



Facility Condition Assessment

REPORT DATE: September 25, 2023

PROPERTY INFORMATION:

Minot Consolidated School
23 Shaw Hill Road
Minot, Androscoggin County, Maine 04258

PROJECT INFORMATION:

AEI Project No. 482354
Site Assessment Date: September 12, 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



September 25, 2023

John Hawley
RSU 16
3 Aggregate Road
Poland , Maine 04274

Subject: Facility Condition Assessment
Minot Consolidated School
23 Shaw Hill Road
Minot, Maine 04258
AEI Project No. 482354

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	Immediate	Short Term	Over Term Years 1-10
<u>3.1.1</u> Topography, Storm Water Drainage, and Retaining Walls	X			None			
<u>3.1.2</u> Site Access, Parking, Pavement	X	X		Refurbish		\$10,925	\$179,170
<u>3.1.3</u> Sidewalks, Curbing, Site Steps, and Ramps		X		Replace		\$19,100	
<u>3.1.4</u> Landscaping, Fencing, Signage, Site Lighting	X	X		None			
<u>3.1.5</u> Site Amenities		X		Replace			\$110,100
<u>3.1.6</u> Utilities	X	X		Refurbish		\$1,000	
<u>3.1.7</u> Other Site Structures	X			None			
<u>3.2.1</u> Foundations	X			None			
<u>3.2.2</u> Framing	X			None			
<u>3.2.3</u> Cladding		X		Replace		\$1,200	\$127,270
<u>3.2.4</u> Roof Systems	X	X		Replace		\$4,240	\$295,104
<u>3.2.5</u> Appurtenances		NA		None			
<u>3.2.6</u> Doors and Windows		X		Replace			\$54,500
<u>3.2.7</u> Common Area Amenities	X	X		Replace			\$60,000
<u>3.2.8</u> Common Area Finishes	X			Replace			\$104,780
<u>3.3.1</u> Plumbing Systems and Domestic Hot Water	X	X		Replace			\$8,550
<u>3.3.2</u> Heating, Cooling, and Ventilation	X	X		Replace			\$23,200
<u>3.3.3</u> Electrical Systems	X	X		None	\$200		
<u>3.3.4</u> Vertical Transportation		NA		None			
<u>3.3.5</u> Security	X			None			
<u>3.3.6</u> Fire Protection and Life Safety Systems	X			Replace	\$1,500		\$12,500
<u>3.4.1</u> Down Units		NA		None			
<u>3.4.3</u> Tenant Unit Finishes	X			Replace			\$261,032
<u>3.4.4</u> Tenant Kitchens and Bathrooms		NA		None			
<u>4.1</u> Moisture and Microbial Growth	X			None			
<u>5.1</u> Building Code	X			None			
<u>5.2</u> Fire Code	X			None			
<u>5.4</u> Retro-Commissioning and Energy Benchmarking Compliance		NA		None			
Totals					\$1,700	\$36,465	\$1,236,206

Summary	Today's Dollars	\$/SF
Immediate Repairs	\$1,700	\$0.05

Summary	Today's Dollars	\$/SF
Short Term Repairs	\$36,465	\$1.12

	Today's Dollars	\$/SF	\$/SF/Year
Replacement Reserves, today's dollars	\$1,236,206.00	\$37.96	\$3.80
Replacement Reserves, w/10, 3.0% escalation	\$1,443,006.54	\$44.30	\$4.43

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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 23 Shaw Hill Road, Minot, Androscoggin County, Maine (the "Property").

The Property is presently utilized as a Educational and is 100% occupied by Minot Consolidated School.

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

Item	Description
Property Type	Educational
Site Area	7.47 acres as per Assessor
Number of Buildings	One
Ancillary Buildings	1 Maintenance Garage and 2 Storage Sheds
Year of Construction	1953, 1996 as per Property Management
Year of Substantial Renovation	2021 as per Client provided
Number of Floors	One
Number of Units	One
Total Gross Floor Area	32,570sf as per Client provided
Total Net Rentable Area of Commercial Tenants	32,570sf as per Client provided
Foundation Type	Concrete slab-on-grade and concrete piers with crawlspace
Frame Construction	Wood framing
Facade	Vinyl Siding
Roof Type	Gambrel Asphalt Shingles
Parking Surface	Asphalt
Number of Parking Stalls	61
Number of Handicapped-designated Parking Stalls	3
Heating Type	Central Low-Pressure Steam Boiler with Baseboard distribution, Individual propane-fired Rinnai Space Heaters
Cooling Type	Individual Split Systems with air-cooled condensing units
Hot Water Source	Central, oil-fired, commercial-grade, tank type water heater
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe
Elevator Type	None
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



North elevation at main entrance

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	\$1,700	N/A	N/A	N/A
Short Term Repair Costs	1	\$36,465	N/A	\$1.12	N/A
Capital Reserve Costs	10	\$1,236,206	\$1,443,007	\$3.80	\$4.43

RECOMMENDATIONS

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 23 Shaw Hill Road, Minot, 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, 2023
Time of Site Visit	12:00 PM
Weather Conditions	Clear and 75F
Site Assessor	Andrew S. Matthews, PE
Site Escorts	Mandi Shepard

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, the on-site escort or "Point of Contact" (POC), 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	Answered specific questions regarding Property
Mandi Shepard	Maintenance Supervisor, RSU 16	(207) 240-5307	Conducted tour and answered specific questions regarding Property
Mr. Scott McElravy, Code Enforcement Officer	Minot Fire Department	(207) 345-3305	Received information related to fire department inspections
Mr. Scott McElravy, Code Enforcement Officer	Minot Code Enforcement	(207) 345-3305	Received information related to building department inspections

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:

DRAFT

Immediate Repair and Short Term Repair Costs

Minot Consolidated School
 23 Shaw Hill Road
 Minot, Maine 04258
 September 25, 2023

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
3.1.2 Site Access, Parking, Pavement							
Asphalt Pavement, Seal coat, Restripe, and Crack seal	43,700	SF	\$0.25	100%	\$0	\$10,925	Seal coat and restripe pavement
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps							
Asphalt Walkways, Replace	1,200	SF	\$8.00	100%	\$0	\$9,600	Refinish asphalt walkways
Prefabricated ADA Stair/Ramp Assembly	1	Allow	\$9,500.00	100%	\$0	\$9,500	Replace or rebuild ramp assembly in accordance with code and ADA requirements
3.1.6 Utilities							
Septic System, Perform Inspection	1	EA	\$1,000.00	100%	\$0	\$1,000	Inspect septic system and piping
3.2.3 Cladding							
Exterior Siding (Vinyl). Replace	150	LF	\$8.00	100%	\$0	\$1,200	Replace damaged siding and fascia
3.2.4 Roof Systems							
Roof leak, Repair	500	SF	\$8.48	100%	\$0	\$4,240	Repair of leak over principal's office
3.3.3 Electrical Systems							
Repair Exposed Outlet	1	Allow	\$200.00	100%	\$200		Classroom 226 exposed outlet
3.3.6 Fire Protection and Life Safety Systems							
Fire Sprinkler System, Inspect	1	Allow	\$1,500.00	100%	\$1,500		Obtain current inspection of sprinkler system
Total Repair Cost					\$1,700.00	\$36,465.00	

Capital Reserve Schedule

Minot Consolidated School
 23 Shaw Hill Road
 Minot, Maine 04258
 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, Mill and Overlay	20	15	5	43,700	SF	\$3.85	\$168,245	100%					\$168,245						\$168,245
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	43,700	SF	\$0.25	\$10,925	100%						\$10,925					\$10,925
3.1.5 Site Amenities																			
Playground (Medium). Replace	20	12	8	1	Allow	\$75,000.00	\$75,000	100%								\$75,000			\$75,000
Basketball Court, Mill and Overlay	20	15	5	6,000	SF	\$5.85	\$35,100	100%					\$35,100						\$35,100
3.2.3 Cladding																			
Exterior Siding (Vinyl). Replace	30	26	4	15,500	SF	\$7.94	\$123,070	100%				\$123,070							\$123,070
Exterior Sealants, Replace	12	8	4	1,400	LF	\$3.00	\$4,200	100%				\$4,200							\$4,200
3.2.4 Roof Systems																			
Roof Shingles, Replace	20	11	9	34,800	SF	\$8.48	\$295,104	100%									\$295,104		\$295,104
3.2.6 Doors and Windows																			
Metal Door, Replace	25	23	2	10	EA	\$2,300.00	\$23,000	100%		\$23,000									\$23,000
Window and Frame (Vinyl-framed, Double Hung). Replace	35	33	2	18	EA	\$1,750.00	\$31,500	100%		\$31,500									\$31,500
3.2.7 Common Area Amenities																			
Commercial Kitchen Equipment, Replacement	15	10	5	1	EA	\$30,000.00	\$30,000	200%					\$30,000					\$30,000	\$60,000
3.2.8 Common Area Finishes																			
Vinyl tile. Replace	15	7	8	6,500	SF	\$16.12	\$104,780	100%					\$52,390			\$52,390			\$104,780
3.3.1 Plumbing Systems and Domestic Hot Water																			
Water Heater. Replace (Oil-fired, 70 gallon)	15	12	3	1	EA	\$3,250.00	\$3,250	100%			\$3,250								\$3,250
Water heater. Replace (Electric, 30 gallon)	15	12	3	2	EA	\$1,450.00	\$2,900	100%			\$2,900								\$2,900
Booster pump. Replace (2 HP)	20	11	9	1	Allow	\$2,400.00	\$2,400	100%									\$2,400		\$2,400
3.3.2 Heating, Cooling, and Ventilation																			
Furnace (Gas), Replace	20	17	3	8	EA	\$2,400.00	\$19,200	100%			\$19,200								\$19,200
Split-system Condensing unit, Replace	15	12	3	2	EA	\$2,000.00	\$4,000	100%			\$4,000								\$4,000
3.3.6 Fire Protection and Life Safety Systems																			
Central Fire Alarm Panel. Replace	20	11	9	1	EA	\$12,500.00	\$12,500	100%									\$12,500		\$12,500

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
3.4.3 Tenant Unit Finishes																			
Vinyl tile. Replace	20	15	5	16,100	SF	\$16.12	\$259,532	100%					\$259,532						\$259,532
Carpet, Replace	7	4	3	100	SF	\$7.50	\$750	200%			\$750							\$750	\$1,500
Total (Uninflated)									\$0.00	\$54,500.00	\$30,100.00	\$127,270.00	\$545,267.00	\$10,925.00	\$0.00	\$127,390.00	\$310,004.00	\$30,750.00	\$1,236,206.00
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	\$56,135.00	\$31,933.09	\$139,071.37	\$613,702.81	\$12,665.07	\$0.00	\$156,673.63	\$392,703.79	\$40,121.78	\$1,443,006.54
Evaluation Period:									10										
# of SF:									32,570										
Reserve per SF per year (Uninflated)									\$3.80										
Reserve per SF per year (Inflated)									\$4.43										

DRAFT

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 Amenities	
2021	Added playground equipment
2020	Outdoor pavilion construction
Capital Expenditures: Common Area Finishes	
2020	Refurbish Office area and Teacher's room
Capital Expenditures: Heating, Cooling, and Ventilation	
2023	Replace boiler section
2020	Ventilation units/HEPA filters added to classrooms
Capital Expenditures: Tenant Unit Finishes	
2023	Vlnyl Tile - 7 classrooms

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	No retaining walls were observed.		
Adjoining Properties	The adjoining property to the west appears to be down-gradient to the Property. Remaining surrounding properties are at roughly the same elevation as the Property, and appear to follow the same gradient northeast to southwest.	R&M	Good
Storm Water Collection System	Sheet action and natural percolation	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent landscaping A catchbasin directs storm water to an adjacent swale along the municipal roadway.	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.

No 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



Catchbasin at east Property entrance

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	RR	Good/Fair
Concrete Pavement Uses and Locations	Pad at maintenance building	R&M	Good
Other Pavement and Locations	On-site unpaved driveway for parent pick-up	R&M	Good
Asphalt Pavement Seal Coating	Worn and considered at the end of its useful life	ST/RR	Fair/Poor
Pavement Striping	Painted parking striping faded and worn	ST/RR	Fair/Poor
Total Number of Parking Stalls	61 as per Site Count		
Number of Handicapped-designated Parking Stalls	3		
Site Access	Provided by two entrances / exits from Shaw Hill Road to the northwest, and an unpaved access lane to the northeast for parent pick-up		
Signalization at Site Access	Not applicable		
Easement or Alley Way	Not applicable		
Bollards	Not applicable		

ASSESSMENT / RECOMMENDATION

There is onsite asphalt pavement at drive lanes and parking areas. There is on-site concrete pavement at the maintenance building, which appears to have been a foundation slab for a former portable classroom building. There is a gravel surfaced access lane on the northeast side of the Property for parent pick-up.

The age of the asphalt pavement was generally not known, but based upon aerial photos in Google Earth, the pavement appears to have been laid in 2006-2007, making it 17 years old.

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. 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 east Property entrance from Shaw Hill Road



Pavement north of building view west



Pavement on east side of parking area view north

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Mill and Overlay	20	15	5	5	\$168,245
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	Short Term 6	\$10,925 \$10,925
Total					\$190,095

3.1.3 SIDEWALKS, CURBING, SITE STEPS, AND RAMPS

Sidewalks, Curbing, Site Steps, and Ramps Descriptions				
Item	Description	Action	Condition	
Sidewalk Materials	Asphalt	ST	Fair	
Locations of On-Site Sidewalks	Parking pavement extends to main entrances. Sidewalks are provided from secondary entrances to rear amenity areas.	R&M	Good	
Sidewalks along adjacent public roadways	Not applicable			

Sidewalks, Curbing, Site Steps, and Ramps Descriptions			
Item	Description	Action	Condition
Curbs and Gutter	Not applicable		
Wheel Stops	Not applicable		
Exterior Ramp(s)	Wood ADA ramp at the south entrance to the 1996 addition.	ST	Fair
Exterior Step(s)	Wood steps and landing at the south entrance to the 1996 addition.	ST	Fair
Handrails	Painted wooden handrails protect exterior steps and ramps.	ST	Fair

ASSESSMENT / RECOMMENDATION

Asphalt walkways provide paved pedestrian access from secondary entrances to rear amenity areas. Walkways are generally in fair condition, and exhibit cracking and wear. Replacement of the walkway is anticipated to be necessary. An opinion of cost for this work is included in the Tables.

The wooden stairway and ADA ramp at the south entrance to the 1996 addition appears to be reaching end of useful life. The pressure-treated wood utilized in construction exhibits weathering and general deterioration. Further, weathered pressure-treated wood represents a potential health hazard from splinters. AEI recommends the wooden stairway and ADA ramp be replaced. An opinion of cost for this work is included in the Tables.

Photographs



Sidewalk pavement at connector to 1996 addition



ADA ramp on south end of 1996 addition

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Walkways, Replace	20	19	1	Short Term	\$9,600
Prefabricated ADA Stair/Ramp Assembly	25	24	1	Short Term	\$9,500
Total					\$19,100

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/Fair
Irrigation	Not applicable		
Perimeter Fencing	Not applicable		
Entry Gates	Not applicable		
Patio Fencing	Not applicable		
Refuse Area Fencing	Not applicable		
Building and Site Lighting	HID and LED fixtures mounted to building facades	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Exterior Lighting Controller	Photocell	R&M	Good
Signage	Monument and building-mounted sign	R&M	Good
Water Feature	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.

Property signage includes a monument sign along Shaw Hill Road, consisting of stacked stone pillars supporting a metal framed painted acrylic sign with changeable message lettering. Building signage includes painted and raised letter signs on building facades. The 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



Signage along Shaw Hill Road



Signage at north elevation at main entrance



Signage at north elevation of gymnasium

3.1.5 SITE AMENITIES

Site Amenities			
Item	Description	Action	Condition
Playground	Two playground areas are provided on the south side of the gymnasium.	RR	Good
Outdoor Pavilion	Two wood framed structures for outdoor learning	R&M	Good
Basketball Court	Asphalt paved basketball court south of the gymnasium	RR	Fair
Athletic Field	Grassed athletic field to the south of the playground area	R&M	Good

Capital Expenditures: Site Amenities	
Time Period	Item
2021	Added playground equipment
2020	Outdoor pavilion construction

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 south of the gymnasium, followed by the basketball court, then the second playground and the athletic field beyond. The playground areas are provided with mulched surfaces and numerous pieces of play equipment. The larger playground appears to have been developed circa 2005 with some newer additions, and the smaller playground in 2017. Playgrounds and equipment were observed to be in overall good condition. Based on the estimated age of the majority of the playground equipment, replacements 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 south of the basketball court and at the south end of the athletic field. Reportedly the structures are used as outdoor classrooms. One was reportedly completed in 2010, and the other in 2020. 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 fair condition with wear and some surface deterioration observed. Based upon aerial photos from Google Earth, the basketball court appears to have been paved circa 2000. Based on the condition and EUL of the basketball court pavement, AEI anticipates that repaving will be required during the evaluation term. An opinion of cost for this work is included in the Tables.

An area of grassed landscaping to the south of the playgrounds and basketball court was observed to be utilized as an athletic field, with a 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



Basketball court west of 1996 addition



Outdoor pavilion on south side of Property



Playground southeast of 1996 addition

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Playground (Medium). Replace	20	12	8	8	\$75,000
Basketball Court, Mill and Overlay	20	15	5	5	\$35,100
Total					\$110,100

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 Minot
Sanitary Sewerage	On-Site Septic System
Storm Sewer	On-site runoff and natural percolation

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	Not applicable		

Utilities Descriptions			
Item	Description	Action	Condition
On-site Waste Water Treatment System	Underground septic field located west of the building.	IM	Fair
On-site Domestic Water Well	Not applicable		
On-site Irrigation Well	Not applicable		
Electrical Transformer	Overhead lines and pole-mounted electrical transformer(s)	R&M	Good
Alternative Energy System	Not applicable		
Emergency Generator	Not applicable	NA	

ASSESSMENT / RECOMMENDATION

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.

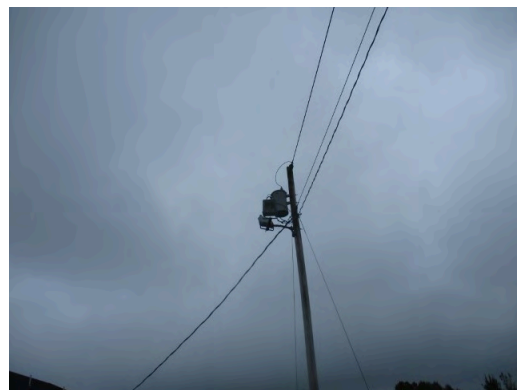
According to Management, a significant backup of the septic system occurred in 2023 up through floor drains in the kitchen and into the occupied spaces of the school, with raw sewerage reaching a depth of several inches over floors. The backup was attributed to the high water table due to recent excessively heavy rains. However, the age of the septic system and piping suggests that it may be prudent to have the septic 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 or septic system repairs, as they are dependent on the findings of the recommended inspection.

No other unusual problems or concerns were observed or reported. According to John Hawley, the utilities provided are adequate for the Property. According to the ASTM guidelines, visual inspection and comments on municipal, underground services lines are outside of the scope of our property assessment.

Photographs



Septic tank on west side of building



Pole-mounted transformer west of building

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
1 Maintenance Garage and 2 Storage Sheds	Wood-framed structures located south of the gymnasium	R&M	Good

ASSESSMENT / RECOMMENDATION

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

Photographs



Storage sheds south of gymnasium



North elevation of maintenance building

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 piers with crawlspace	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab); poured concrete walls in subgrade areas (boiler room)	R&M	Good
Building Floor	Concrete slab-on-grade; wood frame joists and flooring in 1996 addition	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	Rat Slab (Concrete)	R&M	Good
Enclosed Sides of Crawl Space	Continuation of exterior wall siding (Vinyl, aluminum, wood, hardboard, fiber cement)	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.

Photographs



Crawlspace under 1996 addition

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	Pitched with attic space	R&M	Good
Roof Framing and Deck	Engineered wood truss joists covered by plywood decking	R&M	Good
Fire Retardant Treated (FRT) Plywood	FRT plywood was not observed	R&M	Good
Frame Construction	Wood framing	R&M	Good
Upper Floor Construction	Not applicable		
Secondary Framing Members	Wood frame	R&M	Good
Interior Stair Structures and Locations	Not applicable		

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.

3.2.3 CLADDING

Cladding Descriptions			
Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Vinyl Siding	RR	Fair
Secondary / Accent Exterior Wall Finishes	Not applicable		
Trim Finishes	Vinyl	RR	Fair
Soffits/Eaves	Vinyl Panels	ST/RR	Fair/Poor
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	RR	Good/Fair
Painting	Not applicable		

ASSESSMENT / RECOMMENDATION

The primary façade finishes consist of vinyl siding. Overall, the vinyl siding was observed to be in fair condition with some cracking and minor impact damage observed. The siding appears to be brittle with age. Sections of fascia siding along the north side of the 1996 addition and near the main entrance were damaged or missing. Based on the observed conditions, AEI recommends replacement of damaged or missing siding. Additionally, based on the estimated age and EUL of vinyl siding, AEI also recommends an allowance for replacement of siding during the term. 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



Damaged soffit at "problem" leak area near principal's office



West elevation of connector to 1996 addition

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior Siding (Vinyl). Replace	30	29	1	Short Term	\$1,200
Exterior Siding (Vinyl). Replace	30	26	4	4	\$123,070
Exterior Sealants, Replace	12	8	4	4	\$4,200
Total					\$128,470

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
Main building	Pitched with asphalt shingles	34,800	11	9	RR	Good/Fair
1996 Addition	Pitched with asphalt shingles	11,200	8	12	RM	Good

Roof Drainage, Parapets and Flashings					
Roof ID	Drainage	Flashing	Coping (parapet)	Action	Condition
Main building	Building Overhangs (Gutterless by design)	Aluminum	Not applicable	RR	Good/Fair
1996 Addition	Building Overhangs (Gutterless by design)	Aluminum	Not applicable	R&M	Good

Typical Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Skylights	Not applicable		
Parapets	Not applicable		
Roof Insulation (assumed, unless verified)	Fiberglass batts	R&M	Good
Roof / Attic Ventilation	Soffit vents Gable end vents	R&M	Good

ASSESSMENT / RECOMMENDATION

Roof ages were not provided; ages are based solely on onsite observations and Google Earth historical aerial photography. It was not reported to AEI whether the existing roof was installed over an older roof system, or if all older roof systems were removed when the existing system was installed.

An active leak was reported to occur at the room junction over the principal's office west of the main entrance during the winter as the result of snow buildup in the eave area. For the time being, this has been addressed with heat tape applied to the eaves in order to prevent

snow accumulation in this area. However, it is recommended that a more permanent solution be achieved; possibly by stripping back shingles in this area and applying ice and water shield to this junction, or by some other action. A professional roofer should be engaged to inspect the area and perform necessary repairs. An allowance for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of roofing systems were observed or reported.

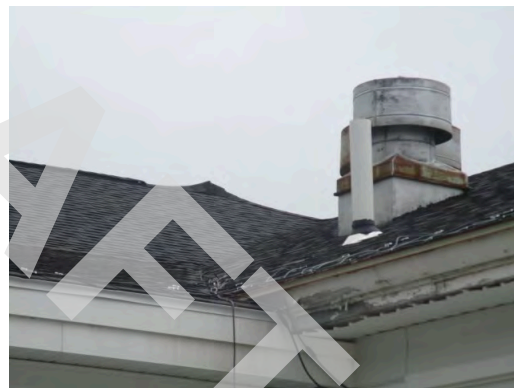
The roof system is estimated to be 11 years of age. Roof systems of this type have a useful life of 15 to 20+ years depending on quality of materials and installation, weathering, and maintenance practices. Based on AEI's observations, roof replacement should be budgeted. An opinion of cost is included 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.

Photographs



Roof over gymnasium



Roofing and heat tape at "problem" area near principal's office

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Roof leak, Repair	1	0	1	Short Term	\$4,240
Roof Shingles, Replace	20	11	9	9	\$295,104
Total					\$299,344

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	Not applicable		
Other Window Types	Double hung windows Fixed Awning windows Casement windows	RR	Good/Fair
Window Frames	Vinyl	R&M	Good
Window Panes	Double pane insulated	RR	Good/Fair
Entrance Doors	Insulated metal doors with lights in metal frames	RR	Good/Fair
Service Doors	Steel clad insulated door	RR	Good/Fair
Overhead Doors	Roll -up residential grade doors at maintenance building	R&M	Good

ASSESSMENT / RECOMMENDATION

The ages of the windows were not provided. Partial replacement of the older awning-style windows with double-hung windows was reported and observed. The ages of the exterior doors were not provided; they are assumed to be original. Based upon observed conditions and EUL, AEI recommends replacement of the exterior doors in the main section during the term. An opinion of cost for this work is included in the Tables. The RUL of the doors in the 1996 section are expected to exceed the evaluation period.

Based on the age and condition, the windows are nearing the end of their EUL. AEI noted the following:

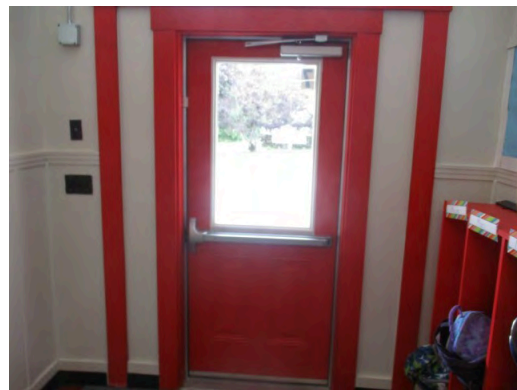
- reports of drafty windows,
- reports that windows are difficult to operate,
- condensation or clouding indicative of failed sealants.

Budgeting for replacement of remaining awning-style windows is recommended. An opinion of cost is included in the Tables.

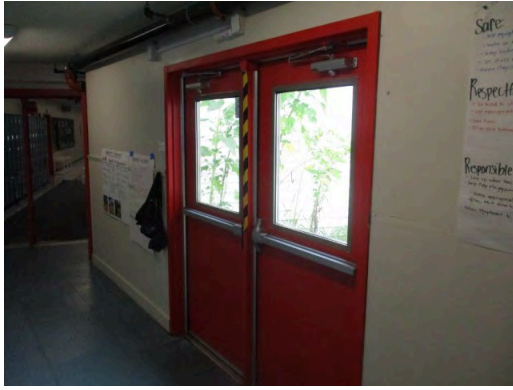
Photographs



Main entrance



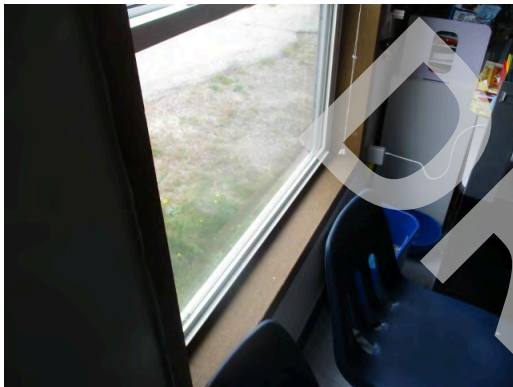
Door at north end of main corridor



Doors in 1996 addition



Typical windows in classroom 211



Typical windows in classroom 226



Typical awning-style window

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Metal Door, Replace	25	23	2	2	\$23,000
Window and Frame (Vinyl-framed, Double Hung). Replace	35	33	2	2	\$31,500
Total					\$54,500

3.2.7 COMMON AREA AMENITIES

Fitness & Locker			
Item	Description	Action	Condition
Gymnasium	Large gym facility on the east wing ground floor w/stage	R&M	Good
Locker Room	Not applicable		

Dining room Cafeteria and Commercial Kitchen			
Item	Description	Action	Condition
Commercial Kitchen	Commercial kitchen located opposite the office at the main entrance	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 west side of the main building	R&M	Good
Lockers	Student metal lockers and wood "cubbyholes" are located throughout the common corridors	R&M	Good

ASSESSMENT / RECOMMENDATION

Common area amenities consist of a gymnasium area with a stage, 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 gymnasium is in good overall condition. The flooring is discussed in *Section 3.4.3 Finishes* for cost reference.

Student storage includes painted metal lockers and wood "cubbyholes" located throughout the common corridors. Although older vintage, the equipment appears to be serviceable and in overall good condition, with routine maintenance anticipated throughout the term.

Photographs



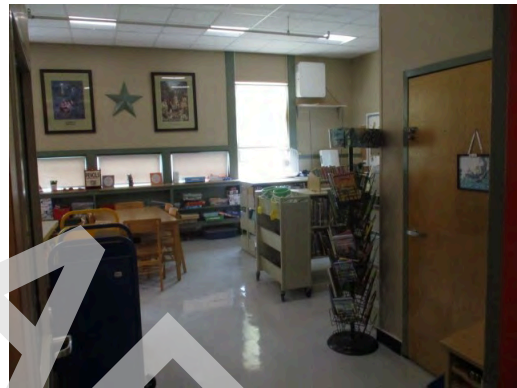
Corridor in 1996 addition



Gymnasium



Kitchen



Library room 216

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Commercial Kitchen Equipment, Replacement	15	10	5	5	\$30,000
				10	\$30,000
Total					\$60,000

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	Not applicable		
Common Corridor Floor Finish	Vinyl tile	RR	Good

Common Area Restrooms (Not in tenant Spaces)			
Item	Description	Action	Condition
Number and Locations of Common Area Restrooms	Single use toilet rooms: 3 Multi-use toilet rooms: 6		
Common Area Restroom Finishes	VCT or ceramic tile flooring, painted gypsum board or ceramic tile walls and ACT	RR	Good

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

Capital Expenditures: Common Area Finishes	
Time Period	Recent Capital Expense or Budgeting
2020	Refurbish Office area and Teacher's room

ASSESSMENT / RECOMMENDATION

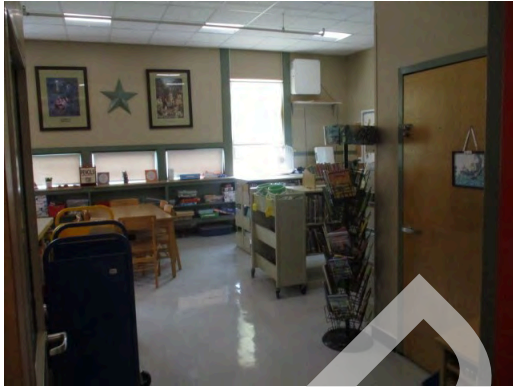
Common areas consist of common area toilet rooms, corridors, library, and teacher's breakroom.

The Property is provided with 6 multi-use toilet rooms, and 2 single-use toilet rooms. Finishes consist of ceramic tile and vinyl tile flooring, painted metal stall fixtures, wall mounted sinks, tank-style water closets, pressure-assist wall-mounted urinals, waterless wall-mounted urinals, and various other fixtures. Wall finishes include ceramic tile. Ceilings are generally suspended acoustic tile. Water closets and a portion of urinals were reportedly replaced within the last few years as part of an effort to reduce water usage, and the bathroom partitions and fixtures were generally newer and in good condition. Based on the EUL and observed condition of the VCT flooring, replacement during the term is recommended. Restrooms are not anticipated to require further renovation during the term.

Corridor and library finishes generally consist of vinyl tile. Vinyl flooring, though durable, has a useful life of 15 to 25 years. Wall finishes generally include painted gypsum board walls and acoustic tile ceilings. The age of the vinyl flooring in the library and corridors was not provided. Based on the EUL and observed condition of the VCT flooring, replacement during the term is recommended.

The teacher's room was reportedly refinished within the last 3 years with new cabinetry, appliances, and vinyl plank flooring. With routine maintenance and component replacements, significant replacement is not anticipated during the term.

Photographs



Library room 216



Main corridor near library view south



Teacher's room



Boy's restroom in 1996 addition



Boy's restroom near main office

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Vinyl tile. Replace	15	7	8	5 8	\$52,390 \$52,390
Total					\$104,780

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.

DRAFT

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 the 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.	R&M	Good
Galvanized Water Piping	No galvanized piping was observed or reported.	R&M	Good
Sanitary Waste and Vent	Cast iron pipe & PVC	R&M	Good
Hydronic Heating System Piping	Steel	R&M	Good
Domestic Water Heater/ Boiler	Central, oil-fired, commercial-grade, tank type water heater in boiler room; electric tank-style water heaters in 1996 addition and nurse's office	RR	Good/Fair

Additional Water Supply Plumbing Components			
Item	Description	Action	Condition
Domestic Water Circulation Pump	One Grundfos pump controlled by a variable speed drive	RR	Good
Domestic Hot Water Storage Tank	Not applicable		
Water Softening / Treatment Equipment	Not applicable		

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

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.

Domestic water is reportedly provided by a town well; dual booster pumps are utilized to increase incoming water pressure to typical levels. Based upon the EUL and observed condition of the pump, replacement is anticipated during the evaluation period. An opinion of cost is included in the Tables.

A total of 1 oil-fired and 2 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. Based on the effective ages and EULs of existing water heaters, replacement of the heaters during the evaluation period is anticipated; an opinion of cost is included in the Tables.

Photographs



Oil-fired water heater in boiler room



Water heater in 1996 addition

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Water Heater. Replace (Oil-fired, 70 gallon)	15	12	3	3	\$3,250
Water heater. Replace (Electric, 30 gallon)	15	12	3	3	\$2,900
Booster pump. Replace (2 HP)	20	11	9	9	\$2,400
Total					\$8,550

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	RR	Good/Fair
Primary Heating System	Central Low-Pressure Steam Boiler with Baseboard distribution, Individual propane-fired Rinnai Space Heaters	RR	Good/Fair

Heating and Cooling Description - Overall			
Item	Description	Action	Condition
Distribution System	Two pipe hydronic distribution system using steel and copper pipe	R&M	Good
Terminal Units	Baseboard radiant heaters, slant-front cabinet radiant heaters, heating coils in air handler units	R&M	Good
Refrigerant(s)	R-410a (Puron)	R&M	Good
Controls	Local Wall-mounted Mechanical and Digital Thermostats, Equipment-mounted Thermostats	R&M	Good
Energy Management System (EMS)	Not applicable		
Supplemental Systems	Electric baseboard radiant heaters	R&M	Good

Ventilation Description			
Item	Description	Action	Condition
Common Area Corridor Ventilation / Make-up Air	Not applicable		
Stair Tower Ventilation	Not applicable		
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
Boiler	B	1,722 MBH	Smith Boiler	28HE-7	28HE-7-132375	2013	R&M
Offices	SS ACC	1	Fujitsu	AOU12R2	DPN000923	2009	Replace
Offices	SS ACC	.75	Daikin	RXN09KEVJU	C001004	2011	Replace
Offices	HP	4	Mitsubishi	MXZ-SM48NAMHZ	2YU08426	2022	R&M
Classrooms (1996 Section)	FAF (Gas)	24 MBH EA (est)	Rinnai	Not Provided (8)	Not Provided	1996	Replace

Capital Expenditures: Heating, Cooling, and Ventilation	
Time Period	Item
2023	Replace boiler section
2020	Ventilation units/HEPA filters added to classrooms

ASSESSMENT / RECOMMENDATION

Heating in the main building is provided by one oil-fired boiler. The boiler is manufactured by HB Smith in 2013. Low pressure steam is delivered to slant-front radiators in classrooms and common areas via steel 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. The RUL of this equipment is expected to exceed the evaluation period.

Heating in the 1996 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 21 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 select offices and conference rooms is provided via ductless mini split system air conditioners and 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.

Photographs



Boiler



Split system condenser near main entrance



Split system condensing units on west side of building



Typical Rinnai heater in classroom 226



Typical slant-front radiator

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Furnace (Gas), Replace	20	17	3	3	\$19,200
Split-system Condensing unit, Replace	15	12	3	3	\$4,000
Total					\$23,200

3.3.3 ELECTRICAL SYSTEMS

Electrical Systems			
Item	Description	Action	Condition
Service Type	Overhead lines and pole-mounted electrical transformer(s)	1	Good
Number and Sizes of Building Services	Two 120/240-Volt, single-phase, 3-wire services, one for the main building and one for the 1996 addition	1	Good
Main Panel Manufacturer	Square D	1	Good
Service Redundancy	Not applicable		
Electrical Meter	One meter for each service	1	Good
Typical Tenant Service Amperage	Not applicable		
Sub Panel Manufacturers	Various	1	Good
Overload Protection	Circuit breaker switches	1	Good
Service Wire	Copper wiring reported	1	Good
Branch Wiring	Copper wiring reported	1	Good
Ground Fault Circuit Interrupter (GFCI)	Observed in kitchen, bathrooms, and wet areas	1	Good
Most Recent Thermography Infrared (IR) Test	Not applicable		

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.

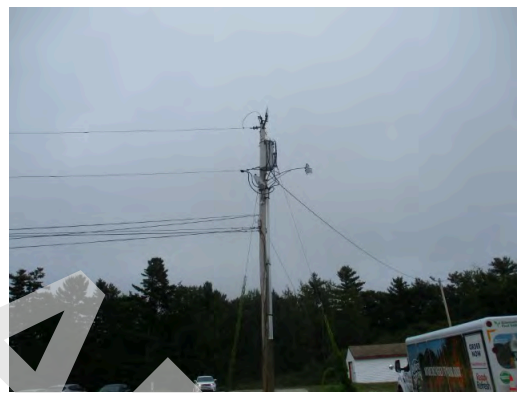
An exposed outlet was observed in Classroom 226. The outlet should be replaced in accordance with electrical code. An allowance for this work is included in the Tables.

No other 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.

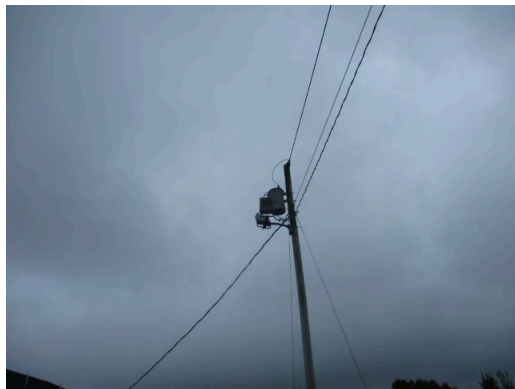
Photographs



Main electrical disconnect



Pole-mount transformer in parking area



Pole-mounted transformer west of building



Classroom 226 exposed outlet

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Repair Exposed Outlet	-	-	-	Immediate	\$200
Total					\$200

3.3.4 VERTICAL TRANSPORTATION

ASSESSMENT / RECOMMENDATION

This property does not have elevators or other forms of vertical transportation.

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 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		
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 Safety Equipment			
Item	Description	Action	Condition
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 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 fire suppression room	R&M	Good
Fire Suppression System Inspection Date	Information not provided	IM	Fair
Separate Backflow Valve on Fire Sprinkler Service	Not observed or reported		
Fire Sprinkler Distribution Piping	Black steel pipe	R&M	Good
Fire Sprinkler Head Manufacturer and type	RASCO	R&M	Good
Fire Suppression Water Storage	Three 850-gallon fiberglass storage tanks located in the fire suppression room.	R&M	Good
Fire Department Connection (FDC)	One, located at the rear of the gymnasium	R&M	Good

Fire Pump Systems			
Item	Description	Action	Condition
Fire Suppression System Pump and age	Patterson 4X3VIP electric single-stage 15HP, approximately 4 years old	R&M	Good
Most Recent Test of Pump	Information not provided		

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 fire suppression room near the gymnasium. No inspection documentation for the fire risers was provided by Management. An inspection should be performed. An opinion of cost for this work is included in the Tables.

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 other 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



Fire pump in sprinkler room



Fire sprinkler water storage tanks



Typical fire extinguisher



Ansul system in kitchen hood

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fire Sprinkler System, Inspect	-	-	-	Immediate	\$1,500
Central Fire Alarm Panel. Replace	20	11	9	9	\$12,500
Total					\$14,000

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	Carpet was observed in the "meltdown room"	RR	Fair
Resilient Flooring	Classrooms, gymnasium and back-of-house areas	RR	Good
Other Flooring	Not applicable		
Walls	Gypsum board with painted finish	R&M	Good
Ceilings	Lay-in acoustical ceiling	R&M	Good

Capital Expenditures: Tenant Unit Finishes	
Time Period	Item
2023	Vinyl Tile - 7 classrooms

ASSESSMENT / RECOMMENDATION

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

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 flooring finishes, ongoing replacements during the term is recommended. An opinion of cost is included in the Tables.

Photographs



Classroom 226



Office room 225



"Meltdown Room"

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Vinyl tile. Replace	20	15	5	5	\$259,532
Carpet, Replace	7	4	3	3	\$750
				10	\$750
Total					\$261,032

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 not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of a septic system backup that occurred earlier in 2023 and was remediated. No floor drain or ground water problems were reported.

AEI observed no notable indications of excessive moisture or microbial growth at the property.

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.

5.0 REGULATORY INQUIRY

5.1 BUILDING CODE

AEI requested a record of open violations on file for the Property from the Minot Code Enforcement via telephone.

ASSESSMENT / RECOMMENDATION

According to the verbal reply from Mr. Scott McElravy, 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.

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 Minot Fire Department via telephone.

ASSESSMENT / RECOMMENDATION

According to the verbal reply from Mr. Scott McElravy, Code Enforcement Officer (Refer to Section 1.5 for contact info), the Minot Code Enforcement department performs all fire safety inspections. No inspections are performed by the Minot Fire Department. No open violations were reported for the Property at the time of the assessment.

5.3 ZONING

The property is located in Zoning District Residential District 1.

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.

AEI's 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

DRAFT

APPENDIX A
Photo Documentation

DRAFT



1. Signage along Shaw Hill Road



2. North elevation at main entrance



3. Main entrance



4. Damaged soffit at "problem" leak area near principal's office



5. East elevation of north wing



6. North elevation of north wing



7. West elevation



8. West elevation of connector to 1996 addition



9. Damaged fascia on north end of 1996 addition



10. West elevation of 1996 addition



11. South elevation of 1996 addition



12. East elevation of 1996 addition



13. East elevation of connector to 1996 addition



14. East elevation of south wing



15. South elevation of gymnasium



16. Storage sheds south of gymnasium



17. East elevation of gymnasium



18. North elevation of gymnasium



19. North elevation of maintenance building



20. East elevation of maintenance building



21. South elevation of maintenance building



22. West elevation of maintenance building



23. Pavement at east Property entrance from Shaw Hill Road



24. Pavement at west entrance to Property from Shaw Hill Road



25. Pavement north of building view west



26. Pavement north of gymnasium view southwest



27. Pavement north of main entrance view north



28. Pavement on east side of parking area view north



29. ADA parking near main entrance



30. ADA parking northeast of main entrance



31. ADA ramp on south end of 1996 addition



32. Basketball court west of 1996 addition



33. Catchbasin at east Property entrance



34. Crawlspace under 1996 addition



35. Dumpsters east of gymnasium



36. Outdoor pavilion on south side of Property



37. Playground southeast of 1996 addition



38. Septic tank on west side of building



39. Septic tank west of 1996 addition



40. Roof over gymnasium



41. Roofing and heat tape at "problem" area near principal's office



42. Boiler



43. Oil tank enclosure south of boiler room



44. Window AC on west side of building



45. Split system condenser near main entrance



46. Split system condensing units on west side of building



47. Thermostat in classroom 228



48. Thermostats in classroom 223



49. Typical Rinnai heater in classroom 226



50. Typical slant-front radiator



51. Ventilator in room 227



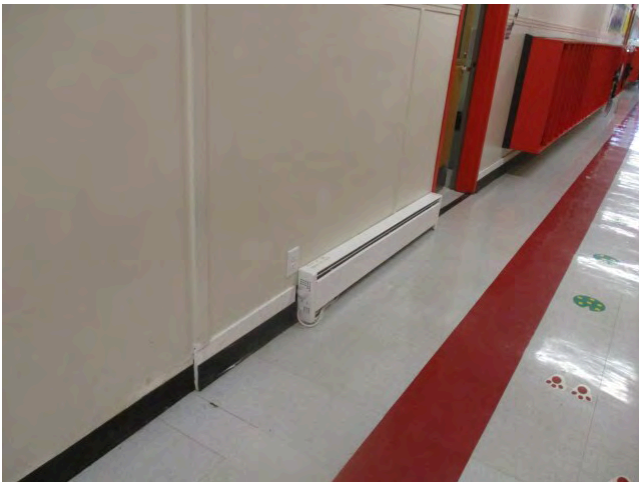
52. Air exchange unit in classroom 230



53. Economizer air handler near gymnasium



54. Propane tanks south of kitchen



55. Electric baseboard heater in corridor



56. Domestic water meter in boiler room



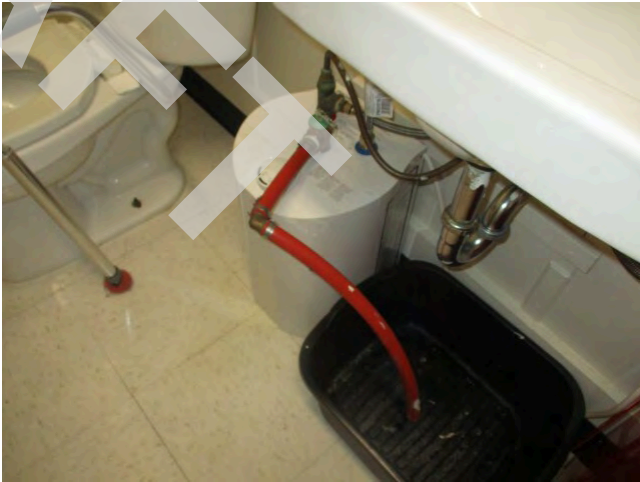
57. Domestic water pump in boiler room



58. Oil-fired water heater in boiler room



59. Water heater in 1996 addition



60. Water heater in nurse's office



61. Main electrical disconnect



62. Pole-mount transformer in parking area



63. Pole-mounted transformer west of building



64. Classroom 226 exposed outlet



65. Fire alarm panel in main office



66. Sprinkler room and coach's office



67. Fire pump controller



68. Fire pump in sprinkler room



69. Fire sprinkler water storage tanks



70. Typical fire extinguisher



71. Ansul system in kitchen hood



72. Boy's restroom in 1996 addition



73. Boy's restroom in 1996 addition



74. Boy's restroom near main office



75. Boy's restroom near main office



76. Boy's restroom near main office



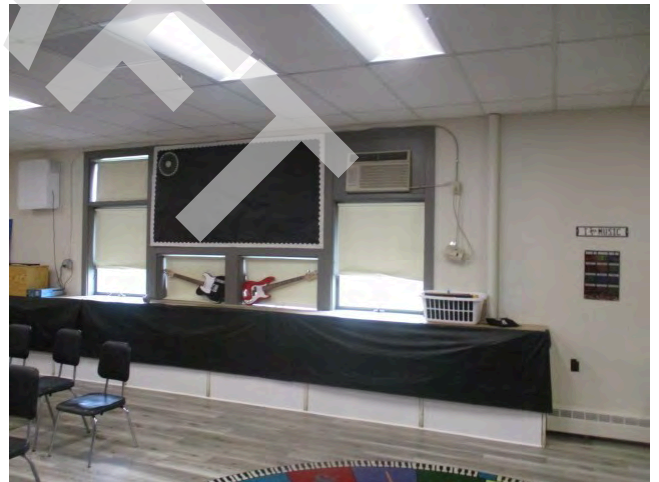
77. Waterless urinal in boy's restroom near main office



78. Classroom 211



79. Classroom 214



80. Classroom 217



81. Classroom 226



82. Classroom 228



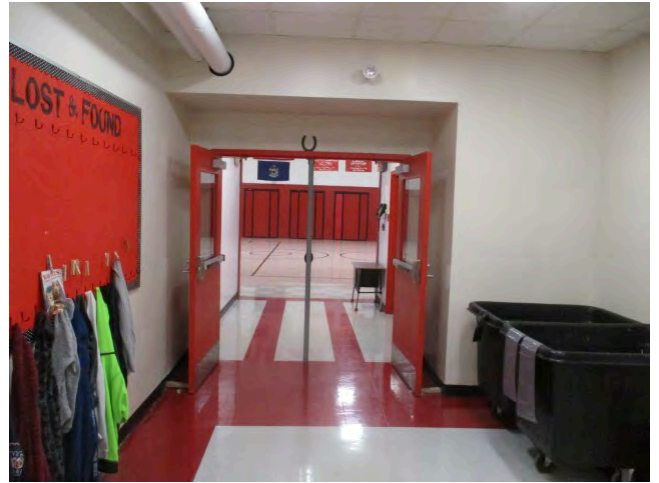
83. Conference room



84. Connector corridor to 1996 addition



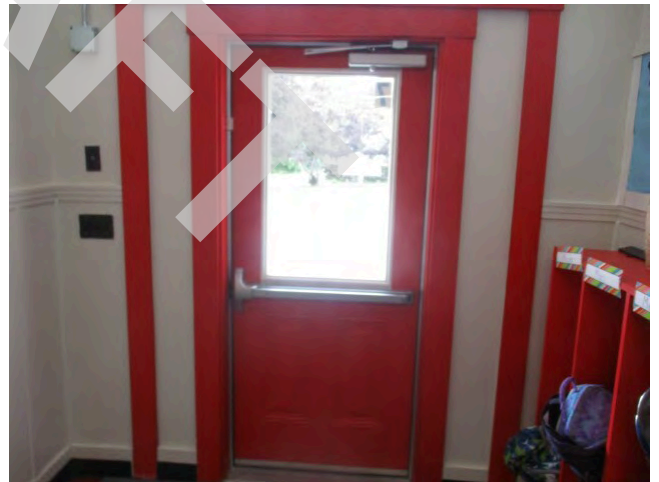
85. Corridor in 1996 addition



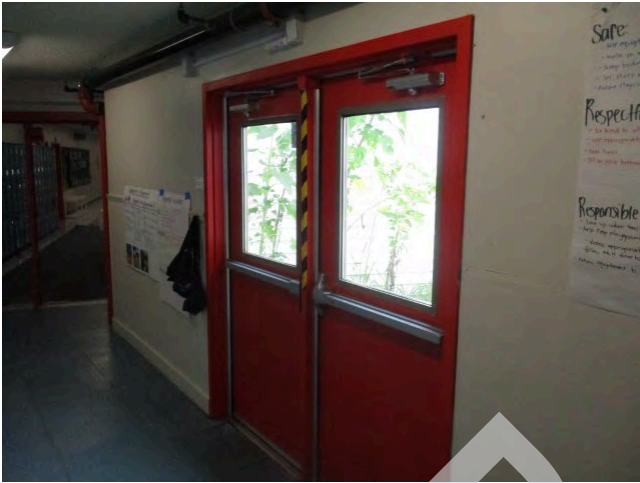
86. Corridor near gymnasium



87. Corridor near main entrance



88. Door at north end of main corridor



89. Doors in 1996 addition



90. Girl's restroom near main office



91. Girl's restroom near main office



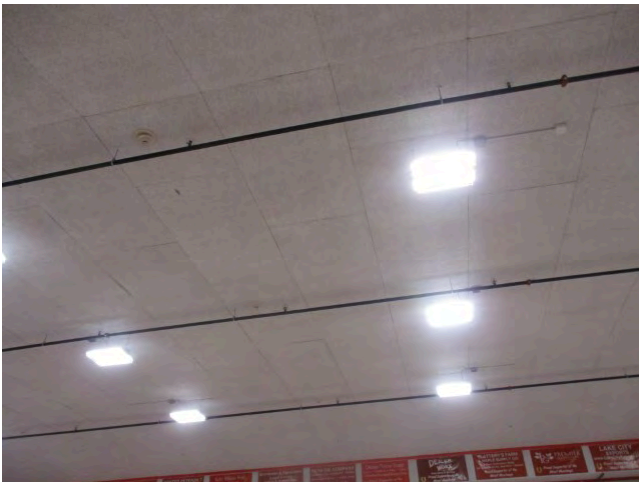
92. Girls's restroom in 1996 addition



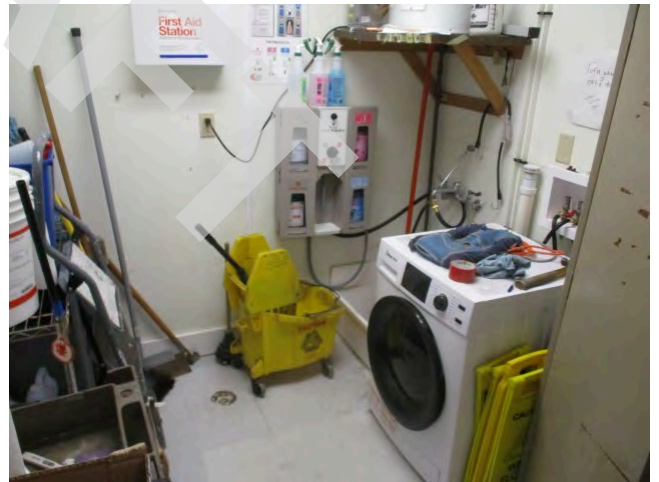
93. Gymnasium



94. Gymnasium



95. Gymnasium ceiling



96. Janitor closet in 1996 addition



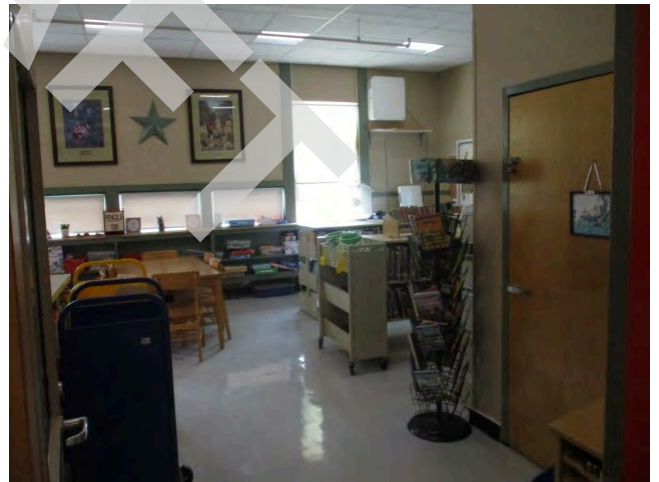
97. Janitor closet near gymnasium



98. Janitor closet near nurse's office



99. Kitchen



100. Library room 216



101. Library room 216



102. Main corridor near library view south



103. Main entrance vestibule



104. Main lobby near restrooms



105. Main office



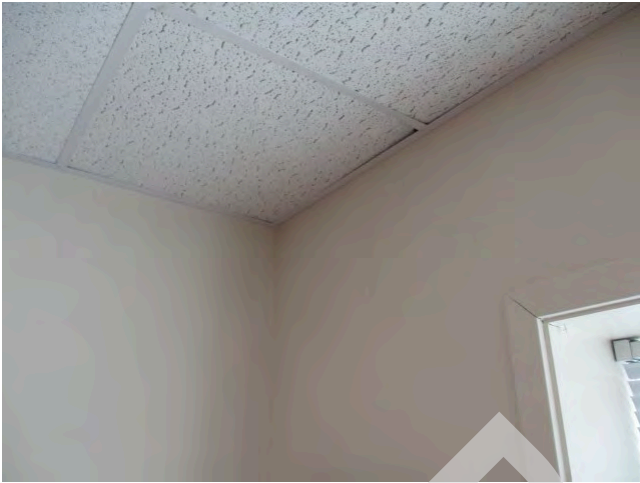
106. Nurse's office restroom



107. Office room 225



108. Restroom in 1996 addition



109. Site of reported ongoing leak in principal's office



110. Teacher's room



111. Typical windows in classroom 211

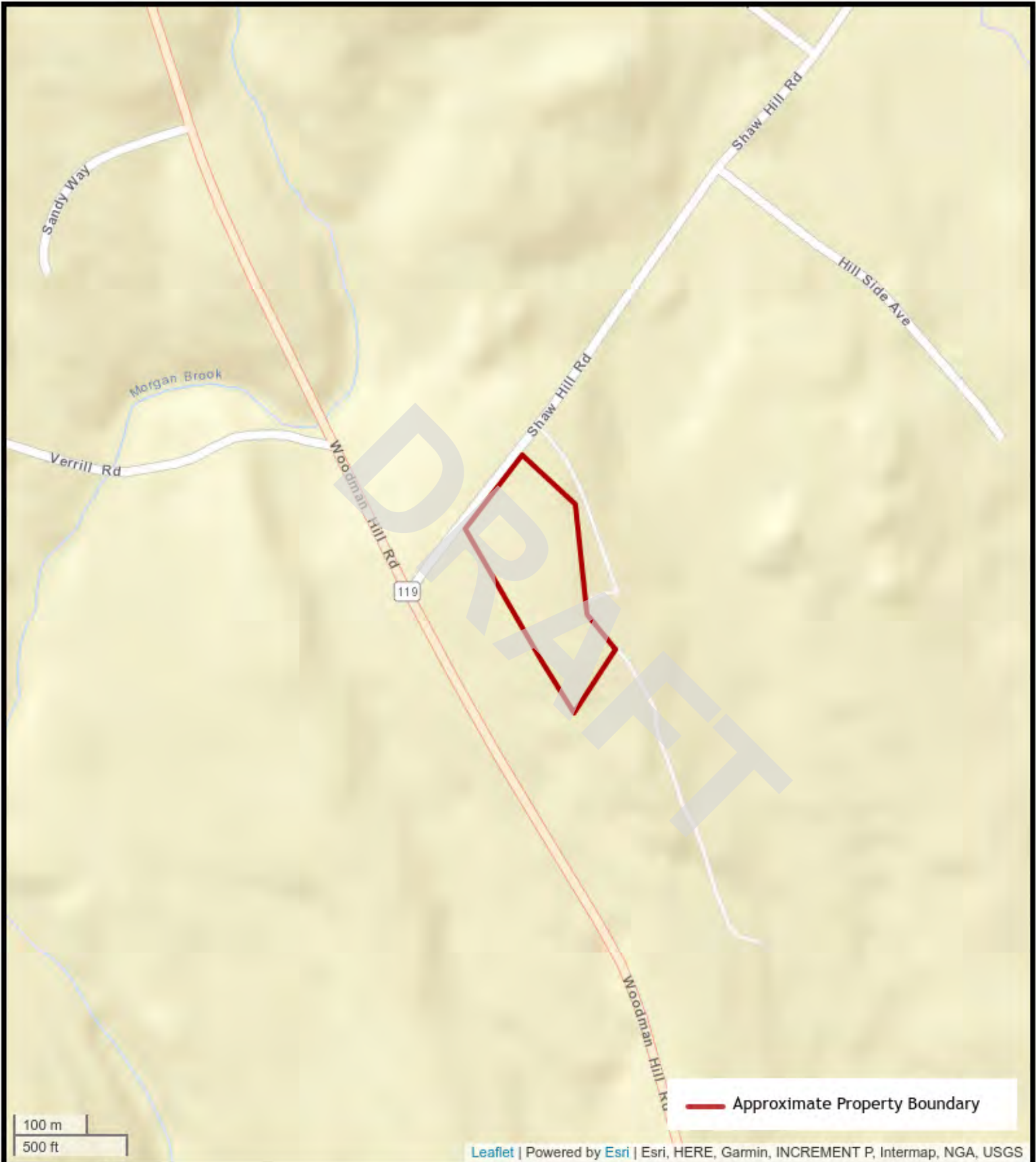


112. Typical windows in classroom 226

APPENDIX B

Street Map and Aerial Photo

DRAFT



Leaflet | Powered by Esri | Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS



STREET MAP

23 Shaw Hill Road, Minot, Maine 04258
AEI Project Number: 482354





30 m
100 ft

— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

23 Shaw Hill Road, Minot, Maine 04258
AEI Project Number: 482354



APPENDIX C
Pre-Site Visit Questionnaire

DRAFT

PCA PRE-SURVEY QUESTIONNAIRE (ROI)



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

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	YES	NO	UNKNOWN
<i>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.</i>			
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

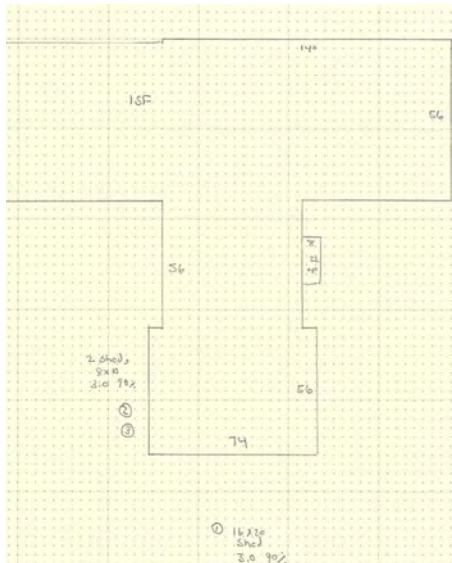
DRAFT



Minot

([HTTPS://JEODONNELL.COM](https://jeodonnell.com/)) CAMA

SHAW HILL ROAD, Minot, ME



[tch.jpg](#)

[\(/cama_files/minot/R07-073.jpg\)](#)

[\(/cama_files/minot/R07-073 Entrance.jpg\)](#)



Property Information

Site: **Map R07 , Lot 073**

Town: **Minot**

Tax Year: **2023**

Owner: **REGIONAL SCHOOL UNIT #16**

Last Committed Tax: **\$0**

See:

Includes:

Land Value: **\$160,705**

Building Value: **\$3,118,752**

Total Real Value: **\$3,279,457**

Exemption Value: **\$3,279,457**

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 #: **1125**

Book: **7957**

Page: **2**

Purchase Price: **\$0**

Documents

- [R07-073 \(/cama_files/minot/R07-073.jpg\)](/cama_files/minot/R07-073.jpg)
- [R07-073 Entrance \(/cama_files/minot/R07-073_Entrance.jpg\)](/cama_files/minot/R07-073_Entrance.jpg)

- [R07-073 Sketch \(/cama_files/minot/R07-073_Sketch.jpg\)](/cama_files/minot/R07-073_Sketch.jpg)

Land Information

Land Group: Type	Size	Method	Value	Total Adj	Adj Details
Primary Lot : Additional 3	6.5 AC	Calculated	\$15,705	100.0%	
Primary Lot : Table 3	1.0 AC	Calculated	\$45,000	100.0%	
			\$7.47 Ac		
			\$60,705		

Tree Growth:

Open Space:

Farmland:

Site Information

Description	Adjustment
SI Grade 6	\$100,000
\$100,000	

Lump Sum: **\$0**

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

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

Zoning Information

Zoning**Description**

No data available in table

Primary Building Data

Building Type	Area	Grade	Cond (Condition)	F.Obs. (Functional Obsolescence)	F.Obs. (Economic Obsolescence)	Value	Color	Year (Year Built)
School	33280	2.50	75%	100%	100%	3,118,752		

Visit History

Date	Purpose	Result	Individual
06/09/2023	Building Permit	No Changes	Greg Clifford
10/01/2021	Equalization	Measure	Dana Berube
05/12/2021	Building Permit	No Changes	Brandon Polisky
03/02/2012	Equalization	See 2012	Denis Berube
06/30/2011	Equalization	Measure	Dana Berube

Exemptions

Type	Value
Literary/Scientific	0

[Back to Top](#)

Town Information

Town of Minot

Tax Rate: 0.010000

Tax Due Dates: 12/15/2023

Commitment Date: 08/08/2023

Certified Ratio: 1.00

329 Woodman Hill Road

Minot, ME

Phone: 207-345-3305

Fax:

Tax Collector: Sara Farris

Treasurer: Danielle Loring

Tax Maps for Download

[Minot 2023 Cover \(/cama_files/minot/Minot 2023 Cover.PDF\)](/cama_files/minot/Minot_2023_Cover.PDF)

[Minot 2023 Index \(/cama_files/minot/Minot 2023 Index.PDF\)](/cama_files/minot/Minot_2023_Index.PDF)

[Minot 2023 R01 \(/cama_files/minot/Minot 2023 R01.PDF\)](/cama_files/minot/Minot_2023_R01.PDF)

[Minot 2023 R02 \(/cama_files/minot/Minot 2023 R02.PDF\)](/cama_files/minot/Minot_2023_R02.PDF)

[Minot 2023 R03 \(/cama_files/minot/Minot 2023 R03.PDF\)](#)

[Minot 2023 R04 \(/cama_files/minot/Minot 2023 R04.PDF\)](#)

[Minot 2023 R05 \(/cama_files/minot/Minot 2023 R05.PDF\)](#)

[Minot 2023 R06 \(/cama_files/minot/Minot 2023 R06.PDF\)](#)

[Minot 2023 R07 \(/cama_files/minot/Minot 2023 R07.PDF\)](#)

[Minot 2023 R08 \(/cama_files/minot/Minot 2023 R08.PDF\)](#)

[Minot 2023 R09 \(/cama_files/minot/Minot 2023 R09.PDF\)](#)

[Minot 2023 R10 \(/cama_files/minot/Minot 2023 R10.PDF\)](#)

[Minot 2023 R11 \(/cama_files/minot/Minot 2023 R11.PDF\)](#)

[Minot 2023 R12 \(/cama_files/minot/Minot 2023 R12.PDF\)](#)

[Minot 2023 R13 \(/cama_files/minot/Minot 2023 R13.PDF\)](#)

[Minot 2023 R14 \(/cama_files/minot/Minot 2023 R14.PDF\)](#)

[Minot 2023 R15 \(/cama_files/minot/Minot 2023 R15.PDF\)](#)

[Minot 2023 R16 \(/cama_files/minot/Minot 2023 R16.PDF\)](#)

[Minot 2023 U01 \(/cama_files/minot/Minot 2023 U01.PDF\)](#)

[Minot 2023 U02 \(/cama_files/minot/Minot 2023 U02.PDF\)](#)

[Minot 2023 U03 \(/cama_files/minot/Minot 2023 U03.PDF\)](#)

[Minot 2023 U04 \(/cama_files/minot/Minot 2023 U04.PDF\)](#)

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

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

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Design & Development by [Northeast Media Collective \(http://northeastmediacollective.com/\)](http://northeastmediacollective.com/)

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

APPENDIX E
Advisory Notes

DRAFT

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

pipng 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

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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

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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.