



Facility Condition Assessment

REPORT DATE: September 25, 2023

PROPERTY INFORMATION:

Poland Regional High School/Whittier Middle School
1457 Maine Street
Poland, Androscoggin County, Maine 04274

PROJECT INFORMATION:

AEI Project No. 482355
Site Assessment Date: September 13, 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
Poland Regional High School/Whittier Middle School
1457 Maine Street
Poland, Maine 04274
AEI Project No. 482355

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		\$402,000	\$100,000
<u>3.1.3</u> Sidewalks, Curbing, Site Steps, and Ramps	X	X		Refurbish		\$12,800	
<u>3.1.4</u> Landscaping, Fencing, Signage, Site Lighting	X			Replace			\$13,000
<u>3.1.5</u> Site Amenities	X	X		Refurbish			\$623,560
<u>3.1.6</u> Utilities	X			None			
<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	X		Repair/ Replace/ Refurbish		\$102,155	\$17,500
<u>3.2.4</u> Roof Systems	X	X		Repair/ Replace		\$3,800	\$2,498,075
<u>3.2.5</u> Appurtenances	X			None			
<u>3.2.6</u> Doors and Windows	X			None			
<u>3.2.7</u> Common Area Amenities	X	X		Refurbish			\$185,446
<u>3.2.8</u> Common Area Finishes	X			Refurbish			\$328,200
<u>3.3.1</u> Plumbing Systems and Domestic Hot Water	X	X		Replace		\$1,000	\$64,000
<u>3.3.2</u> Heating, Cooling, and Ventilation	X			Replace			\$623,900
<u>3.3.3</u> Electrical Systems	X			None			
<u>3.3.4</u> Vertical Transportation	X	X		Repair/ Refurbish			\$40,000
<u>3.3.5</u> Security	X			None			
<u>3.3.6</u> Fire Protection and Life Safety Systems	X			Inspect/ Replace	\$1,000		\$30,000
<u>3.4.1</u> Down Units		NA		None			
<u>3.4.3</u> Tenant Unit Finishes	X	X		Replace			\$290,160
<u>4.1</u> Moisture and Microbial Growth	X	X		Replace		\$500	
<u>5.1</u> Building Code		NA		Pending			
<u>5.2</u> Fire Code		NA		Pending			
<u>5.4</u> Retro-Commissioning and Energy Benchmarking Compliance		NA		None			
Totals					\$1,000	\$522,255	\$4,813,841

Summary	Today's Dollars	\$/SF
Immediate Repairs	\$1,000	\$0.01

Summary	Today's Dollars	\$/SF
Short Term Repairs	\$522,255	\$3.82

	Today's Dollars	\$/SF	\$/SF/Year
Replacement Reserves, today's dollars	\$4,813,841.00	\$35.24	\$3.52
Replacement Reserves, w/10, 3.0% escalation	\$5,124,682.45	\$37.52	\$3.75

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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 1457 Maine Street, Poland, Androscoggin County, Maine (the "Property").

The Property is presently utilized as a Educational facility and is 100% occupied by Poland Regional High School Whittier Middle School.

The school consists of one, 2-story structure. The school was originally constructed in 1999, with the additions to the middle school in 2010 and 2020.

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

Item	Description
Property Type	Educational
Site Area	57.2 acres as per Assessor
Number of Buildings	1
Ancillary Buildings	(1) Biomass Building, (1) Fieldhouse Storage, (1) Concession Building
Year of Construction	1999 as per Assessor
Year of Substantial Renovation	2020 as per Client provided
Number of Floors	2
Total Gross Floor Area	136,596 sf as per Assessor
Total Net Rentable Area of Commercial Tenants	136,596 sf as per Assessor
Foundation Type	Concrete slab-on-grade
Frame Construction	Masonry bearing and steel framing, and wood framing
Facade	Unpainted brick masonry, split face CMU, and painted cementitious fiber siding
Roof Type	Low-slope & Pitched Mechanically-fastened EPDM & composition asphalt shingles
Parking Surface	Asphalt
Number of Parking Stalls	376
Number of Handicapped-designated Parking Stalls	13
Heating Type	Central Low-Pressure Boilers with Baseboard distribution, Biomass Heating System, Packaged RTUs, and Traditional Split System Furnaces
Cooling Type	Packaged RTUs, VRF Heat Pumps, and Traditional Split Systems
Hot Water Source	Central gas-fired commercial-grade tank type water heater, and indirect-fired water heaters
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe
Elevator Type	Hydraulic
Fire Protection Type	100% Sprinkler Coverage with Wet pipe system
Flood Zone	X (Non-shaded)
Seismic Zone	1
Wind Zone	II Hurricane Susceptible Region
Visibility From Street	Good

Photographs



Exterior - Main entry to the middle school



Elevations - South facing elevation of the high school



Elevations - East facing elevation of the middle school



Elevations - North facing elevation of the middle school



Exterior - Building for the biomass heating system

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 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	\$1,000	N/A	N/A	N/A
Short Term Repair Costs	1	\$522,255	N/A	\$3.82	N/A
Capital Reserve Costs	10	\$4,813,841	\$5,124,682	\$3.52	\$3.75

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.

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1.0 INTRODUCTION

AEI Consultants (AEI) was retained by RSU 16 ("Client") to perform a Facility Condition Assessment (FCA) for the property located at 1457 Maine Street, Poland, 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 13, 2023
Time of Site Visit	9:00 AM
Weather Conditions	Raining and 74 degrees
Site Assessor	Christopher Gummo
Site Escorts	John Hawley

1.5 INTERVIEWS

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

John Hawley, the on-site escort, 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 mostly answered.

Summary of Interviews			
Contact Name, Title	Entity	Contact Phone	Information Source Provided
John Hawley	RSU	(207) 240-5307	Conducted tour
John Hawley	RSU	(207) 998-5400	Answered specific questions regarding Property
Sandra Urquhart	Poland Fire Rescue	(207) 998-4689	Received information related to fire department inspections
Administrative	Poland Building Department	(207) 998-4604	Received information related to building department inspections
Sarah Merrill	Poland Planning & Development	(207) 998-4604	Received Zoning Designation and information related to potential violations

List of Vendors		
Vendor	Vendor Company	Vendor Phone #
Roof	G & E Roofing	(207) 622-9503
Vertical Transportation	Otis	(207) 856-2737
Fire Sprinkler	Johnson Controls	603222.2400
Fire Alarm	Cunningham	(207) 846-3350
HVAC	Siemens	(207) 653-8422
Plumbing	Bissonnette	(207) 754-8869
Security	ADT	(855) 238-2666

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.

The PSQ as completed 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
Assessor's Report	Town of Poland	N/A
Zoning Map	Town of Poland	N/A
Flood Map	FEMA	07/08/2013

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:

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Immediate Repair and Short Term Repair Costs

Poland Regional High School/Whittier Middle School
 1457 Maine Street
 Poland, Maine 04274
 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, Mill and Overlay	120,000	SF	\$3.35	100%	\$0	\$402,000	Recommend sectional mill and overlay at parking areas and main drive.
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps							
Asphalt Sidewalks, Repair	4,000	SF	\$8.00	40%	\$0	\$12,800	Recommend repairing damaged sections of the asphalt paved walkways and sealing to ensure longevity of pavement system.
3.2.3 Cladding							
Exterior Masonry, Repoint/Clean	40,000	SF	\$16.84	10%	\$0	\$67,360	Recommend cleaning and repointing masonry exteriors.
Exterior Wood Siding, Replace	3,000	SF	\$12.00	10%	\$0	\$3,600	Recommend sectional replacement of wood siding where deteriorated conditions are present.
Exterior Siding (Wood), Repaint	3,000	SF	\$1.75	100%	\$0	\$5,250	Recommend repainting wood siding based on observed condition.
Exterior Insulation Finish System (EIFS), Replace	500	SF	\$12.00	100%	\$0	\$6,000	Recommend EIFS replacement along east main entrance where damaged and deteriorated.
Exterior Walls, Repaint (Steel Framing)	1	Allow	\$5,000.00	100%	\$0	\$5,000	Recommend treating and repainting the exposed steel framing at the covered walkway structure.
Exterior Sealants, Replace	3,500	LF	\$4.27	100%	\$0	\$14,945	Recommend sealant replacement based on age and observed condition.
3.2.4 Roof Systems							
Parapet Coping Sealant, Replace	300	LF	\$6.00	100%	\$0	\$1,800	Recommend replacement based on observed condition at main roof.
Clean Main Roof Surface	1	Allow	\$2,000.00	100%	\$0	\$2,000	Recommend addressing organic growth.
3.3.1 Plumbing Systems and Domestic Hot Water							
Indirect Water Heater, Repair	1	Allow	\$1,000.00	100%	\$0	\$1,000	Recommend repairing the down water heater.
3.3.6 Fire Protection and Life Safety Systems							
Fire Extinguishers, Inspect	1	Allow	\$1,000.00	100%	\$1,000		Recommend that all extinguishers with expired tags be reinspected and provided with current tags.
4.1 Moisture and Microbial Growth							

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
Replace Moisture Stained Ceiling Tiles	1	Allow	\$500.00	100%	\$0	\$500	Recommend all moisture stained ceiling tiles be replaced where warranted.
Total Repair Cost					\$1,000.00	\$522,255.00	

DRAFT

Capital Reserve Schedule

Poland Regional High School/Whittier Middle School
 1457 Maine Street
 Poland, Maine 04274
 September 25, 2023

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
3.1.2 Site Access, Parking, Pavement																			
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	200,000	SF	\$0.25	\$50,000	200%		\$50,000					\$50,000				\$100,000
3.1.4 Landscaping, Fencing, Signage, Site Lighting																			
Signage, Replace	20	15	5	1	Allow	\$13,000.00	\$13,000	100%					\$13,000						\$13,000
3.1.5 Site Amenities																			
Running Track, Resurface	30	24	6	38,000	SF	\$12.62	\$479,560	100%						\$479,560					\$479,560
Metal Bleacher, Replace - Allowance	30	20	10	2,000	SF	\$35.00	\$70,000	100%										\$70,000	\$70,000
Stadium Lighting, Replace - Football Field	25	20	5	2	EA	\$37,000.00	\$74,000	100%					\$74,000						\$74,000
3.2.3 Cladding																			
Exterior Siding (Wood), Repaint	10	9	1	3,000	SF	\$1.75	\$5,250	100%										\$5,250	\$5,250
Exterior Walls, Repaint (Middle School)	10	3	7	7,000	SF	\$1.75	\$12,250	100%							\$12,250				\$12,250
3.2.4 Roof Systems																			
EPDM (Main Roof/"C" Wing), Replace	20	18	2	104,300	SF	\$22.65	\$2,362,395	100%		\$2,362,395									\$2,362,395
Asphalt Composition Roof shingles (Main Roof/"C" Wing), Replace	25	23	2	16,000	SF	\$8.48	\$135,680	100%		\$135,680									\$135,680
3.2.7 Common Area Amenities																			
Gymnasium Seating	25	23	2	300	EA	\$294.82	\$88,446	100%		\$88,446									\$88,446
Commercial Kitchen Equipment, Replace	15	10	5	1	Allow	\$90,000.00	\$90,000	100%					\$45,000					\$45,000	\$90,000
Scoreboard, Replace	20	15	5	1	EA	\$7,000.00	\$7,000	100%					\$7,000						\$7,000
3.2.8 Common Area Finishes																			
Vinyl tile, (high school) Replace	20	18	2	15,000	SF	\$16.12	\$241,800	100%		\$241,800									\$241,800
Common Area Carpet (high school), Replace	7	5	2	1,200	SY	\$36.00	\$43,200	200%		\$43,200							\$43,200		\$86,400
3.3.1 Plumbing Systems and Domestic Hot Water																			
Indirect Water Heater(s), Replace	20	10	10	4	EA	\$16,000.00	\$64,000	100%										\$64,000	\$64,000
3.3.2 Heating, Cooling, and Ventilation																			
Booster pump. Replace (7 HP)	15	13	2	2	EA	\$2,200.00	\$4,400	100%		\$4,400									\$4,400

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
Building Management System, Replace	25	24	11	1	Allow	\$20,000.00	\$20,000	100%	\$20,000										\$20,000
Package Rooftop air conditioner (RTU), Replace	25	23	2	187	TON	\$2,500.00	\$467,500	100%		\$155,834	\$155,833	\$155,833							\$467,500
Chiller (Air Cooled 25-ton), Replace	25	23	2	1	EA	\$95,000.00	\$95,000	100%		\$95,000									\$95,000
Split-system Condensing unit, Replace	15	13	2	6	TON	\$1,500.00	\$9,000	100%		\$9,000									\$9,000
Heat Recovery Unit, Replace	25	23	2	2	Allow	\$14,000.00	\$28,000	100%		\$28,000									\$28,000
3.3.4 Vertical Transportation																			
Hydraulic Elevator, Modernize machinery, controllers, and finishes	30	24	6	1	Allow	\$40,000.00	\$40,000	100%						\$40,000					\$40,000
3.3.6 Fire Protection and Life Safety Systems																			
Central Fire Alarm Panel, Replace	20	17	3	1	EA	\$30,000.00	\$30,000	100%			\$30,000								\$30,000
3.4.3 Tenant Unit Finishes																			
Vinyl tile, Replace (Older Flooring)	20	18	2	18,000	SF	\$16.12	\$290,160	100%		\$290,160									\$290,160
Total (Uninflated)									\$20,000.00	\$3,503,915.00	\$185,833.00	\$155,833.00	\$139,000.00	\$519,560.00	\$62,250.00	\$0.00	\$43,200.00	\$184,250.00	\$4,813,841.00
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)									\$20,000.00	\$3,609,032.45	\$197,150.23	\$170,282.93	\$156,445.72	\$602,312.44	\$74,329.76	\$0.00	\$54,724.47	\$240,404.46	\$5,124,682.45
Evaluation Period:									10										
# of SF:									136,596										
Reserve per SF per year (Uninflated)									\$3.52										
Reserve per SF per year (Inflated)									\$3.75										

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.

The following capital expenditures and renovations were reported:

- Middle School "F" wing constructed (2020)
- "C" wing renovated including flooring and finishes (2020)
- Biomass Heater installed and structure constructed (2011)

No current or planned capital expenditures were observed or disclosed during our interviews and site visit.

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	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Not applicable		
Adjoining Properties	Adjoining properties are generally the same elevation	R&M	Good
Storm Water Collection System	Storm-water detention pond at southeast perimeter	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Not applicable		

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 other notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Site - Detention basin at south perimeter



Site - Stormwater surface drain type

3.1.2 SITE ACCESS, PARKING, PAVEMENT

Site Access, Parking, Pavement Descriptions			
Items	Description	Action	Condition
Asphalt Pavement Uses and Locations	Parking lots and drives	ST	Good/Fair
Concrete Pavement Uses and Locations	Stamped concrete at walkways	R&M	Good
Other Pavement and Locations	Gravel drives at south perimeter	R&M	Good
Asphalt Pavement Seal Coating	Worn with grayish appearance but functional	ST/RR	Good/Fair
Pavement Striping	Painted parking striping faded and worn	ST/RR	Good/Fair
Total Number of Parking Stalls	376 as per Client provided		
Number of Handicapped-designated Parking Stalls	13		
Site Access	Provided by one entrance/exit along Maine Street to the north		
Signalization at Site Access	Not applicable		
Easement or Alley Way	Not applicable		
Bollards	Not applicable		

ASSESSMENT / RECOMMENDATION

Onsite drives and parking areas consist of asphalt pavement. There are two primary parking areas, one east of the main building, and one at the north entrance.

Overall, the asphalt paved drives were observed to be in good structural condition. However, the north and east parking areas and drive at the main entrance were noted to have longitudinal cracks, surface wear, and sectional deterioration. Based on the observed conditions in these areas, sectional milling and overlay is recommended.

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.

Crack sealing, seal coating, and re-striping of all of the asphalt paving is recommended in the short-term as well as periodically during the evaluation period. An opinion of cost for this work is included in the Tables.

Photographs



Site - Overview of the north parking area



Site - North parking surface condition



Site - Asphalt paved drives throughout



Site - Accessible parking spaces at main parking area



Site - Longitudinal cracking along asphalt pavement



Site - Main parking surface condition



Site - Asphalt pavement condition at north parking area



Site - Area of asphalt deterioration at main drive

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Mill and Overlay	20	19	1	Short Term	\$402,000
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	2	\$50,000
				7	\$50,000
Total					\$502,000

3.1.3 SIDEWALKS, CURBING, SITE STEPS, AND RAMPS

Sidewalks, Curbing, Site Steps, and Ramps Descriptions				
Item	Description	Action	Condition	
Sidewalk Materials	Concrete flatwork & asphalt paved walkways	ST	Good/Fair	
Locations of On-Site Sidewalks	Sidewalks are provided along the main drives	R&M	Good	
Sidewalks along adjacent public roadways	Not applicable			
Curbs and Gutter	Granite	R&M	Good	
Wheel Stops	Precast concrete wheel stops provided at select parking spaces	R&M	Good	
Exterior Ramp(s)	Not applicable			
Exterior Step(s)	Not applicable			
Handrails	Not applicable			

ASSESSMENT / RECOMMENDATION

Concrete flatwork provides paved pedestrian access from the parking areas to the main building. Additionally, asphalt paved pedestrian walkways are provided to the field areas.

The concrete flatwork was observed to be in good condition. The RULs of these features are expected to exceed the evaluation period.

The asphalt walkways were observed to be in fair to poor condition with areas warranting attention. More specifically, edge deterioration and surface wear was observed. The sidewalk system is near the end of its useful life, but may be able to be preserved

with aggressive maintenance. AEI recommends repairing all affected sections where warranted, and the application of sealant to preserve the pavement from weathering. An opinion of cost is included in the Tables.

It should be noted, sealing of the asphalt flatwork, will ensure the longevity of the walkways. Costs for this work are incorporated in the pavement section discussed in Section 3.1.2 of this Report.

The granite curbing along the parking areas and drives was observed to be in generally good condition. The RULs of these features are expected to exceed the evaluation period.

Photographs



Site - Granite curbing at drives



Site - Asphalt paved walkways to sports fields

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Sidewalks, Repair	20	19	1	Short Term	\$12,800
Total					\$12,800

3.1.4 LANDSCAPING, FENCING, SIGNAGE, SITE LIGHTING

Landscaping, Fencing, Signage, Site Lighting Descriptions				
Item	Description	Action	Condition	
Landscaping	Limited landscaping around structures and walkways	R&M	Good	
Irrigation	Not applicable			
Perimeter Fencing	Chain link surrounding south perimeter and athletic fields	R&M	Good	
Entry Gates	Not applicable			
Patio Fencing	Not applicable			
Refuse Area Fencing	Not applicable			
Building and Site Lighting	Building mounted wall packs	R&M	Good	
Parking Area Lighting	Pole-mounted fixtures	R&M	Good	
Exterior Lighting Controller	Photocell	R&M	Good	

Landscaping, Fencing, Signage, Site Lighting Descriptions			
Item	Description	Action	Condition
Signage	Monument sign	R&M	Good
Water Feature	Not applicable		

ASSESSMENT / RECOMMENDATION

Landscaping is provided along most perimeters consisting of seasonal plantings, ground cover, and shrubbery. Mature trees generally surround the building and parking areas, with the exception of the athletic fields. 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, the exterior lighting was replaced within the last 4 years. Continued maintenance and component replacement is anticipated to be sufficient to maintain the fixtures through the term covered by this Report.

The property signage is in good to fair condition. The building mounted signage is anticipated to last through the term. The pylon signage along the street frontage is anticipated to require replacement late during the term based on the observed conditions and estimated age. An allowance for this work is included in the Tables.

The chain link fencing surrounding the athletic fields was observed to be in generally good condition. Replacement is not anticipated during the term.

Photographs



Site - Chain link fencing at south perimeter



Site - Chain link perimeter fencing along track and football field



Site - Pole mounted lighting fixtures for parking area



Site - Property signage at main entrance

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Signage, Replace	20	15	5	5	\$13,000
Total					\$13,000

3.1.5 SITE AMENITIES

Site Amenities			
Item	Description	Action	Condition
Courtyard	Central courtyard located accessible from the high school	R&M	Good
Sport Courts	Four baseball/softball fields Eight dugout areas One football field with stadium style seating Track & field events with rubberized track surface Soccer/Lacrosse fields	RR	Good
Field lighting	Football/track field have pole-mounted stadium style fixtures	RR	Good

ASSESSMENT / RECOMMENDATION

The courtyard and amenities within the courtyard appear to be in overall good condition. Based on the observed conditions, significant replacements are not anticipated during the term.

The sport fields were observed to be in generally good condition. The grass fields and outlying areas are reportedly maintained by site staff. This work is generally considered to be maintenance and as such, funds for this work are not included in the Tables.

The track is likely original to construction (1999). Information regarding refurbishment and or repairs was not available. Systems of this type, with properly designed drainage and quality sealed surfacing, has a useful life of 20 to 30 years. AEI recommends resurfacing the track early during the term. An opinion of cost is included in the Tables.

CMU and wood framed structures are present at the baseball/softball fields and appeared to be in generally good condition. Based on the observed conditions, significant replacements are not anticipated during the term.

Seating is provided at the football field/track area via metal bleacher systems. The bleacher systems were observed and generally reported to be in good overall condition. Though durable and generally weather resistant, these systems can wear out over time due to weathering and usage. AEI recommends budgeting for on-going replacements over the term. An allowance for this work is included in the Tables.

The field lighting was reported to be sufficient with regards to quality. Light systems of this type have a useful life of 20 to 30 years depending on the quality of the system, maintenance, weathering, and usage. An allowance for replacement of the football area lighting is included in the Tables.

Routine maintenance is expected to be adequate to maintain all other site amenities in good condition during the projection period covered by this report.

Photographs



Site - Chain link perimeter fencing along track and football field



Site - Baseball fields at east perimeter



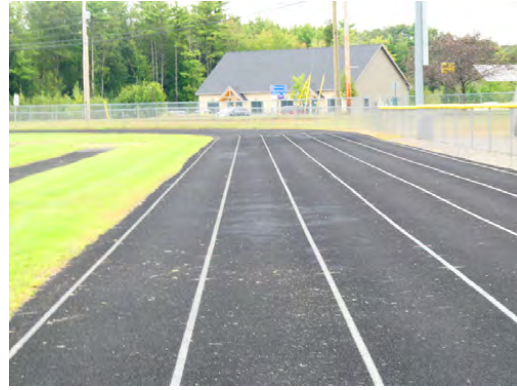
Site - Football stand seating



Site - Obstacle course at north perimeter



Site - Overview of the football field



Site - Track surface condition



Site - Courtyard area with outdoor seating

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Running Track, Resurface	30	24	6	6	\$479,560
Metal Bleacher, Replace - Allowance	30	20	10	10	\$70,000
Stadium Lighting, Replace - Football Field	25	20	5	5	\$74,000
Total					\$623,560

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	Dead River Propane
Electricity	Maine Power & Light LLC
Potable Water	Mechanic Falls Water Dept.
Sanitary Sewerage	Town of Poland

Utility Provider Summary	
Utility Provider	Provider
Storm Sewer	Town of Poland

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.	R&M	Good
On-site Lift Station	Not applicable		
On-site Waste Water Treatment System	Not applicable		
On-site Domestic Water Well	Not applicable		
On-site Irrigation Well	Not applicable		
Electrical Transformer	Utility-owned, pad-mounted electrical transformer(s)	R&M	Good
Alternative Energy System	Not applicable		
Emergency Generator	Diesel-fired electrical generator	Refer to Section 3.3.3 below for details	

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.

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

Photographs



MEP - Pad mounted electrical transformer

3.1.7 OTHER SITE STRUCTURES

Specific Ancillary Buildings			
Item	Description	Action	Condition
(1) Biomass Building, (1) Fieldhouse Storage, (1) Concession Building	Wood or metal framed structures	R&M	Good

ASSESSMENT / RECOMMENDATION

The Property is provided with the following ancillary structures:

- **Biomass Structure:** Located at the northwest perimeter, wood framed with vinyl siding and pitched w/ asphalt shingles (date of construction 2010)
- **Fieldhouse Storage Structure:** Located at the north fields, wood framed with vinyl siding and pitched w/ metal panels (date of construction 1999)
- **Concession Structure:** Located at the north fields, wood framed with vinyl siding and pitched w/ asphalt shingles (date of construction 2015)

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

Photographs



Exterior - Building for the biomass heating system



Exterior - Concessions stand at track and football field

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 mechanical areas. Therefore, based on 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	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Good
Building Floor	Concrete slab-on-grade	R&M	Good
Moisture Control	Not applicable		

ASSESSMENT / RECOMMENDATION

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

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

3.2.2 FRAMING

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

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

Framing Descriptions			
Item	Description	Action	Condition
Roof Design	Low-slope with no attic space & Pitched with attic space	R&M	Good
Roof Framing and Deck	Steel framing with metal decking Engineered wood truss joists covered by plywood decking	R&M	Good
Fire Retardant Treated (FRT) Plywood	FRT plywood was not observed		
Frame Construction	Masonry bearing and steel framing, and wood framing	R&M	Good
Upper Floor Construction	Steel joists supporting concrete slab over corrugated metal form	R&M	Good
Secondary Framing Members	Steel-framing	R&M	Good
Interior Stair Structures and Locations	Steel frame stairs with vinyl covered treads and CMU structural walls	R&M	Good

ASSESSMENT / RECOMMENDATION

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

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

3.2.3 CLADDING

Cladding Descriptions			
Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Middle School: Unpainted brick veneer & painted cementitious fiber siding High School: Stained wood shake shingled siding, unpainted split face CMU	ST	Good/Fair
Secondary / Accent Exterior Wall Finishes	Concrete band architectural features (throughout), vinyl siding at the secondary buildings, small sections of EIFS finish at main entrance	ST	Good/Fair
Trim Finishes	Painted wood and cementitious fiber siding	R&M	Good
Soffits/Eaves	Fiber Cement Siding and ventilated soffit	R&M	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	ST/RR	Good/Fair
Painting	Reportedly 3-10 years	ST/RR	Good/Fair

ASSESSMENT / RECOMMENDATION

The primary façade finishes at the high school consist of

- Unpainted split face CMU and brick veneer
- Stained wood shake shingled siding (roofline)
- Prefinished metal panels (roofline)
- Concrete band architectural features

The primary façade finishes at the middle school consist of:

- Unpainted brick veneer
- Field applied cementitious fiber siding
- Prefinished metal panels (north elevation)
- Concrete band architectural features

Isolated areas of moisture staining and deteriorated mortar joints was observed along the CMU walls and concrete bands in the following areas:

- East elevation (roofline)
- Courtyard area elevations
- Main entrance along the east elevation

There was no unusual evidence of cracking or efflorescence. Brick should typically be reassessed for mortar deterioration every year. Brick masonry system typically require raking and repointing every 10 to 20 years, depending on quality of installation and materials, weathering, and maintenance practices. Based on the age of the masonry and observed conditions at the high school, AEI recommends budgeting for cleaning and re-pointing. An allowance for this work is included in the Tables.

Of note, the brick veneer at the middle school was installed approximately within 3 and 10 years ago and appeared to be in good condition. Therefore, the cleaning and re-pointing repointing work should be performed along the high school facades.

Overall, the stained wood shake siding at the high school was observed to be in fair condition. Sections of siding along east elevation was observed to have a worn and peeling stain finish, and sectional deterioration. AEI recommends sectional replacement of damaged siding, as well as repainting the siding. An allowance for this work is included in the Tables.

The prefinished metal panels along the roofline and north elevation were observed to be in good condition. Based on the age and EUL of this material, AEI anticipates that the metal panels will exceed the evaluation term.

The main entrance is provided with a painted steel framed covered walkway. The soffit consists of stained wood with inset lighting features. Worn paint and surface corrosion was observed at most of the framing members. AEI recommends that all affected sections of the lintels framing be treated and coated. An allowance for this work is included in the Tables.

Small sections of EIFS finish is provided along the base of the brick clad columns at the main entrance. Most of the EIFS was observed to be worn and deteriorated. Based on the observed conditions, AEI recommends replacement of damaged EIFS and repainting. An opinion of cost for this work is included in the Tables.

Exterior painting is limited to the wood siding and cementitious fiber. The exterior painting at the middle school facades was observed to be in good condition. AEI recommends an allowance for exterior painting over the term. An opinion of cost for this work is included in the Tables.

The exterior sealants along all facades were observed to be in good to fair condition with areas of wear observed along the roofline. AEI recommends resealing the façades in the short-term. An opinion of cost for this work is included in the Tables.

Photographs



Exterior - Deteriorated EIFS at base of columns (main entrance)



Exterior - Deteriorated EIFS at base of columns (main entrance)



Exterior - Deteriorated mortar joints at courtyard exterior



Exterior - Deteriorated stain finish at wood siding



Exterior - Deteriorated stain finish at wood siding



Exterior - Deteriorated stain finish at wood siding



Exterior - Facade finishes for middle school



Exterior - Split face CMU facade finishes



Exterior - Metal panels at south elevation (roofline)



Exterior - Moisture staining along concrete details at middle school entry



Exterior - Moisture staining along concrete window sill (courtyard)



Exterior - Moisture staining and deteriorated sealants at east elevation (roofline)



Exterior - Moisture staining at east elevation (roofline)



Exterior - Moisture staining at east elevation (roofline)



Exterior - Surface corrosion along steel framing for covered entryway



Exterior - Surface corrosion along steel framing for covered entryway



Exterior - Building for the biomass heating system

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior Masonry, Repoint/Clean	20	19	1	Short Term	\$67,360
Exterior Wood Siding, Replace	20	19	1	Short Term	\$3,600
Exterior Siding (Wood), Repaint	10	9	1	Short Term	\$5,250
				10	\$5,250
Exterior Insulation Finish System (EIFS), Replace	20	19	1	Short Term	\$6,000
Exterior Walls, Repaint (Middle School)	10	3	7	7	\$12,250
Exterior Walls, Repaint (Steel Framing)	10	9	1	Short Term	\$5,000
Exterior Sealants, Replace	12	11	1	Short Term	\$14,945
Total					\$119,655

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 Roof (High School)	Low slope with EPDM (mechanically fastened)	103,000 SF	24 yrs.	0-1 yrs.	ST/RR	Good/Fair
Main Roof (High School)	Pitched with asphalt shingles	5,000 SF	24 yrs.	0-1 yrs.	ST/RR	Good/Fair
"C" Wing (Middle School)	Pitched with asphalt shingles	11,000 SF	24 yrs.	0-1 yrs.	ST/RR	Good/Fair
"C" Wing (Middle School)	Low slope with EPDM (mechanically fastened)	1,300 SF	24 yrs.	0-1 yrs.	ST/RR	Good/Fair
"F" Wing (Middle School)	Pitched with asphalt shingles	13,000 SF	3 yrs.	17 yrs.	RM	Good
"F" Wing (Middle School)	Low slope with EPDM (mechanically fastened)	2,000 SF	3 yrs.	17 yrs.	RM	Good

Roof Construction						
Roof ID	Construction Type	Approx. Area (SF)	Est. Age (Yrs)	RUL (Yrs)	Action	Condition
Biomass Building	Pitched with metal panels	2,000 SF	12 yrs.	38 yrs.	RM	Good
Concession Stand Structure	Pitched with asphalt shingles	800 SF	9 yrs.	11 yrs.	RM	Good
Fieldhouse Storage Structure	Pitched with metal panels	6,200 SF	24 yrs.	26 yrs.	RM	Good

Roof Drainage, Parapets and Flashings					
Roof ID	Drainage	Flashing	Coping (parapet)	Action	Condition
Flat Roofs	Internal drains	Aluminum	Aluminum	ST/RR	Good/Fair

Roof Warranties						
Roof ID	Copy in Appendix	Copy Not Provided	Date Issued	# Years	Issuer	Type
		✓				

Typical Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Skylights	Curb-mounted at main roof for the high school	R&M	Good/Fair
Parapets	Concrete masonry unit	R&M	Good
Roof Insulation (assumed, unless verified)	Fiberglass batts & tapered rigid insulation	R&M	Good
Roof / Attic Ventilation	Soffit vents	R&M	Good

ASSESSMENT / RECOMMENDATION

Approximate roof ages were not provided by the site contact. Approximate ages were determined by Google Earth historical aerial images.

The Subject is provided with the following roof systems:

- Low-slope mechanically fastened EPDM
- Pitched roofs with composition asphalt shingles
- Pitched roofs with metal panels

Isolated standing water and isolated organic growth was observed along the main roof membrane likely due to the prolonged moisture. AEI recommends that all areas be addressed as part of the standing water repairs. Recommend that the membrane be cleaned as needed. This work should be performed prior to any roof replacements. An allowance for this work is included in the Tables.

Overall, the EPDM systems original to construction were observed to be good to fair condition. Isolated areas of seam deterioration was observed along the main roof area. Based on the expected useful life of this type of system, AEI anticipates replacement early during the term. An opinion of cost is included in the Tables.

Overall, the asphalt systems original to construction were observed to be good to fair condition. AEI anticipates replacement early during the term. An opinion of cost is included in the Tables.

The roof systems for the "F" wing were installed approximately 3 years ago. Based on the EUL for these types of systems, AEI anticipates these roofs will exceed the evaluation term.

Parapets are provided with aluminum coping and flashing where the roof membrane and terminates at the parapet wall. Overall, the parapets were observed to be in good condition. However, most of the exterior sealants along the parapet cap flashing were observed to be deteriorated or missing. AEI recommends replacing the sealants in the short-term, as well as over the evaluation term. An opinion of cost is included in the Tables.

The roof systems are drained via internal roof drains. The roof drainage was observed to be in good condition. AEI anticipates that the metal panel systems will exceed the evaluation term.

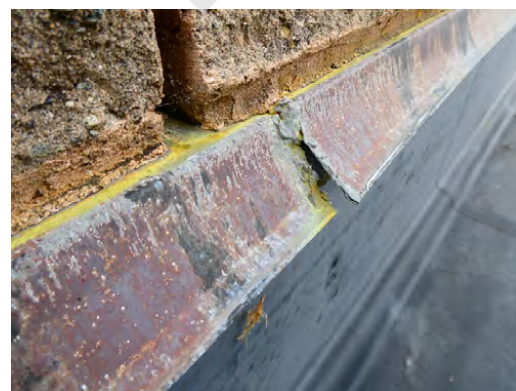
The metal roof systems for the biomass building and the fieldhouse storage building were observed to be in good condition.

The main roof is provided skylights consisting curb-mounted and metal framed assemblies. There are approximately 13 curb-mounted skylights assumed to be original to construction. The metal framed skylights assemblies at the north portion of the main roof were observed to have recently replaced sealants. Based on the observed conditions, AEI recommends monitoring the sealants at all skylight systems to prevent moisture intrusion. However, based on the EUL for skylights, AEI anticipates that the systems will exceed the evaluation term.

Photographs



Roof - Curb mounted skylight type



Roof - Deteriorated sealants at parapet flashing (south portion)



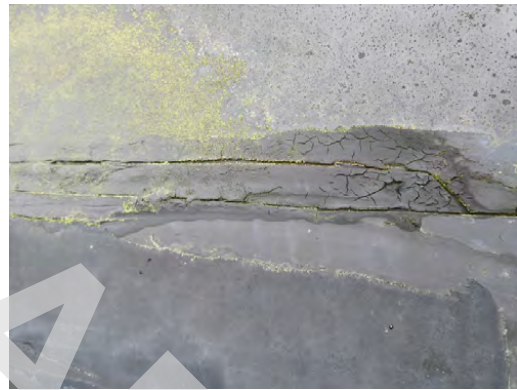
Roof - Deteriorated sealants at parapet flashing (south portion)



Roof - High school roof area facing east



Roof - High school roof area facing south



Roof - Isolated areas of deteriorated seals at membrane



Roof - Isolated ponding water along southwest roof section



Roof - Mechanically fastened EPDM membrane



Roof - Organic growth along central roof section



Roof - Organic growth along central roof section



Roof - Organic growth along southwest roof section



Roof - Overview of the middle school roof area



Roof - Pitched roof section with asphalt shingles (central roof)



Roof - Pitched roofs for middle school with asphalt shingles



Roof - Pitched roofs for middle school with asphalt shingles



Roof - Metal roofing type for the biomass heating system building



Roof - Skylights at central roof area with sealant replacement



Roof - Skylights at central roof area with sealant replacement

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
EPDM (Main Roof/"C" Wing), Replace	20	18	2	2	\$2,362,395
Asphalt Composition Roof shingles (Main Roof/"C" Wing), Replace	25	23	2	2	\$135,680
Parapet Coping Sealant, Replace	1	0	1	Short Term	\$1,800
Clean Main Roof Surface	1	0	1	Short Term	\$2,000
Total					\$2,501,875

3.2.5 APPURTENANCES

Appurtenances			
Item	Description	Action	Condition
Covering over Entry	Steel framed structure at the main (east) entrance	R&M	Good/Fair
Column supported covered entry	Provided at the main entrance	R&M	Good
Clock Tower	Provided at the main entrance	R&M	Good

Appurtenances			
Item	Description	Action	Condition
Chimney	Masonry chimney structure for the boilers	R&M	Good

ASSESSMENT / RECOMMENDATION

Architectural appurtenances are limited to a brick masonry chimney stack for the boiler systems, a covered entryway, covered entry, and a clock tower at the east elevation. No notable deficiencies or indications of deferred maintenance of the appurtenances were observed or reported. The RULs of this feature is expected to exceed the evaluation period.

Photographs



Exterior - Surface corrosion along steel framing for covered entryway



Roof - Brick clad chimney for the boilers



Elevations - East facing elevation of high school and clock tower

3.2.6 DOORS AND WINDOWS

Doors and Windows			
Item	Description	Action	Condition
Storefront Windows	Aluminum storefront entrance doors	R&M	Good
Other Window Types	Fixed glazing and operable units (awning/double hung)	R&M	Good
Window Frames	Aluminum frames	R&M	Good

Doors and Windows			
Item	Description	Action	Condition
Window Panes	Double and single pane	R&M	Good
Entrance Doors	Aluminum storefront entrance door at entrances	R&M	Good
Service Doors	Steel clad insulated door	R&M	Good
Overhead Doors	Provided at the maintenance area(s) along the north elevation	R&M	Good

ASSESSMENT / RECOMMENDATION

The main entries consist of aluminum framed storefront doors with glazing. Secondary egress is provided via double metal framed doors with glazing. Painted metal doors are provided service entrances/exits.

The storefront system at the main entrances were observed to be in generally good condition. Some of the main entry systems have been replaced as part of the 2020 renovations. No notable deficiencies or indications of deferred maintenance of the main and secondary systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Of note, some of the metal clad service doors were observed to have worn paint finish. AEI recommends that the doors be repainted in conjunction with the exterior painting event. See *Section 3.2.3 Cladding*.

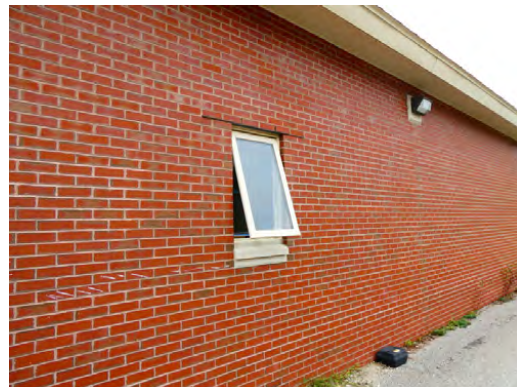
The window systems generally consist of operable systems, either aluminum framed double hung units or aluminum framed single casement windows. Windows are either original to construction (24 yrs. old) or were installed as part of the new construction (2020).

Overall, the windows were observed to be in overall good condition. No notable deficiencies or indications of deferred maintenance of the window systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Exterior - Storefront glazing type at courtyard area



Exterior - Awning window type for middle school



Exterior - Clerestory windows at roofline (west facing)



Exterior - Double hung window type for middle school



Exterior - Double secondary door type for middle school



Interiors - Middle school entryway via storefront system



Exterior - Service entry/exits for the high school

3.2.7 COMMON AREA AMENITIES

Fitness & Locker			
Item	Description	Action	Condition
Fitness Center	Single fitness area for students	R&M	Good
Locker Room	Two locker rooms (boys/girls) for each gymnasium	R&M	Good

Dining room Cafeteria and Commercial Kitchen			
Item	Description	Action	Condition
Dining Room/ Cafeteria	Central cafeteria area	R&M	Good
Commercial Kitchen	Central commercial kitchen	R&M	Good
Commercial Kitchen Equipment	Various commercial kitchen equipment	RR	Good/Fair

Common Area Amenities			
Item	Description	Action	Condition
Library	Library area located in the central area of the school	RR	Good
Gymnasium	A gymnasium provided for the middle school and for the high school. Finished hardwood flooring, basketball hoops, and retractable seating	RR	Good
Auditorium	Auditorium with fixed seating provided at the high school area	RR	Good

ASSESSMENT / RECOMMENDATION

Common area amenities consist of two gyms with adjacent locker rooms, a single fitness area, a cafeteria supported by an in-house kitchen with commercial kitchen equipment, auditorium with fixed seating, and a library.

The gymnasium areas are provided with hardwood flooring which appeared to be in good condition. The locker room finishes consist of ceramic tile flooring and walls, and painted gypsum board walls and ceilings. The seating is provided by manually operated retractable style bleachers, that pull out from the wall. Based on the age of the high school seating and AEI's observations, the mechanisms are older and elements of the wood appear to be worn. Planning for replacement of the bleachers is recommended. An allowance for this work is included in the Tables.

The scoreboards were not reported, but appear to be older. Based on AEI's observations, replacement of the high school score board is anticipated during the term. An allowance for this work is included in the Tables.

A single fitness room is provided for students located near the cafeteria area. Equipment generally consists of free weights. Based on the equipment type, AEI anticipates that replacement can be addressed as part of routine and ongoing maintenance of athletic equipment budget.

The cafeteria area is provided with ceramic tile flooring and furnishings (either fixed or free-standing). The auditorium, located at the first floor of the high school and is provided with fixed seating, podium structure, a stage, and carpeting flooring. The library is provided with commercial carpeting and various fixed and non-fixed FF&E.

Based on the EUL of commercial carpeting, replacement of flooring in the common area amenities 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 condition. Based on the EUL of commercial kitchen equipment replacement of some of the kitchen equipment during the evaluation period is anticipated. An opinion of cost is included in the Tables.

Photographs



Interiors - Auditorium finishes and fixtures



Interiors - Commercial kitchen corridor



Interiors - Commercial kitchen finishes and equipment



Interiors - High school locker room finishes and fixtures



Interiors - Library area finishes and furnishings



Interiors - Locker fixtures in middle school



Interiors - Cafeteria seating and finishes



Interiors - Overflow dining area finishes and furnishings

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Gymnasium Seating	25	23	2	2	\$88,446
Commercial Kitchen Equipment, Replace	15	10	5	5	\$45,000
Scoreboard, Replace				10	\$45,000
	20	15	5	5	\$7,000
Total					\$185,446

3.2.8 COMMON AREA FINISHES

Lobby			
Item	Description	Action	Condition
Lobby Ceiling	Provided at the conjoined entrance to the high school and middle school	R&M	Good
Lobby Walls	Wood panels, painted gypsum board, and painted CMU	R&M	Good
Lobby Floor Finishes	Vinyl strip and VCT	R&M	Good
Lobby Furniture, Fixtures, and Equipment (FF&E)	Not applicable		

Common Corridors			
Item	Description	Action	Condition
Common Corridor Ceilings	Acoustical ceiling tile	R&M	Good/Fair
Common Corridor Walls	Painted gypsum board and painted CMU	R&M	Good
Interior Stairs	Steel frame stairs with metal pan treads filled with concrete, w/ vinyl covering	R&M	Good
Common Corridor Floor Finish	VCT flooring and isolated areas of ceramic tile, isolated areas of commercial carpeting	RR	Good/Fair

Common Area Restrooms (Not in tenant Spaces)			
Item	Description	Action	Condition
Number and Locations of Common Area Restrooms	Located at each floor Single use toilet rooms: 13 Multi-use toilet rooms: 11		
Common Area Restroom Finishes	Ceramic Tile, painted gypsum board walls and ceilings	R&M	Good

Other Common Area Finishes			
Item	Description	Action	Condition
Administrative areas	Commercial carpeted tile flooring, painted gypsum board walls and ACT	RR	Good/Fair

ASSESSMENT / RECOMMENDATION

Common areas consist of common area toilet rooms, corridors, library, cafeteria, and auditorium.

The Subject is provided with 11 multi-use toilet rooms, and 13 single-use toilet rooms. Finishes consist of ceramic tile flooring, stall fixtures, wall mounted sinks or sinks within laminate countertops, and various other fixtures. Ceramic tile is generally durable and has a useful life of 30+ years depending on quality of installation, usage, and maintenance activities. Based on AEI's observations, replacement of the toilet room finishes and fixtures is not anticipated.

Corridor and main entryways finishes consist of vinyl tile, and painted gypsum board walls and ceilings. Of note, the flooring at the main entrance (lobby area) and the middle school were installed/replaced approximately 3 years ago. Therefore, replacement of the flooring finishes in these areas is not anticipated.

The age of the vinyl and carpeted flooring in the high school common area corridors were reported to be original to construction. Based on the EUL and observed condition of the VCT and carpeted flooring, replacement during the term is recommend.

Photographs



Interiors - Common area corridor finishes in high school



Interiors - Common area finishes in middle school



Interiors - Common area toilet room finishes and fixtures



Interiors - Common area toilet rooms with ceramic tile flooring



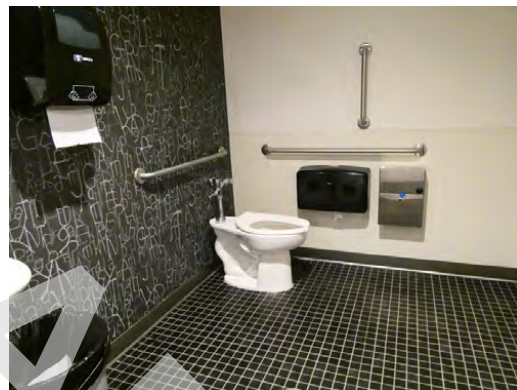
Interiors - Isolated areas of commercial carpeting in common areas



Interiors - Isolated areas of stress cracking at common area vinyl flooring



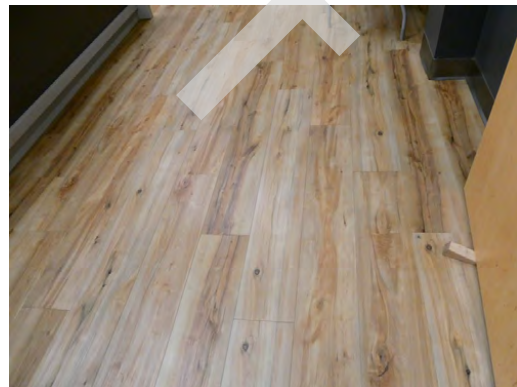
Interiors - Isolated areas of stress cracking at common area vinyl flooring



Interiors - Single use common area toilet room finishes and fixtures



Interiors - VCT flooring in middle school common corridors



Interiors - Vinyl flooring type in middle school classroom

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Vinyl tile, (high school) Replace	20	18	2	2	\$241,800
Common Area Carpet (high school), Replace	7	5	2	2	\$43,200
				9	\$43,200
Total					\$328,200

3.3 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

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

3.3.1 PLUMBING SYSTEMS AND DOMESTIC HOT WATER

Plumbing Systems and Domestic Hot Water Systems			
Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good
Water Meter	One meter for the property (not viewed)	R&M	Good
Back-flow Prevention Device	Double Check Valve Assembly (DCVA) - Fire Riser	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.		
Galvanized Water Piping	No galvanized piping was observed or reported.		
Sanitary Waste and Vent	Cast iron pipe & PVC	R&M	Good
Hydronic Heating System Piping	Copper pipe	R&M	Good
Domestic Water Heater/ Boiler	Central gas-fired commercial-grade tank type water heater, and indirect-fired water heaters	ST/RR	Good/Fair

Additional Water Supply Plumbing Components			
Item	Description	Action	Condition
Domestic Water Circulation Pump	Yes, supplemented by boiler pumps	RR	Good/Fair
Domestic Hot Water Storage Tank	Indirect domestic water heaters	R&M	Good
Water Softening / Treatment Equipment	Not applicable		

Equipment List -- Plumbing					
Equip ID / Area Served	Type	Manufacturer	Capacity (gal and/ or BTU/hr)	Manufacture Date (YR)	Action
High/Middle Schools	Indirect-Fired Water Heater	Amtrol	41 gallons	2013	Replace
High/Middle Schools	Indirect-Fired Water Heater	Amtrol	80 gallons	2013	Replace

Equipment List -- Plumbing					
Equip ID / Area Served	Type	Manufacturer	Capacity (gal and/ or BTU/hr)	Manufacture Date (YR)	Action
High/Middle Schools	Indirect-Fired Water Heater	Amtrol	41 gallons	2013	Replace
High/Middle Schools	Indirect-Fired Water Heater	Amtrol	80 gallons	2013	Replace

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 hot water for both the high school and middle school is provided by four indirect-fired water heaters located in the main mechanical room. The water heaters are manufactured by Amtrol and vary by age. The water heater capacities vary from 41-80 gallons. The indirect-fired water heaters work in conjunction with the commercial boiler. Based on the Expected Useful Life (EUL) of this type of water heater, replacement is anticipated during the evaluation period. An opinion of cost for this work is included in the Tables.

Of note, Management reported that one of the indirect water heaters is currently offline, pending repairs. AEI recommends an allowance to repair the down water heater. An opinion of cost for this work is included in the Tables.

Supplementary domestic hot water for the middle school is provided by one propane gas-fired water heater located in the maintenance office. The water heater is manufactured by Larrrs in 2019 with a 100 gallon capacity. Based on the Expected Useful Life (EUL) of this type of water heater, replacement is not anticipated during the evaluation period.

Photographs



MEP - Propane sourced domestic water heater for middle school



MEP - Copper piping for hydronic system



MEP - One of three indirect fired water heaters



MEP - Interior oil storage tank



MEP - Onsite propane tank for fuel



MEP - Backflow preventer in mechanical room

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Indirect Water Heater, Repair	1	0	1	Short Term	\$1,000
Indirect Water Heater(s), Replace	20	10	10	10	\$64,000
Total					\$65,000

3.3.2 HEATING, COOLING, AND VENTILATION

Heating and Cooling Description - Overall			
Item	Description	Action	Condition
Primary Ambient Air Cooling System	Packaged RTUs, VRF Heat Pumps, and Traditional Split Systems	ST/RR	Good/Fair
Primary Heating System	Central Low-Pressure Boilers with Baseboard distribution, Biomass Heating System, Packaged RTUs, and Traditional Split System Furnaces	ST/RR	Good/Fair
Distribution System	Two pipe hydronic distribution system using copper pipe & ducting for select systems	R&M	Good
Terminal Units	Cabinet fan coil units	R&M	Good
Refrigerant(s)	R-22 and R-410A (Puron)		
Controls	Local Thermostats and EMS		

Heating and Cooling Description - Overall			
Item	Description	Action	Condition
Energy Management System (EMS)	Apogee 1998 programmable EMS with graphical user interface 'front end' computer to control select zones and boiler system	RR	Good/Fair
Supplemental Systems	RTUs and split systems	ST/RR	Good/Fair
Ventilation Description			
Item	Description	Action	Condition
Common Area Corridor Ventilation / Make-up Air	Heat recovery unit for high school area & Outdoor air unit for the middle school	ST	Good/Fair
Stair Tower Ventilation	Not applicable		
Kitchen Exhaust Fans	Mechanical ventilation provided for the commercial kitchen area	R&M	Good

Equipment List HVAC							
Equipment ID / Area Served	Type	Capacity (Ton)	Manufacturer	Model No.	Serial #	Manufacture YR	Action
High/Middle School	B	2,503 MBH	Burnham	V1113	65305082	2012	R&M
High/Middle School	Biomass Heater	700 kW	Mawera	FSB700	50703577	2010	R&M
High School	RTU (Elec.)	20-25 tons	Trane	No tag present	No tag present	1998 (Estimated)	Replace
High School	HRU	N/A	Des Champs Labs	PV MZS 55	8344-A	1998	Replace
High School	HRU	N/A	No tag present	No tag present	No tag present	1998 (Estimated)	Replace
High School	RTU (Elec.)	25 tons	Trane	SLHFC304BR59G5AD	J98H73034	1998	Replace
High School	SS ACC	2 tons	Mitsubishi	No tag present	No tag present	2000 (Est)	Replace
High School	SS ACC	3-4 tons	Trane	No tag present	No tag present	2000 (Est)	Replace
High School	ACCH	25 tons	Trane	RAUCC304BP03D	J98H82774	1998	Replace
High School	RTU (Elec.)	20-25 tons	Trane	No tag present	No tag present	1998 (Estimated)	Replace
High School	RTU (Elec.)	20-25 tons	Trane	No tag present	No tag present	1998 (Estimated)	Replace
High School	RTU (Elec.)	17 tons	Trane	SLHFC204BR38G3BD	J98H73033	1998 (Estimated)	Replace
High School	RTU (Elec.)	15-20 tons	Trane	No tag present	No tag present	1998 (Estimated)	Replace
High School	SS ACC	4 tons	Mitsubishi	MXZ-8C48NAHZ	81U06009B	2019	R&M
High School	RTU (Elec.)	20-25 tons	Trane	No tag present	No tag present	1998 (Estimated)	Replace

Equipment List HVAC							
Equipment ID / Area Served	Type	Capacity (Ton)	Manufacturer	Model No.	Serial #	Manufacture YR	Action
High School	RTU (Elec.)	20-25 tons	Trane	No tag present	No tag present	1998 (Estimated)	Replace
Middle School	SS ACC	14 tons	Mitsubishi	PUHY-P168YLMU-A	95W00125	2020	R&M
Middle School	SS ACC	14 tons	Mitsubishi	PUHY-P168YLMU-A	95W00131	2020	R&M
Middle School	Packaged outdoor air unit	20 tons	Trane	OADG020F3-DAB10A	OA288372-1-1	2019	R&M

ASSESSMENT / RECOMMENDATION

Central heating is provided by an oil sourced low-pressure steam boiler. Gross output of the boiler system is 2,503 MBH. The boiler was manufactured by Burnham in 2012. Hot water is delivered to hydronic sourced wall-mounted forced air cabinet unit heaters via copper piping. Boilers of this size typically have a useful life of 25 to 30 years. Based on the age of the system, AEI anticipates that the system will exceed the evaluation term.

Three active pumps circulate heated hot water throughout the building, with a fourth auxiliary pump. Pump motors range from 3 to 7.5 hp. The pump ages appear to vary from 2013-2019. Based on the EUL and ages of the pumps and motors, partial replacement of the systems during the evaluation term can be expected. An opinion of cost for this work is included in the Tables.

The pumps are supported by two variable frequency drives (VFD), manufactured by Yasakawa. The systems appeared to be in good condition. No age was provided, but they did not appear to be original to construction. AEI anticipates that the systems will exceed the evaluation term.

Reportedly the boiler heating system and additional packaged systems are managed by an energy management system (EMS), manufactured by Apogee. The system is original to construction and appeared to be in good condition. Based on the EUL and age of the system, replacement during the evaluation term can be expected. An opinion of cost for this work is included in the Tables.

Of note, Management reported that one of the pumps is offline, evidenced by the missing pump. AEI recommends that the pump be replaced. An opinion of cost for this work is included in the Tables.

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

The boiler heating system is supplemented by a biomass heater manufactured in 2010 by Mawera. Gross output of the is 700 kW. The system consists of a combustion grate firing system that utilizes biomass/wood chips. The system is housed in dedicated structure located along the northwest perimeter with an automated wood mass hopper system. Below grade piping cycles heated air to the main mechanical room, directly to a heat exchanger. The heat exchanger is manufactured by Schmidt, manufactured in 2010. Based on the age of these systems and use, AEI anticipates that they will exceed the evaluation term.

Supplemental heating and cooling to common areas, primarily the high school area, is provided via 7 packaged RTUs, and 2 packaged heat recovery units. The packaged units varied by age and condition, but generally appeared to be original to construction (1999). Tonnages were generally 20 to 25 tons. Based on the EUL of the RTUs, replacement during the term is anticipated. An opinion of cost is included in the Tables.

Secondary heating and cooling to small areas within the high school is provided via traditional roof-mounted split systems and a single packaged air-cooled chiller. The split systems varied in age and condition. The packaged air-cooled chiller was observed to be original to construction. Based on the EUL of the split systems and chiller, replacement during the term is anticipated. An opinion of cost is included in the Tables.

Supplemental heating and cooling to the middle school area is provided via 2 heat recovery split systems installed in 2020. Two pad mounted heat pumps are located along the south elevation of the middle school. Each classroom is provided with an interior ceiling mounted AHU. Based on the age of these systems, AEI anticipates that they will exceed the evaluation term.

Common areas in the middle school are supplied with packaged outdoor air unit manufactured by Trane in 2019. The system has a 20 ton capacity and was observed to be in good condition. Based on the age of these systems, AEI anticipates that the packaged system will exceed the evaluation term.

Photographs



MEP - One of two low pressure boilers for heating



MEP - Biomass heating system



MEP - Energy management system for the middle school



MEP - Packaged roof top unit



MEP - Upblast roof exhaust fans for the kitchen



MEP - VRF heat pumps for the middle school



MEP - VRF interior unit type



MEP - Wall mounted cabinet forced air units



MEP - Wall mounted forced air cabinet unit



MEP - Middle school gymnasium ducting system



MEP - Packaged outdoor air unit for the middle school common areas



MEP - Older roof mounted heat pump for ductless system



MEP - Newer roof mounted heat pump for ductless system



MEP - Roof mounted air recovery unit



MEP - Older roof mounted air cooled condenser



MEP - Roof mounted air cooled packaged chiller



MEP - Building management system controls

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Booster pump. Replace (7 HP)	15	13	2	2	\$4,400
Building Management System, Replace	25	24	11	1	\$20,000
Package Rooftop air conditioner (RTU), Replace	25	23	2	2	\$155,834
				3	\$155,833
				4	\$155,833
Chiller (Air Cooled 25-ton), Replace	25	23	2	2	\$95,000
Split-system Condensing unit, Replace	15	13	2	2	\$9,000
Heat Recovery Unit, Replace	25	23	2	2	\$28,000
Total					\$623,900

3.3.3 ELECTRICAL SYSTEMS

Electrical Systems			
Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted electrical transformer(s)	R&M	Good
Number and Sizes of Building Services	One 2,000-Amp, 277/480-Volt, 3-phase, 4-wire service	R&M	Good

Electrical Systems			
Item	Description	Action	Condition
Main Panel Manufacturer	Square D	R&M	Good
Service Redundancy	Not applicable		
Electrical Meter	One meter for the property (northwest perimeter)	R&M	Good
Typical Tenant Service Amperage	200 Ampere breaker panel	R&M	Good
Sub Panel Manufacturers	Square D	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring (reported)	R&M	Good
Branch Wiring	Copper wiring (reported)	R&M	Good
Ground Fault Circuit Interrupter (GFCI)	Observed in kitchen, bathrooms, and wet areas	R&M	Good
Most Recent Thermography Infrared (IR) Test	Not applicable		

Emergency Power Sources (EPS)			
Item	Description	Action	Condition
Emergency Generator	600 kW diesel fired emergency generator (Caterpillar)	R&M	Good
Fuel	Diesel	R&M	Good
Age	15 years (manufactured 2008)	R&M	Good
Systems/ Areas Provided with Emergency Power	Fire Life Safety and Emergency Lighting	R&M	Good
Location of Emergency Generator	Northwest perimeter	R&M	Good
Emergency Generator Transfer Switch	Main electrical room (Cummins)	R&M	Good
Emergency Generator Service Provider	Caterpillar	R&M	Good
Date of Most Recent Test Run	Not provided		
Frequency of Testing	Weekly	R&M	Good

ASSESSMENT / RECOMMENDATION

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

The Subject is provided with a 600kW emergency generator manufactured by Caterpillar. The generator is reportedly 15 years old. The system is provided with a 1,118 gallon day tank and diesel fueled. When in use the generator operates the fire life safety systems and emergency lighting. The system is run tested weekly, and full load tested quarterly. The generator transfer switch is located in the main electrical room. Based on the age of the unit and EUL for generators of this type, AEI does not anticipate replacement during the term. Continued servicing and component replacement are recommended at this time.

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



MEP - Main electrical switchboard



MEP - Typical electrical breaker panel



MEP - Emergency electrical generator

3.3.4 VERTICAL TRANSPORTATION

Vertical Transportation Summary

Elevator/ Escalator ID	Type	Brand	Capacity (Lbs)	Speed (Feet per minute)	Floors/ Stops	Install/ Modernize Date	Action	Condition
Main Elevator	Hydraulic	Otis	2,500 lbs.	Not reported	2	1999	RR	Good/ Fair

Vertical Transportation Inspection Summary					
Equipment ID	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Main Elevator	Inspection Cert.	03/16/23	State of Maine	R&M	Good

ASSESSMENT / RECOMMENDATION

The Subject is provided with one hydraulic passenger elevator that serves the high school area only. The age of the elevator is approximately 24 years. The elevator inspection information was observed to be current.

No notable deficiencies or indications of deferred maintenance of the elevator systems were observed or reported.

Based on the observed condition and age of the equipment, it is expected that modernization of the elevators will be necessary during the evaluation term. An opinion of cost for this work is included in the Tables.

The cab finishes were observed to be in generally good condition. Refurbishment of the cab interior finishes is recommended. An opinion of cost for this work is included in the Tables.

Photographs



Vertical Transportation - Elevator for the high school area



Vertical Transportation - Elevator finishes



Vertical Transportation - Elevator controls



Vertical Transportation - Hydraulic elevator equipment

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Hydraulic Elevator, Modernize machinery, controllers, and finishes	30	24	6	6	\$40,000
Total					\$40,000

3.3.5 SECURITY

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

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

Security Features			
Item	Description	Action	Condition
Buzzer or Intercom	Buzzer with intercom at main entrance door		
Security Alarm System	Security alarm system		
Camera System	Security cameras located throughout		
Main Entry Door Hardware	Deadbolts		
Tenant Space Hardware	Deadbolts		
Gate at Entry	Refer to Section 3.1.4.		
Fencing	Refer to Section 3.1.4.		

ASSESSMENT / RECOMMENDATION

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

3.3.6 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Fire Safety Equipment			
Item	Description	Action	Condition
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	R&M	Good
Fire Extinguishers	Located throughout common areas	R&M	Good
Fire Extinguisher Inspection Date	June 2023 (via Firesafe Equipment, Inc.)	IM	Good/Fair
Smoke/ Fume Detectors	Hard-wired smoke detectors with battery back-up	R&M	Good
Carbon Monoxide (CO) Detectors	Hard-wired CO detectors	R&M	Good
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures	R&M	Good
Special Systems	Dry chemical extinguishing system located above cooking area	R&M	Good
Fire Hydrants, Number and on-site Locations	Located along parking lot drive aisles	R&M	Good
Smoke control system/ smoke evacuation method	Smoke exhaust doors provided at the roof area above the high school auditorium	R&M	Good

Fire Alarm System			
Item	Description	Action	Condition
Main Fire Alarm Panel	Simplex 4100 FCP - Approximately 24 years old	ST	Good/Fair
Auxiliary Fire Alarm Panel	Not applicable		
Systems Monitored and Controlled by Fire Alarm System	Monitored by Cunningham	R&M	Good
Fire Alarm Inspection Date	June 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	One main riser room located adjacent to the mechanical room (northwest corner)	R&M	Good
Fire Suppression System Inspection Date	June 2023 (Reported)	R&M	Good

Fire Suppression System			
Item	Description	Action	Condition
Separate Backflow Valve on Fire Sprinkler Service	Double Check Valve Assembly (DCVA) - Last inspected May 12, 2022	R&M	Good
Fire Sprinkler Distribution Piping	Black steel pipe	R&M	Good
Fire Sprinkler Head Manufacturer and type	Central	R&M	Good
Fire Suppression Water Storage	Not applicable		
Fire Department Connection (FDC)	One located at the northwest corner	R&M	Good

ASSESSMENT / RECOMMENDATION

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

The Subject is provided with a central fire alarm system, manufactured by Siemens. 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. 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.

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

The majority of the fire extinguishers were observed to carry current inspection tags (Last inspected: June 2023). However, AEI isolated extinguishers in the middle school area carrying expired inspection tags (Last inspected: June 2022). Recommend that all extinguishers with expired tags be reinspected and provided with current inspection tags. An opinion of cost is included in the Tables.

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.

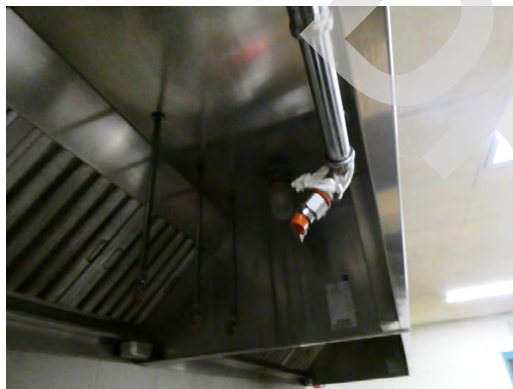
Photographs



FLS - ANSUL fire suppression pull station



FLS - ANSUL fire suppression system concealed in ceiling



FLS - ANSUL suppression system at kitchen hood



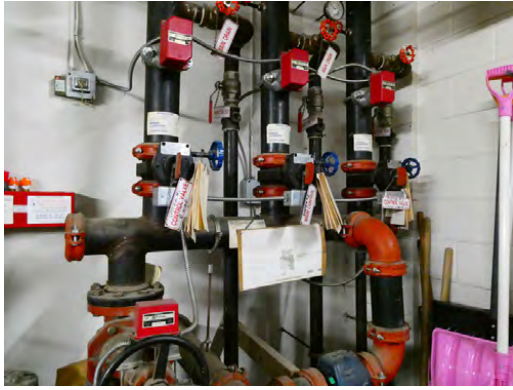
FLS - Cabinet mounted fire extinguishers in common areas



FLS - Chemical extinguisher in the commercial kitchen area



FLS - Fire pull stations in common areas



FLS - Fire suppression system



FLS - Lighted emergency exit signage



FLS - Main fire alarm control panels

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fire Extinguishers, Inspect	-	-	-	Immediate	\$1,000
Central Fire Alarm Panel, Replace	20	17	3	3	\$30,000
Total					\$31,000

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	Commercial carpeting in administrative areas only	RR	Good/Fair
Resilient Flooring	VCT flooring and vinyl strip flooring in classrooms	RR	Good/Fair
Other Flooring	Ceramic tile flooring in common areas and exposed concrete in workshop areas	R&M	Good
Walls	Gypsum board with painted finish	R&M	Good
Ceilings	Lay-in acoustical ceiling	R&M	Good

ASSESSMENT / RECOMMENDATION

Classroom and administrative area finishes consist vinyl and carpeted flooring, painted gypsum board walls, and acoustical ceiling tiles.

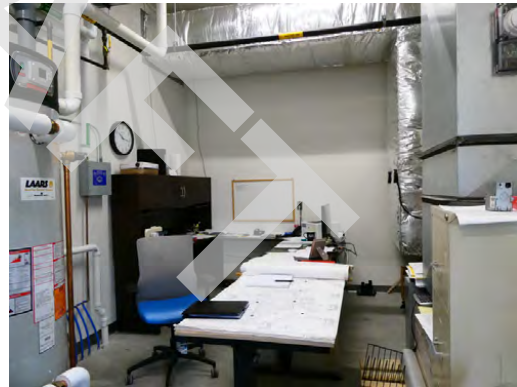
Overall, the finishes were found to be in good overall condition. Management reported that the flooring in the middle school classrooms was replaced in 2020. AEI does not anticipate replacement of the vinyl flooring in the middle school.

Based on the EUL of vinyl flooring finishes in the high school, ongoing replacements during the term is recommended. An opinion of cost is included in the Tables.

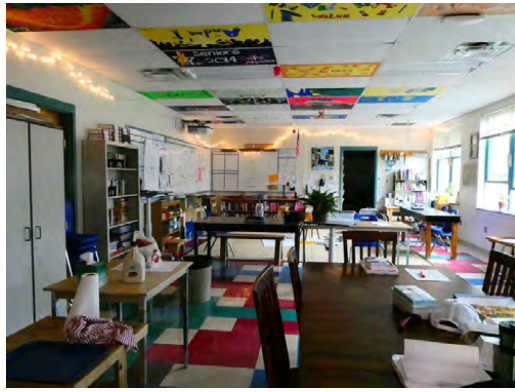
Photographs



Interiors - Main boiler room and equipment



Interiors - Maintenance office finishes



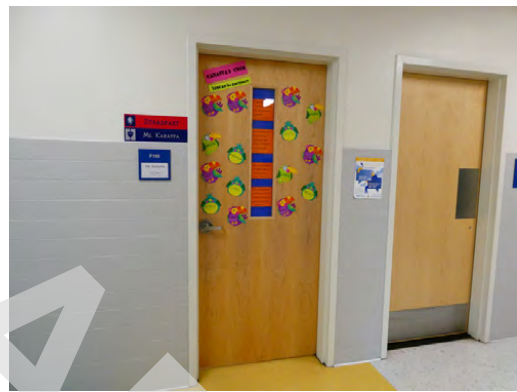
Interiors - High school classroom interior finishes



Interiors - Middle school class room interiors



Interiors - Music room finishes



Interiors - Typical classroom door in middle school

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Vinyl tile, Replace (Older Flooring)	20	18	2	2	\$290,160
Total					\$290,160

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. No floor drain or ground water problems were reported.

AEI did observed isolated moisture stained ceiling tiles from prior leaks. No active leaks were observed or reported. AEI recommends that all moisture stained ceiling tiles be replaced. An opinion of cost is included in the Tables.

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

Photographs



Interiors - Moisture damaged ceiling panel from prior leak

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Replace Moisture Stained Ceiling Tiles	-	-	-	Short Term	\$500
Total					\$500

5.0 REGULATORY INQUIRY

5.1 BUILDING CODE

AEI requested a record of open violations on file for the Property from the Poland Building Department via telephone.

ASSESSMENT / RECOMMENDATION

At the time of the issuance of this report, a reply to our request has not been provided.

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 Poland Fire Rescue via telephone.

ASSESSMENT / RECOMMENDATION

At the time of the issuance of this report, a reply to our request has not been provided.

5.3 ZONING

The property is located in Zoning District Downtown.

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:

- Due to the COVID-19 pandemic, limitations were encountered as AEI practiced safe distancing per the CDC Guidelines. In spite of this limitation, AEI is able to adequately assess the property in accordance with the ASTM guidelines.
- AEI did not climb onto the sloped roofs as per the ASTM scope of work.

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

Christopher Gummo, Field Observer

DRAFT

Matthew Wasson, VP. Capital Planning Services

DRAFT

APPENDIX A

Photo Documentation

DRAFT



1. Site - Detention basin at south perimeter



2. Site - Stormwater surface drain type



3. Site - Overview of the north parking area



4. Site - North parking surface condition



5. Site - Asphalt paved drives throughout



6. Site - Accessible parking spaces at main parking area



7. Site - Longitudinal cracking along asphalt pavement



8. Site - Main parking surface condition



9. Site - Asphalt pavement condition at north parking area



10. Site - Area of asphalt deterioration at main drive



11. Site - Asphalt paved walkways to sports fields



12. Site - Chain link fencing at south perimeter



13. Site - Chain link perimeter fencing along track and football field



14. Site - Pole mounted lighting fixtures for parking area



15. Site - Property signage at main entrance



16. Site - Baseball fields at east perimeter



17. Site - Football stand seating



18. Site - Obstacle course at north perimeter



19. Site - Overview of the football field



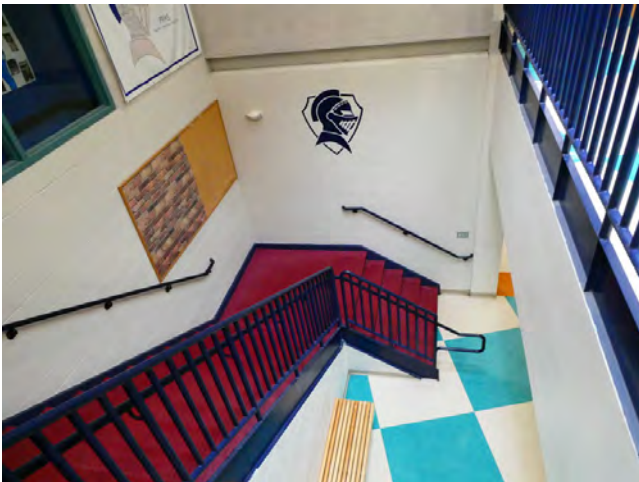
20. Site - Track surface condition



21. Site - Courtyard area with outdoor seating



22. Structure - Steel framed joists in the central common area



23. Structure - Open stairs at main entrance to high school



24. Elevations - East facing elevation of high school and clock tower



25. Elevations - North facing elevation and service door type



26. Elevations - South facing elevation of the high school



27. Elevations - West facing elevation



28. Elevations - East facing elevation of the middle school



29. Elevations - North facing elevation of the middle school



30. Elevations - South facing elevation of middle school



31. Exterior - Awning window type at roofline



32. Exterior - Building mounted signage



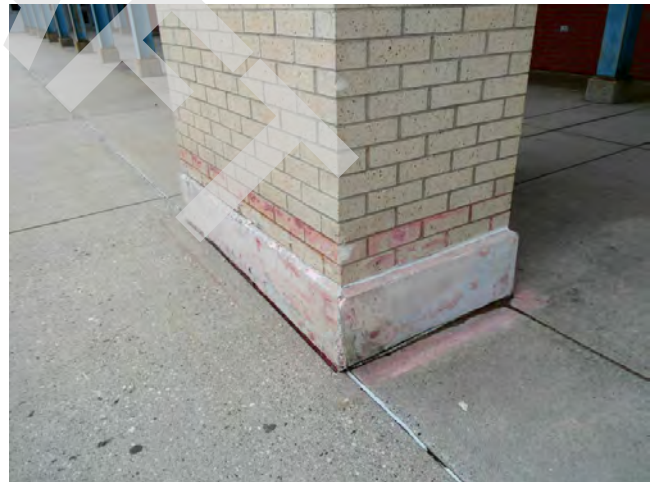
33. Exterior - Building for the biomass heating system



34. Exterior - Concessions stand at track and football field



35. Exterior - Deteriorated EIFS at base of columns (main entrance)



36. Exterior - Deteriorated EIFS at base of columns (main entrance)



37. Exterior - Deteriorated mortar joints at courtyard exterior



38. Exterior - Deteriorated stain finish at wood siding



39. Exterior - Deteriorated stain finish at wood siding



40. Exterior - Deteriorated stain finish at wood siding



41. Exterior - Facade finishes for middle school



42. Exterior - Main entry to the middle school



43. Exterior - Split face CMU facade finishes



44. Exterior - Stained wood siding at roofline (east facing)



45. Exterior - Metal panels at south elevation (roofline)



46. Exterior - Moisture staining along concrete details at middle school entry



47. Exterior - Moisture staining along concrete window sill (courtyard)



48. Exterior - Moisture staining and deteriorated sealants at east elevation (roofline)



49. Exterior - Moisture staining and organic growth along CMU (courtyard)



50. Exterior - Moisture staining at east elevation (roofline)



51. Exterior - Moisture staining at east elevation (roofline)



52. Exterior - Moisture staining along concrete band (courtyard)



53. Exterior - Surface corrosion along steel framing for covered entryway



54. Exterior - Surface corrosion along steel framing for covered entryway



55. Roof - Brick clad chimney for the boilers



56. Roof - Curb mounted skylight type



57. Roof - Deteriorated sealants at parapet flashing (south portion)



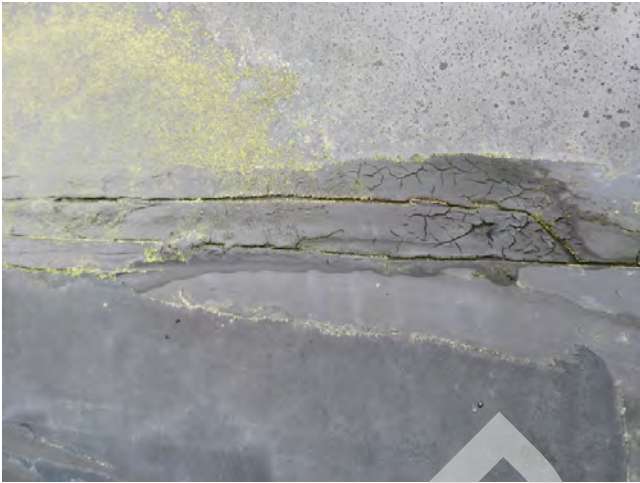
58. Roof - Deteriorated sealants at parapet flashing (south portion)



59. Roof - High school roof area facing east



60. Roof - High school roof area facing south



61. Roof - Isolated areas of deteriorated seals at membrane



62. Roof - Isolated ponding water along southwest roof section



63. Roof - Mechanically fastened EPDM membrane



64. Roof - Organic growth along central roof section



65. Roof - Organic growth along central roof section



66. Roof - Organic growth along southwest roof section



67. Roof - Overview of the middle school roof area



68. Roof - Pitched roof section with asphalt shingles (central roof)



69. Roof - Pitched roofs for middle school with asphalt shingles



70. Roof - Pitched roofs for middle school with asphalt shingles



71. Roof - Metal roofing type for the biomass heating system building



72. Roof - Skylights at central roof area with sealant replacement



73. Roof - Skylights at central roof area with sealant replacement



74. Roof - Smoke exhaust system for auditorium



75. Exterior - Storefront glazing type at courtyard area



76. Exterior - Awning window type for middle school



77. Exterior - Clerestory windows at roofline (west facing)



78. Exterior - Double hung window type for middle school



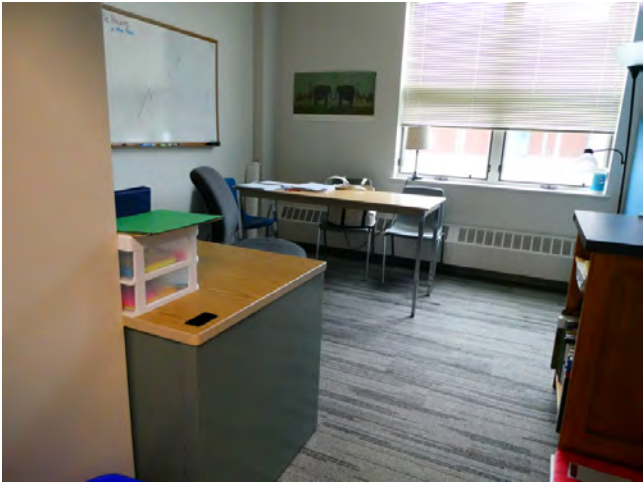
79. Exterior - Double secondary door type for middle school



80. Interiors - Middle school entryway via storefront system



81. Exterior - Service entry/exits for the high school



82. Interiors - Administrative areas with commercial carpeting



83. Interiors - Auditorium finishes and fixtures



84. Interiors - Commercial kitchen corridor



85. Interiors - Commercial kitchen finishes and equipment



86. Interiors - Common area corridor finishes in high school



87. Interiors - Common area finishes in middle school



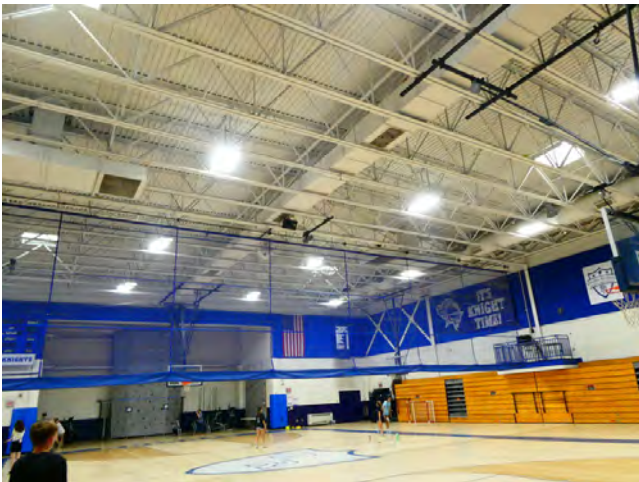
88. Interiors - Common area toilet room finishes and fixtures



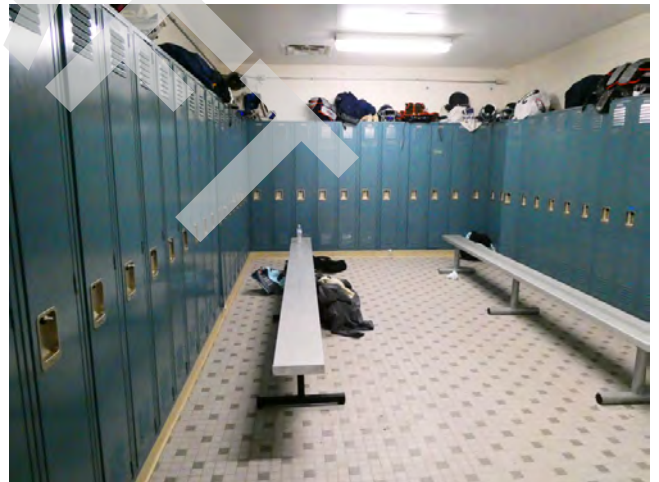
89. Interiors - Common area toilet rooms with ceramic tile flooring



90. Interiors - Fire stairway finishes and railing type



91. Interiors - Gymnasium finishes and fixtures



92. Interiors - High school locker room finishes and fixtures



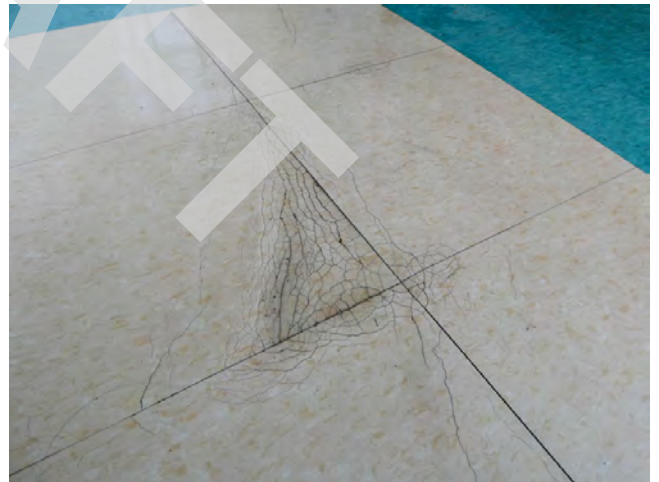
93. Interiors - High school wood shop finishes and equipment



94. Interiors - Isolated areas of commercial carpeting in common areas



95. Interiors - Isolated areas of stress cracking at common area vinyl flooring



96. Interiors - Isolated areas of stress cracking at common area vinyl flooring



97. Interiors - Library area finishes and furnishings



98. Interiors - Locker fixtures in middle school



99. Interiors - Overflow dining area finishes and furnishings



100. Interiors - Cafeteria seating and finishes



101. Interiors - Cafeteria seating and finishes



102. Interiors - Single use common area toilet room finishes and fixtures



103. Interiors - VCT flooring in middle school common corridors



104. MEP - Propane sourced domestic water heater for middle school



105. Interiors - Vinyl flooring type in middle school classroom



106. MEP - Copper piping for hydronic system



107. MEP - One of three indirect fired water heaters



108. MEP - Interior oil storage tank



109. MEP - Onsite propane tank for fuel



110. MEP - Backflow preventer in mechanical room



111. MEP - One of two low pressure boilers for heating



112. MEP - Biomass heating system



113. MEP - Biomass supply hopper



114. MEP - Circulation pumps for the boiler systems



115. MEP - Energy management system for the middle school



116. MEP - Hot water pump drive systems



117. MEP - Kitchen refrigeration condensers



118. MEP - Packaged roof top unit



119. MEP - Packaged outdoor air unit for the middle school common areas



120. MEP - Older roof mounted heat pump for ductless system



121. MEP - Newer roof mounted heat pump for ductless system



122. MEP - Roof mounted air recovery unit



123. MEP - Older roof mounted air cooled condenser



124. MEP - Roof mounted air cooled packaged chiller



125. MEP - Upblast roof exhaust fans for the kitchen



126. MEP - VRF heat pumps for the middle school



127. MEP - VRF interior unit type



128. MEP - Wall mounted cabinet forced air units



129. MEP - Wall mounted forced air cabinet unit



130. MEP - Building management system controls



131. MEP - Middle school gymnasium ducting system



132. MEP - Pad mounted electrical transformer



133. MEP - Main electrical switchboard



134. MEP - Typical electrical breaker panel



135. MEP - Emergency electrical generator



136. MEP - GFCI outlets in wet locations



137. Vertical Transportation - Elevator controls



138. Vertical Transportation - Elevator finishes



139. Vertical Transportation - Elevator for the high school area



140. Vertical Transportation - Hydraulic elevator equipment



141. FLS - ANSUL fire suppression pull station



142. FLS - ANSUL fire suppression system concealed in ceiling



143. FLS - ANSUL suppression system at kitchen hood



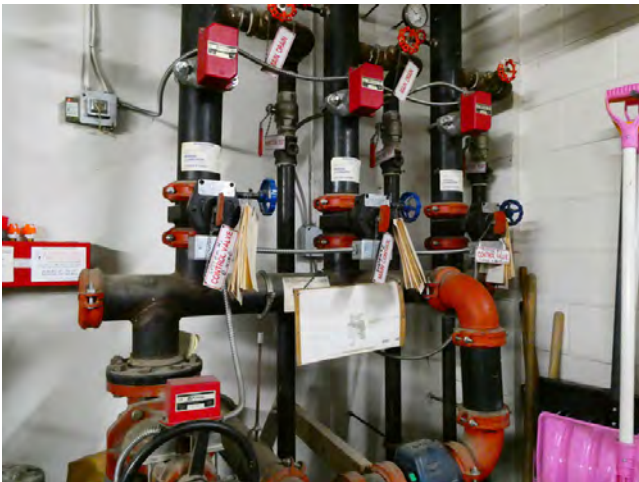
144. FLS - Cabinet mounted fire extinguishers in common areas



145. FLS - Chemical extinguisher in the commercial kitchen area



146. FLS - Fire pull stations in common areas



147. FLS - Fire suppression system



148. FLS - Lighted emergency exit signage



149. FLS - Main fire alarm control panels



150. Interiors - Main boiler room and equipment



151. Interiors - Maintenance office finishes



152. Interiors - High school classroom interior finishes



153. Interiors - Middle school class room interiors



154. Interiors - Music room finishes



155. Interiors - Typical classroom door in middle school



156. Interiors - Moisture damaged ceiling panel from prior leak

APPENDIX B

Street Map and Aerial Photo

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STREET MAP

1457 Maine Street, Poland, Maine 04274
 AEI Project Number: 482355





100 m
500 ft

— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar



AERIAL PHOTO

1457 Maine Street, Poland, Maine 04274
AEI Project Number: 482355



APPENDIX C
Pre-Site Visit Questionnaire

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PCA PRE-SURVEY QUESTIONNAIRE (ROI)



GENERAL PROPERTY INFORMATION					
<i>PROPERTY NAME:</i>	Poland Regional High School / Bruce Whittier Middle School				
<i>SITE ADDRESS:</i>	1457 Maine Street	<i>CITY:</i>	Poland	<i>STATE:</i>	ME
<i>Number of Buildings:</i>	1	<i>Date of Construction:</i>	1999	<i>Current Occupancy:</i>	100%
<i>Number of Stories:</i>	2	<i>Renovation Date(s):</i>	2020	<i>Area of Current Vacant Space:</i>	None
<i>Site Area in Acres:</i>	57.2 acres	<i>Gross Building Area:</i>	136,596	<i>Rentable Building Area:</i>	N/A
<i>Total Number of Parking Spaces:</i>	376	<i>Number of HC Parking Spaces:</i>	13	<i>Number of Van HC Spaces:</i>	4

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.:					
The addition to the middle school was completed in 2020					
Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:					
None at this time.					
Please describe any future building maintenance, renovation, seismic, and upgrade work:					
None at this time.					
Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:					
	Tenant	Landlord		Tenant	Landlord
Paving		X	HVAC Condensing units		X
Pavement Seal-coating		X	Window AC Units or Other		X
Pavement Striping		X	Domestic Water Heaters		X
Sidewalks		X	Fire Sprinkler in Tenant Space		X
Exterior Paint		X	Fire Alarm in Tenant Space		X
Brick Pointing		X	Elevators/ Escalators		X
Roofing		X	Tenant Space Finishes		X
HVAC Rooftop Units		X	Toilet Room Fixtures & Finishes		X
HVAC Air handling/Fan coil units		X	ADA compliance		X

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):					
	Vendor Name	Phone No.		Vendor Name	Phone No.
Roofing	G & E Roofing	207.622.9503	Painting	N/A	
Elevator	Otis	207.856-2737	HVAC	Siemens	207.653.8422
Fire Protection	Johnson Controls	603.222.2400	Plumbing	Bissonnette	207.754.8869
Electrician	Various		Trash Disposal	Cassella	207.883.9777
Landscaping	N/A		Security System	ADT	855.238.2666

Please list all utility providers for the Property:					
Domestic Water	Mechanic Falls Water Dept.		Gas/ Oil/ Other	Oil- Fieldings Propane - Dead River Wood Chips -	
Sanitary Sewer	N/A		Electricity	Central Maine Power	

Storm Drainage	N/A	Steam	N/A
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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)		X	
Is a tenant monthly fee charged for common area maintenance (CAM)?		X	
Does the Property experience any site drainage, ground water or flooding problems?		X	
Is the amount of on-site parking provided inadequate?	X		
Is there damaged or nonoperational site lighting?		X	
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?		X	
Does the Property have any structural issues such as settlement, cracking or deflection?	X		
Has the Property experienced any fire-related or seismic damage?		X	
Does the Property exhibit any water/ moisture infiltration?		X	
Does the Property have any leakage or failures at the roof, walls or cellar?	X		
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?		X	
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?	X		
Are the HVAC systems inadequate and/or non-functioning?	X		
Are there any plumbing leaks or prevalent past leaks?	X		
Are there any water pressure issues at any time?		X	
Is galvanized or polybutylene “gray” piping present anywhere in the Property?		X	
Has any active or historical leaks related to galvanized or polybutylene piping occurred?		X	
Has retrofitting or replacement of galvanized or polybutylene piping taken place?		X	
Are there any electrical problems or inadequate electrical service?		X	
Electrical amperage to each unit is less than 60-amps??		X	
Is aluminum branch wiring present anywhere in the Property?		X	
If aluminum branch wiring is present, has retrofitting been performed?		X	
Are there any screw-in fuses present in the Property?		X	
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?		X	
Are there any elevator or escalator shutdowns or deemed out of service?		X	
Are there elevators present not regularly serviced under a full-service maintenance contract?		X	
Are there fire sprinkler systems present and not regularly serviced and tested?		X	
Are there fire alarm and detection devices not regularly serviced and tested?		X	
Is common area interior painting performed as part of routine maintenance?	X		
Was an “ADA Survey” ever conducted on the property? (If Yes, please attach a copy)			X
Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property?		X	
Is there any unresolved ADA related complaints or pending litigation?		X	
Is there any mold or microbial growth at the Property?		X	
Have any tenants or occupants complained about mold or microbial growth at the Property?		X	
Is there a current formal indoor air quality management plan at the Property?		X	

Please indicate when the following systems have been last inspected:

Fire Sprinkler	2023	Elevators/ Escalators	2023
Fire Alarm	2023	Facades	N/A

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.

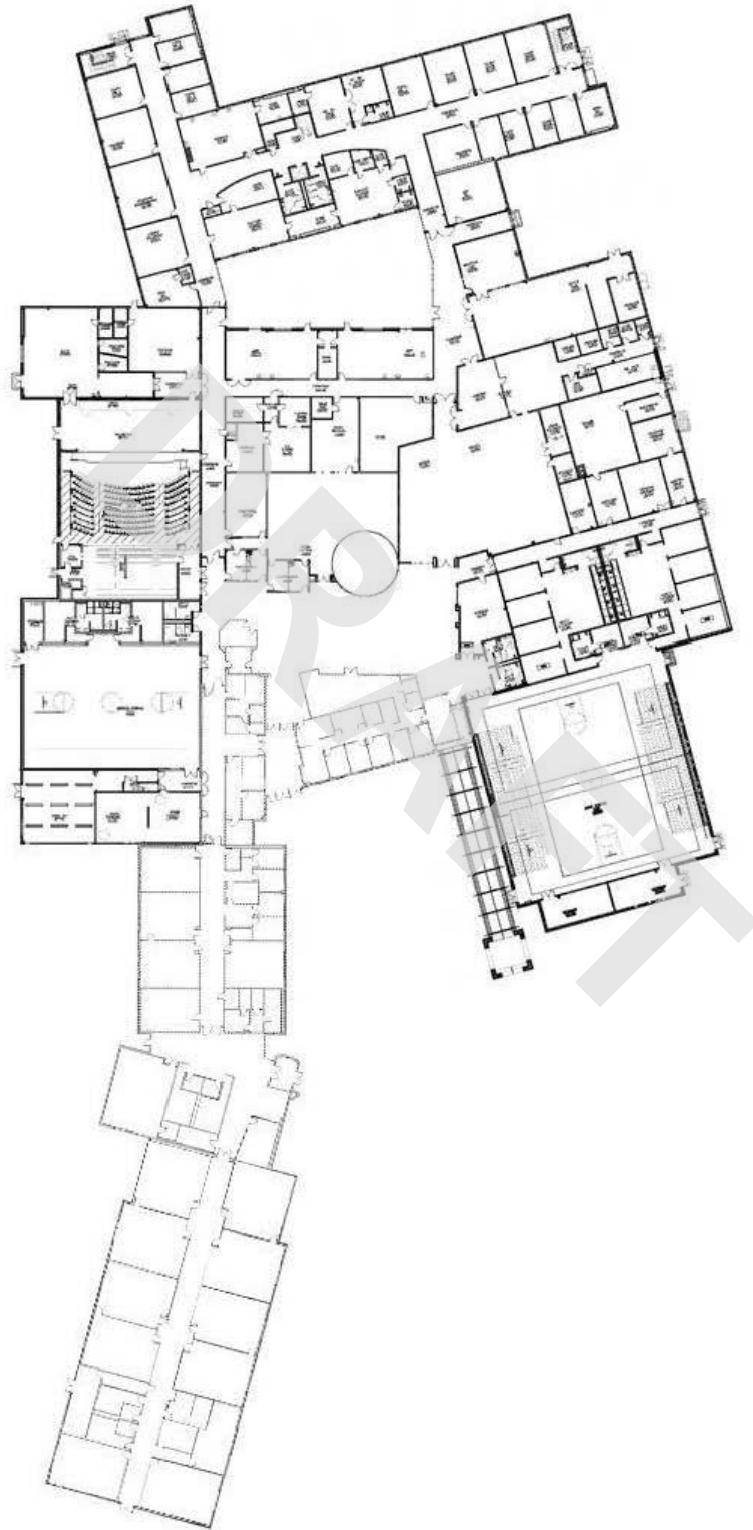
Paving:	ORIG	Sealant/Striping:	10 Yrs.	Exterior Lighting:	ORIG
Landscaping:	1 Yr.	Irrigation System:	N/A	Building Signage:	ORIG
Masonry Pointing:	ORIG	Exterior Paint:	10 Yrs.	EIFS:	N/A
Windows:	ORIG	Doors:	ORIG	Building Sealants:	UKN
Roofing:	ORIG	Other Roofing:		Skylights:	ORIG
HVAC (_____):	ORIG	HVAC(_____):	_____ Yrs.	HVAC(_____):	_____ Yrs.
Electric Service:	ORIG	Emergency Generator:	ORIG	Water Line:	ORIG
Water Pumps:	N/A	Water Heaters:	ORIG	Sewer Lines	ORIG
Elevator Finishes:	ORIG	Elevator Controller:	ORIG	Elevator Machinery:	ORIG
Escalators:	N/A	Fire Pump:	N/A	Central Fire Alarm Panel:	ORIG
Lobby:	ORIG	Common Flooring:	ORIG	Common Restrooms:	ORIG

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	X		
Certificate of Occupancy	X		
Copy of Open Building Permits or Code Violations	X		
Copy of Zoning Variances or Easements	X		
Rent Roll (with unit number, tenant name, unit area and occupancy %)			X
Reduced Floor Plans	X		
Original construction documents (core and shell)	X		
List of Mechanical Equipment	X		
List of Capital expenditures for last 5 years	X		
List of Planned Capital expenditures	X		
Local Law #11 Façade Inspection Reports (NYC)			X
Roof survey and warranty	X		X
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)	X		
ADA Survey or Barrier Removal Plan			X
Previously prepared Property Condition Report or engineering studies			X

Interviewee / Title: John Hawley, Director of Operations **Date:** 9/19/23



APPENDIX D

Record of all Documents Reviewed, Interviews, and Supporting Information

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Property Card: 1457 MAINE ST.
Poland, ME



Parcel ID: 0015-0006
Trio Account #: 1789

Owner: REGIONAL SCHOOL UNIT #16
Co-Owner:
Mailing Address: 3 AGGREGATE RD.
POLAND, ME 04274

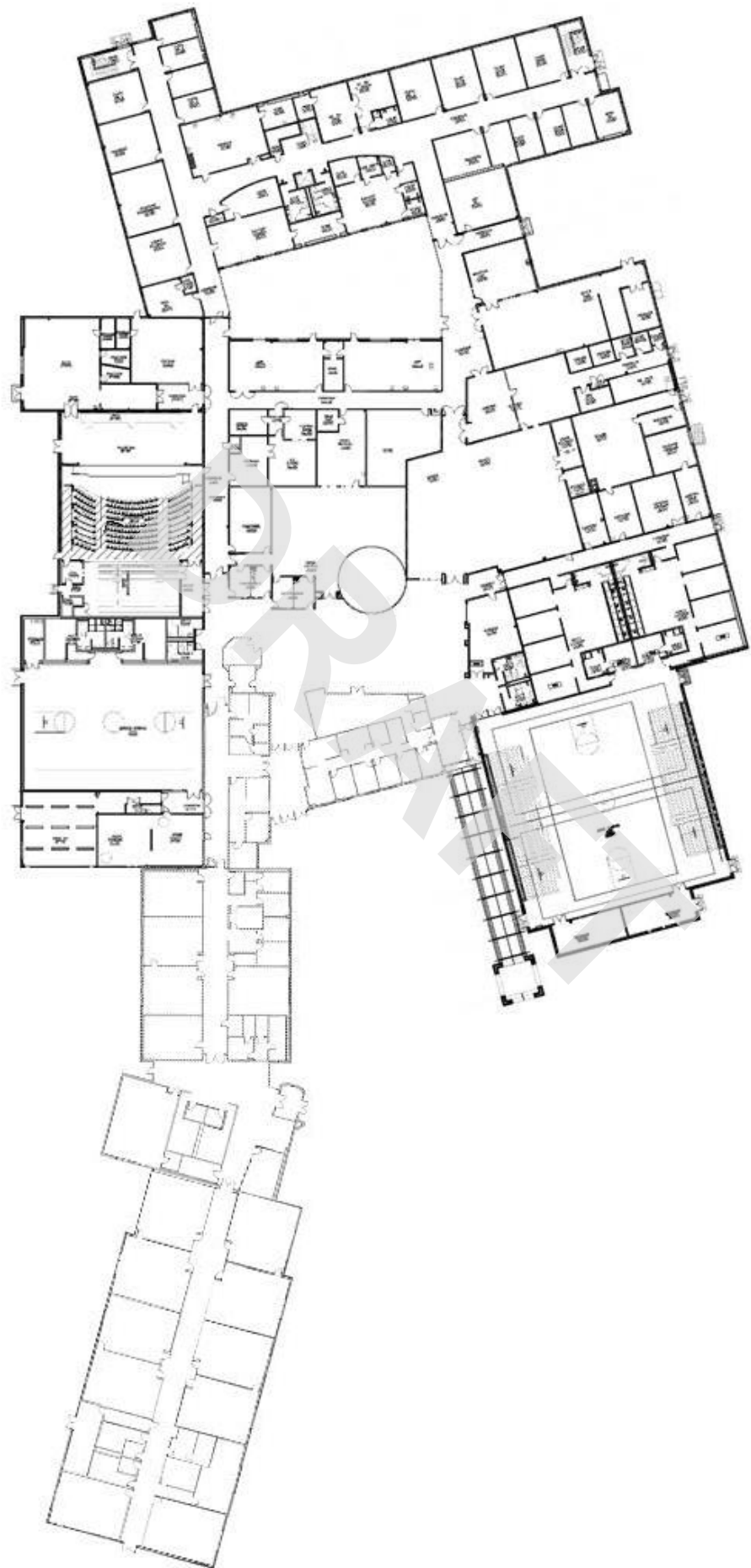
Valuation	Building Sketch
<p>Card Number: 1 Acreage: 52.7 Land Value: \$306,450 Building Value: \$12,983,820 Total Value: \$12,983,820 Taxes: \$0</p>	<p>NO SKETCH AVAILABLE</p>

Building Information	
<p>Year Built: Remodled: Living Area (sqft): Basement: Finished Basement: Number of Rooms: Number of Bedrooms: Number of Full Baths: Number of Half Baths:</p>	<p>Stories: Exterior Walls: Roofing Materials: Foundation: Insulation: Fireplace: Heating: A/C: Attic:</p>



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This information is believed to be correct but is subject to change and is not warranted.



APPENDIX E
Advisory Notes

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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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CHRISTOPHER GUMMO

ASSOCIATE CONSULTANT

EDUCATION

- M. S., Construction Management, Drexel University
- B.A., The Catholic University of America

CERTIFICATIONS

- InterNACHI CPI, NACHI21022646 - 2021
- Construction Document Technologist, CSI – 2014

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Gummo has prepared over 500 ASTM standard Property Condition Reports (PCR), including conducting walk-through surveys to assess the condition of building's major systems. As part of this work, Mr. Gummo regularly conducts investigative research of service contractors and government agencies and prepares estimates for Immediate Needs Reserves as well as On-Going Reserves required to maintain a property, based on observations and interviews with personnel familiar with the property. Additionally, Mr. Gummo has reviewed and senior authored hundreds of Agency PCA reports in accordance with Fannie Mae Delegated Underwriting Standards and Freddie Mac guidelines.

PROJECT EXPERIENCE

Project experience for Mr. Gummo includes:

- Equity scope PCA for the Margaritaville at Lanier Islands resort in Lanier, Georgia. The 1,500-acre property consists of hotels, event/conference centers, waterparks, restaurants, golf course, camping facilities and R/V parks, boat slips, and separate water treatment facilities. The scope required deficiency cost evaluation and reserve planning.
- Equity scope PCA for the Diplomat Golf Resort & Spa in Hallandale Beach, Florida. The 115-acre property consists of a hotel, event/conference center, restaurants, golf course, tennis facilities, spa, and 48-slip marina. The scope required deficiency cost evaluation and reserve planning.
- Equity scope PCA for the Wells Fargo Center in Jacksonville, Florida. The 37-story building consists of luxury office suites, restaurants, banking institutions, and parking garages. The scope required deficiency cost evaluation, reserve planning, parking garage evaluation (façade/structure).
- Equity scope PCA & punch list close-out for the Clarius Park Charlotte Center in Charlotte, North Carolina. The Subject consisted of a newly constructed large-scale light industrial complex. The scope required deficiency cost evaluation, reserve planning, and punch list close out confirmation over a period of months with the construction team.
- Physical Needs Assessments in conjunction with The Georgia Department of Community Affairs Tax Credit requirements for the following properties:
 - Magnolia Heights - Covington, GA - 200 living units (Scope: Fannie Mae)
 - Lucy Morgan II - Lagrange, GA - 93 living units (Scope: Fannie Mae)
 - Willingham Mill - Macon, GA - 139 planned living units/Rehab (Scope: Fannie Mae)
 - Hidden Lakes - Macon, GA - 144 living units (Scope: Fannie Mae)
 - The scope required deficiency cost evaluation, reserve planning, and project budget to be evaluated per the GA Tax Credit requirements. Along with regular coordination over a period of months with the construction team.
- Construction Loan Monitoring projects for more than one year in duration:
 - Harmony at Covington - Covington, GA - 122 living units
 - Oaks at New Hope - Lawrenceville, GA - 140 living units
 - The Reserve at Windy Hill - Marietta, GA - 250 living units
 - The Woods of Decatur - Decatur, GA - 99 living units
 - Austin Oaks - Decatur, GA - 176 living units
 - Legacy Riverdale - Riverdale, GA - 615 living units



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.