	Action	Condition
Storefront Windows	Aluminum-framed storefront systems at main and secondary entrances in the 1956 and 1962 sections	RR	Good/Fair
Other Window Types	Double hung, fixed pane, slider, and awning windows	RR	Good/Fair
Window Frames	Vinyl and aluminum	RR	Good/Fair
Window Panes	Single pane and double pane insulated	RR	Good/Fair
Entrance Doors	Aluminum storefront entrance doors in the 1956 and 1962 sections	RR	Good/Fair
Service Doors	Steel clad insulated door	RR	Good/Fair
Overhead Doors	Not applicable		Not applicable

Assessment / Recommendation

The main entry and secondary entries in the 1956 and 1962 sections consist of aluminum framed storefront doors with glazing. Secondary egress is provided via double metal framed doors with and without glazing. Painted metal doors are provided service entrances/

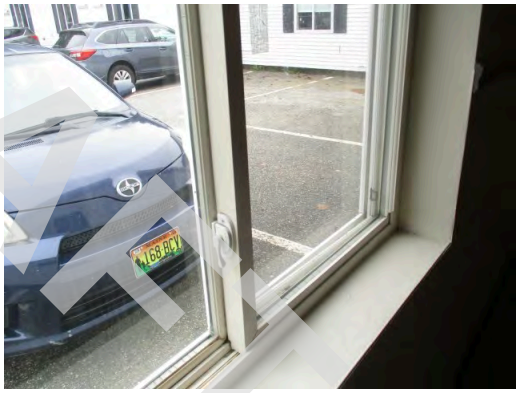
exits. Exterior doors are generally original. Based upon observed conditions and EUL, AEI recommends replacement of the exterior doors in the 1956, 1962, and 1982 sections during the term. An opinion of cost for this work is included in the Tables. The RUL of the doors in the 2000 section are expected to exceed the evaluation period.

The window systems consist of various fixed and operable systems, either aluminum framed or vinyl framed. Windows in the 1956, 1962, and 1982 sections are generally slider-type vinyl replacements, and are estimated to be approximately 15+ years old. Due to ongoing operational problems with the sliders, approximately 50% of the windows in these sections have since been replaced with vinyl double-hung or casement windows. Windows in the 2000 section are vinyl sliders, and are reported to be original (23 years). Based upon the age and reported ongoing operational issues with the sliders, replacement of the vinyl sliders is anticipated during the term. An opinion of cost for this work is included in the Tables.

Deficiencies observed include several missing or damaged screens in windows observed. AEI recommends that all windows be surveyed and damaged or missing screens be replaced as part of routine maintenance.

Photographs

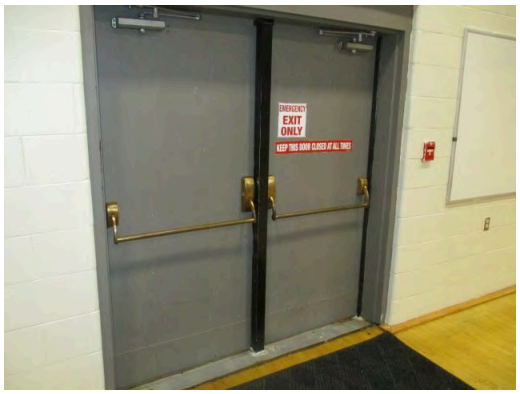
Typical window in classroom 19 in 1962 section



Windows in 2000 addition connector corridor

Typical window in classroom 34

Doors at main entrance



Exit doors in gymnasium

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Storefront Systems. Replace	30	25	5	5	$257,600
Window and Frame (Vinyl-framed, Slider). Replace	30	23	7	2 4 6 8 10	$19,600 $19,600 $19,600 $19,600 $19,600
Metal Door, Replace	35	33	2	2	$15,300
Total					$370,900

3.2.7 Common Area Amenities

Fitness & Locker			
Item	Description	Action	Condition
Gymnasium	Large gym facility on the ground floor of the 1982 section w/stage	RR	Good/Fair
Locker Room	Boy's and Girl's locker rooms are located off the gymnasium with lockers and showers	R&M	Fair

Dining room Cafeteria and Commercial Kitchen			
Item	Description	Action	Condition
Commercial Kitchen	Commercial kitchen located adjacent to the gymnasium	R&M	Good
Commercial Kitchen Equipment	Various commercial kitchen equipment	RR	Good/Fair

Interior Mail and Storage			
Item	Description	Action	Condition
Library	Library is located on the second floor of the 1982 section	R&M	Good
Lockers	Student metal lockers are located throughout the common corridors. Wooden "cubbyhole" units are provided in the 1956 and 1962 common corridors for younger students.	R&M	Good

Common area amenities consist of a gymnasium area with a stage, adjacent locker rooms, an in-house kitchen with commercial kitchen equipment, a library, and student storage units.

The library is provided with VCT flooring and various fixed and non-fixed FF&E. Based on the EUL of VCT flooring, replacement during the evaluation period is anticipated. An opinion of cost is included in the Tables. See *Section 3.2.8 Common Area Finishes* for cost reference.

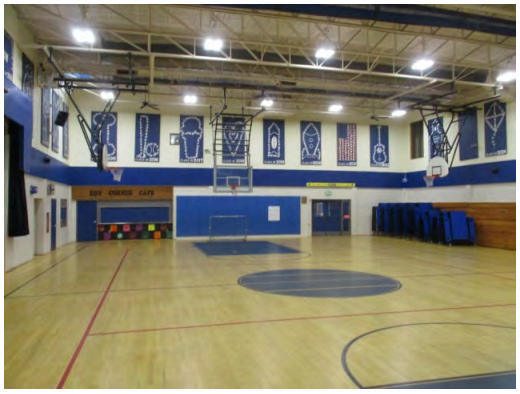
The commercial area kitchen equipment was observed to be in generally good to fair condition. Based on the EUL of commercial kitchen equipment, budgeting for on-going replacements of the kitchen equipment during the evaluation period is anticipated. An opinion of cost is included in the Tables.

The locker rooms were observed to be in generally good condition. Management reported that the locker rooms are currently used for storage. The finishes and fixtures appeared to be in older but serviceable condition. No further action is required at this time.

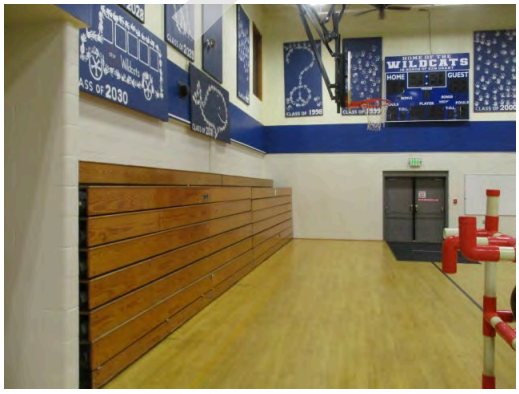
The gymnasium is in good to fair overall condition. The flooring is discussed in *Section 3.4.3 Finishes* for cost reference. The seating is provided by manually operated accordian-style bleachers, that pull out from the wall. Based on the age of and AEI's observations, the mechanisms are older and elements of the wood appear to be worn. Planning for replacement of the bleachers is recommended. An allowance for this work is included in the Tables.

Student storage includes painted metal lockers located throughout the common corridors. Painted wooden "cubbyhole" units are provided in the 1956 and 1962 common corridors for younger students. Although older vintage, the equipment appears to be serviceable and in overall good condition, with routine maintenance anticipated throughout the term.

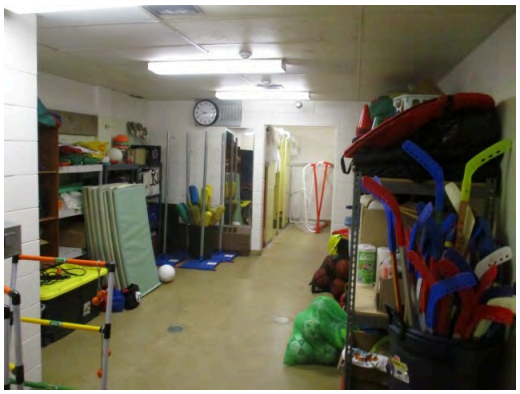
Photographs



Gymnasium

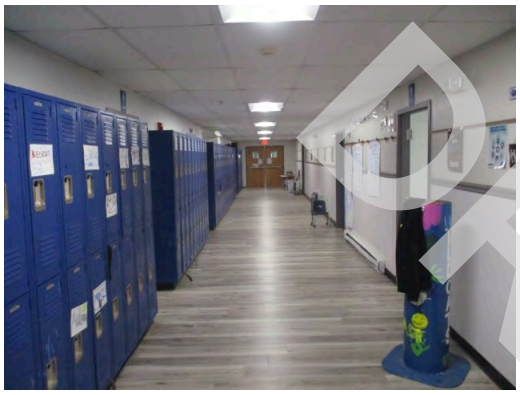


Gymnasium bleachers



Typical locker room in gymnasium

Kitchen



Corridor in 2000 addition

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Commercial Kitchen Equipment, Replacement	15	10	5	5 10	$30,000 $30,000
Bleachers, Expanding, Replace	25	23	2	2	$53,068
Total					$113,068

3.2.8 Common Area Finishes

Common Corridors			
Item	Description	Action	Condition
Common Corridor Ceilings	Acoustical ceiling tile	R&M	Good
Common Corridor Walls	Painted gypsum board	R&M	Good
Interior Stairs	Steel frame stairs with metal pan treads filled with concrete.	R&M	Good
Common Corridor Floor Finish	Flooring is a combination of vinyl tile, carpet tile, and wood-look vinyl strip.	RR	Good/Fair

Common Area Restrooms (Not in tenant Spaces)			
Item	Description	Action	Condition
Number and Locations of Common Area Restrooms	Located at each floor Single use toilet rooms: 4 Multi-use toilet rooms: 10		
Common Area Restroom Finishes	VCT or ceramic tile flooring, painted gypsum board or CMU walls and ACT	RR	Good/Fair

Other Common Area Finishes			
Item	Description	Action	Condition
Teacher's Breakroom Area	VCT flooring, painted gypsum board walls and ACT	R&M	Good

Capital Expenditures: Common Area Finishes	
Time Period	Recent Capital Expense or Budgeting
2021	VCT replacement in corridors of the 1956 and 1962 sections

Assessment / Recommendation

Common areas consist of common area toilet rooms, corridors, library, and teacher's breakroom.

The Property is provided with 10 multi-use toilet rooms, and 4 single-use toilet rooms. Finishes consist of vinyl tile flooring, painted metal stall fixtures, wall mounted sinks, pressure-assist and tank-style water closets, pressure-assist wall-mounted urinals, and various other fixtures. Wall finishes include ceramic tile, painted gypsum board with fiberglass-reinforced panel coverings and painted CMU masonry. Ceilings are generally suspended acoustic tile. Vinyl flooring, though durable, has a useful life of 15 to 25 years. The bathroom partitions and fixtures were generally older, showing usage and wear. Various levels of renovation could be considered from full refurbishment. to light renovation and replacement of partitions and fixtures. The decision to renovate these areas is primarily a function of necessity and monies available, rather than upgrading to meet design criteria. Based on AEI's observations, planning for refurbishment at some level is anticipated during the term. As the exact scope of work would need to be determined, AEI has included a budgetary amount to complete the renovations.

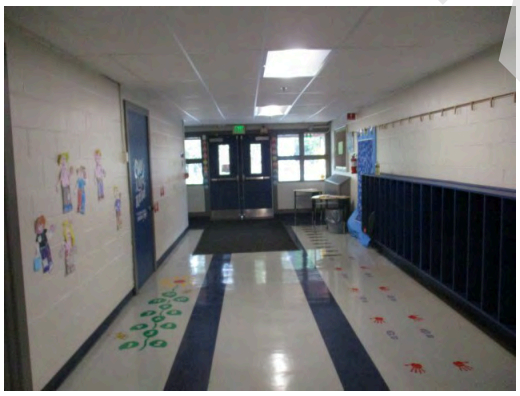
Corridor finishes generally consist of vinyl tile in the 1956, 1962, and 1982 sections, and vinyl plank flooring in the 2000 section. Wall finishes generally include painted gypsum board walls with and without FRP coverings, and acoustic tile ceilings. Reportedly the vinyl corridor flooring in the 1956, 1962, and 2000 sections has been replaced within the last 5 years.

The age of the vinyl flooring in the teacher's breakroom area, and 1982 corridors was not provided. Based on the EUL and observed condition of the VCT flooring, replacement during the term is recommended.

Sections of carpet tile flooring was observed in the library, as well as the corridor connecting the 1962 section and the 1982 section. The age was not provided. Based on the EUL and observed condition of the carpet, replacement during the term is recommended. An opinion of cost for this work is included in the Tables.

The breakroom cabinetry and countertops are likely older, but are are generally in good condition, though dated. The cabinetry is stained solid wood, and durable in nature. With routine maintenance and component replacements, significant replacement is not anticipated during the term. AEI recommends budgeting for replacement of the appliances over the term and an allowance is included in the Tables.

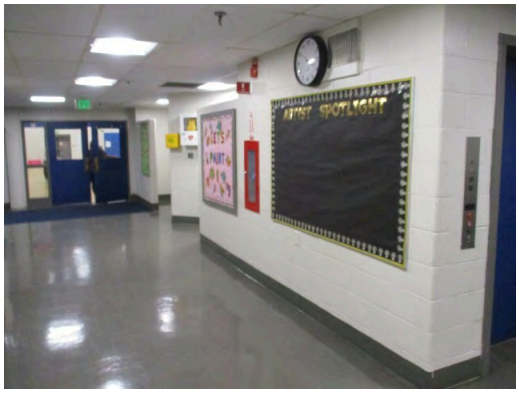
Photographs



East end of corridor in 1956 section

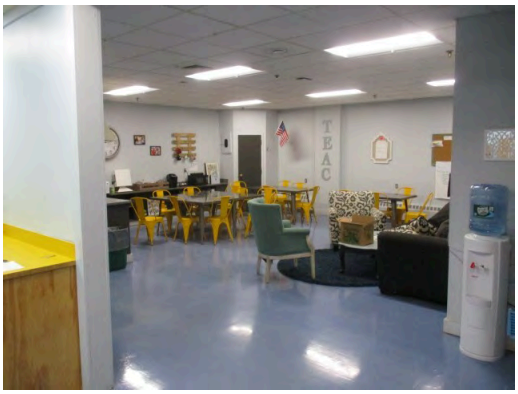
Entrance lobby in 1962 section

Connecting ramp from 1982 addition to lobby in 1962 section



Corridor outside gymnasium

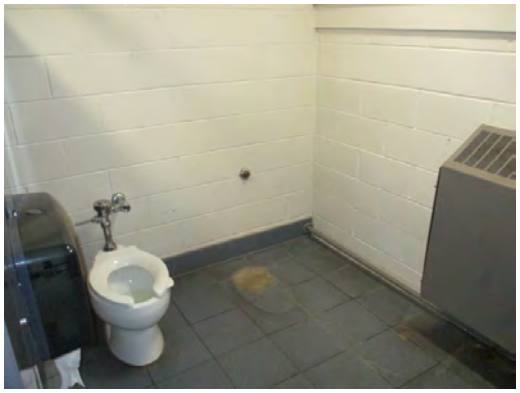
Girl's restroom near gymnasium



Room 29 teacher's room

Connector corridor leading to 2000 addition

Corridor in 2000 addition



Older fixtures in restroom in 1972 section

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Single Use Restroom, Renovate	40	35	5	5 8	$20,000 $20,000
Multiple Occupancy Restroom, Renovate	40	37	3	3 5 8 10	$137,500 $137,500 $137,500 $137,500
Vinyl tile. Replace	15	12	3	3 5 7	$22,032 $22,030 $22,030
Common Area Carpet tile. Replace	7	4	3	3 10	$9,000 $9,000
Breakroom Appliances, Replace	15	12	3	3 8	$1,250 $1,250
Total					$676,592

3.3 Mechanical, Electrical, and Plumbing Systems

The report contents are based on our limited site observations, interviews, and document review. No testing of the mechanical equipment or systems was conducted.

3.3.1 Plumbing Systems and Domestic Hot Water

Plumbing Systems and Domestic Hot Water Systems			
Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good
Water Meter	One meter for the property located in 1982 section boiler room	R&M	Good
Back-flow Prevention Device	Double Check Valve Assembly (DCVA)	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.		Not applicable
Galvanized Water Piping	No galvanized piping was observed or reported.		Not applicable
Sanitary Waste and Vent	Cast iron pipe & PVC	R&M	Good
Hydronic Heating System Piping	Steel pipe	R&M	Good
Domestic Water Heater/ Boiler	Central, electric, commercial-grade, tank-type water heaters	RR	Good/Fair

Additional Waste Water Plumbing Components			
Item	Description	Action	Condition
Sewage Ejector Pump in Building	Not applicable		
Grease Trap Interceptor/ Clarifier	Located in commercial kitchen	R&M	Good
Reclaimed Water Service	Not applicable		

Natural Gas Systems			
Item	Description	Action	Condition
Natural Gas / Propane Distribution Piping	Propane gas supplied via onsite tanks. Piping is painted steel.	R&M	Good
Natural Gas Meter	Not applicable		
On-site Uses of Natural Gas	Cooking, HVAC, Emergency generator	R&M	Good

Capital Expenditures: Plumbing	
Time Period	Item
2023	Two (2) 120-gallon electric water heaters (1982 section)

Assessment / Recommendation

The domestic water plumbing systems and sewer systems appeared to be good and well maintained, and, according to site contact, are in good condition. According to site contact, the water pressure is adequate. No items of deferred maintenance were observed or reported. The RULs of the piping systems should exceed the evaluation period.

A total of 5 electric water heaters were observed. Condition of the water heaters observed by AEI was good with no significant deficiencies. The temperature and pressure relief valves on units observed appeared properly piped. Two of the water heaters were replaced in 2023. Based on the effective ages and EULs of existing water heaters, replacement of the remaining heaters during the evaluation period is anticipated; an opinion of cost is included in the Tables.

Photographs

Domestic water heaters in 1982 boiler room

Water heater in 1956 boiler room

Water heater in 2000 addition utility room

Propane AST behind gymnasium

Water entrance near gymnasium

Water heater in janitor closet near gymnasium

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Water Heater. Replace (Electric, 10 gallon)	15	12	3	3	$1,200
Water Heater. Replace (Electric, 50-52 gallon)	15	12	3	3	$3,100
Total					$4,300

3.3.2 HEATING, COOLING, AND VENTILATION

Heating and Cooling Description - Overall			
Item	Description	Action	Condition
Primary Ambient Air Cooling System	Individual Split Systems with air-cooled condensing units in limited areas	RR	Good/Fair
Primary Heating System	Central Low-Pressure Steam Boilers with Baseboard distribution, Individual propane-fired Rinnai Space Heaters	RR	Good/Fair
Distribution System	Two pipe hydronic distribution system using steel and copper pipe	R&M	
Terminal Units	Baseboard radiant heaters, slant-front cabinet radiant heaters, heating coils in air handler units	R&M	
Refrigerant(s)	R-410a (Puron)	R&M	
Controls	Local Wall-mounted Digital and Pneumatic Thermostats, Equipment-mounted Thermostats	RR	
Energy Management System (EMS)	Not applicable		
Supplemental Systems	Not applicable		
Ventilation Description			
Item	Description	Action	Condition
Common Area Corridor Ventilation / Make-up Air	Not applicable		
Stair Tower Ventilation	Not applicable		

Ventilation Description			
Item	Description	Action	Condition
Classroom Ventilation	Outside air ventilator units with HEPA filters	R&M	Good

Equipment List HVAC							
Equipment ID / Area Served	Type	Capacity (Ton)	Manufacturer	Model No.	Serial #	Manufacture YR	Action
1956, 1962, and 1982 Sections	B	875 MBH	Smith Boiler	28A-5	N2000-1008	2000	Replace
1956, 1962, and 1982 Sections	B	1,194 MBH	Smith Boiler	28HE-5	28HE-5-152756	2015	R&M
Adult Education (2000 Section)	HP	4 EA	Mitsubishi	MXZ-SM42NAMHZ (2)	26U03922 26U03537	2022	R&M
Conference Room (1956 Section)		1	Mitsubishi	Not Provided	Not Provided	2020 (est)	R&M
Offices (1962 Section)		1 EA	Mitsubishi	MUZ-FS12NA (2)	27C21672 27C21712	2012	Replace
Classrooms (2000 Section)	FAF (Gas)	24 MBH EA (est)	Rinnai	Not Provided (11)	Not Provided	2005 (est)	Replace

Capital Expenditures: Heating, Cooling, and Ventilation	
Time Period	Item
2023 (In Process)	Replacement of failed steam to water heat exchanger (~$40k)
2020	Ventilation units/HEPA filters added to classrooms

Assessment / Recommendation

Heating in the 1956 and 1962 sections is provided by two oil-fired boilers. The boilers are manufactured by HB Smith. One was manufactured in 2000 and the other in 2015. Low pressure steam is delivered to slant-front radiators in classrooms and common areas via steel piping. A shell-and-tube heat exchanger transfers heat from low pressure steam to hot water in order to heat the 1982 section. Hot water is delivered to slant-front radiators and baseboard units via copper piping. Heat in the gymnasium is reportedly provided by ducted air handlers with hot water coils. Boilers of this size typically have a useful life of 25 to 30 years, which can be extended with component replacements and maintenance, including overhauls. One of the boilers is nearing 25 years of age. AEI recommends budgeting for overhauling of the older boiler, with the expectation that replacement will not be required during the term. An allowance for this work is included in the Tables.

At the time of the assessment, the shell and tube heat exchanger utilized for heating the 1982 section has failed. According to management, a replacement has been ordered and is scheduled for installation within the next few weeks. As the work is already earmarked and in process, no allowance has been included for the work in this report.

Fuel for the boilers is stored in a 4,000-gallon underground storage tank (UST) located west of the boiler room. According to State records, the UST is of fiberglass double-walled construction, and is approximately 15 years old. The average lifespan of this type of tank is 20-25 years. AEI recommends budgeting for replacement of the UST late in the term. An allowance for this work is included in the Tables.

Two pumps circulate heated hot water throughout the 1982 section of the building. Pump motors are approximately 7.5-hp. The pump ages appear to be consistent with the boiler installation. Based on the EUL and ages of the pumps and motors, rebuilding or replacement of the systems early during the evaluation term can be expected. An opinion of cost for this work is included in the Tables.

Based on the use type the wall-mounted forced air cabinet unit heaters, replacement during the term is not anticipated.

Heating in the 2000 section of the building is provided by a combination of electric baseboard heaters and individual Rinnai propane furnaces located in each classroom. The Rinnai units are approximately 17 years old. EUL for these types of furnaces is typically 20-25 years. Replacement of the units can be expected during the term. An opinion of cost for this work is included in the Tables.

EUL for electric baseboard heating is typically 40+ years. Other than routine maintenance, replacement during the term is not anticipated.

No central cooling is provided to the Subject. Supplemental heating and cooling to the adult education classrooms in the 2000 section and select offices and conference rooms is provided via ductless mini split system heat pumps. The split systems varied in age and condition. Based on the EUL of the split systems, replacement during the term is anticipated. An opinion of cost is included in the Tables.

Controls in the 1956 and 1962 sections are by a pneumatic controls system that appears to be original. Such systems, while functional, are antiquated, difficult to maintain, and not energy-efficient. AEI recommends that the control system in this section of the building be upgraded to programmable electronic thermostats during the term. A budgetary allowance for this work is included in the Tables. Pricing should be solicited from an HVAC design firm due to the complexity and ages of the current systems.

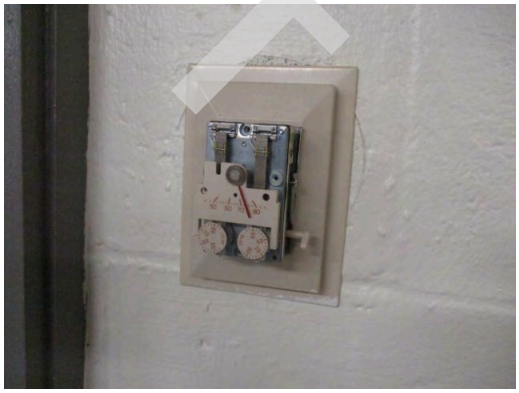
Boiler room in 1956 section

Condensing unit on south side of 1956 section

Damaged heat exchanger in 1956 boiler room

Heating oil UST south of 1956 section

Hydronic radiator in corridor near gymnasium



Thermostat in 1956 classroom

Thermostat in 1982 classroom

Typical HEPA ventilator in classroom

Typical Rinnai heater in 2000 addition

Electric baseboard in 2000 addition corridor

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Boiler (combination gas - oil), Overhaul	7	5	2	2	$6,500
Boiler (Oil unit), Replace	30	23	7	7	$35,000
Underground Storage Tank Replacement	20	15	5	5	$20,500
Booster Pump, Replace (7 HP)	10	5	5	5	$4,400
Furnace (Gas), Replace	20	17	3	3	$26,400
Split-system Condensing unit, Replace	15	7	8	8	$8,700
Upgrade Pneumatic Controls to Electronic	40	35	5	5	$70,000
Total					$171,500

3.3.3 Electrical Systems

Electrical Systems			
Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted electrical transformer(s)	R&M	Good
Number and Sizes of Building Services	One 120/208-Volt, 3-phase, 4-wire	R&M	Good
Main Panel Manufacturer	Gould	R&M	Good

Electrical Systems			
Item	Description	Action	Condition
Service Redundancy	Not applicable		
Electrical Meter	One meter for the property	R&M	Good
Typical Tenant Service Amperage	Not applicable		
Sub Panel Manufacturers	Various	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring reported	R&M	Good
Branch Wiring	Copper wiring reported	R&M	Good
Ground Fault Circuit Interrupter (GFCI)	Observed in kitchen, bathrooms, and wet areas	R&M	Good
Most Recent Thermography Infrared (IR) Test	Not applicable		

Emergency Power Sources (EPS)			
Item	Description	Action	Condition
Emergency Generator	Cummins 80 kW	R&M	Good
Fuel	Propane gas	R&M	Good
Age	Approximately 16 years old	R&M	Good
Systems/ Areas Provided with Emergency Power	Lighting and emergency systems in gymnasium (emergency shelter)	R&M	Good
Location of Emergency Generator	North of gymnasium in 1982 section	R&M	Good
Emergency Generator Transfer Switch	Cummins, located in 1982 section boiler room	R&M	Good
Emergency Generator Service Provider	Cummins	R&M	Good
Date of Most Recent Test Run	Information not provided		
Frequency of Testing	Weekly	R&M	Good

Assessment / Recommendation

In general, the electrical systems for the Property, including switchboards, panel boards, lighting and wiring systems appeared in good condition and adequately sized for the intended use of the facilities.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Emergency generator north of 1982 section

Generator transfer switch in 1982 boiler room

Main electrical panels in 1982 electrical room

3.3.4 VERTICAL TRANSPORTATION

Vertical Transportation Summary

Elevator/ Escalator ID	Type	Brand	Capacity (Lbs)	Speed (Feet per minute)	Floors/ Stops	Install/ Modernize Date	Action	Condition
Elevator	Hydraulic	Nidec	2,100	Not reported	2	Modernized 2018	R&M	Good
Wheelchair Lift	Wheelchair Lift	Passport	750	Not Reported	2	Installed 2023	R&M	Good

Vertical Transportation Inspection Summary					
Equipment ID	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevator	Not Provided				
Wheelchair Lift	Not Provided				

Capital Expenditures: Vertical Transportation	
Time Period	Item
2022	Installed wheelchair lift

ASSESSMENT / RECOMMENDATION

The Property has one elevator, located in the 1982 section of the building. The elevator is hydraulic, with a capacity of 2,100 pounds, manufactured by Nidec. The hydraulic and controls systems were reportedly upgraded in 2018.

Although requested, information regarding elevator inspections and the service provider was not provided for our review. AEI recommends a basic allowance for the elevator to be inspected. An opinion of cost for this work is included in the Tables.

The elevator cab is finished with stainless steel and laminate wall panels and vinyl tile flooring. Finishes appear worn and replacement is anticipated during the term. An allowance for elevator interior finish replacement is included in the Tables.

A wheelchair lift was newly installed in the gymnasium in 2023. The lift provides access from the gymnasium floor to the stage, which is currently utilized as a music room. Based upon the new condition of the lift, routine maintenance is anticipated during the term.

Photographs

Elevator cab controls

Elevator cab interior

Elevator hydraulic unit

Wheelchair lift to stage/music room off gymnasium

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Elevator, Inspect	-	-	-	Immediate	$1,000
Elevator cab interiors, Refinish	10	8	2	2	$5,000
Total					$6,000

3.3.5 SECURITY

Evaluation and recommendations of the security system are beyond the scope of work of this FCA as per ASTM.

As a courtesy, AEI's comments below are based on cursory observations of existing readily visible equipment for obvious material deficiencies. AEI did not operate the systems or assess any security system in its entirety. This FCA does not include evaluation the effectiveness of any security system.

Security Features			
Item	Description	Action	Condition
Buzzer or Intercom	Not applicable		

Security Features			
Item	Description	Action	Condition
Security Alarm System	Security alarm system		
Camera System	Security cameras provided		
Main Entry Door Hardware	Deadbolts		
Tenant Space Hardware	Deadbolts		
Gate at Entry	Refer to Section 3.1.4.		
Fencing	Refer to Section 3.1.4.		

ASSESSMENT / RECOMMENDATION

No visible deficiencies or indications of deferred maintenance of the readily observable security system equipment were noted or reported.

3.3.6 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Fire Safety Equipment			
Item	Description	Action	Condition
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	R&M	Good
Fire Extinguishers	Common areas	R&M	Good
Fire Extinguisher Inspection Date	June 2023	R&M	Good
Smoke/ Fume Detectors	Hard-wired smoke detectors with battery back-up	R&M	Good
Carbon Monoxide (CO) Detectors	Not applicable		
Other Equipment and Devices	Strobe light alarms. Illuminated exit signs. Battery back up light fixtures.	IM	Fair
Special Systems	Dry chemical extinguishing system located above cooking area	R&M	Good
Fire Hydrants, Number and on-site Locations	Located along adjacent public streets	R&M	Good
Smoke control system/ smoke evacuation method	Not applicable		

Fire Alarm System			
Item	Description	Action	Condition
Main Fire Alarm Panel	FireLite/Honeywell, located in main office area, approximately 15 years old	RR	Good
Auxiliary Fire Alarm Panel	Not applicable		
Systems Monitored and Controlled by Fire Alarm System	Smoke Detectors, Strobes, Pull Stations, Sprinkler Water Flow Switches	R&M	Good

Fire Alarm System			
Item	Description	Action	Condition
Fire Alarm Inspection Date	2023	R&M	Good

Fire Suppression System			
Item	Description	Action	Condition
Fire Suppression Type	100% Sprinkler Coverage with Wet pipe system	R&M	Good
Number and Locations of Fire Sprinkler Main Risers	Main riser located in 1982 boiler room	R&M	Good
Fire Suppression System Inspection Date	February 2023	R&M	Good
Separate Backflow Valve on Fire Sprinkler Service	Double Check Valve Assembly (DCVA)	R&M	Good
Fire Sprinkler Distribution Piping	Black steel pipe	R&M	Good
Fire Sprinkler Head Manufacturer and type	Grinnell	R&M	Good
Fire Suppression Water Storage	Not applicable		
Fire Department Connection (FDC)	Located near 1982 boiler room on north side of building	R&M	Good

ASSESSMENT / RECOMMENDATION

The Subject is provided with a wet fire suppression system that reportedly covers all areas. The main fire riser is located in the 1982 boiler room, accessible from the exterior. The inspection documentation for the fire risers provided by Management was noted to be current (Last inspected February 2023). No further action is required at this time.

The Subject is provided with a central fire alarm system, manufactured by Honeywell. The system is monitored by a third-party (Cunningham). Reportedly the fire pull stations, and smoke detectors are tied to the central fire alarm panel.

The commercial kitchen hood is provided with an ANSUL fire suppression system, and the kitchen area is provided with handheld chemical extinguishers.

The fire extinguishers were observed to carry current inspection tags (Last inspected June 2023).

No notable deficiencies or indications of deferred maintenance of fire protection and life safety systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Based on the EUL of fire alarm panels, AEI anticipates that the fire alarm will require replacement during the term. An opinion of cost is included in the Tables.

Photographs

Fire alarm panel in main office

Ansul system in kitchen

Typical fire extinguisher in corridor

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Central Fire Alarm Panel. Replace	20	15	5	5	$20,000
Total					$20,000

3.4 Tenant Units

3.4.1 Down Units

A "down" commercial unit is one that is unrentable due to an existing or reoccurring physical deficiency, such as fire or water damage, infestation. It is not a commercial unit that is only "vacant" or has not had a tenant fit-out.

No down unit was reported at the time of the assessment.

3.4.2 Tenant Mix

3.4.3 Tenant Unit Finishes

Office / Retail Area Finishes			
Item	Description	Action	Condition
Carpet	Offices	RR	Good
Resilient Flooring	Classrooms and back-of-house areas	IM/RR	Good/Fair
Other Flooring	Wood flooring (Gymnasium and stage/music room)	RR	Good
Walls	Gypsum board with painted finish	IM/RR	Good/Fair
Ceilings	Lay-in acoustical ceiling	IM	Good/Fair

Capital Expenditures: Tenant Unit Finishes	
Time Period	Item
2022	Carpet - 2 Rooms; Vinyl Plank - 2 Rooms
2023	Vinyl Plank - 4 rooms

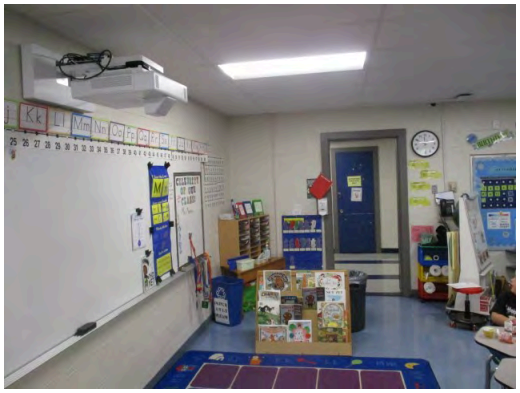
Assessment / Recommendation

Classroom and administrative area finishes consist of vinyl tile, vinyl plank, or carpet flooring, painted gypsum board walls, and acoustical ceiling tiles.

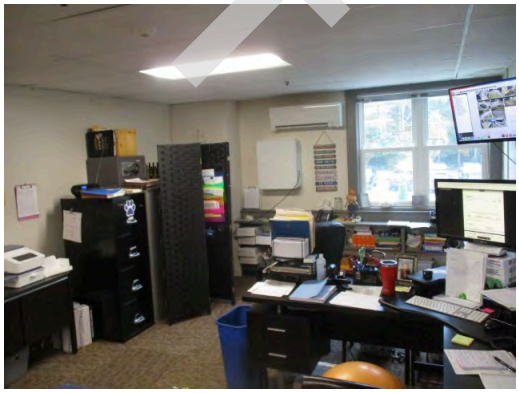
Loose and missing vinyl tile was observed in the laundry/utility room in the 2000 addition, along with a section of damaged gypsum wallboard. Repair of these areas is recommended. An allowance is included in the Tables.

Overall, the finishes were found to be in good overall condition. Management reported that partial flooring replacements have been completed in the classrooms. Based on the EUL of vinyl and carpeted flooring finishes, ongoing replacements during the term is recommended. An opinion of cost is included in the Tables.

Photographs



Classroom 13



Main office in 1962 section

Gymnasium

Utility room flooring in 2000 addition

Damaged sheetrock in 2000 addition utility room

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Utility Room Finish Repair	20	19	1	Short Term	$1,200
Vinyl tile, Replace	20	16	4	4	$209,560
Carpet Tile, Replace	7	5	2	2 9	$21,000 $21,000
Wood Floors, Refinish	20	13	7	7	$76,342
Total					$329,102

3.4.4 Tenant Kitchens and Bathrooms

4.0 MOISTURE AND MICROBIAL GROWTH

4.1 Moisture and Microbial Growth

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line FCA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment / Recommendation

John Hawley reported no knowledge of suspected mold or microbial growth at the Property and that tenant occupants have not relayed complaints concerning suspected mold or microbial growth. John Hawley indicated that no formal indoor air quality management plan currently exists at the Property.

AEI identified no documents regarding indoor air quality or microbial concerns.

John Hawley was aware of active roof leaks. More specifically, active roof leaks were reported and observed in classroom 26, as well as an ongoing problem reported in the connector corridor of the 2000 section. Further, evidence of past leaks in the form of stained ceiling tiles was observed in various rooms throughout the Property. See further discussion of the roof leaks in *Section 3.2.4 Roof Systems*.

AEI recommends the following:

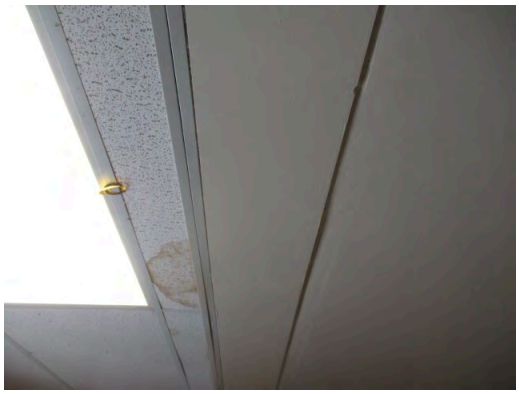
- Repair all active leaks (see Section 3.2.4)
- Replacing all moisture damaged finishes from active or past roof leaks

An opinion of cost for this work is included in the Tables.

AEI has observed an industry wide trend with issues of microbial growth in buildings that were closed for business or mothballed during the Covid pandemic. This has been particularly noticeable among closed buildings without any air circulation / cooling, particularly in areas of high humidity and mid to high temperatures. Early on-set issues with microbial growth are not always noticeable to the observer (either visually or via olfactory senses), and can grow substantially in a very short period of time, if provided a food source, moisture and heat. Therefore, AEI strongly recommends that any buildings that have been closed for extended periods be consistently monitored for any indications of microbial growth. Likewise, AEI cannot be held liable for not being able to readily identify microbial growth / microbial issues in this circumstance.

Photographs

1982 addition classroom 26 ceiling staining



Staining at ceiling junction between 1982 section and 2002 addition

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Replace Stained Finishes	1	0	1	Short Term	$1,000
Total					$1,000

5.0 REGULATORY INQUIRY

5.1 Building Code

AEI requested a record of open violations on file for the Property from the Mechanic Falls Code Enforcement and Planning department via telephone.

Assessment / Recommendation

According to the verbal reply from Mr. Ryan Smith, Code Enforcement Officer (Refer to Section 1.5 for contact info), no open violations were reported for the Property at the time of the assessment. However, Mr. Smith reported an open permit from 2022 for an outdoor classroom that had not been completed and required a final inspection. While no costs are anticipated, the work appears to be complete, and final inspection should be scheduled immediately to close the active permit.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

5.2 Fire Code

AEI requested a record of open violations on file for the Property from the Mechanic Falls Fire Department viatelephone.

Assessment / Recommendation

According to the verbal reply from Mr. Fred Sturtevant III, Fire Code Inspector (Refer to Section 1.5 for contact info), no open violations were reported for the Property at the time of the assessment.

5.3 Zoning

The property is located in Zoning District General Residential.

This information is provided for reference purposes only. A zoning review of the property may provide additional information.

5.4 Retro-Commissioning and Energy Benchmarking Compliance

Energy disclosure laws, Benchmarking, are aimed at encouraging energy use awareness and making the energy performance of buildings public, especially during building sale transactions. Commercial buildings, typically over 50,000 SF (multi-family excluded) are required to review their utility records over one to three years and create an energy cost and use report based on building square footage and building type. AEI collects utility use records for one to three years and charts the energy use per square foot. High performing buildings may be designated as Energy Star. This Benchmarking is intended to encourage property owners to maximize operations, make improvements, and minimize carbon foot print.

Standards for Benchmarking vary by jurisdiction on the types and sizes of buildings included in the Law or Policy. Further investigation of compliance laws may be necessary to substantiate the Benchmarking requirements.

ASSESSMENT/RECOMMENDATION

An Energy Benchmarking Assessment may provide additional information.

6.0 REPORTING PROCEDURES AND LIMITATIONS

6.1 ASSESSMENT METHODOLOGY

The FCA meets the specifications of the Client and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The FCA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access to and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. Summaries of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the Property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents Opinion of Costs recommendations in two tables: Immediate Repair and Short Term Repair Cost Table and a Capital Reserves Schedule. Photographs of property conditions and related documents are included in the body and the appendices of this report.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the FCA to reflect material physical deficiencies and the corresponding opinion of costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant. Opinion of costs that are either individually or in the aggregate less than a threshold amount set by industry standards are not included in the tables.

Opinions of costs included in this report should be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate, short, and capital reserve costs that are required over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the tables; however, please note that this FCA does not constitute an in-depth budget analysis.

6.2 LIMITATIONS

Facility Condition Assessments performed by AEI are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual screening of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the Property was developed and the subject building was constructed. The Property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

The following are excluded from this Assessment for the Property as per the ASTM scope of work:

- Subterranean conditions such as soil types and conditions, underground utilities, separate sewage disposal systems, wells, manholes, utility pits; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.
- Opinions on matters regarding security of the Property and protection of its occupants or users from unauthorized access.

- Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
- Evaluating systems or components that require specialized knowledge or equipment, including but not limited to: flue connections, interiors of chimneys, flues or boiler stacks; electromagnetic fields, electrical testing and operating of any electrical devices; examination of elevator and escalator cables, sheaves, controllers, motors, inspection tags; or tenant-owned or maintained equipment.
- Evaluation of process-related equipment or condition of tenant owned/maintained equipment.
- Furniture, Fixtures, and Equipment evaluation and data collection
- Medical Equipment and/or Speciality Systems
- Mechanical systems above ceilings or located on pitched roofs (approximation of equipment present, and capacity will be generated)
- Opening equipment panels or access hatches to gain access
- Building code evaluation
- Accessibility standards
- Pitched or low-slope roof systems without OSHA approved access system
- Opining on chemical composition of building materials and insulation systems

AEI has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEIs findings and conclusions were based primarily on the visual assessment of the Property at the time of the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the Property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's Property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a FCA is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

If any part of the Property was under construction or renovation at the time of our site visit, it should be noted that this FCA is not a construction progress report or a construction loan monitoring report. A review of the construction budget, plans and schedule was not

performed, and no comparison of our observations to these documents was made. A code review was not performed. AEI assumes that the construction will continue until completed and that a Certificate of Occupancy will be obtained.

Specific Limitations to AEI's Access to the subject Property were due to the following circumstances:

- AEI did not climb onto the sloped roofs as per the ASTM scope of work. Sloped roof surfaces were observed from ground level and from adjoining flat roof surfaces
- Photography was limited at the time of the assessment due to the presence of students and staff members. Representative photos of building and classroom finishes were taken where possible without photographing students and staff.

Specific Limitations to AEI's standard site assessment protocol were encountered during the preparation of this report:

- The PSQ was not filled in and returned to AEI.
- Despite attempts to receive requested site related documentation/ information noted in Section 1.6 and on the PSQ, some documents were not made available for our review. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested in a reasonable time to formulate an opinion and to complete this Report.

7.0 MEMBERS OF THE CONSULTANT TEAM

A resume of the property evaluator and the senior reviewer are included in the appendix of this report.

DRAFT
Andrew S. Matthews, PE, Field Observer

DRAFT
Matthew Wasson, VP. Capital Planning Services

APPENDIX A

Photo Documentation

1. View of property from Elm Street

2. Main entrance

3. Doors at main entrance

4. South elevation of 1962 & 1956 sections east of main entrance

5. West elevation of 1956 section

6. South elevation of 1956 section

7. Cracking in brick facade in 1956 section

8. East elevation of 1956 section

9. Entrance on east side of 1956 section

10. Cracking in facade on north side of east entrance

11. East elevation signage

12. North elevation of 1956/1968 section

13. North elevation of 1982 section

14. West elevation of 1982 section

15. North elevation of 2000 connector corridor

16. North elevation of 2000 addition

17. West elevation of 2000 addition

18. South elevation of 2000 addition

19. East elevation of 2000 addition

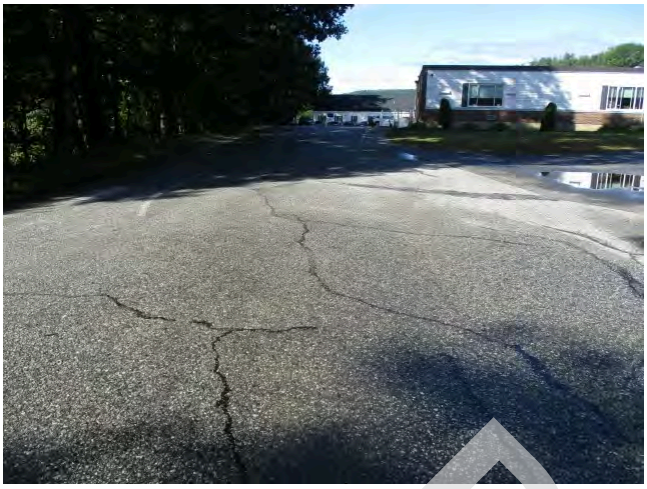
20. South elevation of 1982 addition and 2000 connector corridor

21. Soffit near entrance on south side of 2000 connector

22. East elevation south of main entrance

23. South elevation of office penthouse over library

24. Pavement at north entrance from Elm Street



25. Pavement at south entrance from Elm Street

26. Pavement east of 1956 section

27. View of parking lot south of building

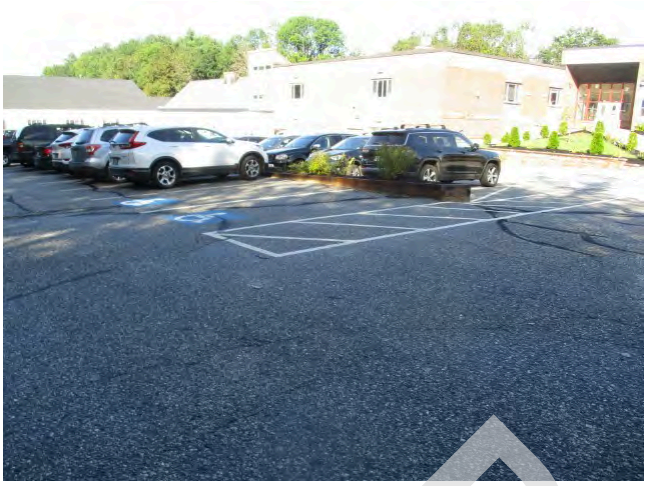
28. Pavement along south parking area view west

29. Pavement on south side of parking area view west

30. Pavement south of 1956 section view east

31. Pavement west of 1956 section

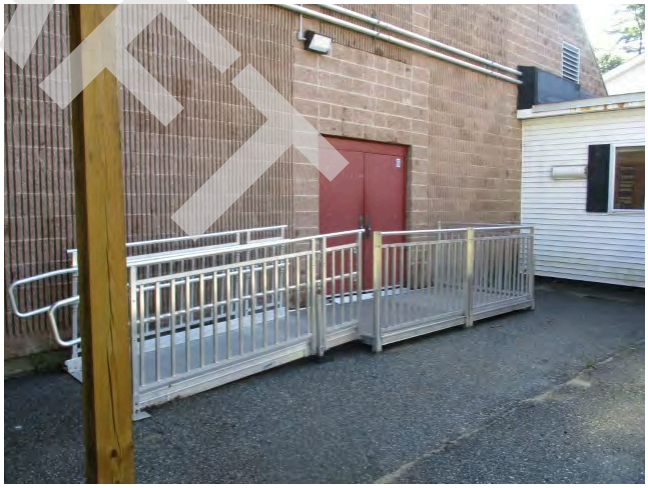
32. Pavement west of 1982 addition



33. ADA parking at main parking area south of building

34. ADA parking south of 2000 connector corridor

35. Access lane to athletic field



36. ADA ramp at gymnasium entrance

37. ADA ramp at north end of 2000 addition

38. ADA ramp at south end of 2000 addition

39. ADA ramp at south entrance to 1956 section

40. Walkway to main entrance

41. View of playground and athletic field west of building

42. Playground west of building

43. Basketball court west of building

44. Athletic field beyond playground west of building

45. Catchbasin at northeast corner of Property

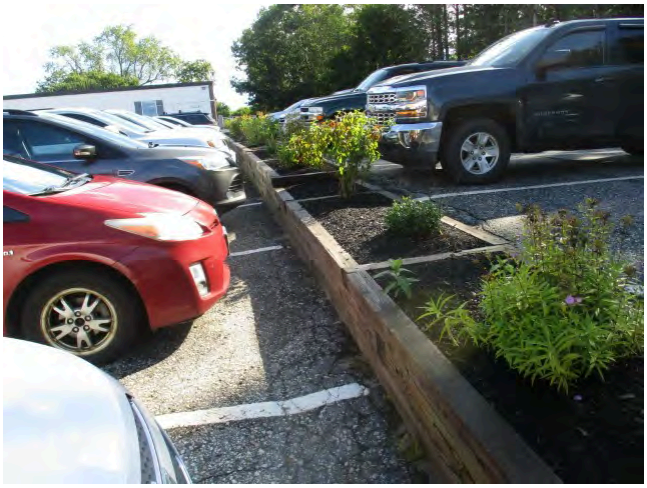
46. Outdoor pavilion west of building

47. Kindergarten and Pre-K playground east of building

48. Bulkhead access to boiler room north of 1982 section

49. Courtyard at 1982 section boiler room and kitchen entrance

50. Dumpsters northwest of 1982 section



51. Retaining wall / Planters in parking area south of building

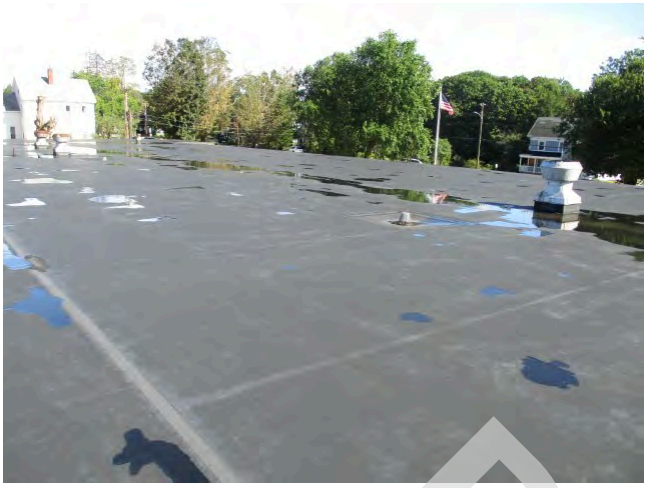
52. Retaining wall near main entrance

53. Storage shed behind kitchen

54. Storage shed behind kitchen

55. Roof over 1956 section view east

56. Roof over 1956 section view north



57. Roof over 1956 section view northeast

58. Roof over 1956 section view west

59. Roof drain over 1956 section

60. Roof ponding over 1956 section

61. Roof expansion joint between 1956 and 1962 sections

62. Roof over 1962 section view southwest

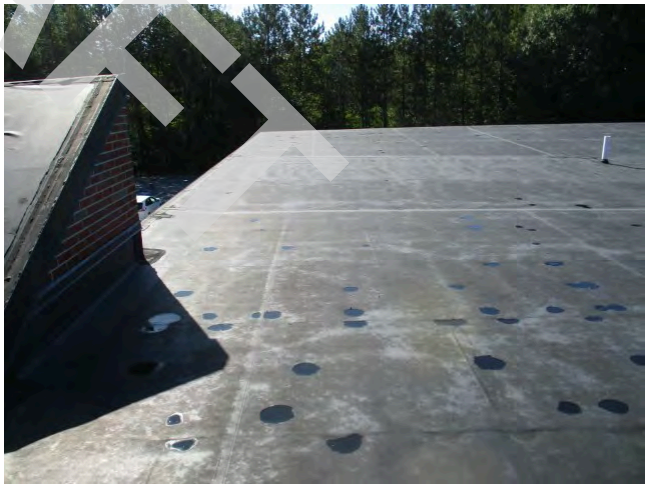
63. Roof over 1962 section view west

64. Roof drain over 1962 section

65. Roof over main entrance

66. Kneewall at roof junction between 1962 and 1982 sections

67. 1982 roof view northwest



68. 1982 roof view south

69. 1982 roof view southwest

70. Roof over 1982 section view northeast

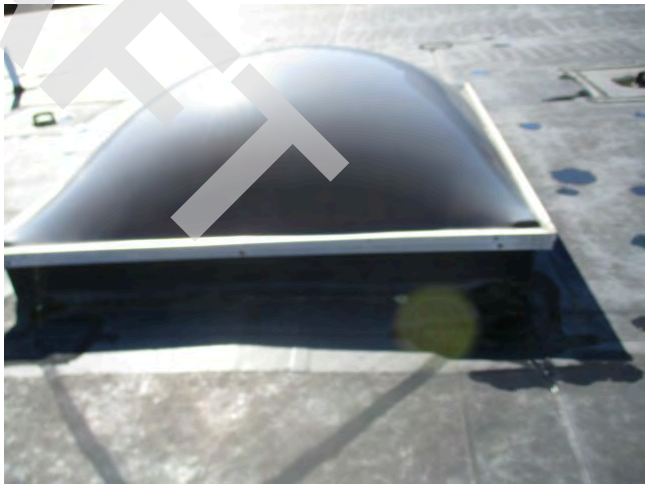
71. Roof over 1982 section view southwest

72. Roof over 1982 section view west

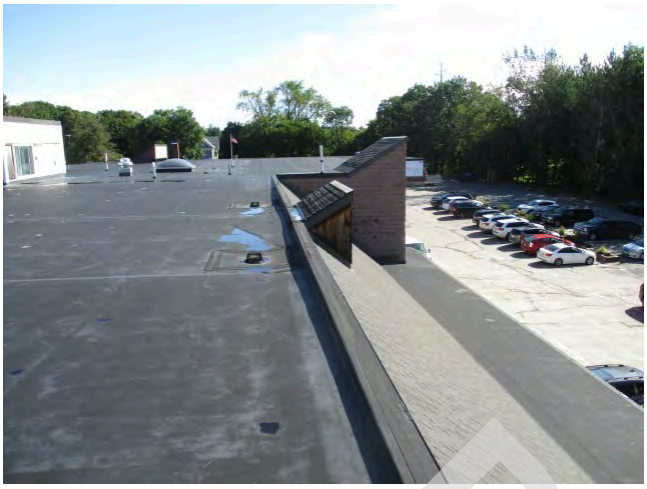
73. Roofing over classroom 28

74. Roof skylight over gymnasium

75. Skylight over gymnasium



76. Typical skylight on 1982 roof

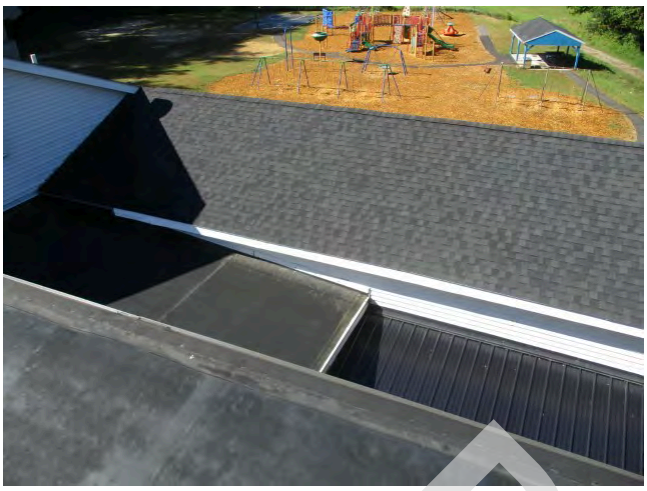


77. Roof over 1982 section, solar attic and 2000 connector

78. Replacement roof section over problem area at 1982 section and 2000 connector

79. Roof section over problem area at 1982 section and 2000 connector

80. Roof junction over problem area at 1982 section and 2000 connector

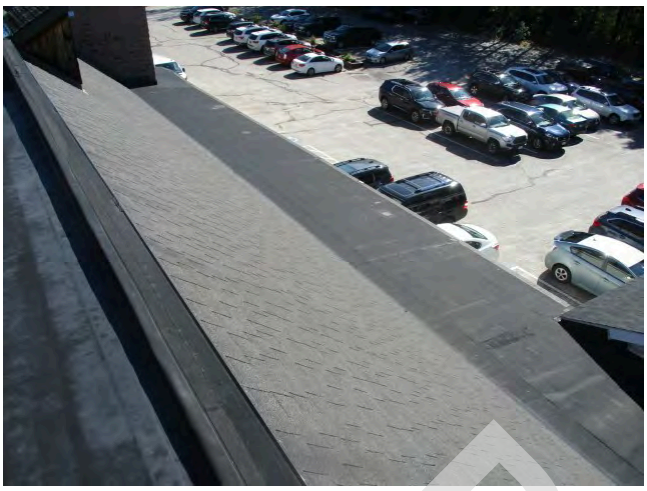


81. Roof over 2000 addition and connector to 1982 section

82. Roof over 2000 section view south

83. Roof over connector at 2000 addition

84. Roof over solar attic and 2000 connector



85. Roof over solar attic and 2000 connector

86. Boiler room in 1956 section

87. Boiler room near gymnasium

88. Condensing unit on south side of 1956 section

89. Condensing unit over 1962 section

90. Condensing units on north side of 1982 section

91. Condensing units on south end of 2000 addition

92. Damaged heat exchanger in 1956 boiler room

93. Heating oil UST level gauge in 1956 boiler room

94. Heating oil UST south of 1956 section

95. Hydronic radiator in corridor near gymnasium

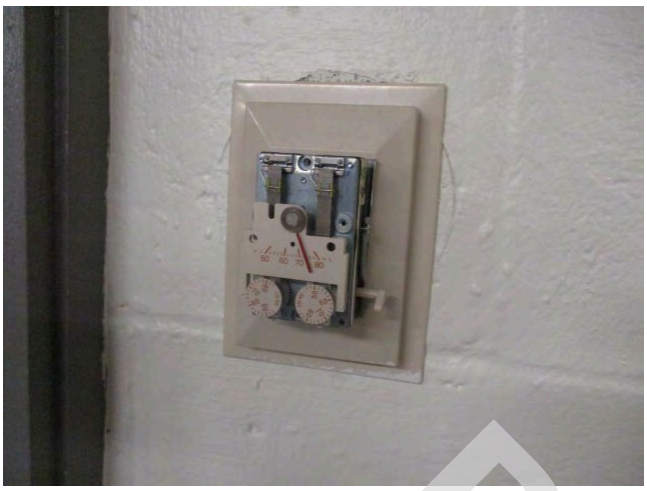
96. Old boiler equipment in 1982 boiler room (not in service)

97. Old heating oil AST in 1982 boiler room (not in service)

98. Propane AST behind gymnasium

99. Propane AST for emergency generator north of 1982 section

100. Propane cylinders behind kitchen

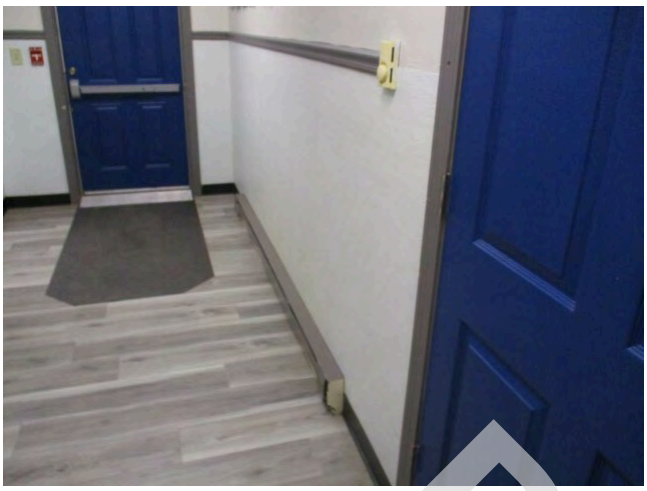


101. Thermostat in 1956 classroom

102. Thermostat in 1982 classroom

103. Typical HEPA ventilator in classroom

104. Typical Rinnai heater in 2000 addition

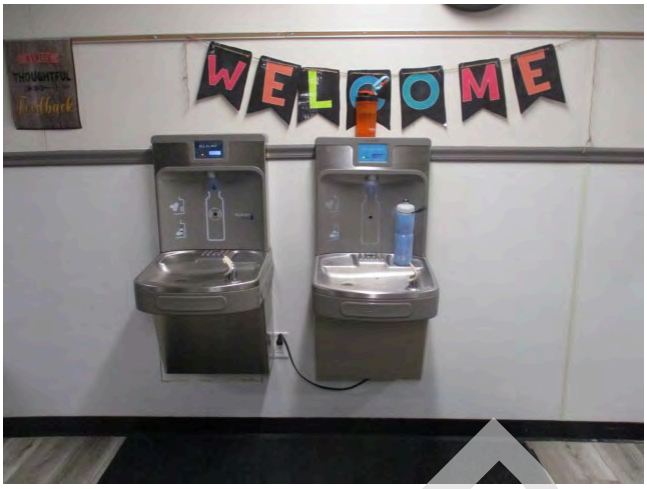


105. Electric baseboard in 2000 addition corridor

106. Domestic water heaters in 1982 boiler room

107. Grease trap in kitchen

108. Sewer lift station behind gymnasium



109. Water bottle fillers in 2000 addition corridor

110. Water entrance near gymnasium

111. Water heater in 1956 boiler room

112. Water heater in 2000 addition utility room

113. Water heater in janitor closet near gymnasium

114. Electrical panel in 2000 utility room

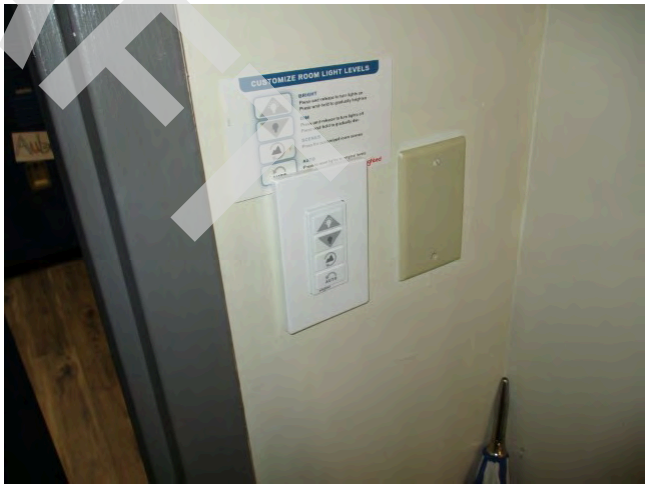
115. Emergency generator north of 1982 section

116. Generator transfer switch in 1982 boiler room

117. Main electrical panels in 1982 electrical room

118. Malfunctioning emergency lights in kitchen

119. Pad-mount transformer north of 1982 section



120. Typical motion light switch in 2000 addition

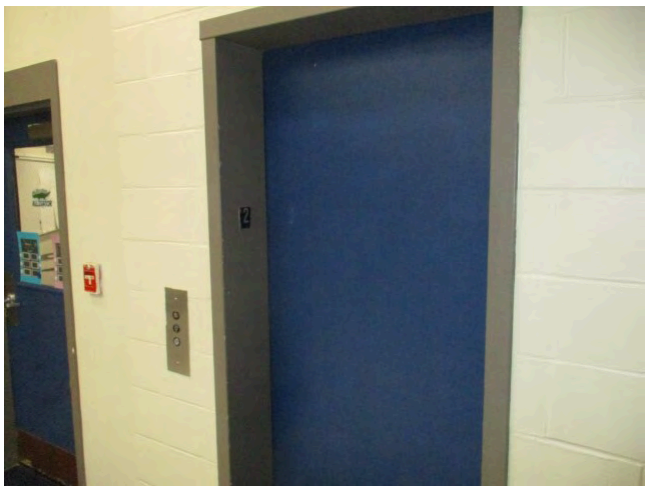
121. Typical subpanel in classroom 34

122. Fire alarm panel in main office

123. Ansul system in kitchen

124. Ansul system in kitchen

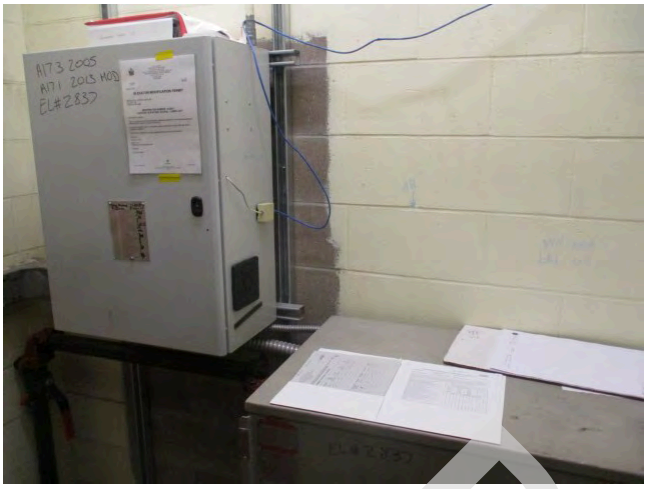
125. Typical fire extinguisher in corridor



126. Elevator lobby on second floor of 1982 section

127. Elevator cab controls

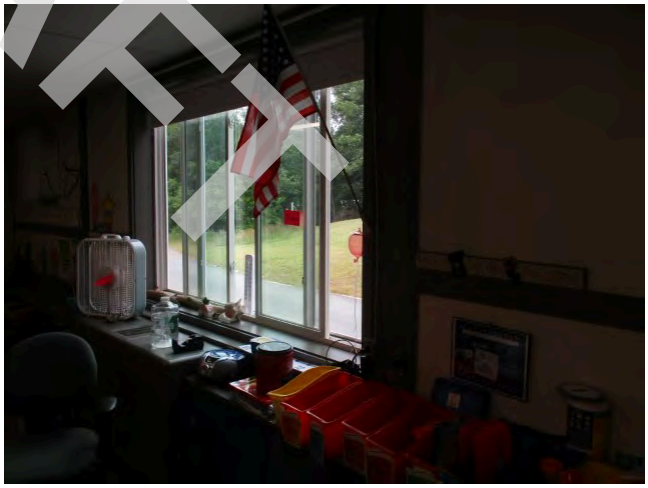
128. Elevator cab interior



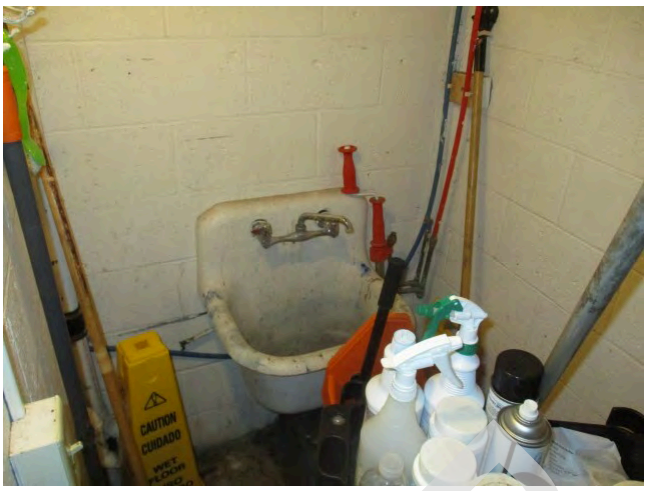
129. Elevator hydraulic unit

130. Wheelchair lift to stage/music room off gymnasium

131. Classroom 13



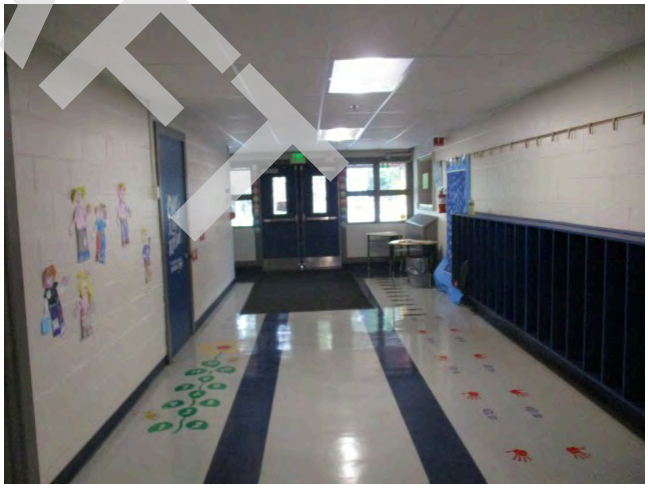
132. Classroom 14 windows



133. Janitor closet in 1956 section

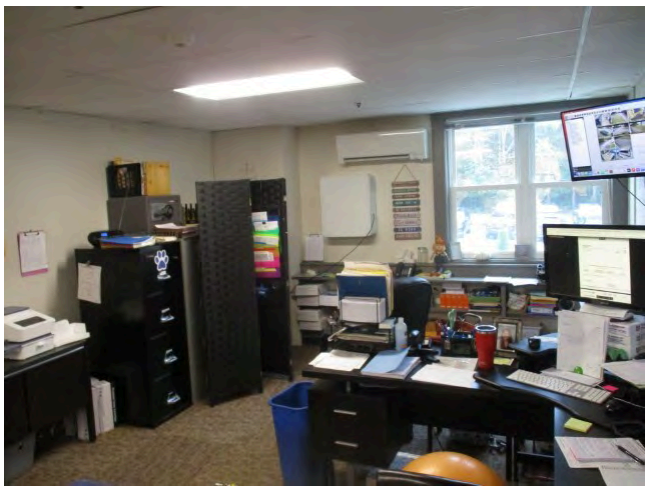
134. Windows in east end of 1956 section

135. Corridor at east side of 1956 section facing south



136. East end of corridor in 1956 section

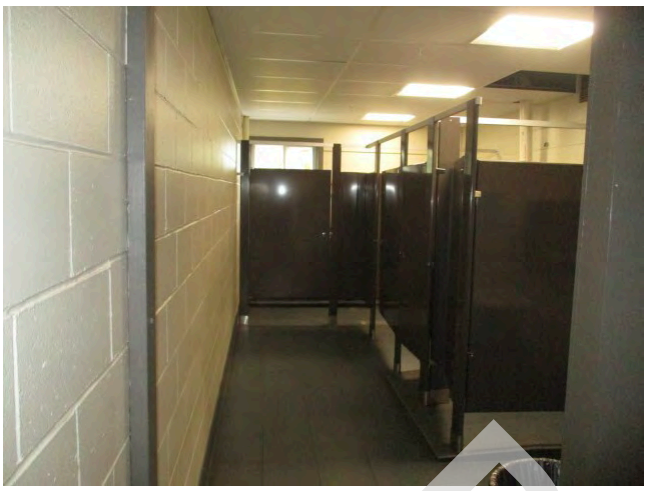
137. Entrance lobby in 1962 section



138. Main office in 1962 section

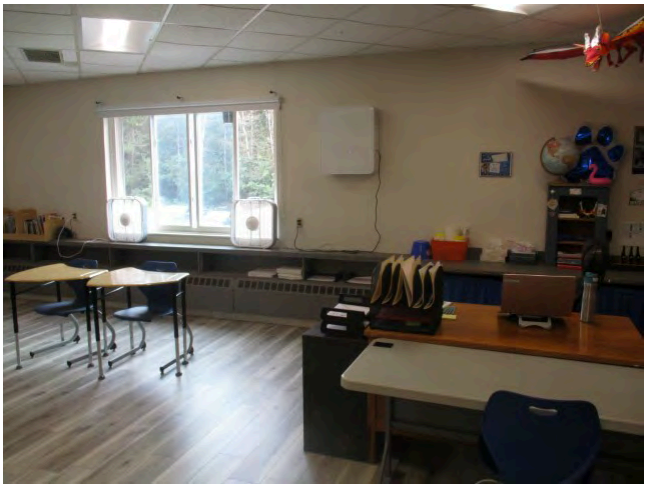
139. Classroom 19 in 1962 addition

140. Typical window in classroom 19 in 1962 section



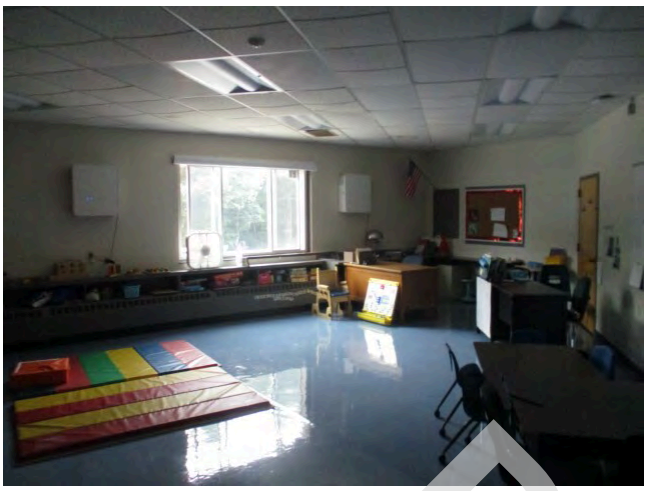
141. Boy's restroom in 1962 section

142. Connecting ramp from 1982 addition to lobby in 1962 section



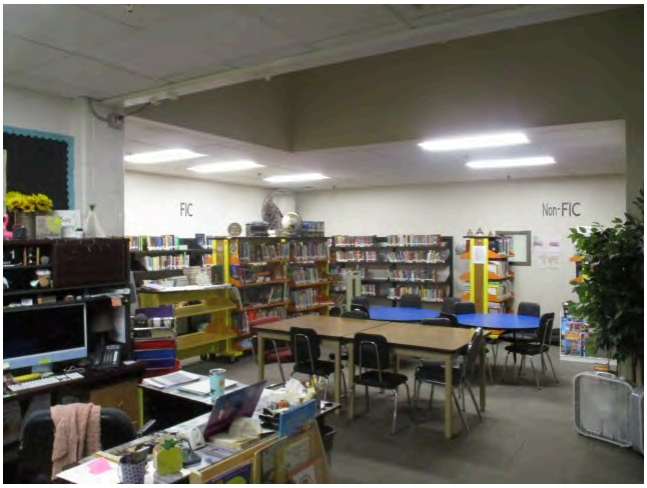
143. 1982 addition classroom 26

144. 1982 addition classroom 26 ceiling staining



145. 1982 addition classroom 27

146. 1982 addition classroom 28



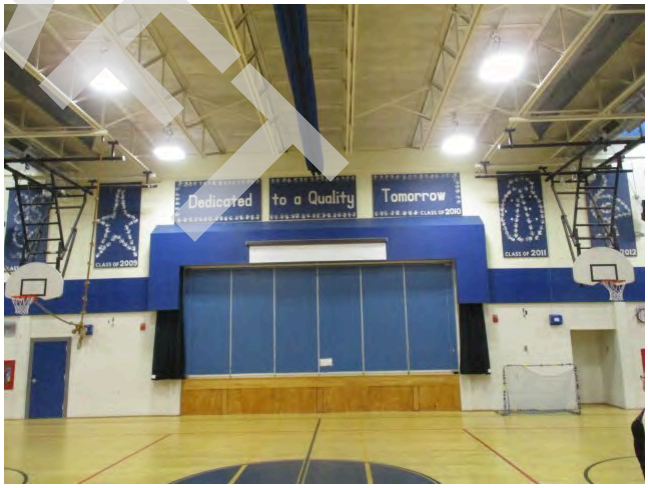
147. Library room 23

148. Stairway to office from library

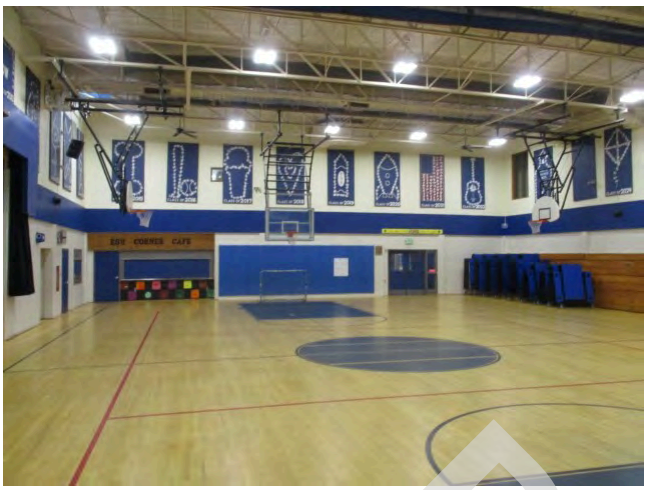
149. Stairway in 1982 section

150. Corridor outside gymnasium

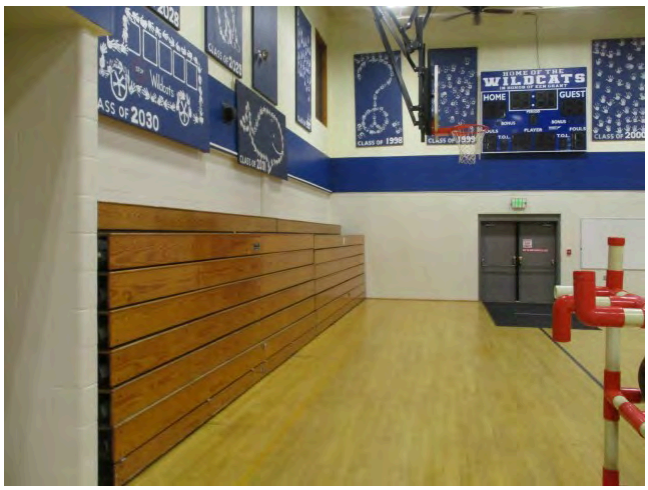
151. Corridor near gymnasium



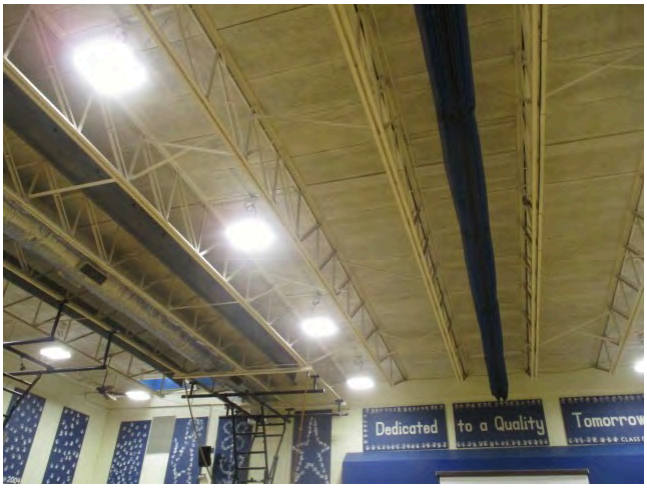
152. Gymnasium



153. Gymnasium



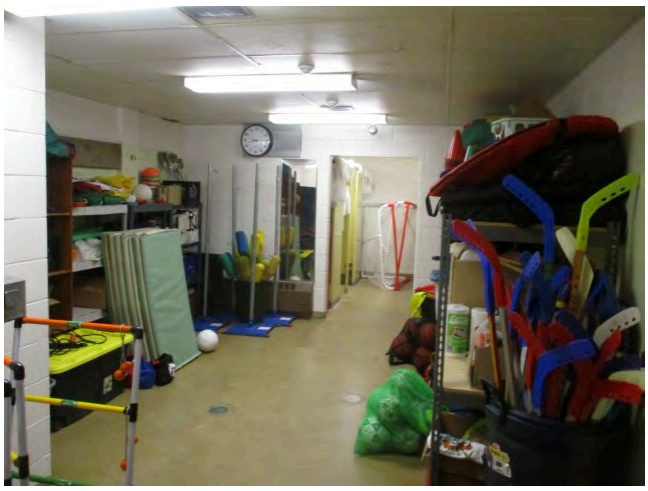
154. Gymnasium bleachers



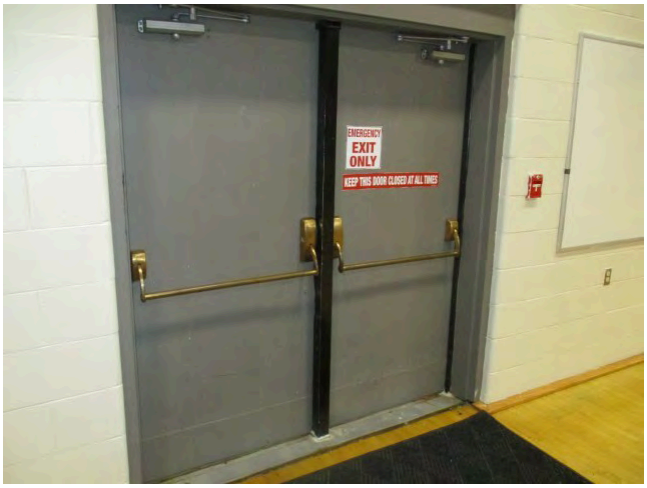
155. Gymnasium ceiling

156. Moveable partitions enclosing stage/music room from gymnasium

157. Stage/music room off gymnasium



158. Typical locker room in gymnasium



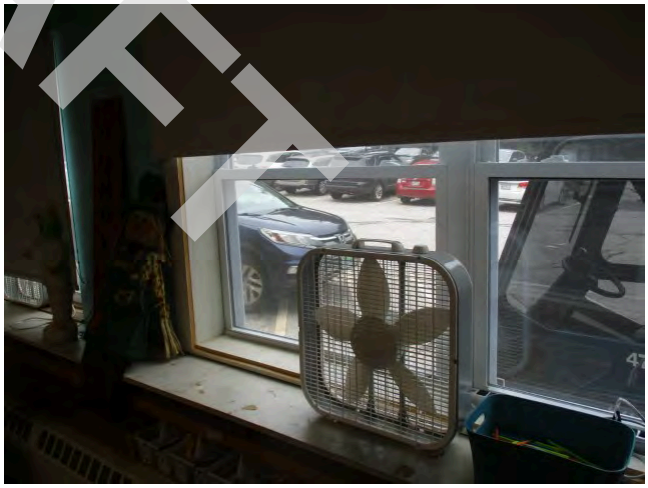
159. Exit doors in gymnasium

160. Girl's restroom near gymnasium

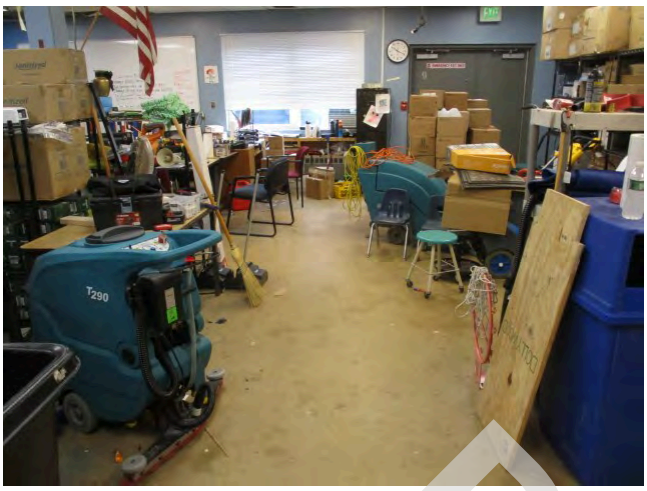
161. Janitor closet near gymnasium

162. Kitchen

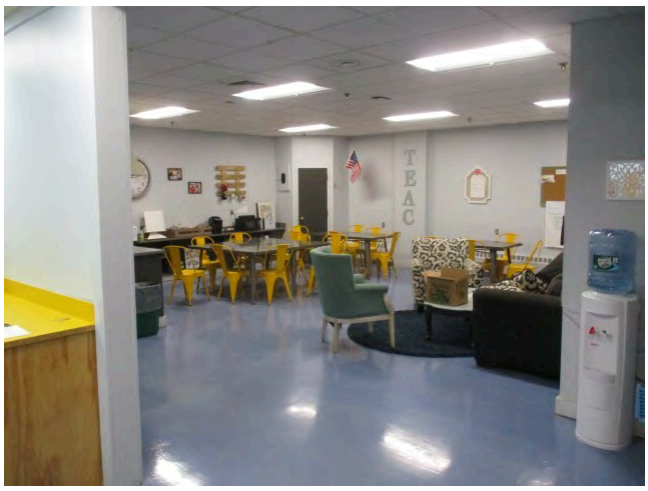
163. Art room 31 in 1982 section



164. Typical windows in art room

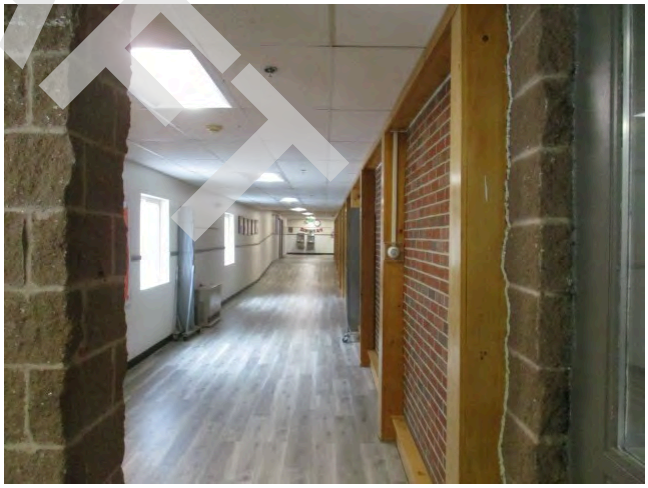


165. Maintenance office

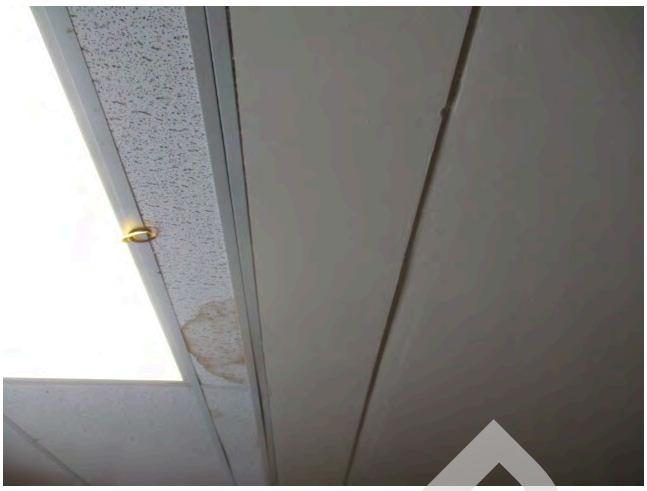


166. Room 29 teacher's room

167. Room 29 teacher's room



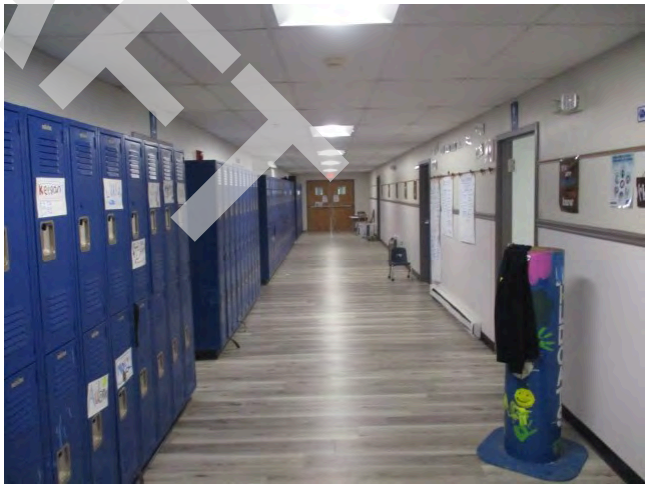
168. Connector corridor leading to 2000 addition



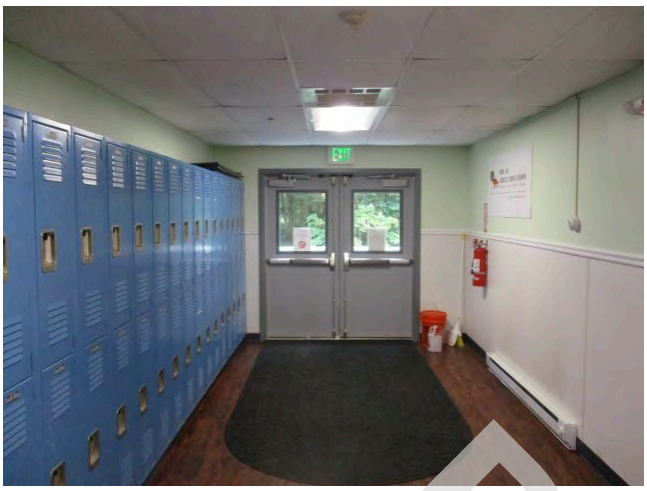
169. Staining at ceiling junction between 1982 section and 2002 addition

170. Doors on south side of connecting corridor to 2000 addition

171. Windows in 2000 addition connector corridor



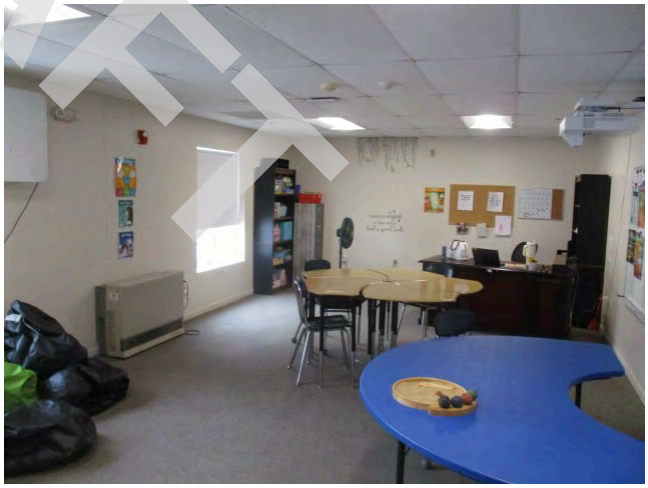
172. Corridor in 2000 addition



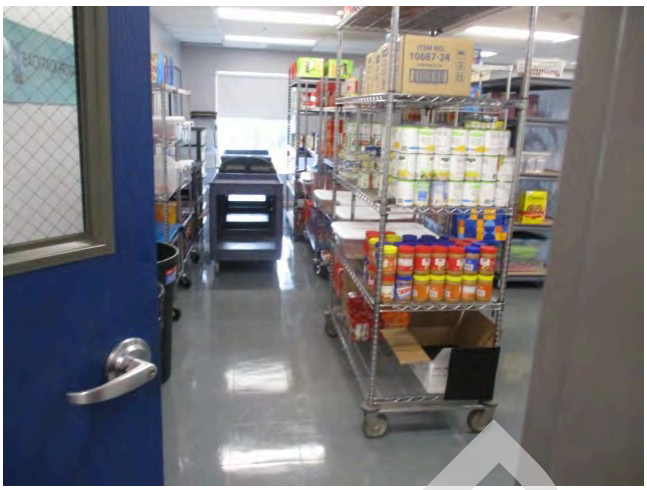
173. Doors at south end of 2000 addition

174. Adult Education computer lab in 2000 addition

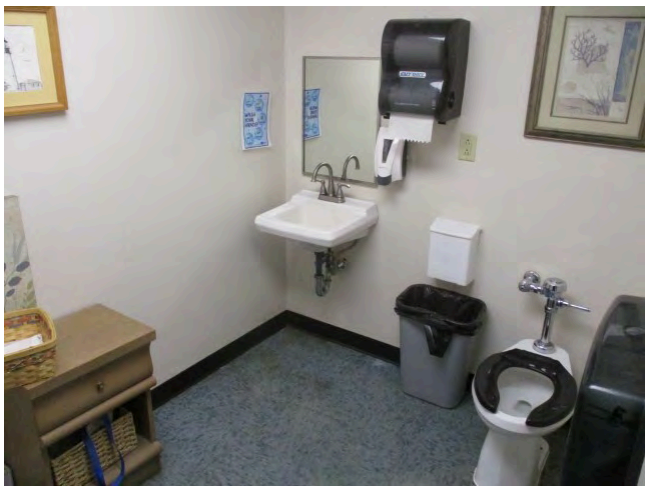
175. Dean of Students office in 2000 addition



176. Room 32 counselor office



177. Room 33 storage



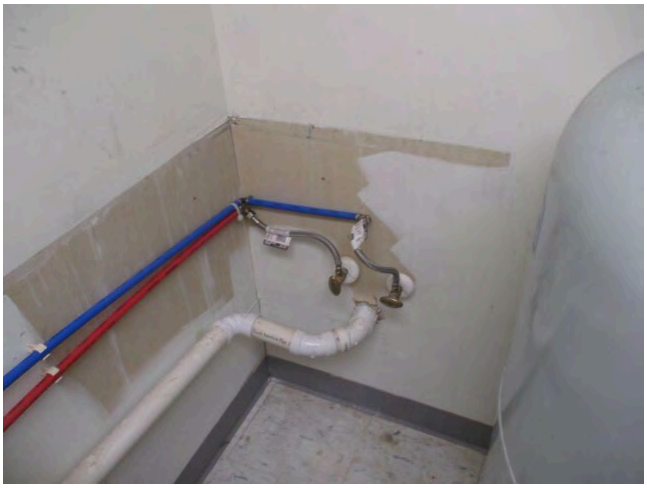
178. Staff restroom in 2000 addition

179. Typical sink in classroom 34

180. Typical window in classroom 34

181. Utility room in 2000 addition

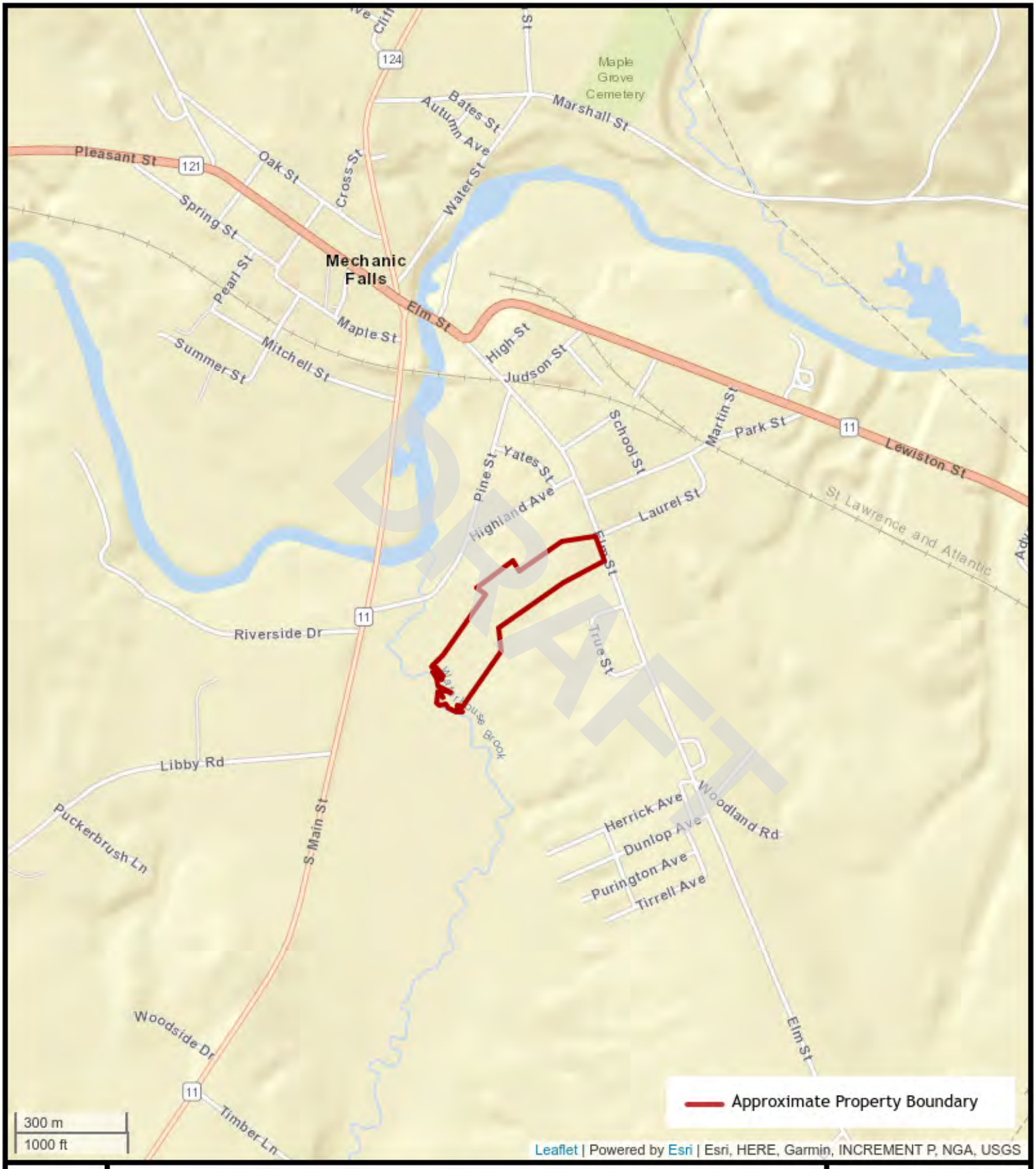
182. Utility room flooring in 2000 addition



183. Damaged sheetrock in 2000 addition utility room

APPENDIX B

Street Map and Aerial Photo



N

STREET MAP

129 Elm Street, Mechanic Falls, Maine 04256

AEI Project Number: 482352

AEI

N

AERIAL PHOTO

129 Elm Street, Mechanic Falls, Maine 04256

AEI Project Number: 482352

AEI

APPENDIX C

Pre-Site Visit Questionnaire

PCA PRE-SURVEY QUESTIONNAIRE (ROI)

GENERAL PROPERTY INFORMATION							
PROPERTY NAME:							
SITE ADDRESS:			***CITY***			***STATE***	
Number of Buildings:		***Date of Construction:***		***Current Occupancy:***			%
Number of Stories:		***Renovation Date(s):***		***Area of Current Vacant Space:***			
Site Area in Acres:	acres	***Gross Building Area:***		***Rentable Building Area:***			sq. ft.
Total Number of Parking Spaces:		***Number of HC Parking Spaces:***		***Number of Van HC Spaces:***			

GENERAL PROPERTY INFORMATION
Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 15 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:
Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:
Please describe any future building maintenance, renovation, seismic, and upgrade work:

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:

	Tenant	Landlord			Tenant	Landlord
Paving				HVAC Condensing units		
Pavement Seal-coating				Window AC Units or Other		
Pavement Striping				Domestic Water Heaters		
Sidewalks				Fire Sprinkler in Tenant Space		
Exterior Paint				Fire Alarm in Tenant Space		
Brick Pointing				Elevators/ Escalators		
Roofing				Tenant Space Finishes		
HVAC Rooftop Units				Toilet Room Fixtures & Finishes		
HVAC Air handling/Fan coil units				ADA compliance		

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

	Vendor Name	Phone No.			Vendor Name	Phone No.
Roofing				Painting		
Elevator				HVAC		
Fire Protection				Plumbing		
Electrician				Trash Disposal		
Landscaping				Security System		

Please list all utility providers for the Property:

Domestic Water			Gas/ Oil/ Other	
Sanitary Sewer			Electricity	
Storm Drainage			Steam	

QUESTIONNAIRE *Note to Field Observer: Answers should be verified during site interview and field observations. A yes answer should be followed up thoroughly and documented if issues are present.*	YES	NO	UNKNOWN
Are you aware of any violations the property has been cited for? (If Yes, attach citation)			
Is a tenant monthly fee charged for common area maintenance (CAM)?			
Does the Property experience any site drainage, ground water or flooding problems?			
Is the amount of on-site parking provided inadequate?			
Is there damaged or nonoperational site lighting?			
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?			
Does the Property have any structural issues such as settlement, cracking or deflection?			
Has the Property experienced any fire related or seismic damage?			
Does the Property exhibit any water/ moisture infiltration?			
Does the Property have any leakage or failures at the roof, walls or cellar?			
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?			
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?			
Any problems regarding synthetic stucco or EIFS?			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?			
Are the HVAC systems inadequate and/or non-functioning?			
Are there any plumbing leaks or prevalent past leaks?			
Are there any water pressure issues at any time?			
Is galvanized or polybutylene "gray" piping present anywhere in the Property?			
Has any active or historical leaks related to galvanized or polybutylene piping occurred?			
Has retrofitting or replacement of galvanized or polybutylene piping taken place?			
Are there any electrical problems or inadequate electrical service?			
Electrical amperage to each unit is less than 60-amps??			
Is aluminum branch wiring present anywhere in the Property?			
If aluminum branch wiring is present, has retrofitting been performed?			
Are there any screw-in fuses present in the Property?			
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?			
Are there any elevator or escalator shutdowns or deemed out of service?			
Are there elevators present not regularly serviced under a full-service maintenance contract?			
Are there fire sprinkler systems present and not regularly serviced and tested?			
Are there fire alarm and detection devices not regularly serviced and tested?			
Is common area interior painting performed as part of routine maintenance?			
Was an "ADA Survey" ever conducted on the property? (If Yes, please attach a copy)			
Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property?			
Is there any unresolved ADA related complaints or pending litigation?			
Is there any mold or microbial growth at the Property?			
Have any tenants or occupants complained about mold or microbial growth at the Property?			
Is there a current formal indoor air quality management plan at the Property?			

Please indicate when the following systems have been last inspected:					
Fire Sprinkler			Elevators/ Escalators		
Fire Alarm			Facades		

REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:
(Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. – please attach additional pages for comments/ clarifications.

Paving:	Yrs.	Sealant/Striping:	_____Yrs.	Exterior Lighting:	_____Yrs.
Landscaping:	Yrs.	Irrigation System:	_____Yrs.	Building Signage:	_____Yrs.
Masonry Pointing:	Yrs.	Exterior Paint:	_____Yrs.	EIFS:	_____Yrs.
Windows:	Yrs.	Doors:	_____Yrs.	Building Sealants:	_____Yrs.
Roofing:	Yrs.	Other Roofing:	_____Yrs.	Skylights:	_____Yrs.
HVAC (_____):	Yrs.	HVAC(_____):	_____Yrs.	HVAC(_____):	_____Yrs.
Electric Service:	Yrs.	Emergency Generator:	_____Yrs.	Water Line:	_____Yrs.
Water Pumps:	Yrs.	Water Heaters:	_____Yrs.	Sewer Lines	_____Yrs.
Elevator Finishes:	Yrs.	Elevator Controller:	_____Yrs.	Elevator Machinery:	_____Yrs.
Escalators:	Yrs.	Fire Pump:	_____Yrs.	Central Fire Alarm Panel:	_____Yrs.
Lobby:	Yrs.	Common Flooring:	_____Yrs.	Common Restrooms:	_____Yrs.

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey			
Certificate of Occupancy			
Copy of Open Building Permits or Code Violations			
Copy of Zoning Variances or Easements			
Rent Roll (with unit number, tenant name, unit area and occupancy %)			
Reduced Floor Plans			
Original construction documents (core and shell)			
List of Mechanical Equipment			
List of Capital expenditures for last 5 years			
List of Planned Capital expenditures			
Local Law #11 Façade Inspection Reports (NYC)			
Roof survey and warranty			
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)			
ADA Survey or Barrier Removal Plan			
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title:		***Date:***	

APPENDIX D

Record of all Documents Reviewed, Interviews, and Supporting Information

632 Bald Hill Rd, New Gloucester, ME 04260 (https://goo.gl/maps/YYJfHUjCfYq) | 207.926.4044 (tel:207.926.4044) | info@jeodonnell.com (mailto:info@jeodonnell.com)

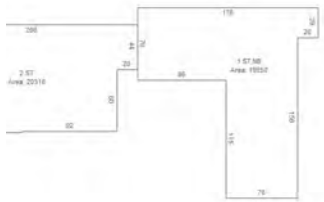
John E. O'Donnell & ASSOCIATES, INC.
PROPERTY TAX ASSESSMENT • EQUALIZATION • MAPPING

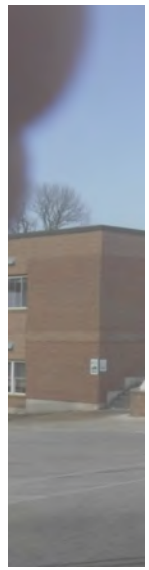
(https://jeodonnell.com/)

Mechanic Falls

(HTTPS://JEODONNELL.COM) CAMA

129 ELM STREET, Mechanic Falls, ME





/mechanic_falls/021-001-000-000_Sketch.jpeg)(/cama_files/mechanic_falls/021-001-000-000.JPG) (/cama_files

Property Information

Site: **Map 021 , Lot 001 , Sub 000 , Type 000**

Town: **Mechanic Falls**

Tax Year: **2023**

Owner: **TOWN OF MECHANIC FALLS**

Last Committed Tax: **$0**

See:

Includes:

Land Value: **$163,640**

Building Value: **$2,211,560**

Total Real Value: **$2,375,200**

Exemption Value: **$2,375,200**

Net Taxable Real Value: **$0**

Personal Property: **$0**

Owner Information

Owner #1: **TOWN OF MECHANIC FALLS**

Mailing Address:

108 LEWISTON STREET

MECHANIC FALLS, ME 04256

Trio Account #: **1312**

Book: **1187**

Page: **133**

Purchase Price: **$0**

Documents

- 021-001-000-000 (/cama_files/mechanic_falls/021-001-000-000.JPG)
- 021-001-000-000 Back (/cama_files/mechanic_falls/021-001-000-000_Back.JPG)

- 021-001-000-000 School (/cama_files/mechanic_falls/021-001-000-000_School.JPG)
- 021-001-000-000 Sketch (/cama_files/mechanic_falls/021-001-000-000_Sketch.jpeg)

Land Information

Land Group: Type	Size	Method	Value	Total Adj	Adj Details
Primary Lot : Additional 5	3.9 AC	Calculated	$23,640	100.0%	
Primary Lot : Table 6	1.0 AC	Calculated	$75,000	100.0%	
	$4.94 Ac		**$98,640**		

Tree Growth:

Open Space:

Farmland:

Site Information

Description	Adjustment
Site Improvement 5	$65,000
	$65,000

Lump Sum: **$0**

Road Frontage (in feet): **0**

Water Frontage (in feet): **0**

Zoning Information

Zoning	Description
Zoning 1	General Residential

Primary Building Data

Building Type	Area	Grade	Cond (Condition)	F.Obs. (Functional Obsolescence)	E.Obs. (Economic Obsolescence)	Value	Color	Year (Year Built)
Other	0	3.00	100%	100%	100%	2,211,560		

Visit History

Date	Purpose	Result	Individual
02/06/2023	Equalization	Needs Pricing	Jeff Kendall
05/24/2021	Building Permit	No change	Brandon Polisky
11/21/2012	Equalization	Measure	Dana Berube
03/06/2012	Review	Measure & List	Roland Dumont
05/04/2006	Callback	Measure	Roland Dumont
07/22/2005	Equalization	See 2006	John O'Donnell

Exemptions

Type	Value
Municipal/County Gov	0

Back to Top

Town Information

Town of Mechanic Falls

Tax Rate: 0.014000
Tax Due Dates: 10/15/2023, 05/15/2024
Commitment Date: 07/17/2023
Certified Ratio: 1.00

108 Lewiston Street
Mechanic Falls, ME
Phone: 207 345 2871
Fax: 207 345 9201
Tax Collector: Vic Hodgkins
Treasurer: Lisa Prevost

Tax Maps for Download

Mechanic Falls 2023 001 (/cama_files/mechanic_falls/Mechanic Falls 2023 001.PDF)

Mechanic Falls 2023 002 (/cama_files/mechanic_falls/Mechanic Falls 2023 002.PDF)

Mechanic Falls 2023 003 (/cama_files/mechanic_falls/Mechanic Falls 2023 003.PDF)

Mechanic Falls 2023 004 (/cama_files/mechanic_falls/Mechanic Falls 2023 004.PDF)

Mechanic Falls 2023 005 (/cama_files/mechanic_falls/Mechanic Falls 2023 005.PDF)

Mechanic Falls 2023 006 (/cama_files/mechanic_falls/Mechanic Falls 2023 006.PDF)

Mechanic Falls 2023 007 (/cama_files/mechanic_falls/Mechanic Falls 2023 007.PDF)

Mechanic Falls 2023 008 (/cama_files/mechanic_falls/Mechanic Falls 2023 008.PDF)

Mechanic Falls 2023 009 (/cama_files/mechanic_falls/Mechanic Falls 2023 009.PDF)

Mechanic Falls 2023 010 (/cama_files/mechanic_falls/Mechanic Falls 2023 010.PDF)

Mechanic Falls 2023 011 (/cama_files/mechanic_falls/Mechanic Falls 2023 011.PDF)

Mechanic Falls 2023 012 (/cama_files/mechanic_falls/Mechanic Falls 2023 012.PDF)

Mechanic Falls 2023 013 (/cama_files/mechanic_falls/Mechanic Falls 2023 013.PDF)

Mechanic Falls 2023 014 (/cama_files/mechanic_falls/Mechanic Falls 2023 014.PDF)

Mechanic Falls 2023 015 (/cama_files/mechanic_falls/Mechanic Falls 2023 015.PDF)

Mechanic Falls 2023 016 (/cama_files/mechanic_falls/Mechanic Falls 2023 016.PDF)

Mechanic Falls 2023 017 (/cama_files/mechanic_falls/Mechanic Falls 2023 017.PDF)

Mechanic Falls 2023 018 (/cama_files/mechanic_falls/Mechanic Falls 2023 018.PDF)

Mechanic Falls 2023 019 (/cama_files/mechanic_falls/Mechanic Falls 2023 019.PDF)

Mechanic Falls 2023 020 (/cama_files/mechanic_falls/Mechanic Falls 2023 020.PDF)

Mechanic Falls 2023 021 (/cama_files/mechanic_falls/Mechanic Falls 2023 021.PDF)

Mechanic Falls 2023 022 (/cama_files/mechanic_falls/Mechanic Falls 2023 022.PDF)

Mechanic Falls 2023 Cover (/cama_files/mechanic_falls/Mechanic Falls 2023 Cover.PDF)

Mechanic Falls 2023 Index (/cama_files/mechanic_falls/Mechanic Falls 2023 Index.PDF)

Recent Posts

Sumner 2024 Reval Underway (https://jeodonnell.com/sumner-2024-reval-underway/)

Continuing Education (https://jeodonnell.com/continuing-education/)

Tax commitment season has started (https://jeodonnell.com/tax-commitment-season-has-started/)

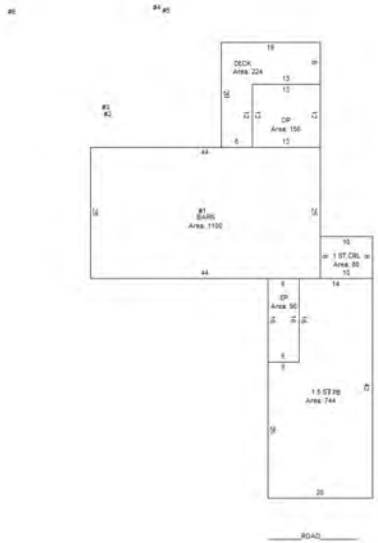
Website Search Function Restored (https://jeodonnell.com/website-search-function-restored/)

New CMA congratulated (https://jeodonnell.com/new-cma-congratulated/)

632 Bald Hill Rd, New Gloucester, ME 04260 (https://goo.gl/maps/YYJfHUjCfYq) | 207.926.4044 (tel:207.926.4044) | info@jeodonnell.com (mailto:info@jeodonnell.com)

Mechanic Falls

ELM STREET SCHOOL BEHIND, Mechanic Falls, ME



(/cama_files/mechanic_falls/013-002-000-000_Sketch.jpeg)

Property Information

Site: **Map 013 , Lot 002 , Sub 000 , Type 000**

Town: **Mechanic Falls**

Tax Year: **2023**

Owner: **REGIONAL SCHOOL UNIT #16**

Last Committed Tax: **$0**

See:

Includes:

Land Value: **$22,660**

Building Value: **$0**

Total Real Value: **$22,660**

Exemption Value: **$22,660**

Net Taxable Real Value: **$0**

Personal Property: **$0**

Owner Information

Owner #1: **REGIONAL SCHOOL UNIT #16**

Mailing Address:

1146 MAINE STREET

POLAND, ME 04274

Trio Account #: **1298**

Book: **7957**

Page: **6**

Documents

- 013-002-000-000 Sketch (/cama_files/mechanic_falls/013-002-000-000_Sketch.jpeg)

Land Information

Land Group: Type	Size	Method	Value	Total Adj	Adj Details
Primary Lot : Additional 3	11.2 AC	Calculated	$22,660	100.0%	
	$11.16 Ac		**$22,660**		

Tree Growth:

Open Space:

Farmland:

Site Information

Description	Adjustment
No data available in table	
	$0

Lump Sum: **$0**

Road Frontage (in feet): **0**

Water Frontage (in feet): **0**

Zoning Information

Zoning	Description
Zoning 1	Rural District

Primary Building Data

Building Type	Area	Grade	Cond (Condition)	F.Obs. (Functional Obsolescence)	F.Obs. (Economic Obsolescence)	Value	Color	Year (Year Built)
No data available in table								

Visit History

Date	Purpose	Result	Individual
11/22/2022	Equalization	Vacant	Dana Berube
08/29/2012	Equalization	Vacant	Roland Dumont

Exemptions

Type	Value
Municipal/County Gov	0

Back to Top

Town Information

Town of Mechanic Falls

Tax Rate: 0.014000

Tax Due Dates: 10/15/2023, 05/15/2024

Commitment Date: 07/17/2023

Certified Ratio: 1.00

---

108 Lewiston Street

Mechanic Falls, ME

Phone: 207 345 2871

Fax: 207 345 9201

Tax Collector: Vic Hodgkins

Treasurer: Lisa Prevost

Tax Maps for Download

Mechanic Falls 2023 001 (/cama_files/mechanic_falls/Mechanic Falls 2023 001.PDF)

Mechanic Falls 2023 002 (/cama_files/mechanic_falls/Mechanic Falls 2023 002.PDF)

Mechanic Falls 2023 003 (/cama_files/mechanic_falls/Mechanic Falls 2023 003.PDF)

Mechanic Falls 2023 004 (/cama_files/mechanic_falls/Mechanic Falls 2023 004.PDF)

Mechanic Falls 2023 005 (/cama_files/mechanic_falls/Mechanic Falls 2023 005.PDF)

Mechanic Falls 2023 006 (/cama_files/mechanic_falls/Mechanic Falls 2023 006.PDF)

Mechanic Falls 2023 007 (/cama_files/mechanic_falls/Mechanic Falls 2023 007.PDF)

Mechanic Falls 2023 008 (/cama_files/mechanic_falls/Mechanic Falls 2023 008.PDF)

Mechanic Falls 2023 009 (/cama_files/mechanic_falls/Mechanic Falls 2023 009.PDF)

Mechanic Falls 2023 010 (/cama_files/mechanic_falls/Mechanic Falls 2023 010.PDF)

Mechanic Falls 2023 011 (/cama_files/mechanic_falls/Mechanic Falls 2023 011.PDF)

Mechanic Falls 2023 012 (/cama_files/mechanic_falls/Mechanic Falls 2023 012.PDF)

Mechanic Falls 2023 013 (/cama_files/mechanic_falls/Mechanic Falls 2023 013.PDF)

Mechanic Falls 2023 014 (/cama_files/mechanic_falls/Mechanic Falls 2023 014.PDF)

Mechanic Falls 2023 015 (/cama_files/mechanic_falls/Mechanic Falls 2023 015.PDF)

Mechanic Falls 2023 016 (/cama_files/mechanic_falls/Mechanic Falls 2023 016.PDF)

Mechanic Falls 2023 017 (/cama_files/mechanic_falls/Mechanic Falls 2023 017.PDF)

Mechanic Falls 2023 018 (/cama_files/mechanic_falls/Mechanic Falls 2023 018.PDF)

Mechanic Falls 2023 019 (/cama_files/mechanic_falls/Mechanic Falls 2023 019.PDF)

Mechanic Falls 2023 020 (/cama_files/mechanic_falls/Mechanic Falls 2023 020.PDF)

Mechanic Falls 2023 021 (/cama_files/mechanic_falls/Mechanic Falls 2023 021.PDF)

Mechanic Falls 2023 022 (/cama_files/mechanic_falls/Mechanic Falls 2023 022.PDF)

Mechanic Falls 2023 Cover (/cama_files/mechanic_falls/Mechanic Falls 2023 Cover.PDF)

Mechanic Falls 2023 Index (/cama_files/mechanic_falls/Mechanic Falls 2023 Index.PDF)

Recent Posts

Founder celebrates 103rd birthday (https://jeodonnell.com/founder-celebrates-103rd-birthday/)

Sumner 2024 Reval Underway (https://jeodonnell.com/sumner-2024-reval-underway/)

Continuing Education (https://jeodonnell.com/continuing-education/)

Tax commitment season has started (https://jeodonnell.com/tax-commitment-season-has-started/)

Website Search Function Restored (https://jeodonnell.com/website-search-function-restored/)

Map / Lot 21/1 — 171 Elm Street — Card 1 of 2 — Town of Mechanic Falls, Maine

OWNERSHIP PER TOWN RECORD	DATE	BK/PG	PRICE
021001000000 TOWN OF MECHANIC FALLS ELM STREET SCHOOL P.O. BOX 130 MECHANIC FALLS, ME 04256		1187/133	

Acct # [illegible] COMMENTS #

Lot Size 4.94 acres - General Residential

LAND DATA

Road	Paved ( ) Dirt/Grav ( ) Seas ( ) 4wd ( ) ROW ( ) None ( )
Water	Well ( ) Town ( ) Lake ( ) None ( )
Sewer	Septic ( ) Town ( ) Privy ( ) None ( )
Power	On Site ( ) At Road ( ) None ( )
Shore	Poor ( ) Fair ( ) Average ( ) Good ( ) Exc ( ) Unique ( )
Neighborhood	Poor ( ) Fair ( ) Average ( ) Good ( ) Exc ( ) Unique ( )
Site	Poor ( ) Fair ( ) Average ( ) Good ( ) Exc ( ) Unique ( ) View 1 2 3 4 5 6 7 8 9 10
Improvements	Paved Dr ( ) Walls ( ) Walks & Patios ( ) Plants & Trees ( ) 1 2 3 4 5 6 7 8 9 10

ASSESSED VALUE

Year	2005/2006
Land	36,940.
Buildings	1,701,200.
Total	1,738,140
Year	2013/2014
Land	71,940.
Buildings	1,701,200.
Total	1,773,140.
Year	
Land	
Buildings	
Total	
Year	
Land	
Buildings	
Total	
Year	
Land	
Buildings	
Total	
Year	
Land	
Buildings	
Total	

VISIT HISTORY

Date / Initials	See
5·4·06 RMG NCV	
3/6/12 RD - Took pictures	
11/21/12 DRB EQ-M (photo's updated)	
2-6-23 JK EQ-M	

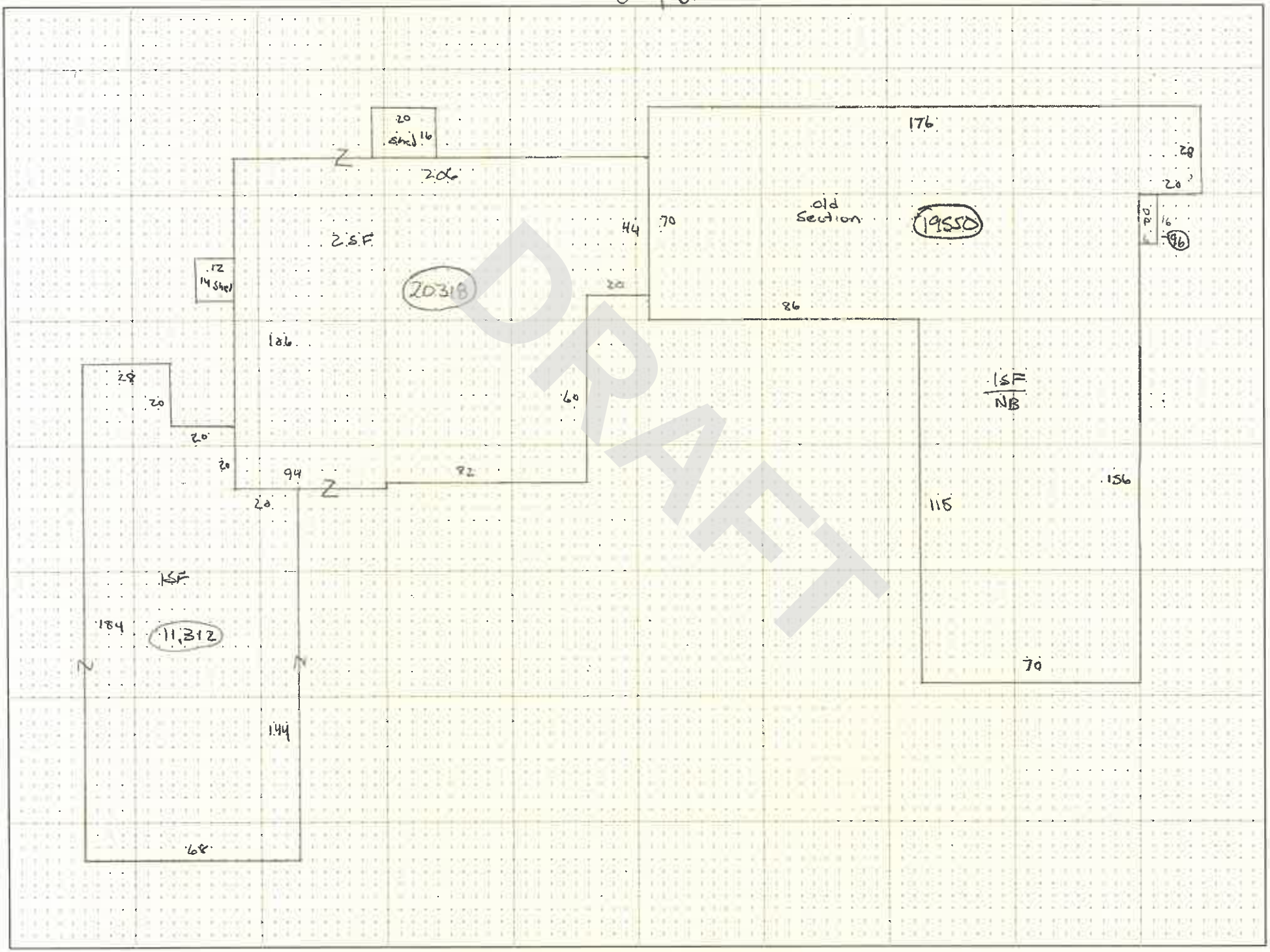
BUILDING PERMIT

BUILDING PERMIT	PERMIT #	DATE	VALUE

MAP / LOT 21 - 1

2 of 2

TOWN OF Mechanic Falls



Map / Lot 13/2 — Behind Elm St. School — Card 1 of 1 — Town of Mechanic Falls, Maine

OWNERSHIP PER TOWN RECORD	DATE	BK/PG	PRICE
013002000000 ~~TOWN OF MECHANIC FALLS~~ ~~P.O. BOX 130~~ ~~MECHANIC FALLS, ME 04256~~	7/2/79	1412/55	
RSU #16	6/21/10	7957/6	
1146 Maine St., Poland, ME			

Acct. # ~~[illegible]~~ COMMENTS #1298

VACANT LOT Behind ELM STREET School & mechanic FALLS water Dept. Part Ballfield / Part wooded w/ Range Brook to the rear

Lot Size 11.16 AC ZONE: RURAL DIST/SHORELAND OVERLAY

LAND DATA

Road	Paved ( ) Dirt/Grav ( ) Seas ( ) 4wd ( ) ROW ( ) None ( )
Water	Well ( ) Town ( ) Lake ( ) None ( )
Sewer	Septic ( ) Town ( ) Privy ( ) None ( )
Power	On Site ( ) At Road ( ) None ( )
Shore	Poor ( ) Fair ( ) Average ( ) Good ( ) Exc ( ) Unique ( )
Neighborhood	Poor ( ) Fair ( ) Average ( ) Good ( ) Exc ( ) Unique ( )
Site	Poor ( ) Fair ( ) Average ( ) Good ( ) Exc ( ) Unique ( ) View 1 2 3 4 5 6 7 8 9 10
Improvements	Paved Dr ( ) Walls ( ) Walks & Patios ( ) Plants & Trees ( ) 1 2 3 4 5 6 7 8 9 10

ASSESSED VALUE

Year	2005/06
Land	10,580
Buildings	— 0 —
Total	10,580
Year	2013/2014
Land	10,754.
Buildings	-0-
Total	10,754.
Year	
Land	
Buildings	
Total	
Year	
Land	
Buildings	
Total	
Year	
Land	
Buildings	
Total	
Year	
Land	
Buildings	
Total	

VISIT HISTORY

Date / Initials	See
5.6.05.DRB - vacant	

BUILDING PERMIT

BUILDING PERMIT	PERMIT #	DATE	VALUE

RSU 16 – Building/Site Information

Site Name: Elm Street School
Site Address: 129 Elm Street, Mechanic Falls, Maine
Property Type: Elementary School
Year of Construction: 1956, 1982, 1998
Assessor Parcel Numbers: Map 021, Lot 001
Gross Land Area: 16.1 acres
Number of Buildings: 1
Number of Stories: 2 (partial)
Gross Building area (sq. ft.): 56,200

Site Name: Poland Community School
Site Address: 1250 Maine Street, Poland, Maine
Property Type: Elementary School
Year of Construction: 1953, 1980
Assessor Parcel Numbers:
Gross Land Area: 9.26 acres
Number of Buildings: 2
Number of Stories: 2 (partial)
Gross Building area (sq. ft.): 71,300

Site Name: Minot Consolidated School
Site Address: 23 Shaw Hill Road, Minot Maine
Property Type: Elementary School
Year of Construction: 1953, 1996
Assessor Parcel Numbers: Map R07, Lot 073
Gross Land Area: 7.47 acres
Number of Buildings: 2
Number of Stories: 1
Gross Building area (sq. ft.): 32,570

Site Name: Poland Regional High School/Whittier Middle School
Site Address: 1457 Maine Street, Poland, Maine
Property Type: High school and Middle School
Year of Construction: 2000, 2020
Assessor Parcel Numbers: Map 0015, Lot 0006
Gross Land Area: 52.7 acres
Number of Buildings: 2
Number of Stories: 2 (partial)
Gross Building area (sq. ft.): 136,596

Site Name: Central Office
Site Address: 3 Aggregate Road, Poland, Maine
Property Type: Office Building
Year of Construction: 2002
Assessor Parcel Numbers: Map 0010, Lot 0054A
Gross Land Area: 2.47 acres
Number of Buildings: 1
Number of Stories: 1
Gross Building area (sq. ft.): 4,618

Current HVAC Infrastructure: (expected life based off from ASHRAE standards)

BOILERS					
LOCATION	MANUFACTURER/MODEL #	TYPE	FUEL	AGE	EXPECTED LIFE
Elm Street School	Smith 28HE-S-5	Steam	Oil	7	25
Elm Street School	Smith 28A-S-5	Steam	Oil	22	25
Elm Street School	New Yorker	Water	Oil	5	25
Poland Community	Burnham EW.40.0.1F	Water	Oil	25	25
Poland Community	Burnham EW.40.0.1F	Water	Oil	25	25
Minot Consolidated	Smith 28HE-S-7	Steam	Oil	9	25

DOMESTIC WATER HEATERS				
LOCATION	QUANTITY	FUEL	AGE	EXPECTED LIFE
Elm Street School	1	Indirect hot water	5	15
Poland Community School	1	Oil	24	12
Minot Consolidated School	1	Oil	5	12

AIR HANDLING UNITS				
LOCATION	QUANTITY	CFM/AREA SERVED	AGE	EXPECTED LIFE
Elm Street School	1 or 2	Gym	41	20-25
Poland Community School	3	2600, 6000, 6000	33	20-25
Poland Community School	1	640	20	20-25
Minot Consolidated School	1	Gym	32	20-25

UNIT VENTILATORS				
LOCATION	QUANTITY	CFM	AGE	EXPECTED LIFE
Elm Street School (1954)	14	unknown	68	25
Poland Community School (1990)	18	1000	32	25
Poland Community School (1990)	1	750	32	25
Poland Community School (2002)	10	750	21	25

TEMPERATURE CONTROLS/AUTOMATION				
LOCATION	TYPE	MANUFACTURER	AGE	EXPECTED LIFE
Elm Street School	Pneumatic	Honeywell	38	20
Poland Community School	Elect/Electronic	Honeywell	42	16
Minot Consolidated School	Elect/Electronic	Barber-Coleman	32	16

STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Date of Certificate:
September 22, 2023

FACILITY REGISTRATION CERTIFICATE FOR

Aboveground and Underground Storage Tank

Please display this certificate in a visible location at the registered facility.

Facility:

ELM ST SCHOOL
129 ELM ST
MECHANIC FALLS

Facility Registration Number: 11883

Date of Registration: Febraury 04, 1987

Facility Phone: 207-345-8161

Operator:

ELM STREET SCHOOL
24 ELM ST
MECHANIC FALLS, ME 04256-
207-346-6221

Sensitive Area Status:

Facility Use: TOWN "&" SCHOOL

Owner:

RSU 16
3 AGGREGATE RD
POLAND, ME 04274-

Aboveground and Underground Storage Tanks

Number of Active Aboveground Tanks: 0
Number of Active Underground Tanks: 1

If the information on this form is accurate and complete, please retain for you records.

The Maine Department of Environmental Protection must be notified of any errors or changes in the information on this form. To accomplish this, please draw a line through the incorrect or outdated information, insert the correct information, and return this form to:

Department of Environmental Protection Bureau of Remediation and Waste Management
State House Station #17 Augusta, ME 04333

Attn: Underground Tanks Program

If you have any questions concerning this process, please call (207)287-7688 and ask for the administrator of the Underground Storage Tanks Program

INDIVIDUAL TANK DATA FOR SITE NUMBER: 11883

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
1	Below Ground	Steel - Bare Or Asphalt Coated.	1500	Unknown	01/01/1956	Removed		11/01/1987

Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	1500	#2 Fuel Oil	Below Ground		Unknown	Galvanized Steel	Unknown

INDIVIDUAL TANK DATA FOR SITE NUMBER: 11883

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
2	Below Ground	Double-Walled Cp Steel	4000	Secondary Containment / Cont Elec Mon	12/01/1987	Removed	SA NOT REQUIRED	07/08/2008

Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	4000	#2 Fuel Oil	Below Ground	12/01/1987	None	Copper	Spill Containment

INDIVIDUAL TANK DATA FOR SITE NUMBER: 11883

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
3	Below Ground	F/Glass - Sec Contain - Petro & Alcohol	4000	Secondary Containment / Cont Elec Mon	06/24/2008	Active	IN SERVICE	07/15/2008

Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	4000	#2 Fuel Oil	Below Ground	07/15/2008	Secondary Containment / Cont Elec Mon	Flexible Double-Walled Piping	Electronic

APPENDIX E

Advisory Notes

AEI Consultants – Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Tenant-Responsible Expenses

It should be recognized that, even if a tenant is responsible for maintenance and replacement of certain equipment, such as their HVAC equipment according to their lease, situations can occur where the Owner may still be required to bear the cost of the replacement.

AEI Consultants has not included these potential costs in this Report.

Hazardous Materials

This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Water Intrusion

Presence of excessive moisture and visible evidence of suspect mold development - Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Existing Roof Warranties

It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Phenolic Foam Insulation

Our evaluation of the roof systems at this property was visual and did not include moisture surveys or roof cores to evaluate the condition of unexposed roof system components, including the underlying insulation materials. Phenolic foam insulation was manufactured from 1980 through 1992 and has been determined to possibly lead to corrosion of steel decks because of an acidic reaction that takes place when the phenolic foam insulation contacts moisture. A national class action lawsuit was filed and settled on behalf of building owners that had phenolic foam roof insulation installed on metal decking, and against the roof insulation manufacturers. AEI Consultants recommends that the entire roof system, including the insulation and the condition of metal decking, should be inspected yearly and particularly prior to specifying a roof replacement. If phenolic foam insulation is determined to be present, full replacement of the insulation and/or the metal roof deck, or some portion of the deck, could be required. Additional costs such as these are not included in our roof replacement estimates.

Ongoing repairs and maintenance should be anticipated as part of routine operating maintenance, the cost of which will likely increase as the roofing ages. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this report's scope of services. For purposes of this level of assessment, any replacement is assumed to be the same construction-type as that which is currently in place.

Energy Policy Act of August 2005 and Energy Independence Act of 2007

Federal legislation has mandated that direct expansion (DX) cooling equipment, sized 1- through 5.5- nominal tons, single- and three-phase electric service, manufactured after June 19, 2008 shall have a minimum Seasonal Energy Efficiency Ratio (SEER) of 13. Within the next five years, it is speculated that minimum SEER ratings may be raised to 18 or 20. Further, due to the required reduction in the manufacture of refrigerant HCFC-22 since 2004, manufacturers began to provide SEER 13 and higher rated units in 2007 based on using refrigerant HFC-410A, the replacement for HCFC-22. Manufacturing of refrigerant HCFC-22 in 2015 will be limited to 10- percent of pre-2003 levels until final phase-out in 2020.

Air conditioning systems that use HFC-410A operate at much higher pressures than with HCFC-22.

Direct conversion of in-place HCFC-22 equipment may not be practical. Consideration must be given to the age, efficiency, condition and pressure rating of the existing evaporator coils, condition of the air handlers or furnaces, length and diameter of refrigerant piping, and configuration of the mechanical ductwork and plenums. Prior to replacing an individual system, or implementing a broader replacement program, a registered professional engineer or licensed air conditioning contractor should be consulted.

AEI Consultants' cost estimates provided in this Report assume that replacement condensing units compatible with the existing systems will remain available through 2011 or longer, however, the date that the client may realize the cost impact of these regulations may be sooner or later than can be estimated. Unless stated differently elsewhere in this Report, AEI Consultants has based replacement and conversion costs on utilizing existing refrigerant piping and evaporator coils for use with refrigerant HFC-410A. Depending on equipment in place, replacement and conversion may also require evacuation of HCFC-22 refrigerant, flushing and cleaning the existing refrigerant piping of refrigerant and oils, installing a filter-dryer, replacing the thermal expansion device if required, and charging the system with R-410A. These costs are not included in our cost estimate. AEI Consultants recognizes that replacement or conversion strategies may differ at each property based on equipment ages, economics, availability of HCFC-22 refrigerant, and the extent of costs associated with consequential building alterations due to air conditioning equipment and system modifications. Actual costs of maintenance, replacement, conversion, or of collateral physical renovations to unspecified building components may vary over the next several years and be additional to the cost tables; hence AEI Consultants recommends that a client consider establishing a contingency fund within its operating budget beyond any costs already reserved in the evaluation term. Complete replacement of the split DX systems, if required, could range from
$3,000 to $5,000 per system.

Building Electrical Systems

Recognizing that a property's electrical distribution components are a mostly hidden condition, and that these systems must be maintained on a regular basis as part of an operating budget, property owners/managers should utilize a licensed electrician to routinely monitor electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion, for overheating, such as softened, distorted, or charred insulation on a wire or of a component's casing, and for cracking of pre-1965 rubber- type wire insulation. Close visual inspection of breaker panels at the branch circuit level might detect a developing problem with a high frequency of occurrence over the long-term. Infrared scans are recommended on a regular basis for main distribution equipment.

When electrical equipment manufacturers go out of business, part shortages can occur for in- place equipment, which may lead to replacing entire assemblies rather than a single component. Reusing salvaged electrical components can require extensive prior examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials that must be reconditioned, or be wholly rejected by a licensed electrician; testing agency- approved / listed new replacement parts are recommended. From time to time, property owners/managers should check recall announcements from the United States CPSC (Consumer Product Safety Commission) for in-place electrical equipment, including HVAC equipment.

Federal Pacific Electric (FPE) Stab-Lok and Zinsco (Sylvania) Circuit Breakers

110- 220- volt FPE and Zinsco circuit breaker panels, manufactured from the 1950s into the mid- 1980s, may have a higher potential for failing to trip under overload or short-circuit condition at a greater frequency than comparable equipment made by other producers. Failure of a circuit breaker to trip can result in fire, property damage, or personal injury. These manufacturers are no longer in business, and all FPE Stab-Lok and Zinsco (renamed Sylvania after it bought Zinsco) panels need to be reviewed promptly by a licensed electrician. Note that information about fire and shock hazards associated with specific FPE and Zinsco and Sylvania equipment should be fully researched and understood by the licensed electrician prior to performing any repair or replacement work. Pending the findings by the inspecting electrician, simply replacing a circuit breaker should not be considered a complete repair; the panel should be replaced, since the breaker itself may not be the sole problem within the panel. Full panel replacement would be advisable much sooner than an assumed normal service life, but immediately if there is an insurance-related problem at the property due to the presence of these panels. Unless otherwise noted in the Cost Tables, no funds are included for full panel replacement work or associated costs.

Corrosion in Potable / Non-potable Water Distribution and Drainage Systems

Various corrosive conditions, including destructive Microbial Induced Corrosion (MIC) activity, can be present in both potable and non-potable water distribution systems, such as in space heating/chilled water piping, as well as a building's sanitary plumbing system. Over time, this corrosion can result in chronic leaking of piping. Some piping installations may be more prone to accelerated degradation or blockage, such as low-sloped waste drainage piping, low-usage supply piping, exceedingly high-flow velocities in undersized pipe, or installations with numerous bends/irregular lay-out geometries. Poor initial installation practices may also promote corrosion. Particular defects, such as pinholes in copper, may exist without discovery until substantial damage has occurred. Such piping is considered a hidden condition, including insulated or wrapped or embedded piping, and will prevent

adequate visual observation and therefore need to be part of preventative maintenance programs that could consist of flushing or videoing of these systems at recommended intervals. If testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; and the use of more-resistant materials.

No costs were included in this Report for significant testing or piping replacement unless otherwise specifically noted in the Cost Tables. AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition as part of an operating budget cost.

PB (polybutylene) Piping

Domestic water distribution using polybutylene piping has been the subject of class action lawsuits due to leakage. If PB piping was identified at the subject site, refer to the recommendations within the Report, and also to public websites that describe the product's performance and potential claim procedures, which are not described in this Report or in its scope of work to evaluate. Time limits for making PB piping claims appear to have expired, but should be verified by a qualified legal authority. Not all manufacturers' information may have been released on websites pertaining to a specific product or to litigation's outcome.

PB is recognized as a defective product within the Real Estate industry, used during the 1980s and 1990s. This material is known to exhibit a need for repair or full replacement as a result of problems associated with the various materials used, attack by high chlorine content in the water, or with the method of installation. Water leaks at fittings and splits in the piping are common, especially as the materials age. Problems can develop immediately or after 12-to-15 years. You cannot fully evaluate the condition of polybutylene piping visually because some deterioration may be from a breakdown of the integrity of the material itself. When PB piping systems leak, the occurrence can be catastrophic to interior finishes with a constant flow of water until a plumber or maintenance person turns off the supply.

Many factors contribute to the performance of PB installations, including the type of connector, type of banding (crimping), improper supported pipe lengths, kinked pipe, UV degradation of piping prior to enclosure, pipe subject to locally hot temperature (too close to water heater), bad crimps, improperly installed connectors, loose plumbing fixtures, and pipe lay-outs wholly unapproved by the manufacturer. Certain plastic-type connectors and aluminum-type bands (crimps) are reportedly more prone to quicker failure than others. Higher chlorine levels in municipal water supplies can accelerate PB systems' failure at plastic-type connectors.

Lack of leaks or usage of later year products or different installation methods, such as longer piping lengths or manifold-type pipe configurations to eliminate mid-run connectors, and brass or copper fittings/connectors, may reduce leakage potential but do not guarantee a leak-free PB installation. We believe polybutylene water distribution piping will experience leakage, and that the problems associated with failed polybutylene will likely accelerate.

We understand the difficulty in replacing something that is currently functional. Owners and lenders deal with this issue in different ways. As part of an acquisition, the presence of PB may impede or irrevocably affect the transaction, since some or accelerated full replacement is required as part of the transaction; other parties may conditionally accept the piping. For an existing Owner that is retaining its property, the economic choice may be to systematically replace the piping to prevent extensive damage to finishes and potential mold formation. Other Owners might maintain the system until the leaks become frequent enough to cause disruptions to the operation whereby some economic determinant or judgment is reached that justifies full replacement in the eyes of the concerned parties.

An aggressive and regular preventative maintenance program, such as using instrument testing (nondestructive) to detect moisture along PB runs within all hidden locations, may be economically justifiable to an Owning party, but as a third party, we cannot make this choice, since we must identify this material as a defective product that is projected to be replaced. There is no good way to predict when leaks will occur or when the cost of maintenance will justify replacement. AEI Consultants is not aware of any technical studies that can forecast when chronic problems will likely commence on less problematic PB systems, or to what degree.

AEI Consultants recommends that polybutylene piping be replaced; however, the method, timing, and economic assessment are factors within the judgment and risk tolerance of the property's Owner or potential Ownership. Costs for PB replacement will vary depending upon the configuration of the apartment units and buildings; however, it is AEI Consultants opinion that additional costs may be needed for repairs to non-plumbing items that might be affected. Any dollar amount indicated by this Report should be understood as being budget-only, and that it does not account for disturbance to the operation of the unit or complex or for mold testing and remediation. The method of replacement and scheduling (entire buildings vs. one unit at a time) will have a major impact on cost. If chronic leakage commences, the costs will significantly increase.

Batt Insulation on Underside of Metal Roofing

Some types of insulation batts with integral vapor barriers, especially metal foil-type barriers, have been known to cause deterioration of roof decks and rusting of metal roof connectors when attached securely to the roof framing. This situation can create a dead air space above the insulation, potentially trapping moisture from condensation or roof leaks. As part of the ongoing maintenance of buildings that have this type of insulation, AEI Consultants recommends a random inspection of the roof framing to verify that no current damage exists and that the insulation be vented to prevent future condensation buildup and damage to the assembly. Where insulation batts lack this barrier, the underside of a metal roof deck or panel is still considered a hidden condition that should be randomly monitored on a routine basis.

Roofing Replacement Costs

Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that are not part of this Report's scope. Where an overlay-type system is already in place, or when a property's owner/management considers using a recovery-type overlay system in lieu of a complete tear-off to expose the structural deck, the existing underlying substrate and

conditions cannot be evaluated visually or within the scope of this Report. For purposes of confirming underlying conditions to accommodate an overlay-type system or replacement of only the membrane portion of an existing overlay system, additional testing is necessary, as well as verification by a manufacturer that it will accept the underlying substrate and conditions in order to fulfill Warranty requirements, achieve an estimated service life, as well as deliver performance characteristics.

For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary.

Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. All roofing recommendations or costs are intended to be confirmed by the property's Owner/management's roofing advisors and roofing installer at time of the roofing proposal. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or voided warranties where installed over existing roof conditions that do not allow rapid storm water drainage or other localized situations, and which should be understood by Owner/property management as being an acceptable economic choice between cost and long-term performance.

Piping/Duct Insulation

Gaps, splits, and vapor barrier failure in various types of pipe insulation has been known to cause corrosion of metallic piping and ductwork within hydronic systems where the insulation either absorbs moisture or allows condensation to form on the piping and ductwork. Since condensation and related corrosion can potentially cause long-term deterioration and damage to piping and ductwork within hidden spaces, as part of the ongoing maintenance of buildings that have this type of piping and insulation, AEI Consultants recommends a random inspection of the piping and ductwork and its insulation to verify that damage has not occurred. This condition can be latent and may require Ownership to open enclosed / sealed chase spaces.

Mechanical Connections in Proprietary Domestic Water Piping Systems

Proprietary piping systems of non-metallic semi-flexible piping material, such as PEX (cross-linked polyethylene), utilize metal or plastic inserts and crimped fittings to make pipe connections, which are installed by specialized tools. PEX piping and its connection methods are approved in model plumbing codes, which are projected to perform as long as other approved plumbing distribution materials such as plastic or copper. PEX materials were introduced to the United States since the 1980s; usage has increased widely and is produced by manufacturers globally. System designs, fittings, and installation tools vary with manufacturer. Since PEX expands and contracts more than traditional plumbing materials, accommodation for movement of the pipe needs to be made during

installation. Some early PEX installations experienced leakage at connections, typically attributed to unfamiliarity with installation methods or to specific fittings or other requirements.

Manufacturers, from time to time, have changed a fitting's material or design in order to address a particular fitting's tendency to corrode or crack. Reportedly in 2005, a Kitec metal fitting corroded when used on its Kitec brand PEX pipe having an aluminum inter-lining, which is not a typical PEX pipe design. A Zurn metal fitting reportedly showed cracking tendencies about 2007. Since January 2008, a limit on PEX use in California is reportedly based on leakage from a particular manifold-type fitting. PEX is wholly unrelated to problematic PB (polybutylene) piping, which was recognized by the Real Estate industry as defective in the 1980s to early 1990s. AEI Consultants advises that the installation quality of an overall PEX system cannot be readily determined visually, and leakage with a potential for mold formation are considered hidden conditions. Regardless of manufacturer, if PEX piping is present, property ownership/management and maintenance personnel need to be familiar with the characteristics of their PEX system's fittings and should exercise an increased awareness for the possibility of a localized leaking connection, and which should be considered a regular preventative maintenance practice, such as with non-destructive moisture meters.

ABS Pipe

ABS (acrylonitrile-butadiene-styrene) pipe is black rigid, non-pressurized plastic pipe used as drainage and vent. Certain ABS piping, manufactured during specific times by particular manufacturers, has experienced circumferential-type cracking at joints with subsequent leakage.

Certain manufacturers, between 1984 and 1990, produced the piping that has been the subject of litigation, but not all pipe manufactured by the identified manufacturers during those periods will crack.

ABS pipe is marked on the outside wall; markings include manufacturer name, references to code specifications, and a date code, when translated, reveals the date of manufacture. Those manufacturers and time periods include, but may not be limited to: Centaur: January 1985 through September 1985; Phoenix: November 1985 through September 1986; Gable: periodically between November 1984 and December 1990; Polaris: periodically between January 1984 and December 1990; Apache: periodically between November 1984 and December 1990. Any drain/vent type ABS piping that has leaked or shows cracking should be further examined for manufacturer name and date. Most usage of this piping is typically enclosed within walls or ceilings and is considered a hidden condition.

Maintenance personnel should undertake an inspection of their property where occasional openings in finishes or previous repairs have occurred and in attics/basements or crawl spaces where this piping might be exposed to view.

Fire Sprinkler System Microbial Induced Corrosion – (MIC)

Destructive microbial activity has been found to be a contributing factor in the corrosion of wet fire protection sprinkler systems.

Symptoms of MIC include pinhole leaks, smelly water, black water and tubercles forming inside the piping. The corrosion is seen more often in lower (numerical) Schedule steel

piping than with higher Schedule piping and appears to happen more at pipe seams. The National Fire Protection Agency (NFPA) is currently addressing the MIC problem with changes in NFPA 13 and 25.

Over time if left untreated, this corrosion can result in chronic leaking of the sprinkler piping. The presence of these organisms can only be confirmed using analytical tests. If the testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; the use of more-resistant materials; and possible cathodic protection. For some species, the use of biocides has been effective. A dry- pipe sprinkler system could also be affected because wet testing can allow residual moisture to be retained in piping low spots; this moisture, coupled with oxygen available in the compressed air within the pipe can potentially increase internal wall corrosion rates and possibly lead to leaks.

AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition of the fire sprinkler piping as normal preventative maintenance as part of an operating budget cost. No costs were included in this Report for significant piping replacement unless otherwise specifically noted in the Cost Tables.

Recalled Fire Sprinkler Heads

Our site observations may have noted the presence of fire suppression sprinklers within this/these structure(s). There have been several national recalls of various defective sprinkler heads. These manufacturers include Omega and recalled heads from Central, Star or Gem. The national recall of Central, Star or Gem sprinkler heads was due to the degradation failure of the O-rings. Other manufacturer-related reasons for non-functioning sprinkler heads also exist. If the presence of fire suppression sprinklers at the subject site was observed, we noted the type of spare heads stored on-site in the spare sprinkler head cabinet by observing the manufacturer's name of the heads; however, the same sprinkler head type may not be in actual service throughout the subject site. Because of manufacturer recalls, we therefore recommend that property owner(s) or their management firm(s) promptly contact the licensed fire suppression contractor that inspects and services their system in order to confirm the in-place head-types, and to verify if they are part of any manufacturer's recall or service bulletin. The time for a manufacturer's offer of partial dollar compensation for recall-related work may have expired; however, the work must still be performed promptly.

Pool and Spa Safety Act

The Virginia Graeme Baker (VGB) Pool and Spa Safety Act was enacted by Congress and signed by President Bush on December 19, 2007. Designed to prevent the tragic and hidden hazard of drain entrapments and eviscerations in pools and spas, the law became effective on December 19, 2008. Under the law, all public pools and spas must have ASME/ANSI A112.19.8-2007 compliant drain covers installed and a second anti-entrapment system installed, when there is only a single main drain. While the purpose of AEI's assessment is not to verify compliance with all applicable laws and regulations, we did inquire with management regarding their awareness of the VGB Act and their actions taken to comply.

Drywall imported from China

Drywall used in the Gulf States for new and reconstructed housing from 2004 to 2008 may contain Chinese made drywall that may contain fly ash (synthetic gypsum). Other affected areas reportedly include from New York to Texas to California. This material off-gases sulfur which corrodes (blackening) metal such as air- conditioning coils, plumbing and copper wiring and damages electronic appliances including TVs and computers. Manufactures of the drywall include Knauf Tianjin, Knauf Gips and Taian Taishan. Home builders using this material include Lennar Corp., Aubuchon Homes, Meritage Homes, Ryland Homes, Standard Pacific Homes, Taylor Morrison and WCI Communities. While the purpose of AEI's assessment is not to verify building materials, we did inquire with management regarding dates of construction and dates of major remodeling that may have used substantial amounts of drywall. AEI also inquired about tenant complaints regarding olfactory concerns or damaged electronic appliances. AEI did assess some visible building components that would be affected by off-gassing from drywall containing synthetic gypsum. Many components affected including copper pipes and wires are hidden from view and were not assessed. No testing of drywall components was conducted by AEI.

Composite Aluminum Siding

Aluminum composite cladding with a polyethylene core has not been approved for use in the United States but has been used extensively in the UK and Australia. The US has adopted the International Building Code that requires tall building cladding to pass a rigorous test by the National Fire Protection Association called NFPA 285. The US has long required two remote exit stairs and fire suppression systems in residential use buildings. The material is Reynobond PE manufactured by Arconic. Arconic has ceased manufacture of the product after the London fire at Grenfell Tower. According to ASTM E2018-15 Section 11.1 Activity Exclusions indicates the following exclusion, Section 11.1.14 Evaluating the flammability of materials and related regulations. As such, AEI Consultants does not evaluate the flammability of materials and related regulations.

APPENDIX F

List of Commonly Used Acronyms

ABBREVIATIONS AND ACRONYMS

ADA	The Americans with Disabilities Act	GWB	Gypsum Wall Board
ADAAG	ADA Accessibility Guidelines	HVAC	Heating, Ventilating and Air Conditioning
AHU	Air Handling Unit	IAQ	Indoor Air Quality
ASTM	American Society for Testing and Materials	IM / IR	Immediate Repair
BOMA	Building Owners & Managers Association	LFCA	Limited Facility Condition Assessment
BUR	Built-up Roof System	MEP	Mechanical, Electrical & Plumbing
BTU	British Thermal Unit (a measurement of heat)	MDP	Main Distribution Panel
DWV	Drainage, Waste, Ventilation	NA	Not Applicable
EIFS	Exterior Insulation and Finish System	NFPA	National Fire Protection Association
EMS	Energy Management System	OPC	Opinion of Probable Cost
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)	PCA	Property Condition Assessment
EUL	Expected/Effective Useful Life		
FCA	Facility Condition Assessment	PGA	Peak Ground Acceleration
FCI	Facility Condition Index	PML	Probable Maximum Loss
FCU	Fan Coil Unit	PSQ	Pre-Survey Questionnaire
FEMA	Federal Emergency Management Agency	PTAC	Packaged Through-wall Air Conditioning (Unit)
FFHA	Federal Fair Housing Act	R&M	Repair and Maintain - Routine Maintenance
FHA	Forced Hot Air	RR	Replacement Reserve
FHW	Forced Hot Water	RUL	Remaining Useful Life
FIRMS	Flood Insurance Rate Maps	RTU	Rooftop Unit
	U.S. Freedom of Information Act (5 USC 552 et	SEL	Scenario Estimated Loss
FOIL	Freedom of Information Letter	SF	Square Feet
FTRP	Fire Retardant Treated Plywood	SUL	Scenario Upper Limit
GFCI	Ground Fault Circuit Interrupter	TPO	Thermoplastic Polyolefin Roof Membrane
GFI	Ground Fault Interrupt (circuit)	VAV	Variable Air Volume Box
GPNA	Green Physical Needs Assessment	WDO	Wood Destroying Organism

APPENDIX G

Property Evaluator Qualifications

Matthew E. Wasson

Vice President, Capital Planning Services

EDUCATION

- BS – Bachelor of Science, Civil and Environmental Engineering, University of Cincinnati

CERTIFICATIONS AND TRAINING

- Trained as an Asbestos Inspector
- OSHA 40 Hour Occupational Safety and Training
- HUD MAP Training, Fort Worth, TX (2005)
- HUD MAP Training, Columbus, OH (2010)
- HUD MAP Training, Chicago, IL (2010)
- ASTM Training, Detroit (2011)
- HUD MAP Training, Cleveland (2011)

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Wasson has more than 25 years of experience with engineering and environmental assessments. He has performed thousands of site surveys and directed thousands of due diligence assessments for Commercial Clients, Federal and State clientele, Higher and Lower Education Institutions, Capital Market entities, and Equity Investors in all 50 states and two United States territories.

Mr. Wasson is knowledgeable with the ASTM Standard Guide for Property Condition Assessments and Phase I Environmental Site Assessments, accessibility standards including UFAS, FHAA, ADA, and Section 504. Mr. Wasson has a thorough understanding of the various site and building components and systems that make up a property, the types of issues that arise, and needs of the clients.

PROJECT EXPERIENCE

- Mimms/MDM Portfolio - Managed and supervised building site and component inventory across 6+ million square feet, across 82 properties in six states. AEI developed software application enabling client to manage equipment serving individual tenant spaces, prioritizing repairs and tracking assets as well as site owned assets.
- Department of Defense Manufacturing Facility - Directed and managed Facility Condition Assessments and Accessibility Survey at a campus composed of 49, multi-use buildings, some dating from before 1945. Aided Client in developing repair/replacement hierarchy and prioritization schedule.
- General Services Administration - Development and implementation of Facility Condition Assessment Program to comply with the GSA Building Engineering Report program evaluating 40 facilities with over 15 million square feet utilizing architectural, engineering, and specialty service personnel.
- University of Alabama – Directed and managed multi-disciplinary team to develop 10-Year forecast of site and building component maintenance and life cycle replacement recommendations as well as accessibility barriers. Included developing inventory of mechanical equipment with bar coding to import into computer maintenance monitoring system. Evaluation scope included over 10 million square feet comprised of 195 structures

composed of modern construction, historical buildings, residential high-rise buildings, sports complexes, science institutions, and senior living facilities.

- Arlington County Government, VA - Responsible for designing and implementing a project approach that provided comprehensive facility condition assessments services consisting of evaluating backlog maintenance and costs required to remedy deteriorating conditions, identify near-term needs to maintain standards, and assure the service integrity of aging systems and building components. In addition, established a facility condition baseline for benchmarking and tracking progress, and developing cost estimates and priorities for major repair and replacement projects. Portfolio consisted of 65 properties which equated to over 1.5 million square feet.
- Diocese of Arlington, Arlington VA - Created and implemented a assessment model to identify, evaluate, and prioritize Capital Improvement Projects, Healthy and Safety repairs, and Accessibility deficiencies. The goal of the facility condition assessments was to enable the Diocese to prioritize funding and allow a global view of the condition of the school systems in the Parishes. The program was executed with the use of three assessment teams. Each assessment team was comprised of a registered architect and a mechanical engineer. The total contract value was $74,000.00 and was completed in February 2006.
- Archdiocese of Chicago, IL - The Facility Condition Assessment Program for the Archdiocese of Chicago is a customized approach. Parish facilities typically included a Cathedral, rectory, schools, housing, bell towers, and gathering halls. The Parish facilities were generally late 1800's or early 1900's construction and had not seen significant improvements. As such, a team approach was developed with a slant towards historical preservation.
- City of Charlottesville, VA - Directed multi-disciplinary team to conduct Facility Condition Assessments to develop recommendations for building life cycle replacement needs. This project approach included addressing deterioration of the buildings and maintenance requirements, security, energy efficiency, and historic preservation. In determining the needs of the client, an inventory of each buildings' systems and components was developed. Project enabled City Department to approach City Council for budgetary needs.
- Clark County Housing, NV - Program was designed to provide on-site facility assessments that focused on current building conditions, building code deficiencies, and non-compliant ADA issues. The field data collected was used to populate a custom designed Microsoft Access database.
- National Church Residences (NCR) - National senior housing provider Oversaw portfolio of senior housing projects for National Church Residences (NCR), which is the largest Non-Profit Housing organization in the United States with over 300 properties. As Program Manager, responsibilities included: developing a relationship with the client, generating a scope of work consistent with the goals of NCR and their funding needs, development of a software platform that would collect field data and transfer inventory items to the NCR database, development and training of 22 Engineers and Architects that performed the field work, reviewing technical reports and consulting with client on findings and conclusions, and meeting with HUD Offices across the country in support of NCR's funding needs.
- National Property Broker - Responsible for technical development and implementation of property condition and environmental assessments of over 34 properties with a total of 2,784 apartment units. While with a former employer Mr. Wasson assisted a HUD appointed Broker in developing property profiles which enabled HUD to understand its portfolio and determine their credit exposure.
- Equity Property Owner - Program Manager of the Project Capital Needs Assessment of a multi-state 25 property, 3,087 bed assisted living portfolio. Mr. Wasson was responsible for insuring the 232 Projects were completed in conformance with the HUD MAP Guidelines.

ANDREW S. MATTHEWS, PE

ASSOCIATE CONSULTANT

EDUCATION

- Bachelor of Science, Electrical Engineering, Worcester Polytechnic Institute, 1984
- Master of Business Administration, Project Management Focus, Southern New Hampshire University, 2018

CERTIFICATIONS

- Licensed Professional Engineer, State of Maine, #10441
- Past Certified Asbestos Inspector, State of Maine #AI-0697
- Radon Service Provider, State of Maine (pending)
- ASTM PCA And Phase I ESA Training
- Multifamily Building Analyst Professional, Building Performance Institute Id #5065235
- Quire Super Contractor User

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Matthews has over 34 years of experience in construction and manufacturing, including project engineering, project management, engineering management, mechanical contracting, and performing Phase I environmental site assessments, property condition assessments, and other environmental /structural/mechanical/electrical site due diligence services. Mr. Matthews has spent over 29 years in electrical engineering and HVAC/mechanical equipment and system design, with experience reviewing and assessing commercial properties and systems since 2011.

PROJECT EXPERIENCE

Mr. Matthews has conducted over 420 ESAs in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. Based on his experience and education, he meets the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks and polychlorinated biphenyls (PCBs), as well as the ASTM non-scope considerations of asbestos, lead-based paint, radon and microbial growth.

Mr. Matthews has conducted over 500 PCAs in accordance with ASTM 2018, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. He is experienced in assessing site improvements, building structures and envelopes, and mechanical, electrical and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He has been responsible for estimating Immediate Needs Reserves as well as On-Going Reserves need to maintain a property, based on his observations and interviews with personnel familiar with the property. In addition to PCAs, Mr. Matthews has conducted Mechanical, Electrical, and Plumbing surveys as well as construction progress monitoring on multiple projects.

Mr. Matthews is a current or past member of the National Fire Protection Association (NFPA), American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), and the National Society of Professional Engineers (NSPE). Mr. Matthews possesses design experience with many codes and standards, including: NFPA 90 National Electrical Code, Maine State Building and Plumbing Codes, NFPA 54 Fuel Gas Code, ASHRAE 90.1 Energy Code, US Green Building Council Leadership in Energy and Environmental Design (USGBC LEED) v2.1, Expansion Joint Manufacturer's Association (EJMA) Standards, ASME BPVC Section VIII, ASME B31.1 & B31.3, Various UL/CSA/ISA Standards for HVAC Equipment, ISO 9000/9001.