

PARTNER

FACILITY CONDITION ASSESSMENT

Bay Bluffs Emmet County Medical Care Facility
750 East Main Street
Harbor Springs, Michigan 49740

May 12, 2021
Partner Project Number: 21-311094.1

Prepared for:
Emmet County Administration
Petoskey, MI 49770



Engineers who understand your business

May 12, 2021

Mr. David Boyer
Assistant County Administrator
Emmet County Administration
200 Division Street
Petoskey, MI 49770

Subject: Facility Condition Assessment
Bay Bluffs Emmet County Medical Care Facility
750 East Main Street
Harbor Springs, Michigan 49740
Partner Project No. 21-311094.1

Dear Mr. Boyer:

Partner Assessment Corporation, Inc. is pleased to provide the results of the facility assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Michael LaFalce at 914-343-4700 or mlafalce@partneresi.com.

Sincerely,

Partner Assessment Corporation, Inc.

A handwritten signature in dark ink, appearing to read 'Matthew Miller', with a stylized, cursive script.

Matthew Miller, RA, PP
Senior Project Manager

A handwritten signature in dark ink, appearing to read 'Michael LaFalce', with a stylized, cursive script.

Michael LaFalce, RA
Managing Director

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Figure 1: Site Location Map

Figure 2: Site Plan

Appendix A: Supporting Documentation

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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Bay Bluffs Emmet County Medical Care Facility is an approximately 17- to 55-year old (original portion completed in 1966 with additions in 1980 and 2004), 66,367-SFG, single-story skilled nursing medical care facility sited on a 6.68-acre parcel in Harbor Springs, Michigan.

The subject property is situated at the northwest corner of the intersection of Main Street (M-119) and Park Lane along the eastern border of Harbor Springs, approximately 1/3 mile north of Lake Michigan. Vehicular access is provided via four approaches along Park Lane to the east and a single approach from Main Street at its southwest corner that also provides access to the gravel-surfaced parking area associated with the west adjoining municipal baseball diamond. The subject property is developed with the subject building, ingress and egress drives and visitor parking lot on its southern portion while its northern portion is developed with the employee parking area, maintenance garage, storage shed and gazebo. The northwest portion of the subject property exists as wooded land with a concrete-paved walking path. Internal roadways and parking lots are all open-air, asphalt-paved with a drop off canopy at the main visitor entrance along the south side of the building.

Property Outline – Multiple Buildings				
Building	Date of Construction	Number of Stories	Approximate Square Footage	Utilization
Bay Bluffs ECMCF	1966, 1980, 2004	One	66,367	Skilled Nursing Medical Care Facility
Maintenance Garage	2013	One	3,600	Maintenance garage
Storage Shed	1960s (estimated)	One	860	Storage shed

Salient Assignment Information	
Primary Use:	Skilled Nursing Medical Care Facility
Building Ages:	55 Years (original building section), 41 years (1980 addition), 17 years (2004 addition)
Zoning District:	COHS – C
Reported Site Area:	6.68 acres
Reported Occupancy:	Not provided
Reported Building Size:	66,367
Number of Buildings:	One
Number of Stories:	One
Basement/Basement/Crawl Space:	Slab-on-grade

On-Site Parking Spaces:	130
Currently Enforced Building Code:	2015 Michigan Building Code Michigan Healthcare facilities Fire Safety and Construction Codes, Michigan Certificate of Need
Facility Management:	Bay Bluffs
Duration of Current Management:	45 Years
Date of Site Visit:	March 24, 2021
Field Observers:	Mike Connolly & Yuriy Zajac
Weather:	Partly cloudy and overcast with periods of rain and temperatures approximately 55 degrees F
Potable Water Service Provider:	City of Harbor Springs
Sanitary Sewer Service Provider:	City of Harbor Springs
Storm Water Management Provider:	City of Harbor Springs
Natural Gas Service Provider:	DTE Energy
Electrical Service Provider:	Harbor Springs Electric Department

CONDITION

Generally, the Subject was considered to be in fair condition with respect to the major structural and mechanical systems, but there is some deferred maintenance that needs to be remedied. With the exception of the listed deficiencies, which warrants repair, there was no evidence of any apparent, major structural or mechanical distress that was noted to be prevalent throughout the complex. The Subject exhibits normal and expected wear and tear commensurate with its age. Note that PARTNER's findings do not preclude the Subject from having system/component specific physical deficiencies, deficiencies that may be costly to remedy, or that require further study.

Inasmuch as the building is 17 to 55-years old, many of the components and systems have reached or exceeded their EULs or are now considered functionally obsolete by today's design and energy standards. This is common and expected with buildings of this age. Some systems are simply worn out and continued repairs are usually no longer commensurate with the cost to replace same. And, with many of the systems, it could be subjective as to whether budgeting additional monies for repair expenditures are prudent instead of simply incurring the larger capital cost of replacement.

There is significant deferred maintenance present and many of the systems are either in a condition of disrepair or have simply outlived their typical expected useful life. The Subject exhibits a number of material physical deficiencies as a result of extensive deferred maintenance.

It was evident from our survey that the Subject has been the recipient of a good level of preventive maintenance provided by various service firms. Although most of the deficiencies observed were considered minor, typical to long term care facilities, and do not jeopardize habitability or tenancy, there were a few physical deficiencies which warrant attention at this time. Budgeting for the typical short-term recurring replacements that are germane to this building type is also advised.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

Property management reported that the original portion of the subject building was constructed in the mid-1960s and a resident wing addition (Birch Boulevard) was constructed to the rear of the subject building in the 1980s and another addition was constructed to the front of the building (comprised of the Lilac Lane and Trillium Lane resident wings as well as two dining rooms, lobby and entrance vestibule, administrative office area, library, conference room) as well as the sun room at the rear of the building beyond Birch Boulevard; both of these additions were constructed in 2004. The remainder of the building was renovated at that time including new roofing, HVAC equipment and interior finishes. As a result, the majority of the subject property improvements date to 2004. No costs were reported for this work. Significant items completed since that time are listed in the table below. The timing and quality of these past capital improvements are reflected in the budgeted expenditures listed in the cost tables of this Report.

Reported Capital Expenditures	Year Completed	Approximate Costs/Comments
Construction of the Maintenance garage	2013	\$553,634
Flooring replacement – Interior hallways except Birch	2018	~\$150,000

Property management reported the following was in progress. This work is reflected in the cost tables of this report.

Work in Progress	Scheduled Completion Date	Approximate Costs/Comments
Renovation of the dining rooms and addition of commercial kitchens within the Lilac Lane and Trillium Lane dining rooms at the southwest and southeast corners of the building	–	Reportedly on bond, no costs provided
Replacement of commercial cooking equipment for the existing central kitchen and installation of new commercial cooking equipment at new kitchens in the Lilac Lane and Trillium Lane dining rooms	–	~\$140,000

Property management reported the following planned capital expenditures. Items listed in the table below are being considered, and reportedly an RFP has been issued for the server upgrade but there are no scope documents, bids, or contracts in place. The planned capital expenditures are included in the cost tables of this Report.

Planned Capital Expenditures	Date to Begin	Approximate Costs/Comments
Server upgrades for security system & cameras	2021	\$8,000
Security and camera system upgrades	2021	Not Reported

PARTNER reviewed the following documents and has relied upon the information obtained in these documents in preparation of this Report, unless noted otherwise. Pertinent documents are attached to this report as an exhibit.

Documentation Reviewed	Source
Emmet County Medical Care Facility Addition Drawings, 2004, Edmund London & Associates, Inc. (architectural, mechanical & electrical only)	Site escort provided onsite via Flash Drive
Bay Bluffs Emmet County Medical Care Facility Floor Plan	Site escort provided onsite
Bay Bluffs Bed Availability List (no date provided)	Site escort provided onsite

Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Additional site personnel inclusive of the facility maintenance and operation staff were available for interview. The persons interviewed were cooperative and appeared to be knowledgeable about the subject property history and maintenance practices.

Research & Interview Schedule			
Name	Company	Affiliation	Phone No.
Joe Wolschon	Bay Bluffs	Director of Plant Operations	231-526-4413
Bill Doyle	Bay Bluffs	Maintenance Staff	231-526-4918
Mike Greer	Bay Bluffs	Chief Financial Officer	231-526-4401

Moisture or Mold Issues

Based upon our representative observations, PARTNER did observe visual or olfactory evidence of the presence of mold, or evidence of substantial water intrusion or water damage. It should be noted that there has been some past history of roof leaks, and other conditions conducive to mold and moisture intrusion including efflorescence and dark staining on exterior facades, and issues with windows and sills

which may have resulted in potential moisture intrusion were noted and reported. Further discussion and recommendations and costs to address these issues are included in the Opinions of Cost.

This assessment does not constitute a preliminary or comprehensive mold survey of the buildings. The reported observations and conclusions are based solely on interviews with on-site personnel and observations of conditions in readily accessible areas on the assessment date.

ACM Survey and Abatement

Based on the age of the building and the materials installed, it is likely that asbestos containing materials (ACM) may be located throughout the facility, particularly in the original building section. In no way have the PARTNER field observers conducted an asbestos survey or visibly identified that there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No costs have been provided to complete this work as the work required may vary depending on the findings at the site. There is currently an Asbestos abatement plan on file at Bay Bluffs.

Lead Paint Testing

Based on the age of the building, it is likely that lead based paint may be located throughout the original portions of the facility. In no way have the PARTNER field observers conducted a lead survey or visibly identified that there is lead based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. No costs have been provided to complete this work as the work required may vary depending on the findings at the site.

Short Term Costs and Long-Term Capital Costs

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL; excessive deferred maintenance; a state of disrepair; an inherent design deficiency; or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. *Components described to be in poor condition should be monitored and inspected annually or bi-annually if the deficiencies identified in this Report are not addressed within that same time period.*

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

Summary Table

Property Name	Bay Bluffs Emmet County Medical Care Facility	Property Type	Skilled nursing/assisted living
Address	750 East Main Street	Year Built	1966
City and State	Harbor Springs, Michigan	No. of Buildings	3
Site visit Date	3/24/2021	Gross Building (sf)	66,367
Report Date	5/12/2021	Number of Beds	120
Project Number	21-311094.1	Analysis Term	10

Section No.	Section Name	Immediate Repairs	Short Term Repairs	Capital Planning Costs
3.0	Site Conditions	\$ 17,000.00	\$ 58,701.00	\$ 122,752.00
4.0	Structural Frame and Building Envelope	\$ 100,200.00	\$ 65,950.00	\$ 1,047,000.00
5.0	Mechanical and Electrical Systems	\$ 13,000.00	\$ 566,500.00	\$ 1,033,500.00
6.0	Interior Elements	\$ 110,000.00	\$ 1,333,125.00	\$ 1,025,000.00
7.0	Accessibility	\$ 15,950.00	0	
	Total	\$ 256,150.00	\$ 2,024,276.00	\$ 3,228,252.00
15%	Escalation Factor	\$ 38,422.50	\$ 303,641.40	
	TOTAL	\$ 294,572.50	\$ 2,327,917.40	\$ 3,228,252.00
	PROJECT TOTAL - Immediate, Short Term, Capital Plan			\$ 5,850,741.90
10%	Project Contingency	\$ 29,457.25	\$ 232,791.74	\$ 322,825.20
10%	Construction Management Fee	\$ 29,457.25	\$ 232,791.74	\$ 322,825.20
10%	Professional Fees	\$ 29,457.25	\$ 232,791.74	\$ 322,825.20
	TOTAL	\$ 382,944.25	\$ 3,026,292.62	\$ 4,196,727.60
	TOTAL - ALL			\$ 7,605,964.47

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Bay Bluffs Emmet County Medical Care Facility
750 East Main Street
Harbor Springs, Michigan

Partner Project No. 21-311094.1
May 12, 2021





Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost	Deficiency Photo
3.0	Site Improvements							
3.1.2	Crackfill asphalt pavement linear cracks	600	LF	\$ 7.50		\$4,500	\$4,500	
3.1.2	Sealcoat/restripe asphalt pavement	54,800	SF	\$ 0.12		\$6,576	\$6,576	
3.1.2	Conduct study to evaluate parking needs to determine if more parking is necessary and feasible. Some employees reportedly currently park in the municipal athletic field parking lot across Park Lane and there is no marked crosswalk which makes it potentially unsafe to cross the street.	1	Allow	\$10,000	\$10,000		\$10,000	
3.1.2	Replace / Upgrade exterior lighting poles and fixtures at parking are to LED Fixtures.	8	EA	\$3,500		\$28,000	\$28,000	
3.1.3	Repair concrete sidewalk and cracked flatwork sections at the areas identified.	200	LF	\$35	\$7,000		\$7,000	
3.1.3	Repair lawn irrigation system where sprinkler head was damaged at the edge of the employee parking lot	1	MD	\$875		\$875	\$875	
3.1.3	Repair damaged lawn at employee parking lot due to snow plowing	1	CD	\$3,500		\$3,500	\$3,500	
3.1.3	Repair and repaint the maintenance shed	2	MD	\$875		\$1,750	\$1,750	

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Bay Bluffs Emmet County Medical Care Facility
750 East Main Street
Harbor Springs, Michigan

Partner Project No. 21-311094.1
May 12, 2021










Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost	Deficiency Photo
3.1.3	Remove organic debris and moss from gazebo roof	1	MD	\$500		\$500	\$500	
3.1.3	Remove the shed attached to the east exterior wall of the supply room that is not used for any significant purpose and dispose of all debris	2	CD	\$3,500		\$7,000	\$7,000	
3.1.3	Replace failed/missing joint sealant and remove vegetation growing at the sidewall/sidewalk intersection along the perimeters of the corner dining rooms and other locations where sidewalks or flatwork abut the exterior walls	360	LF	\$ 5.00		\$1,800	\$1,800	
3.1.3	Trim/prune trees that are close to, or overhanging roofs and are dropping pine needles and detritus on the roof	4	MD	\$1,050		\$4,200	\$4,200	
	Subtotal				\$17,000	\$58,701		
4.0	Structural Frame and Building Envelope							
4.0	Improve kitchen supply delivery access (currently deliveries are brought in from the west entrance through the corridor between Lilac and Apple Blossom Lanes, then outside into the west "pond" courtyard along an exterior walkway before entering the kitchen supply room, which may include providing/extending the existing roof overhang over the entire walkway and/or an underfloor heating system for protection from weather and slip/trip hazards	1	Allow	\$35,000	\$35,000		\$35,000	
4.3	Reconfigure/enlarge the main entrance vestibule; currently the vestibule configuration is inadequate and the exterior doors open intermittently due to the wind; the interior doors are opened manually	1	Allow	\$50,000	\$50,000		\$50,000	
4.3	Scrape, prime and repaint affected areas of service doors and frames exhibiting surface corrosion	2	MD	\$875		\$1,750	\$1,750	
4.3	Repair/replace poorly constructed/low R value windows and sills (commence program of phased window replacement - estimate one window per bed; 25% each in the short term and in years 3-5	30	EA	\$1,250		\$37,500	\$37,500	
4.3	Repaint fiber cement siding	2	MD	\$875		\$1,750	\$1,750	

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

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750 East Main Street
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May 12, 2021

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost	Deficiency Photo
4.3	Remove and replace failed/separated sidewall sealant	140	LF	\$ 5.00		\$700	\$700	
4.3	Power wash brick veneer to eliminate dark staining and efflorescence and improve aesthetics	3	MD	\$875		\$2,625	\$2,625	
4.3	Repair damaged/deteriorated brickwork at the entrance to the supply room service area and laundry room sill, and stepped cracking at the electrical room exterior wall	3	CD	\$3,500		\$10,500	\$10,500	
4.2	Retain the services of a qualified consultant to perform a mold/moisture intrusion survey to determine if mold/moisture has entered the wall cavities at any locations where exterior dark staining, efflorescence and/or poorly constructed/low R value windows/sills are located	1	Allow	\$5,000	\$5,000		\$5,000	
4.2	Investigate and repair vertical CMU joint crack at rear storage room wall that is reportedly opposite a "sinkhole" (not viewed) in the floor of the exterior shed attached to this wall (shed is recommended for removal in cost above)	4	CD	\$500		\$2,000	\$2,000	
4.4	Remove organic and other debris from flat roofs including surrounding drain strainers	2	MD	\$500	\$1,000		\$1,000	
4.4	Perform necessary roof repairs including improving drainage to eliminate areas of standing water, soft spots and perimeter roof membrane tenting; ensure numerous patches/sealed penetrations are intact	1	Allow	\$5,000		\$5,000	\$5,000	
4.4	Eliminate microbial growth/algae staining from asphalt shingles	2	MD	\$875		\$1,750	\$1,750	
4.4	Improve pitched roof drainage; gutters and downspouts are provided at some locations; ice damming reportedly is an issue and heat tape is also provided at some locations	1	Allow	\$2,000	\$2,000		\$2,000	

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

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Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost	Deficiency Photo
4.4	Provide a usable fixed roof access ladder at the rear of the building; currently an extension ladder is attached to the exterior of the building at this location	20	LF	\$85	\$1,700		\$1,700	
4.4	Remove corrosion from rooftop metals including rooftop gas lines, flues, and dunnage; prep and coat with corrosion resistant paint.	3	MD	\$500		\$1,500	\$1,500	
4.2	Investigate surface corrosion on former utility tunnel deck where visible in the boiler room and determine if action needed to remove corrosion	1	ALLOW	\$5,000	\$5,000		\$5,000	
4.3	Repair damaged/cracked soffits along the east side of the building	1	MD	\$875		\$875	\$875	
	Replace laundry room window with failed seal	1	EA	\$500	\$500		\$500	
Subtotal					\$100,200	\$65,950		
5.0	Mechanical and Electrical Systems							
5.5	Improve exterior door security (wanderguard) system as part of normal maintenance	1	Allow	\$0.00		\$0	\$0	
5.1	Central Domestic Water Boiler (1,000-MBH) - Replace	2	EA	\$44,000		\$88,000	\$88,000	
5.1	Domestic Water Storage Tank (500-Gallons) - Replace	1	EA	\$1,750		\$1,750	\$1,750	
5.1	Domestic Water Booster/Circulating Pumps (5-HP) - Replace	1	EA	\$10,000		\$10,000	\$10,000	
5.1	Replace Victaulic Valves (Domestic Water System)	50	EA	\$375		\$18,750	\$18,750	
5.1	Hard Water (Domestic System) - Study for Options	1	ALLOW	\$1,500		\$1,500	\$1,500	
5.1	Water Distribution Piping - Ongoing Replacement of Copper with PEX	1	ALLOW	\$10,000		\$10,000	\$10,000	
5.2	Conduct Energy Audit - Study of Heating Loads and Roof Structural Capacities prior to replacement of RTAC/RTUS.	1	ALLOW	\$5,000		\$5,000	\$5,000	
5.2	Central Gas-Fired Hot Water Heating Boiler (1,800-MBH) - Replace	3	EA	\$65,000		\$195,000	\$195,000	
5.2	Boiler Circulating Pumps (5-HP) - Replace	3	EA	\$25,000		\$75,000	\$75,000	
5.2	Boiler Exhaust Flues - Replace Rusted Sections	3	EA	\$500	\$1,500		\$1,500	
5.2	Replace RTAC-10-13-14 (10 tons each)	3	EA	\$21,000		\$63,000	\$63,000	
5.2	Replace RTAC-1 (13 tons)	1	EA	\$26,500		\$26,500	\$26,500	

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Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost	Deficiency Photo
5.2	Replace RTAC-6 (7 tons)	1	EA	\$15,500		\$15,500	\$15,500	
5.2	Replace RTAC-7 (18 tons)	1	EA	\$45,000		\$45,000	\$45,000	
5.2	RTU (existing units) Condensate - pipe to nearest roof drains	1	ALLOW	\$1,500		\$1,500	\$1,500	
5.2	Clear/Clean MEP rooms of debris and stored materials	5	MD	\$500	\$2,500		\$2,500	
5.3	Conduct Infra-Red Survey (Main Electrical Switchgear)	1	ALLOW	\$5,000	\$5,000		\$5,000	
5.3	Anticipated Infrared Scan Repairs	1	ALLOW	\$2,500	\$2,500		\$2,500	
5.3	Emergency Generator - Load Study for Options	1	ALLOW	\$1,500	\$1,500		\$1,500	
5.3	Overhaul Emergency Generator	1	ALLOW	\$10,000		\$10,000	\$10,000	
	Subtotal				\$13,000	\$566,500		
6.0	Interior Elements							
6.0	Replace two commercial washing machines that are beyond their EUL	2	EA	\$21,000	\$42,000		\$42,000	
6.0	Resolve/improve commercial dryer lint collection in exhaust issue provide continued maintenance	4	Quarterly	\$500	\$2,000		\$2,000	
6.2	Update Residential Toilet Rooms	60	EA	\$7,500		\$450,000	\$450,000	
6.1	Update Nurses Stations	3	EA	\$10,000	\$30,000		\$30,000	
6.2	Repaint interior doors/frames that exhibit peeling/chipped paint	4	MD	\$875		\$3,500	\$3,500	
6.1	Replace stained ceiling tiles with similar to match existing	2	MD	\$875		\$1,750	\$1,750	

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Partner Project No. 21-311094.1
May 12, 2021









Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost	Deficiency Photo
6.2	Update Residential FF&E	120	EA	\$7,000		\$840,000	\$840,000	
6.3	Repaint storage room concrete floor	1	MD	\$875		\$875	\$875	
6.1	Replace bath house/spas	3	EA	\$12,000	\$36,000		\$36,000	
6.0	Replace Commercial Dryers	2	EA	\$18,500		\$37,000	\$37,000	
	Subtotal				\$110,000	\$1,333,125		
7.0	Accessibility							
7.0	ADA Parking - convert one existing handicap accessible parking space to a Van Accessible space by providing appropriate vertical signage, pavement demarcations and access aisle	1	EA	\$250	\$250		\$250	
7.0	ADA Exterior Accessible Route - provide a path of travel from the building entrance to the municipal sidewalk along Main Street, there is currently not a path of travel at this location. Recommendation Only	-	EA	\$2,500	\$0		\$0	
7.0	ADA Entrance - provide ADA compliant entrance - may be completed/accomplished in conjunction with vestibule updates/renovation	1	EA	\$0.00	\$0		\$0	
7.0	ADA Egress - provide ADA egress from corner dining rooms; currently these dining rooms do not have appropriate means of egress, there are three or four steps outside each dining room	2	EA	\$3,500	\$7,000		\$7,000	
7.0	ADA Common area toilet rooms - provide drainpipe wrap insulation at the sink in the lobby area single-user, unisex toilet room	1	EA	\$200	\$200		\$200	

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Bay Bluffs Emmet County Medical Care Facility
750 East Main Street
Harbor Springs, Michigan

Partner Project No. 21-311094.1
May 12, 2021




Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost	Deficiency Photo
7.0	ADA Resident room toilet rooms - resident rooms in the original building sections (Apple Blossom Lane and Wildflower Lane) are not fully accessible; some sinks lack drainpipe wrap insulation other sinks are located in sleeping areas and appear to be protruding objects. Provide ADA compliance modifications where necessary.	24	EA	\$250	\$6,000		\$6,000	
7.0	ADA Resident room toilet rooms - resident rooms in the 1980 building section (Birch Boulevard) are not accessible in terms of size; however, due to CMU wall construction, renovations at these locations do not appear to be readily achievable. Perform study to determine if additional ADA compliance is readily achievable at these five locations.	1	allow	\$2,500	\$2,500		\$2,500	
7.0	FHA Compliance - the 2004 addition must comply, no significant obvious deficiencies were noted in the resident room and common areas in this building section.	1	EA	\$0.00	\$0		\$0	
	Subtotal				\$15,950	\$0		
TOTAL					\$ 256,150	\$ 2,024,276	\$ 2,280,426	

TABLE 2 - LONG-TERM COST OPINION

Bay Bluffs Emmet County Medical Care Facility
750 East Main Street
Harbor Springs, Michigan

Partner Project No. 21-311094.1
May 12, 2021

Number of beds: 120
Site effective age (years): 55
Inflation rate: 7.5%
Evaluation period (years): 10

Sect. No.	Description	EUL (YR)	Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
3.0	Site Improvements																		
3.2.2	Asphalt seal coat & striping	5	0	5	54,800	109,600	SF	\$0.12					\$ 6,576					\$ 6,576	\$ 13,152
3.2.2	Asphalt overlay	25	17	8	54,800	54,800	SF	\$2.00								\$ 109,600			\$ 109,600
	Subtotal																		\$ 122,752
4.0	Structural Frame and Building Envelope																		
4.3.1	Exterior cleaning, painting, sealing	8	0	8	22,800	22,800	SF	\$2.50								\$ 57,000			\$ 57,000
4.3.1	Replace Existing Windows	20	19	1	90	90	UNIT	\$1,250	\$ 28,125	\$ 28,125	\$ 28,125	\$ 28,125							\$ 112,500
4.4.1	Roof replacement - EPDM	20	18	2	60,000	60,000	SF	\$12		\$ 690,000									\$ 690,000
4.4.1	Roof replacement - asphalt shingles	20	16	4	15,000	15,000	SF	\$5.00				\$ 75,000							\$ 75,000
4.3	Phased window and sill replacement	25	22	3	90	90	EA	\$1,250			\$ 37,500	\$ 37,500	\$ 37,500						\$ 112,500
	Subtotal																		\$ 1,047,000
5.0	Mechanical and Electrical Systems																		
5.1	Replace Mixing Valve	10	5	5	1	1	EA	\$750					\$ 750						\$ 750
5.1	Sidestream Filtration System - Replace	24	23	1	1	1	EA	\$3,000	\$ 3,000										\$ 3,000
5.1	PM - Yearly DHW Boiler Servicing	1	0	1	2	20	EA	\$500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10,000
5.1	Water Distribution Piping - Ongoing Replacement of Copper with PEX	1	0	1	1	10	ALLOW	\$10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000
5.2	Suspended Unit Heaters (Storage Garage and Boiler Room) - Replace	15	12	3	2	2	EA	\$1,500			\$ 3,000								\$ 3,000
5.2	Suspended Infrared Heaters (Storage Garage) - Replace	15	12	3	2	2	EA	\$1,000			\$ 2,000								\$ 2,000
5.2	Lilac - 13 tons (RTAC-2) - Replace	20	17	3	1	1	EA	\$26,500			\$ 26,500								\$ 26,500
5.2	Lilac - 18 tons (RTAC-3) - Replace	20	16	4	1	1	EA	\$45,000			\$ 45,000								\$ 45,000
5.2	Lilac - 13 tons (RTAC-4) - Replace	20	15	5	1	1	EA	\$26,500				\$ 26,500							\$ 26,500
5.2	Lilac - 5 tons (RTU-19) - Replace	15	14	1	1	1	EA	\$15,000	\$ 15,000										\$ 15,000
5.2	Trillium - 8-tons ((RTAC-5)	15	14	1	1	1	EA	\$17,500	\$ 17,500										\$ 17,500
5.2	Trillium - 13-tons ((RTAC-8)	20	17	3	1	1	EA	\$26,500			\$ 26,500								\$ 26,500
5.2	Trillium - 10-tons - (RTAC-9)	15	13	2	1	1	EA	\$21,000		\$ 21,000									\$ 21,000
5.2	Trillium - 5-tons (RTU-20)	15	11	4	1	1	EA	\$15,000				\$ 15,000							\$ 15,000
5.2	Apple Blossom - 15-tons (RTAC-11)	20	17	3	1	1	EA	\$28,500			\$ 28,500								\$ 28,500
5.2	Wildflower - 16-tons (RTAC-12)	20	17	3	1	1	EA	\$30,000			\$ 30,000								\$ 30,000
5.2	Birch - 10-tons (RTAC-15)	15	14	1	1	1	EA	\$21,000	\$ 21,000										\$ 21,000
5.2	Birch - 10-tons (RTAC-16)	15	13	2	1	1	EA	\$21,000		\$ 21,000									\$ 21,000
5.2	Birch - 10-tons (RTU-18)	15	12	3	1	1	SF	\$21,000			\$ 21,000								\$ 21,000
5.2	Birch - 10-tons (RTAC-17)	15	12	3	1	1	EA	\$21,000			\$ 21,000								\$ 21,000
5.2	Central Kitchen - 15-tons (RTU-21)	20	16	4	1	1	EA	\$28,500				\$ 28,500							\$ 28,500
5.2	House Storage/Support Area - 15-tons (RTU-22)	20	15	5	1	1	EA	\$28,500				\$ 28,500							\$ 28,500
5.2	PM - Annual RTAC/RTU Cleaning & Maintenance	1	0	1	25	250	EA	\$250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 62,500
5.2	Exhaust Fans (1-13) - Replace	20	17	3	13	13	EA	\$2,500	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 32,500
5.2	Exhaust Fans (A-M) - Replace	20	17	3	12	12	EA	\$2,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 30,000
5.2	PM - Annual Exhaust Fan Cleaning	1	0	1	25	250	EA	\$150	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 37,500

TABLE 2 - LONG-TERM COST OPINION

Bay Bluffs Emmet County Medical Care Facility
750 East Main Street
Harbor Springs, Michigan

Partner Project No. 21-311094.1
May 12, 2021

Number of beds: 120
Site effective age (years): 55
Inflation rate: 7.5%
Evaluation period (years): 10

Sect. No.	Description	EUL (YR)	Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
5.2	Replace Split Systems - Equipment-Data-Functional	20	14	6	5	5	EA	\$4,000						\$ 20,000					\$ 20,000
5.2	Air Curtain - Vestibule	20	17	3	1	1	EA	\$1,500			\$ 1,500								\$ 1,500
5.3	Conduct Infra-Red Survey (Main Electrical Switchgear)	1	0	1	1	10	EA	\$5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 50,000
5.3	Generator - Annual Load Testing & Maintenance	1	0	1	1	10	EA	\$2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 25,000
5.3	Replace ATS	15	10	5	1	1	EA	\$28,000					\$ 28,000						\$ 28,000
5.3	Replace Emergency Generator - Approx. 500-kw	22	17	5	1	1	EA	\$97,000					\$ 97,000						\$ 97,000
5.5	PM - Annual Sprinkler Testing	1	0	1	1	10	EA	\$250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 2,500
5.5	Inline Sprinkler Pump - Replace	15	13	2	1	1	EA	\$750		\$ 750									\$ 750
5.5	PM - Annual ANSUL System Testing	1	0	1	1	10	ALLOM	\$1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10,000
5.5	PM - Annual Fire Alarm Testing	1	0	1	1	10	EA	\$1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10,000
5.5	Fire Alarm Panel Upgrades	10	5	5	1	1	ALLOM	\$20,000					\$ 20,000						\$ 20,000
5.5	Upgrades to Security System	10	9	1	1	1	ALLOM	\$75,000	\$ 75,000										\$ 75,000
5.2	PM - Yearly Heating (HHW) Boiler servicing	1	0	1	3	30	ea	\$500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 15,000
5.2	PM - Clear/Clean MEP rooms of debris and stored materials	1	0	1	1	10	md	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 5,000
Subtotal																			\$ 1,033,500
6.0 Interior Elements																			
6.3	Replace Main Commercial kitchen equipment, Replace	10	5	5	1	1	LS	\$125,000					\$ 125,000						\$ 125,000
6.1	Upgrade Common Area Finishes	10	0	10	1	1	ALLOM	\$150,000										\$ 150,000	\$ 150,000
6.2	Upgrade Patient Rooms	10	0	10	120	120	EA	\$6,000										\$ 720,000	\$ 720,000
6.1	Update Nurses Stations	10	0	10	3	3	EA	\$10,000										\$ 30,000	\$ 30,000
Subtotal																			\$ 1,025,000

Uninflated Totals:	\$ 198,625	\$ 799,875	\$ 264,625	\$ 268,125	\$ 408,826	\$ 59,000	\$ 39,000	\$ 205,600	\$ 39,000	\$ 945,576	\$ 3,228,252
Inflation Rate :	1.000	1.075	1.156	1.242	1.335	1.436	1.543	1.659	1.783	1.917	
Inflated Totals:	\$ 198,625	\$ 859,866	\$ 305,807	\$ 333,091	\$ 545,975	\$ 84,702	\$ 60,189	\$ 341,101	\$ 69,556	\$ 1,812,895	\$ 4,611,805

Uninflated cost per bed per year: \$2,690
Inflated cost per bed per year: \$3,843

2.0 SITE RECONNAISSANCE

Date: March 24, 2021
Weather: Partly cloudy and overcast with periods of rain and temperatures approximately 55 degrees F
Field Assessor(s): Mike Connolly & Yuriy Zajac
Escort: Joe Wolschon, Bay Bluffs Director of Plant Operations, 231-526-4413
Bill Doyle, Bay Bluffs Maintenance Staff, 231-526-4918

Limiting Conditions

The performance of this assessment was limited by the following condition:

- Due to the concerns and issues presented by the COVID-19 pandemic, access to the interior of occupied resident rooms was limited or denied. Additional measures were taken to gather as much information about the property interiors and building systems as possible. However, the observations and therefore the information and opinions in this report are limited.
- Observed tenant areas were selected by the escort. The observed conditions are presumed to be indicative of areas throughout the subject property.
- The escort has been associated with the subject property for 13.5 years and was cooperative during the property observations. Mr. Wolschon appeared to be knowledgeable about the subject property history and maintenance practices.
- Portions of the roofs above the main building as well as the roof above the maintenance garage and storage shed are pitched, not safely accessible, and were observed from ground level and from the low-slope roofs.
- A pre-survey questionnaire was not completed at the time of the assessment.
- Additional requested information including mechanical equipment schedule, resident room unit mix with occupancy, warranties and other documentation were not provided.

3.0 PROPERTY CHARACTERISTICS

3.1 SITE SYSTEMS

3.1.1 Topography, Drainage, and Flood Hazard

The Subject is located at the northwest corner of the intersection of East Main Street (M-119) and Park Lane, just inside the eastern city limits of Harbor Springs, Michigan. The Subject consists of a single parcel encompassing 6.68 acres and includes the subject building; ingress and egress drives; passenger drop off and visitor parking on its southern portion; and employee parking areas, maintenance garage, storage shed, gazebo on its northern portion. The northwestern portion of the subject property exists as wooded land with a concrete-paved walking path. Vehicular access is provided to the visitor parking and passenger drop off via a single point from Park Lane to the east. Egress is via a single point at East Main Street to the south. Access to the employee parking area and maintenance garage is via three points from Park Lane to the east. A single drive from Park Lane serves the storage shed.



The topography of the subject property is relatively flat and appears cut to level, with the property to the south beyond Main Street at a significantly lower elevation as it approaches Lake Michigan, located approximately 1/3 mile to the south. The differential in grade to the south is made up by a wooded embankment with bleachers for the municipal athletic field cut into the hillside. Adjoining properties to the west, north and east are generally at the same elevation as the Subject.

The south portion of the subject property slopes down slightly from the north to the south. The overall difference in elevation appears to be less than 3'. Cobble/boulder retaining walls approximately 1' to 3'-high are provided at grade changes at the dining rooms at the southwest and southeast corners of the building.

Surface run-off in the paved and landscaped areas is collected by storm drain inlets that are connected below grade, and discharge to the municipal storm main along either Main Street or Park Lane. Where present at pitched roof sections, roof drain leaders connect to the storm drain piping. At other locations, flat roofs drain via downspout nozzles that penetrate the exterior wall either near the roof line or near grade. There are no on-site storm water detention facilities.



The Subject is not located within a Special Flood Hazard Area. The Subject is located entirely within Zone C per FEMA Flood Insurance Rate Map Panel No. 2602720005C, which is dated December 25, 1981. FEMA defines Zone C as areas determined to be outside the 0.2% annual chance flood plain (Zone X is used in place of Zone C on new and revised flood maps).

Survey Condition and Analysis

The Site's topography poses no apparent adverse conditions. The same applies to the adjacent parcels and roadways, which also do not pose any significant problems to the Subject, or vice-versa. Storm water drainage from the site appears to be adequate with no areas of standing water or erosion observed during the site visit. Grade around the building perimeters seems to generally provide positive drainage away from the façade and building foundations.

As such, no significant expenditures relating to topography or drainage are anticipated during the evaluation term. As part of routine maintenance, a proactive approach to debris removal should be taken around catch basin inlets, drainage pathways and roof gutters. In addition, we recommend the storm drain lines are jetted periodically to ensure that good flow prevails within the system.

Of note, according to the Emmet County GIS parcel map with digital aerial image overlay, the approach at Main Street is located at the southwest corner of the subject property; however, the service drive that provides access to the kitchen is not located on the property, and a portion of the gravel drive/parking area for the west adjoining baseball diamonds is located on the subject property. It would be prudent to verify the subject property boundaries and if a portion of this gravel drive/parking area is actually located on the subject property and may be used by subject property employees, it may alleviate some or all of the parking deficiencies discussed in Section 3.1.2 below.

3.1.2 Pavement, Curbing, Parking and Lighting

All internal roadways and parking areas are paved with asphalt. The entrance aprons from Main Street and Park Lane are finished with asphalt. Concrete paving is used for the maintenance garage ingress and egress locations at the north portion of the subject property. Curbing is limited to the cast-in-place concrete curbing bordering raised concrete sidewalk edges along the front of the building. The parking lots are illuminated with lighting standards.



Parking is provided on-grade for 106 vehicles in the asphalt paved visitor parking lot located south of the building and the employee parking lot located northeast of the building. At the time of our site visit, the parking lot areas appeared to be partially filled; however, it should be noted that due to the COVID-19 pandemic, visitors are not permitted at the subject property. The Pandemic has also required single point of entry for all staff – parking along multiple sides of building is not helpful to maintaining single point of entry.



Site lighting is provided by single pole-mounted fixtures throughout parking areas which consist of 30-foot rounded aluminum poles atop concrete bases with single lamp with what appeared to be halogen lights. Additional lighting is provided by pole-mounted fixtures with LED lamps at the refuse container enclosure and along the asphalt path and gravel drive/parking area that border the subject property to the

west. Exterior wall-mounted LED flood lights are provided at ancillary entrances. Site lighting is controlled by photocells and timers.

The number of spaces provided for the disabled is adequate. The ADA requires five designated spaces out of the 106-total number of spaces; and six are provided. However, refer to Section 7 for additional discussion.

Survey Condition and Analysis

No design drawings were provided, therefore pavement sections or design parameters for existing pavements could not be determined.

Asphalt pavement at drive lanes and parking areas was generally observed to be in good to fair condition overall and was presumably installed in conjunction with the 2004 addition/renovation activities. The asphalt pavement drives surrounding the maintenance garage appeared to be in good condition which is consistent with its age and the limited use of this building given that it was constructed, and surrounding pavement installed in 2013. It was apparent that crack filling had previously been performed; however, no additional information was provided regarding the date of the last asphalt pavement seal coating or parking space striping events, or any other repairs or replacement activities. The following deficiencies were noted that warrant attention.

Asphalt pavement exhibited linear cracking throughout, some of which had previously been sealed but the cracks had reopened. Rout and seal asphalt pavement linear cracks to prevent stormwater infiltration into the sub-base. An opinion of cost for this work is included in Table 1.

Asphalt pavement seal coat is faded and worn, and parking space striping and other pavement markings are faded, some to the point of being non-existent. Sealcoat and restripe the asphalt pavement. An opinion of cost for this work is included in Table 1.

Based on observed conditions and EUL, mill and overlay of the asphalt pavement parking areas and driving lanes at the subject property is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2. The pavement surrounding the maintenance garage is expected to remain serviceable with regular seal coating throughout the evaluation period.

It was reported that there is a parking deficiency at the subject property. To that end, during recent non-COVID periods, some employees had been parking in the municipal athletic field parking lot across Park Lane to the east. There is no marked crosswalk at this location which makes it potentially unsafe to cross the street. Currently employees also park in the visitor parking lot since visitors are not permitted into the building due to COVID. It would be prudent to conduct a parking study to evaluate parking needs to determine if more parking is necessary and feasible. It may be possible to provide additional parking in the wooded area at the north/northwest portion of the subject property, the gravel-surfaced parking lot adjacent to the west, or the best option may be for employees to continue parking in the municipal lot beyond Park Lane and provide a crosswalk at this location. An allowance for this study is included in Table 1.

Concrete pavement and curbing were observed to be in good condition. No further action is required at this time. Concrete pavement and curbing can be expected to remain serviceable throughout the evaluation period with repairs conducted as part of routine maintenance.

Exterior poles and lighting were observed to be in fair condition overall. Although not viewed at night, the current lamps at the parking areas appear to be halogen paddle type fixtures. In addition, several light pole bases exhibited damage at electrical receptacles installed at hand holes. It appeared that because there is no curbing bordering the parking areas, vehicles impact the light pole bases damaging both the bases and the electrical receptacles. Steel angles have been installed into the ground as barriers in front of the hand holes/electrical receptacles at several poles; however, this preventative measure appears to be ineffective to prevent the damage. At this time, we recommend removing and replacing all of the light poles and fixtures in the parking areas. The new locations should be coordinated to provide the maximum coverage and to prevent impacts from vehicles in the parking areas. It would be prudent to upgrade exterior lighting fixtures at parking lot light poles to LED lamps. An opinion of cost for this work is included in Table 1.



3.1.3 Sidewalks, Flatwork, Landscaping, and Site Amenities

Concrete sidewalks are provided along the front of the building and provide access from the visitor parking area and drop off area to the main entrance and to the patio areas surrounding the corner dining rooms at the southwest and southeast corners of the building. Three or four steps are provided to account for the change in elevation at these dining rooms. Additional concrete sidewalks are provided

throughout the "pond" courtyard area surrounded by the Lilac Lane and Apple Blossom Lane resident wings; the "playground" courtyard surrounded by the Trillium Lane and Wildflower Lane resident wings; along the rear of the building; and throughout the wooded area at the northwest portion of the subject property. A municipal sidewalk is provided at Main Street along the south portion of the subject property.

Concrete flatwork is provided outside the Lilac Lane and Trillium Lane dining rooms, within the "pond" and "playground" courtyard areas, north of the Apple Blossom Lane resident wing, north of the Wildflower Lane resident wing and east of the Birch Boulevard resident wing and living room/sunroom. The concrete sidewalks and flatwork throughout generally have an exposed aggregate finish and regularly spaced contraction joints. Curb ramps are provided where the sidewalks meet the accessible parking space access aisles.



Landscaping on the subject property consists of mature trees, shrubs, floral plantings in mulched beds, and lawn turf. A lawn irrigation system serves portions of the subject property utilizing municipal water. The system is operated using timer controls manufactured by Underhill (Sapien model) located outside the Lilac Lane dining room at the southwest corner of the subject building.

A refuse container enclosure constructed utilizing wood fencing without a gate is provided along the service drive at the west side of the subject property.

PVC fencing surrounds the exterior landscaping and flatwork areas outside the Wildflower Lane and Birch Boulevard resident wings and extends to the southwest corner of the maintenance garage.

Chain link fencing surrounds the areas of landscaping and walking path through the wooded area at the northwest portion of the subject property and extends to the northwest corner of the maintenance garage. Together with the PVC fencing, this fencing secures the north portion of the subject property. Carabiner clips are utilized at chain link fence gates to restrict access.

Ground-mounted signage displaying the name of the facility is provided along Main Street at the south end of the property. The sign is affixed to wood posts and is covered by a pitched roof structure with red painted cedar shakes.

Amenities consist of a wood-framed gazebo within the secure area at the northwest portion of the subject property, the pond within the "pond" courtyard area, and the playground within the "playground" courtyard, a swing, and benches throughout. Brick planters are provided at the southeast corner of the property and within the east "playground" courtyard and a pond/water feature is provided within the "pond" courtyard.



Other improvements include the maintenance garage at the north portion of the subject property, the storage shed at the east portion of the subject property, and the exterior shed attached to the east wall of the supply room at the house storage/support wing.

The maintenance garage is approximately 3,600 SF in size and was constructed in 2013. This building is a single-story structure (it features a low side and a high bay side) with CMU walls and brick veneer and pitched roof covered with standing seam metal panel roofing and was constructed above concrete slabs-on-grade. Interior finishes are utilitarian consisting of bare concrete floors, painted CMU and painted drywall walls, and painted drywall ceilings. This building features two man-doors at the low side and four 12' or 14' overhead doors (two ingress and two egress) at the high bay side. Electricity is provided to this building and heat is provided by two natural gas-fired infrared tube heaters at the high bay side and two natural gas-fired ceiling-mounted space heaters at the low side. The low side is used for storage and includes a chain link storage cage. The high bay side is used for limited vehicle maintenance and storage.



The storage shed is approximately 800 SF in size and was presumably constructed in the 1960s. This building is a single-story wood-framed structure with CMU with brick veneer lower walls and painted wood siding upper walls and pitched roof covered with asphalt shingles constructed above a concrete slab-on-grade. This building features two overhead doors and a single man-door. This building is used for



storage. Interior finishes consist of unpainted CMU and plywood walls and exposed ceiling structure. Electricity is provided to this building; heat is not provided.

The shed attached to the east wall of the supply room is approximately 340 SF in size and was presumably installed as part of the 2004 addition/renovation activities. This structure is a three-sided structure that abuts the east exterior wall of the building. It is a wood-framed structure with fiber cement siding and flat roof covered with a single-ply membrane constructed above the asphalt pavement. Access to this structure is via a single man-door. Electricity is provided to this structure; heat is not provided.

Survey Condition and Analysis

Sidewalks and flatwork appeared to be generally in good to fair condition overall. Exterior sidewalks and flatwork typically date to the 2004 construction/renovation activities or before. Limited concrete sidewalk/flatwork installation or replacement has been completed since that time. The following deficiencies were noted that warrant attention.

Isolated areas of cracked and spalled sidewalks and flatwork were noted including one spalled concrete sidewalk along the east side of the building and cracked flatwork sections at the rear courtyard area. One sidewalk trip hazard was noted along the walkway outside the living/sunroom at the rear of the building. In addition, it was reported that the concrete walkway at the building entrance at the southwest corner of the east or "playground" courtyard area had settled and that in conjunction with the roof drain at that location resulted in standing water regularly collecting at that location and sometimes entering the building beneath the door. Of note, it had rained extensively prior to Partner's exterior survey and as a result settled sidewalk and flatwork segments which otherwise might not have been detected were accentuated with significant standing water at locations along the rear of the building. Remove existing sidewalks, provide a new compacted crushed gravel base, provide new 6" thick concrete sidewalks with proper slopes for pedestrian and disabled accessible access. The roof drainage issue should be corrected to eliminate water from entering the building at this location including adding a lawn/landscaping drain at this location. An opinion of cost for this work is included in Table 1.

Joint sealant at the intersection of the sidewalls and sidewalks was missing or failed at several locations and vegetation was growing within these joints at several locations. Remove vegetation growing within joints at sidewall/sidewalk intersections and install joint sealant where missing or replace sealant where failed along the perimeters of the corner dining rooms and other locations where sidewalks or flatwork abut the exterior walls. An opinion of cost for this work is included in Table 1.

Landscaping components and irrigation system appeared to be in good to fair condition and had the appearance and earmarks of being professionally maintained. However, one lawn sprinkler head was damaged near the edge of the employee parking lot and the lawn was torn up/damaged at this location due to snow plowing activities. Repair the damaged lawn irrigation system and re-sod or seed the lawn area that was damaged due to snow plowing activities. An opinion of cost for this work is included in Table 1.

Trees and shrubs are close to, in contact with, or overhanging sidewalls and the roof of the subject building and branches, pine needles and other organic debris are dropped/deposited onto the roof which clog the roof drains and has the potential to damage the roof. Trim/prune trees that are close to, in

contact with, or overhanging the roof to prevent drain clogs and potential roof damage. An opinion of cost for this work is included in Table 1.

In addition, organic debris and moss is present on the gazebo roof and these items should be removed to prolong the life of this roof. An opinion of cost for this work is included in Table 1.

The refuse container enclosure, PVC fencing and chain link fencing appeared to be in good condition overall. The replacement of one dislodged PVC slat can be performed as part of routine maintenance. No further action is required at this time.

The maintenance garage was in good condition. No further action is required at this time. The maintenance garage can be expected to remain serviceable throughout the evaluation period with repairs completed as part of routine maintenance.

The storage shed was in good to fair condition and exhibited peeling paint and warranted and trim repairs. Repair and repaint the storage shed. An opinion of cost for this work is included in Table 1.

Finally, it was reported that property management wished to remove the shed attached to the east exterior wall of the supply room that is not used for any significant purpose. This is a management decision; however, Partner does not have any concern with the decision as long as usable items are relocated and all trash, unused items and construction debris are disposed of properly. An opinion of cost for this work is included in Table 1.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation and Substructure

Within the authorized scope of this survey, absolute determination of the foundation and structural framing systems was not possible. PARTNER had no access to certified as-built drawings and did not perform destructive testing or invasive observations. Based on a review of architectural drawings and our non-invasive observations follow.

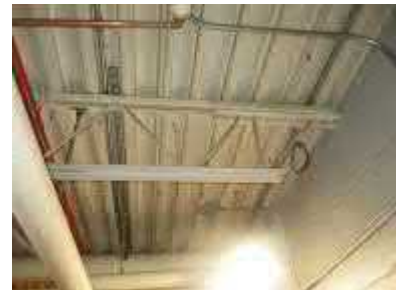
The substructures of the original building section, the 1980 addition and the 2004 addition are most likely of reinforced concrete strip footings with perimeter reinforced concrete or concrete masonry unit foundation walls, interior pad footings supporting columns loads and a concrete SOG. The subject building does not have a sublevel such as a cellar, basement, or crawl space beyond the former utility tunnels that extend from the boiler room beneath the original building section.

Survey Condition and Analysis

Based on our representative areas of observation, the subject building did not reveal any evidence of apparent structural distress. The building's foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. Our general observations of the rooflines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye.

4.2 Superstructure

The structural framing system at the original portion of the building and the 1980 addition consists of perimeter load-bearing tilt-up concrete masonry unit (CMU) walls and open web steel joists (OWJ) that support metal roof decking. Interior steel framing is provided at the living room and activity alley at the portion of the main central corridor that was constructed as part of the original building section. The lateral resisting system at these building sections consists of the perimeter CMU walls, braced frames, rigid moment frame connections, and roof diaphragm.



The structural framing system at the 2004 addition and the living room/sunroom at the rear of the building consists primarily of light gauge steel framing and metal roof decking with interior steel framing at the lobby and café portion of the main central corridor that was constructed as part of the 2004 addition. The lateral resisting system at this building section consists of braced frames, rigid moment frame connections, and the roof diaphragm.



Survey Condition and Analysis

General observations of the rooflines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. Generally, the structural framing, based on the areas surveyed, appeared to be in good-

to-fair condition. There were no excessive deflections noted that would affect the serviceability of the framing systems. The following items were noted that warrant attention.

Of note, when the original portion of the building was constructed the kitchen was located along the exterior of the building and supply access was via a former service drive that accessed the kitchen directly. However, the addition of the Lilac Lane resident wing as part of the 2004 addition blocked direct access to the kitchen and supply room. As a result, kitchen deliveries are transported from the service drive west of the building to the kitchen from the west entrance through the corridor between Lilac and Apple Blossom Lanes, then outside into the west "pond" courtyard along an exterior walkway before entering the kitchen supply room at the rear of the kitchen. This is not an ideal configuration and although a roofline overhang covers part of this exterior walkway it was reported that during inclement weather deliveries get wet, snow and ice build-up on the exterior walkway and vendor representatives are at risk of slipping and falling. Improve the service Improve kitchen supply delivery access which may include providing/ extending the existing roof overhang over the entire walkway and/or installing an underfloor heating system for protection from weather and slip/trip hazards. An opinion of cost for this work is included in Table 1.

Expansion joint sealant was separated within the exposed portion of a vertical expansion joint along the interior surface of an exterior CMU wall in the rear supply room in the house storage/support wing. The lower portion of this wall was obstructed by boxes of storage items. The exterior face of this wall is located within the shed that is attached to the exterior of this portion of the building and is recommended for removal. The face of this wall was viewed from within the shed and it was noted and reported there was a small depression or 'sinkhole' at along the base of the exterior wall at this location. It was not apparent if the two issues were connected. Investigate and repair the vertical CMU joint crack/replace the expansion joint sealant and 'sinkhole' at this location in conjunction with the removal of this shed. An opinion of cost for this work is included in Table 1.

Surface corrosion was noted on the visible portion of the metal decking covering the utility tunnel from the vantage point within the boiler room. Additional access was not provided to the tunnel(s) and it was unknown if the corrosion is widespread or if it is limited to this isolated location. At this time we recommend a licensed structural engineer further evaluate the condition of the tunnel(s) and determine the nature and extent of surface corrosion and any section loss, to determine if action is needed to replace the decking and to remove the corrosion. An opinion of cost for this work is included in Table 1.

4.3 Exterior Walls, Doors & Windows

The exterior wall assembly at the original building section and the 1980 addition consists red brick veneer over the structural CMU backup. The brick contains vertical expansion joints at regular intervals which are caulked.

The exterior wall assembly at the 2004 addition and the living room/sunroom at the rear of the building consists of red brick veneer over the light gauge metal framing. The brick contains vertical



expansion joints at regular intervals which are caulked. Red fiber cement siding is provided at select locations at roof level vertical wall faces at this building section.

The main entrance door assembly consists of two sets of automatic sliding aluminum-framed storefront doors set in a vestibule configuration. Doors themselves appeared to consist of insulated glazing units. Auxiliary entrances consist of storefront doors in aluminum frames. Service doors are single-and double-leaf, hollow metal units set in metal frames.



Windows throughout consist of a combination of fixed and operable, insulated glazing units in vinyl frames. Bay windows are provided at dining rooms and the living room/sunroom.

Survey Condition and Analysis

Exterior sidewalls were generally found to be in good-to fair condition. Finishes are typically original to the date of construction of the respective building section in 1966, 1980 or 2004. The following deficiencies were noted that warrant attention.

Damaged/deteriorated brickwork was noted at a few locations at the house storage/support wing of the building including at the base of the building at the northeast corner of the supply room and at the laundry room windowsill, and stepped cracking was noted along the north side of the building at the electrical room exterior wall. Retain the services of a mason to repair or replace the affected areas of brick veneer. An opinion of cost for this work is included in Table 1.

Exterior facades at various locations exhibited efflorescence at some locations and dark staining was present at other locations. Based on the locations where it was observed, the efflorescence appeared to be primarily the result of landscaping irrigation system overspray on the brick veneer. The dark staining appeared to be a combination of issues from gutter/downspout or roof edge detail deficiencies. Power wash brick veneer to eliminate dark staining and efflorescence and improve aesthetics. An opinion of cost for this work is included in Table 1.

Sidewall sealant within the vertical expansion joints within the brick veneer was split/separated at a few locations, appeared to be older at other locations and appeared to have been haphazardly installed at other locations. It would be prudent to remove and replace the affected sidewall sealant to ensure storm water does not penetrate the wall cavity at these locations. An opinion of cost for this work is included in Table 1.

Fiber cement siding was faded at a few locations along the upper portion of the 2004 addition. Repainting the affected areas of fiber cement siding is recommended at this time. An opinion of cost for this work is included in Table 1.

The gypsum soffit was cracked at a few locations at the boiler room along the east side of the building. Repair damaged/cracked soffits at this location. An opinion of cost for this work is included in Table 1.

Exterior doors appeared to be in fair condition overall. Main entrance vestibule and auxiliary building entrances were typically installed during the 2004 addition/renovation activities. Improvements to the exterior door security system/features are discussed in Section 5.5.

The main entrance vestibule appeared to be in fair condition. It was reported the entrance vestibule has been problematic and in general the configuration is less than desirable and specifically it was noted and observed that even light gusts of wind activate the sensors and blow open the exterior vestibule doors and as a result the interior vestibule doors have been disconnected and are now opened manually by staff. Partner's escort during the survey indicated that renovation plans were being discussed which would remove and replace the existing entrance vestibule with a larger vestibule, relocate the reception desk to the side of the lobby adjacent to the administrative office area and reception desk access would be via the office area. It is Partner's opinion that a "T" shaped vestibule may be a good option whereby the exterior vestibule door is still accessed from the south, however, building ingress would be to the east side and building egress from the west side. This configuration would also place individuals entering the building directly in front of the reception desk should it be relocated to its desired location. An opinion of cost to remove and replace the entrance vestibule is included in Table 1.

In addition, a few service doors and frames exhibit surface corrosion and/or peeling paint. Scrape, prime and repaint affected areas of service doors and frames exhibiting surface corrosion. An opinion of cost for this work is included in Table 1.

Windows generally appeared to be in fair condition and it was reported that windows were installed property-wide in 2004 in conjunction with the addition/renovation activities. Individual glazings are replaced as needed.

Although they appeared to be in good to fair condition, it was reported that windows and sills have been problematic. Specifically, it was reported that windows were low quality windows with low R values. It was further reported that windows in resident rooms were difficult to properly close and lock and routinely the windows were closed by staff and were "locked" in the open position and when the locking mechanism/latch was engaged it resulted in a gap between the two panes where cold/warm air entered/escaped depending on the season. In addition, it was reported the interior windowsills are of a poor-quality particle board and air (and potentially moisture) penetrates the wall cavity. It was reported they have replaced a few sills with better quality materials and have caulked beneath the remaining sills to reduce the potential for air (and potentially moisture) to enter the wall cavity. Based on the observed and reported conditions, Partner recommends commencing a phased window and windowsill replacement program over the next four years. An opinion of cost for this work is included in Table 1 and Table 2.

Due to the potential moisture intrusion issue noted above as well as the efflorescence and dark staining along the exterior walls, Partner recommends a microbial growth/moisture intrusion survey be conducted to determine if there any mold/moisture intrusion issues. Retain the services of a qualified consultant to perform a mold/moisture intrusion survey to determine if mold/moisture has entered the wall cavities at any locations where exterior dark staining, efflorescence and/or poorly constructed/low R value windows/sills are located. An opinion of cost for this work is included in Table 1.

One windowpane in the laundry room exhibited a fogged appearance which is a telltale sign of a failed seal. Replace laundry room window with failed seal. An opinion of cost for this work is included in Table 1.

4.4 Roof Systems

The roof assemblies consist with a combination of flat (low-slope) roof sections covered with 0.45 single-ply EPDM membranes above rigid insulation and pitched roofs covered with asphalt composition shingles.

The low slope roofs are provided above the original building section, the 1980 addition and the interior portions of the 2004 addition. Where membrane stamps were observed the membrane(s) were manufactured by Carlisle. The design of each of these roof sections is that of a flat roof with a slight pitch towards internal roof drains, and there are many roofing penetrations. The membranes at the various building sections are turned up to low parapet walls topped with metal coping, terminate at drip edges or roof edge detail, or are attached to brick veneer at slightly higher roof levels with termination bars. Storm water is managed via interior piping connected to the stormwater drainage system or discharges at grade via perimeter scuppers.



Pitched roofs are provided around the perimeter of the 2004 addition, above the living room/sunroom at the rear of the building and at other locations bordering courtyards and west perimeters of Apple Blossom Lane resident wing and the boiler room at the east building perimeter. Four Plexiglas type skylights are provided at the pitched roof above the lobby/café in the main central corridor. Storm water is managed at some locations via gutter and leaders which drain to ground, at other locations storm water from the pitched roofs falls directly to the

ground along the perimeter of these roof sections.

Roof Section	Roofing Type	Approximate Area (SF)	Installation Date	RUL
Original building section, 1980 addition, 2004 addition interior sections	Low-slope EPDM membrane	49,000	2004	3
2004 addition perimeters, rear living room/sunroom and other perimeter locations	Asphalt composition shingles	35,900	2004	4

Standing seam metal panels are provided at architectural features above the southwest and southeast dining rooms, and above bay windows at these locations.

Survey Condition and Analysis

The flat roof appeared to be in fair condition overall. It was reported that the flat roof membrane(s) and pitched shingle roofs were replaced or installed in 2004 in conjunction with the addition/renovation activities. The following deficiencies were noted that warrant attention.

Organic debris including pine needles is present surrounding roof drains and along roof edges, and other debris from ongoing construction activities is present above the 2004 addition. Remove organic and other debris from flat roofs including surrounding drain strainers. An opinion of cost for this work is included in Table 1.

The flat roof sections exhibited areas of standing water and soft spots, and perimeter roof membrane tenting was noted above the boiler room at the east side of the building and numerous penetrations that had been patched were noted on the flat roof sections at the 2004 addition and it was reported that a few years ago the pitched roofs had fire stopping added and the contractor who performed the work placed their ladders/scaffolding directly on the membrane which punctured the membrane at those locations. Perform necessary roof repairs including improving drainage to eliminate areas of standing water, soft spots and perimeter roof membrane tenting and ensure numerous patches/sealed penetrations are intact. An opinion of cost for this work is included in Table 1.

Based on observed conditions and EUL, replacement of the EPDM membranes should be anticipated early during the evaluation period. An opinion of cost for this work is included in Table 2. Costs provide limited allowances for roof deck repairs and possible insulation upgrades per code requirements.

The pitched roof sections appeared to be in good to fair condition overall. Four skylights above the lobby/café appeared to be in good to fair condition. Replacement of the skylights should be considered when the roof is replaced. The following deficiencies were noted that warrant attention.

Microbial growth/algae staining was observed on shingles at various locations. It would be prudent to eliminate the microbial growth/algae staining from asphalt shingles. An opinion of cost for this work is included in Table 1.

Gutters and downspouts are provided at some locations at the pitched roof sections, and heat tape was also noted at select locations. It was reported that drainage issues including ice damming are routinely encountered during winter months at these locations and while the heat tape helps, it does not completely eliminate the issue. At other locations gutters and downspouts are not provided and roof drainage discharges directly to grade at those locations. Partner recommends that roof drainage system improvements be completed at the pitched roof sections. An opinion of cost for this work is included in Table 1.

Based on observed conditions and EUL, replacement of the pitched asphalt composition shingles should be anticipated early during the evaluation period. An opinion of cost for this work is included in Table 2.

Roof access is via a scuttle in a utility closet above Lilac Lane at the 2004 addition and via an extension ladder attached to the exterior wall outside the house storage/support area at the northeast corner of the building. Although there is an interior scuttle, it was reported that based on its location it is inconvenient to use and typically maintenance staff access the roof via the extension ladder. While the extension ladder provides adequate roof access, this is not an acceptable permanent roof access solution. Since it cannot be locked or its use restricted, it appeared to be prone to vandalism. Provide a usable, secure, fixed roof access ladder at the rear of the building. An opinion of cost for this work is included in Table 1.

In addition, rooftop metals including dunnage and exhaust flues exhibited surface corrosion. A cost is provided for cleaning and repainting the rooftop metals. Refer to Section 5.2 for further discussion.

4.5 Parking Garages and Underbuilding Parking

The Subject is without any parking garages or underbuilding parking.

5.0 PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Supply and Waste Piping and Domestic Hot Water

Water is supplied to the Subject building from the east entering the building directly into the boiler room. The combination domestic and fire line main is a 4" diameter cast-iron service line, that splits off into domestic service and fire protection. The incoming main is equipped with a backflow prevention device.

The domestic system is equipped with a booster pump, increasing the water pressure from the municipal 45-PSI to 60-PSI. In 2004, the last major addition to the Subject building was completed, and property management reported that this addition included renovations of the existing wings of the building, which also relocated the piping from the below grade service tunnels to overhead service (concealed by the ACT ceiling systems).

The domestic water risers and laterals are reported to be copper and observed piping was consistent with that report. Sanitary waste and vent piping within the building consists of a combination of cast iron and PVC. Property management reported that approximately 45%-50% of the supply piping has been replaced with PEX.

The incoming municipal water was reported as hard; thus, the domestic system is outfitted with a water softener system, consisting of the water softener filter, salt pellet supply tank and softened water supply tank. Only the domestic hot water is processed through the water softener system. The cold water is not softened through the salt system, as this type of softened water may upset the sodium balance of the residents taking medications.

The facility is outfitted with a single sump pit in the boiler room, equipped with duplex submersible pumps and control panel. These pumps serve to evacuate the lower equipment level of the boiler room only.

Natural gas is provided at the site and is fed underground to a meter header located on the east side of the main building. A branch line is also fed to the Maintenance Garage which feeds two Reznor heaters.

Domestic hot water is generated by two, 990-MBH, gas-fired domestic hot water boilers, manufactured by Lochinvar. The hot water passes through the water softener system and is stored in a 500-gallon water storage tank, before distribution to the balance of the facility. A domestic water pump continually circulates the water throughout the facility via the hot water return piping system. The temperature of the hot water to the resident rooms and typical domestic use is 110-



degrees, with 150-degree water generated for the kitchen and laundry facilities.

Survey Condition and Analysis

Our representative observations of the supply and wastewater piping and inquiries of the POC did not reveal any significant deficiencies or systematic leak issues. The domestic booster pump system was observed to be in operational condition. Property management reported that the series of Victaulic valves on the domestic distribution system are malfunctioning and not completely closing when needed. Replacement of all valves is warranted and costs for this replacement work is included in Table 1. Budgeting for replacement of the pump is included in Table 2 – Long Term Capital Planning Schedule.

Property management reported that replacement of the copper water distribution piping with PEX is on-going. Although PEX piping is rated to 200-degree fluid temperature, some limited sagging was noted by property staff. We recommend following manufacturer's instructions for installation, as well as providing and installing additional supporting hangers because of the extensive distances needed for the main distribution lines. All future installation of PEX tubing should be as per ASTM F876 – Standard Specifications for Crosslinked Polyethylene (PEX) Tubing. Budgeting for the replacement of the remaining copper lines to PEX tubing is included as an allowance in Table 1 -Immediate and Short Term Deferred Maintenance Repair Costs

The water softening system for the domestic hot water was reported by Property Management to be operational. The system was reported to be approximately 25 years old and is nearing the end of its EUL. At this time, we recommend a study be performed to determine if there is a different system which can be utilized for both the Hot and Cold-water feeds, and to eliminate the high sodium content for patient use. An allowance for the Study and budgeting for a new system is included in Table 1.

The sump pumps were reported to be in operational condition and are replaced on an as-needed basis. Budgeting for replacement of the Sump Pumps is included in Table 2.

The domestic water boilers and associated pumps are nearing the end of their expected useful life (EUL) and replacement should be anticipated in the evaluation term. These types of boilers do not have an extended useful life of 30-35 years and typically need to be replaced in kind within the span of 20 years. Costs for these replacements are included in Table 1.

5.2 Heating, Cooling and Ventilation

Heating and air conditioning are provided by a combination of systems including Boilers with baseboard radiation, Roof Top Air Conditioning Units (RTACs), Roof Top Units (RTUs) and split-systems. Additionally, the RTU and RTAC systems are equipped with a hot water pre-heat boxes which are supplied from the hot water loop in the boilers. Refer to the Exhibits for a listing of the HVAC Equipment which includes capacities and locations.



Heating Systems

Hot water for heating is generated by three, gas-fired, 1,800-MBH hot water heating boilers. The boilers are manufactured by Lochinvar. The hot water heating system is complete with an expansion tank, air

separator and three, 5-HP boiler circulating pumps, manufactured by Taco. Hot water baseboard heaters are located throughout the facility and aide in the pre-heat of the spaces during cold winter months. Hot water heating coils are also provided in reheat boxes, which temper the ducted air supplied by the RTUs to the spaces they serve.

Roof Top Air Conditioning Units

The RTACs provide cooling only to the building spaces they serve and were all replaced in 2004. The RTACs have nominal cooling capacities which range between 5-tons and 18-tons, and do not have heating sections. These RTACs are electric, have air-cooled cooling sections, scroll-type compressors, and through-the-bottom supply and return duct openings. Supply air is distributed through insulated ducts to ceiling-mounted diffusers. Return air is ducted back to the units through ceiling-mounted grills.

Roof Top Units

The RTUs provide cooling and heating to the building spaces they serve and were all replaced in 2004. The RTUs have nominal cooling capacities that range between 5-tons and 18-tons and are equipped with electrical resistance heating sections.



These units are electric, have air-cooled cooling sections, scroll-type compressors, and through-the-bottom supply and return duct openings. Supply air is distributed through insulated ducts to ceiling-mounted diffusers. Return air is ducted back to the units through ceiling-mounted grills. Construction is in progress on the southwest and southeast dining rooms, and new RTUs have been installed to serve these spaces. These units are electric as well, with air-cooled cooling sections, scroll-type compressors, and through-the-bottom supply and return duct openings.

Split Systems

The building is also served by several split systems consisting of interior wall-mounted air handling units and ground and roof-mounted condensing units. The units typically support supplemental cooling of equipment, data and functional support spaces. Units have also been installed as a temporary solution for cooling areas where the RTUs and RTACs have failed and are now non-operational.



Ventilation and Exhaust Systems

Ventilation is provided by a combination of RTACs, RTUs, and natural air infiltration via various doors and windows. There are a series of roof-mounted exhaust fans serving the various resident rooms, toilet rooms, common areas and the House Storage/Support wing spaces.



There is no HVAC equipment in the Storage Building, and the Maintenance Garage is heated by a pair of gas-fired unit heaters and a pair of gas-fired infrared tube heaters, all manufactured by Reznor. Ventilation for both of these support buildings is provided by natural air infiltration via man doors and overhead doors.



Survey Condition and Analysis

Overall, the heating, cooling and ventilation systems appeared to be in fair-to-poor condition. Most of the HVAC equipment was installed in 2004 and is nearing the end of its EUL. Replacement is anticipated in the near future to avoid system outages and increased expenses due to emergency replacements upon failure.

Heating Systems

The hot water heating boilers and associated pumps are nearing the end of their expected useful life (EUL) and replacement should be anticipated early in the evaluation term. These types of boilers do not have an extended useful life of 30-35 years and typically need to be replaced in kind within the span of 20 years. The existing boiler circulation pumps are in poor condition. Currently one of the three pumps are not fully operational. Property management reported that the second pump is doing double duty for the third pump as it is not functional. Budgeting for replacement of the boilers and pumps are included in Table 1. The heating units are in close proximity to each other and to the domestic hot water boilers. Based on the current locations of the equipment, phasing the replacement would most likely be less cost efficient versus replacing all of the units at one time during the off-heating season. Coordination with the domestic water boiler replacements is recommended to ensure the units are accessible.

The existing boiler exhaust flues were noted with rust and corrosion. Replacement of the rusted sections with new is warranted and costs are included in Table 1.

Roof Top Air Conditioning Units and Roof Top Units

The RTACs and RTUs were observed to be in fair-to-poor condition overall and are nearing the end of their EUL. Management reported that several of the rooftop units were not functional including RTAC-17, RTU-21 and RTU-22. The non-functional units serve the House Storage/Support wing space, the Birch Blvd. resident rooms, and a portion of the central core area.

The current method for replacement of the roof top units is to install split systems in the spaces the roof top units serve and to abandon the roof top units in place. While the current practice is a short-term solution, the best practices moving forward should be restructured.

Roof top units which serve critical areas including RTAC-6 and one unit from each patient wing are included in the Short-Term Cost tables. Budgeting for a phased replacement of the remaining RTACs and RTUs is recommended and costs are included in Table 2 – Capital Planning Schedule. We have also included an allowance to conduct an energy audit, to conduct calculations for heating/cooling loads and to identify structural requirements for equipment replacements.

All rooftop equipment was noted with condensate discharging directly onto the roof membrane, which will eventually cause erosion and excessive wear of roof surface at point of discharge. Regardless whether

the rooftop equipment is new or existing, we recommend redirecting the condensate to the nearest roof drains by the installation of PVC piping. Costs are included in Table 1.

Split Systems

Split systems were observed to be in fair condition. While some of the units are in place to serve non-functional RTUs, several of the units have been installed to aide in supplemental cooling of equipment, data and functional support spaces. Units of this type are readily available and are typically replaced as they fail. Structured budgeting for replacement of the units is included in Table 2. All split system units which are supporting abandoned roof top unit should be removed from service as the roof top units are replaced and become operational.

Ventilation and Exhaust

Ventilation appeared to be adequate, and in working order in all the areas observed. The existing exhaust fans are nearing the end of their EUL and a phased replacement is recommended. Costs for this replacement work is included in Table 2.

Table of Major Air Handling Equipment:

Asset ID	Asset Name	Asset Location and Area Served	Manufacturer	Capacity	Year
RTAC-1	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	13-tons	2004
RTAC-2	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	13-tons	2004
RTAC-3	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	18-tons	2004
RTAC-4	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	13-tons	2004
RTAC-5	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	8-tons	2004
RTAC-6	RoofTop AC Unit	Roof (Central Area / Lobby)	Aaon	7-tons	2004
RTAC-7	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	18-tons	2004
RTAC-8	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	13-tons	2004
RTAC-9	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	10-tons	2004
RTAC-10	RoofTop AC Unit	Roof (Apple Blossom)	Aaon	10-tons	2004
RTAC-11	RoofTop AC Unit	Roof (Apple Blossom)	Aaon	15-tons	2004
RTAC-12	RoofTop AC Unit	Roof (Wildflower)	Aaon	16-tons	2004
RTAC-13	RoofTop AC Unit	Roof (Wildflower)	Aaon	10-tons	2004
RTAC-14	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	10-tons	2004
RTAC-15	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	10-tons	2004
RTAC-15A	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	No AC	2004
RTAC-16	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	10-tons	2004
RTAC-17	RoofTop AC Unit	Roof (Birch Blvd.)	Reznor	-	2004
RTU - 18	RoofTop Unit	Roof (Birch Blvd.)	Lennox	-	2004
RTU - 19	RoofTop Unit	Roof (Lilac Lane)	CaptiveAire	5-tons	2020
RTU - 20	RoofTop Unit	Roof (Trillium Lane)	CaptiveAire	5-tons	2020
RTU-21	RoofTop Unit	Roof (Central Kitchen)	Reznor	-	2004

RTU-22	RoofTop Unit	Roof (House Storage/Support Area)	Reznor	-	2004
CU - 1	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	-	-
SSAC - 1A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 2	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	-	-
SSAC - 2A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 3	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	-	-
SSAC - 3A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 4	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	-	-
SSAC - 4A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 5	Remote Condensing Unit	Roof (House Storage/Support Area)	ComfortAire	-	-
SSAC -5A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-

Asset ID	Asset Name	Asset Location and Area Served	Manufacturer	Capacity	Year
CU - 6	Remote Condensing Unit	Roof (Wildflower)	ComfortAire	-	-
SSAC -6A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 7	Remote Condensing Unit	Roof (Kitchen/Central Core Area)	No tag	-	-
SSAC -7A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 8	Remote Condensing Unit	Roof (Wildflower)	Mitsubishi	-	-
SSAC -8A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 9	Remote Condensing Unit	Roof (Lilac Lane)	No tag	-	-
SSAC -9A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
CU - 10	Remote Condensing Unit	Roof (Lilac Lane)	No tag	-	-
SSAC -10A	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-
SSCU - 1	Remote Condensing Unit	Exterior Grade-Mounted (North side - Birch Blvd)	Fujitsu	-	2004
SSAC - 1A	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSAC - 1B	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSCU - 2	Remote Condensing Unit	Exterior Grade-Mounted (North side - Birch Blvd)	Fujitsu	-	-
SSAC - 2A	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSAC - 2B	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSCU - 3	Remote Condensing Unit	Exterior Grade-Mounted (North side - Birch Blvd)	Fujitsu	-	-
SSAC - 3A	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSAC - 3B	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSCU - 4	Remote Condensing Unit	Exterior Grade-Mounted (North side - Birch Blvd)	Fujitsu	-	-

SSAC - 4A	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSAC - 4B	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSCU - 5	Remote Condensing Unit	Exterior Grade-Mounted (North side - Birch Blvd)	Fujitsu	-	-
SSAC - 5A	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
SSAC - 5B	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	-	2004
EF - 1	Exhaust Fan	Roof (Apple Blossom)	Carnes	1/6-HP	-
EF - 2	Exhaust Fan	Roof (Lilac Lane)	Carnes	-	-
EF - 3	Exhaust Fan	Roof (Lilac Lane)	Carnes	-	-
EF - 4	Exhaust Fan	Roof (Trilliam Lane)	Carnes	-	-
EF - 5	Exhaust Fan	Roof (Wildflower)	Carnes	1/6-HP	-
EF - 6	Exhaust Fan	Roof (Wildflower)	Carnes	1/6-HP	-

Asset ID	Asset Name	Asset Location and Area Served	Manufacturer	Capacity	Year
EF - 7	Exhaust Fan	Roof (Wildflower)	Carnes	1/6-HP	-
EF - 8	Exhaust Fan	Roof (Apple Blossom)	Carnes	1/6-HP	-
EF - 9	Exhaust Fan	Roof (Apple Blossom)	Carnes	1/6-HP	-
EF - 10	Exhaust Fan	Roof (Apple Blossom)	Carnes	1/6-HP	-
EF - 11	Exhaust Fan	Roof (Apple Blossom)	Carnes	1/6-HP	-
EF - 12	Exhaust Fan	Roof (Lilac Lane - High Roof)	Carnes (presumed)	-	2020
EF - 13	Exhaust Fan	Roof (Trilliam Lane - High Roof)	Carnes (presumed)	-	2020
EF - A	Exhaust Fan	Roof (Therapy - Central Area)	Carnes	-	-
EF - B	Exhaust Fan	Roof (Therapy - Central Area)	Carnes	1/6-HP	-
EF - C	Exhaust Fan	Roof (Kitchen/Central Core Area)	Carnes	-	-
EF - D	Exhaust Fan	Roof (Kitchen/Central Core Area)	Carnes	-	-
EF - E	Exhaust Fan	Roof (Kitchen/Central Core Area)	Carnes	-	-
EF - F	Exhaust Fan	Roof (Chemical Storage Room)	Carnes	-	-
EF - G	Exhaust Fan	Roof (Electrical Room)	Carnes	-	-
EF - H	Exhaust Fan	Roof (Oxygen Room)	Carnes	-	-
EF - J	Exhaust Fan	Roof (House Storage/Support Area)	Cook	1/6-HP	-
EF - K	Exhaust Fan	Roof (House Storage/Support Area)	Cook	1/6-HP	-
EF - L	Exhaust Fan	Roof (House Storage/Support Area)	Cook	-	-
EF - M	Exhaust Fan	Roof (House Storage/Support Area)	Cook	-	-

5.3 Electrical Service, Metering, Distribution and Emergency Power

The primary electric service for the Subject extends below grade from the exterior concrete pad-mounted transformer, located adjacent to the north sidewall of the boiler room, to the electrical switchgear in the main electrical room of the House Storage/Support wing. A 1,600-amp, 480Y/277-volt, 3-phase, 4-wire, service is provided. The building meter is located on the electrical transformer.



Electrical distribution wiring is reported to be copper and is fed to branch panels located throughout the building via steel conduit. Overload protection is provided by circuit breakers, and ground fault protection is provided on the circuits which serve electrical receptacles in the bathrooms, kitchens, laundry, and spa/water therapy rooms.

Electrical power is fed underground to the Storage Building and Maintenance Garage. Power to the Storage Building is limited to a 30-amp service feed, and the Maintenance Garage has a 200-amp electrical feed and distribution panel.

Emergency power is provided to the Subject building by an exterior concrete-pad mounted diesel-fired generator located adjacent to the electrical transformer on the north side of the boiler room and House Storage/Support wing. The generator rated at 160-kW, and is the standby system supplying emergency backup power to the entire facility, i.e. all power, lighting, computer systems, HVAC, life-support and life-safety equipment is fed from the generator at times of utility company power loss. The generator is manufactured by Kohler and was installed in 2004. The system operates on diesel fuel stored in a belly tank with a capacity of 200-gallons.



Survey Condition and Analysis

Electrical gear and equipment all appeared to be in good-to-fair condition. No information was available as to when the last thermographic survey of the electrical switchgear was conducted. A thermographic survey should be performed at this time to identify areas of concern, including hot spots which need immediate repair. It is highly recommended that thermographic surveys be performed and continued on a semi-annual basis and that all electrical systems be shut down and inspected once every 5-years. Costs for the initial thermographic survey is included in Table 1. Ongoing inspections and allowances for anticipated repairs are included in Table 2.

Property management reported that the emergency generator is run-tested weekly for 15 minutes, with full load-bank testing on a monthly basis. The monthly testing typically results in a dip in power to the building, dimmed lighting, and faulting of the facility telephone system. We recommend conducting a load study to determine peak electrical demand as well as to assess existing electrical usage and planning for future expansion of electrical need. An allowance for this study is included in Table 1. Additionally, to allow for the study to yield actionable information, the generator should be overhauled at this time to

extend the life of the unit. A cost for this work is also included in Table 1. Based on the age, current condition and the inability of the unit to provide the proper electrical loads during shutdown, we recommend a full replacement during the capital term. All works should be completed in accordance with the electrical load study. The replacement capacity of the unit is estimated for budgeting purposes.

5.4 Vertical Transportation

The subject property is a single-story structure and is without and vertical transportation systems.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

The building is fully protected with a wet-pipe sprinkler system utilizing steel piping. As noted above, the 4" diameter building water main enters the boiler room and splits into the domestic and fire protection service lines. The system is complete with fire department connections and outside stems and yokes (OS&Y) which are located on the exterior sidewalls immediately outside of the main risers. Fire sprinkler piping appeared to be steel. The municipal water pressure is boosted by an inline 1/2-HP pump, manufactured by Dayton. Additionally, sprinkler risers are located in the Birch Blvd. wing living room/sunroom, and the Lilac Lane wing mechanical room.



Fire sprinkler system design criteria placards were observed on the main sprinkler risers and indicated that the system was installed on October 21, 2005. The design information is as follows:

Location	1	4	Residential
System Design			
Occupancy:	Ordinary Group I	Light Hazard	Residential
Density:	0.15-GPM/SF	0.10-GPM/SF	Obscured / Not legible
Designed Area of Discharge:	Area	1,500-SF	Obscured / Not legible
Hose Stream Allowance	230	100	Obscured / Not legible
System Demand at the Base of the Riser			
Total GPM:	192.68-GPM	174.77-GPM	Obscured / Not legible
Total PSI:	26.97-PSI	35.39-PSI	Obscured / Not legible

Supplementing the fire sprinkler system are wall-mounted and cabinet-mounted fire extinguishers, located throughout the facility.

Additionally, there is an Ansul fire suppression system hood over the ovens and cooktops in the central kitchen. Similar fire suppression hoods are installed in the southwest and south east kitchens. These hoods will be connected and energized as construction is completed on these two venues.



The Subject is a single-story facility and therefore all emergency egress is horizontal, and no vertical circulation is required. All exterior exit doors are equipped with variable-set delay panic bar exit alarms. Additionally, emergency evacuation plans identifying paths of egress were observed throughout the facility.



Survey Condition and Analysis

The fire suppression system appeared to be in good-to-fair condition overall. The system is tested on an annual basis, and current inspection tags were observed on the main risers in the boiler room, with the inspections conducted by John E. Green Company, and dated 14 September 2020.

The sprinkler risers are located in the Birch Blvd. wing living room/sunroom, and the Lilac Lane wing mechanical room, were also noted with current inspection tags. The inspections were completed by John E. Green Company on 09 July 2020, with the next test date noted as 09 July 2021.

Current inspection tags were observed on the fire extinguishers. The inspection was conducted by Summit Fire Protection, and dated February 2021. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

The central kitchen fire suppression hood was observed with current inspection tags. The inspection was conducted by Summit Fire Protection, and dated February 2021.

5.5.2 Fire Alarm Systems

The fire alarm system is reportedly comprised of heat detectors, pull stations, and alarm horn/strobes. Hardwired smoke detectors are located throughout the facility. The main system panel is located in the central lobby near the main entrance and consists of an iO Series Fire Alarm Control Panel (FACP) manufactured by Edwards – United Technologies. The system monitors the smoke detectors, pull stations, and sprinkler system flow switches.



The existing security system was installed in 2004 and includes a series of closed-circuit cameras with central monitoring station, magnetic-locks and card-swipe locks on various doors, and the above-mentioned panic bar exit alarms on exterior emergency egress doors.

Survey Condition and Analysis

The fire alarm system appears to be in good-to-fair overall condition and are tested on an annual basis. Current inspection tags were observed inside the FACP, with the inspection conducted by Summit Fire Protection, and dated June 2020. Routine maintenance, including regularly-scheduled testing and upgrading / replacement of the fire alarm system should be anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Management reported that the existing security system is not adequate. Additional cameras are needed to close the gaps in security coverage, as well as additional security measures to help ensure the safety and security of the residents. Management also reported that they have issued an RFP for upgrading the security servers to accommodate the security system upgrades, and an allowance for the balance of the system upgrade and additional system components is included in Table 2.

Management reported that the delay on the panic bar exit alarms is not adequate. When a panic bar alarm is sounded, the delay appears to be too short for staff to proceed to the alarming door in time to assess the situation before the lock releases. To have longer delayed egress time (more than 15 seconds) – is NOT allowed under Life Safety Code – must be no longer than 15 seconds delayed egress. No further action is required.

6.0 INTERIORS

6.1 Common Areas

Common areas within the subject building as identified on the Bay Bluffs Emmet County Medical Care Facility floorplan provided consist of the main entrance vestibule and lobby, café, living room, activity alley in the main central corridor, common interior corridors that provide access to the resident wings as well as four dining rooms, a library, chapel, living room/sun room, day room, beauty shop, and three bath houses/spas. There are no stairs as the subject building is a single-story structure.

The main lobby is accessed via the main entrance vestibule at the covered passenger drop off area at the south end of the building and encompasses a large open space or main central corridor that also includes the café, living room and activity alley. The lobby and café portion have a sloped ceiling that is more than 20 feet at its peak and features four skylights. This portion of the building is finished with ceramic tile and vinyl tile flooring, painted drywall or vinyl-covered walls and painted drywall ceilings and ACT ceiling systems with drywall bulkheads creating a coffered appearance. FF&E in these areas consist of the reception desk, numerous tables and chairs (many of which have been placed aside due to COVID social distancing requirements), couches, desks, etc.



Common corridors that provide access from the main central corridor through the Lilac Lane, Trillium Lane, Wildflower Lane, Apple Blossom Lane and Birch Boulevard resident wings and the supply/support wing within the building. Nurses stations are located within the Lilac Lane, Trillium Lane corridors, and at the intersection of the Apple Blossom, Wildflower and Birch Boulevard corridors. Finishes in these areas consist of vinyl plank flooring, painted drywall or vinyl-covered drywall walls with chair rails and suspended ACT ceiling systems. FF&E include the nurses station desks.



The dining rooms within each resident wing, library, chapel, living/sunroom, day room, beauty shop, and three bath houses/spas feature a variety of finishes including carpet, ceramic and vinyl tile flooring, painted and vinyl-covered drywall, beadboard and painted CMU walls and drywall ceilings and ACT ceiling systems. FF&E consists of bookshelves, tables, chairs, desks, couches, televisions, beauty shop and bath equipment.

Single-user, unisex toilet rooms are located along interior corridors throughout the subject building. Toilet rooms are finished with ceramic tile and mosaic ceramic tile floors, ceramic tile, beadboard and painted CMU walls with suspended ACT ceiling systems. Toilet rooms have commercial-quality fixtures inclusive of floor-mounted vitreous toilets with water tank and wall-mounted lavatories. Partitions are not provided as they are single-user toilet rooms.

Observations & Comments

Common area interior finishes range from good to fair condition. It was reported that flooring in the common corridors (except Birch Boulevard) was replaced in 2018. Remaining flooring appears to be older and it was reported that most finishes date to the 2004 addition/renovation. The following deficiencies were noted that warrant attention.

Several ceiling tiles particularly in the corridors exhibited staining from current and former roof leaks and/or HVAC piping leaks. Repair current leaks (if any) at these locations and remove and replace the stained ceiling tiles with similar to match existing. An opinion of cost for this work is included in Table 1.

Interior door frames throughout exhibit peeling/chipped paint. Scrape, prime and repaint affected interior door frames too improve aesthetics. An opinion of cost for this work is included in Table 1.

Interior corridor/common area FF&E including the reception desk, nurses' stations, couches, tables and chairs, etc., typically dates back to the 2004 addition/renovation activities. Replacing the aged/worn common area FF&E is recommended at this time. An opinion of cost for this work is included in Table 1.

Of note, the Lilac Lane and Trillium Lane dining rooms are out of use and are in the process of being renovated. As part of the renovation, these dining rooms will each be fitted with commercial cooking equipment. It was reported that the dining room renovation and construction of kitchens within these dining rooms is being paid on bond and the costs for the purchase and installation of the commercial kitchen equipment along with the purchase of the new commercial cooking equipment in the main kitchen is on the order of \$140,000. During the survey the drywall was being finished, cooking hoods had been installed. It was not reported how much of this budget had been spent. Finish construction of new dining rooms/kitchens as per the scope. An opinion of cost for this work is included in Table 1.



Interior finishes in the three bath house/spas as well as three of the four spa tubs including one that is out of service, date back to the 2004 renovation. The fourth spa tub was reportedly purchased approximately eight years ago. Based on EUL and observed conditions, Partner recommends updating the finishes in the three bath houses/spas and the three older spa tubs that are beyond their EUL, including one that is already out of service. An opinion of cost for this work is included in Table 1. Replacement of the remaining spa tub is anticipated during the evaluation period and an opinion of cost for this work is included in Table 2.

Once the dining room renovations are complete and FF&E is replaced, these finishes and equipment can be expected to remain serviceable throughout the evaluation period. Replacement of select finishes and FF&E is anticipated during the evaluation period and an allowance for this work is included in Table 2.

6.2 Resident Rooms

The resident room unit distribution mix was not able to be discerned based on the version of the unit mix provided. If additional documentation is provided, this table will be completed.

Room Type	Occupancy	Room Quantity	Bed Quantity
Single	Private	16	16
Double	Double	13	26
Double Suite	Double	39	78
Total		68	120

Partner attempted to observe 10% of the resident rooms and beds but observations were based on resident room vacancy during the site assessment. Partner was able to view 9 rooms (13.4% of 67 resident rooms) and 14 beds (11.6% of 120 beds). The following resident rooms/beds were observed during the site visit.

Observed Spaces			
Resident Room	Room Type	Occupancy	Location and Condition notes
227/228	Double	Double, ½ Vacant	Trillium Lane, 2004 addition, good condition, poor quality windows demonstrated in this room
313/314	Double	Double, Vacant	Wildflower Lane, original building section, good condition
315/316	Single	Double, Vacant	Wildflower Lane, original building section, good condition, being used for storage
317/318	Double	Double, Vacant	Wildflower Lane, original building section, good condition
322/323	Double	Double, Vacant	Wildflower Lane, original building section, good condition, being used for storage
419/420	Double	Double, ½ Vacant	Apple Blossom Lane, original building section, good condition, vacant portion being painted
513	Single	Single, Vacant	Birch Boulevard, 1980 addition, good condition
518	Single	Single, Vacant	Birch Boulevard, 1980 addition, being used for storage
520	Single	Single, Vacant	Birch Boulevard, 1980 addition, being used for storage

Resident room interior finishes consist of vinyl tile flooring, painted CMU and drywall walls and ACT ceiling systems. Some resident rooms have partial walls that were constructed at some point (presumably in 2004) in the middle of the room and provide a separation between the two sides of a double occupancy room. Resident rooms also include a toilet room which is private (single or double occupancy) or at the Birch Boulevard resident wing, is located between two resident rooms and is shared by the two resident rooms. Lavatories are either located within the toilet rooms or in the sleeping areas. Resident

room toilet rooms have mosaic ceramic tile flooring. FF&E in the resident rooms typically includes an armoire, end table, lamp, bed, chair and wall-mounted television.

Observations & Comments

Resident room interior finishes range from good to fair condition. Interior finishes appear to be older and it was reported that most finishes date to the 2004 addition/renovation activities. As part of resident room upgrades it may be prudent to remove or replace the partial walls that are present in some rooms that provide a separation between the two sides of a double occupancy room. This is a management decision.



FF&E in the resident rooms (armoire, end table, lamp, bed and chair) typically dates back to the 2004 addition/renovation activities. Replacing the aged/worn resident room FF&E is recommended at this time. An opinion of cost for this work is included in Table 1.

6.3 Administrative and Back of House Areas

Administrative areas include the administrative offices, conference room, staff room, therapy room with attached kitchenette, a small classroom and men's and women's locker rooms. Interior finishes in the administrative areas consist of carpet, ceramic tile and vinyl tile flooring, painted CMU, painted drywall and vinyl-covered drywall walls, and painted drywall ceilings or suspended ACT ceiling systems.

Men's and women's employee locker rooms are provided in the house storage/support wing. The women's locker area has carpet flooring. Remaining locker room/toilet areas are finished mosaic ceramic tile floors, ceramic tile and painted CMU walls with suspended ACT ceiling systems. Toilet rooms have commercial-quality fixtures inclusive of floor-mounted vitreous toilets with water tank and urinals in the men's locker room. Wall-mounted lavatories are provided with pedestal sinks in the women's locker room. Toilet partitions in the locker rooms are painted metal and floor-mounted and wall-supported.

Back of house areas include the main kitchen and kitchen supply storage area located along the main central corridor adjacent to the living room, and laundry, supply, electrical and boiler rooms located in the house storage/support wing at the northeast corner of the building. These areas are finished with bare concrete, painted concrete or quarry tile floors, painted CMU walls suspended ACT ceiling systems.

The main kitchen includes commercial cooking equipment inclusive of a commercial cookline with hood suppression system, commercial six burner range/oven as well as warming ovens, walk-in cooler, walk-in freezer, reach-in refrigerators, ice machine, mixer, prep areas with stainless steel tables and dishwashing station.



The central laundry is located in the house storage/support wing and is complete with two commercial-quality washers-extractors and two commercial dryers. All laundry equipment is manufactured by Milnor. It was reported that the two washing machines have 35- and 55-pound capacity. The dryers each have 80-pound capacity.

Observations & Comments

Administrative office areas and back of house areas appeared to be in good to poor condition overall. Finishes in these areas reportedly typically date back to the 2004 addition/renovation activities. Administrative area flooring replacement is anticipated during the evaluation period and an allowance is included in Table 2. Remaining administrative area finishes can be repainted or replaced as needed during routine maintenance.

The concrete floor in the house storage/support wing at the northeast corner of the building exhibited faded and peeling paint. Partner recommends repainting the supply room floor. An opinion of cost for this work is included in Table 1.

It was reported the existing kitchen equipment in the main kitchen was scheduled to be replaced and new kitchen equipment was to be installed in the Lilac Lane and Trillium Lane dining room/kitchens that were being renovated. Complete purchase and installation of kitchen equipment for original kitchen and new kitchens per reported costs. An opinion of cost for this work is included in Table 1.

The two commercial washing machines were manufactured in 2001 and are 20 years old. Based on EUL and observed condition, replacement of the two commercial washing machines is recommended at this time. An opinion of cost for this work is included in Table 1.

The two commercial dryers were reportedly manufactured in 2018 and are three years old. The equipment appeared to be in good condition. However, laundry dryer exhausts were observed with excessive lint build-up both inside the equipment and directly outside the building on the wall and ground at the point of discharge. We recommend regularly and consistently blowing out the filters, ducting and discharge to help prevent build-up and clogging, and cleaning the surrounding area to improve aesthetics. An allowance for quarterly blow out and clean-up is included in Table 1. Additional regular filter cleaning during the evaluation period can be handled as part of routine maintenance.

7.0 AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act of 1990 (ADA) is a Federal law that became effective on January 26, 1992, this act was amended by the ADA Amendments Act of 2008 (ADAAA). As defined under Title III of the ADA, existing facilities considered to be “public accommodations” must take steps to remove architectural and communication barriers that are deemed “readily achievable” under the retroactive requirements. The term “readily achievable” is somewhat subjective. New case law is always developing as to its interpretation. Our walk-through survey for ADA general compliance included only a limited scope visual review with respect to the Subject’s compliance with Title III of the ADA in compliance with the ASTM guideline presented in ASTM E 2018-15. PARTNER did not take any measurements or counts as part of this survey. The scope of our survey was limited to the determination of general compliance with physical attributes of the property, which affect exterior access to the building: accessible exterior route, accessible parking, entrances, etc. While some of PARTNER’s comments regard the reported or observed accessibility of common area interior spaces, such as toilet facilities, we did not specifically evaluate each and every area as part of our walk-through survey; only representative observations were conducted. The decision as to which actions are to be undertaken as “readily achievable” is to be determined by building ownership in consultation with its accountants, attorneys, and design/construction professionals.

Inasmuch as the 2004 addition was constructed after 1992, ADA requirements were incorporated into the original design of this building section. Other building sections were updated in 2004 and also have ADA improvements. Therefore, there building would generally be expected to be compliant. We did note that many accessibility features of the property exceed the requirements under the ADA, as medical uses must meet more restrictive standards. We have no knowledge as to the scope of all improvements made, if a comprehensive ADA survey was ever conducted on behalf of ownership, or whether there is a capital improvement plan in-place to affect any further improvements.

The scope of our survey was limited to the determination of general compliance with physical attributes of the property, which affect exterior access to the building: accessible exterior route, accessible parking, entrances, etc. While some of PARTNER’s comments regard the reported or observed accessibility of common area interior spaces, such as toilet facilities, we did not specifically evaluate each and every area as part of our walk-through survey; only representative observations were conducted. PARTNER did not conduct an extensive, detailed ADA compliance review, which most probably would identify other items at the facility that are not in compliance with ADA regulations. Additionally, PARTNER’s review did not assess local code requirements that, in some instances, may conflict with or supersede ADA requirements.

Items of non-conformance were noted without regard as to whether or not they are, by ADA definition, “readily achievable.” Factors to be considered in determining whether or not an action is “readily achievable” include the nature and cost of the action, the number of persons employed at the Subject, and the financial resources available to ownership. The decision as to which actions are to be undertaken as “readily achievable” is to be determined by building ownership in consultation with its accountants, attorneys, and design/construction professionals.

Based on conducting a limited scope visual survey, we observed the readily achievable barrier removal issues listed below. The accessibility review follows. Estimates to correct these readily achievable barrier removal issues are included in the Opinions of ADA Modifications Schedule.

- ADA Parking - the subject has an adequate number of ADA parking spaces; however, there are no fully compliant, van accessible spaces. Convert one existing handicap accessible parking space to a Van Accessible space by providing appropriate vertical signage, pavement demarcations and access aisle.
- ADA Exterior Accessible Route – there is no path of travel from the building entrance to the municipal sidewalk along Main Street. Provide a path of travel at this location. Recommendation Only, patient safety may dictate accessibility constraints.
- ADA Entrance – the main entrance is not fully ADA compliant; this may be completed/ accomplished in conjunction with vestibule updates/renovation discussed in Section 4.
- ADA Egress – there is not an ADA compliant means of egress from the Lilac Lane and Trillium Lane dining rooms at the southwest and southeast corners of the building as there are three or four steps outside each dining room. Provide ADA compliant means of egress at these locations.
- ADA Common Area Toilet Rooms – the single-user, unisex toilet room in the lobby is generally in compliance with the ADA; however, drainpipe wrap insulation is not provided beneath the sink. Provide drainpipe wrap insulation at this location.
- ADA Resident Room Toilet Rooms - resident rooms in the original building sections (Apple Blossom Lane and Wildflower Lane) are not fully accessible; some sinks lack drainpipe wrap insulation other sinks are located in sleeping areas and appear to be protruding objects. Recommendation Only, patient safety may dictate accessibility constraints. Provide ADA compliance modifications where necessary.
- ADA Resident Room Toilet Rooms - resident rooms in the 1980 building section (Birch Boulevard) are not accessible in terms of size; however, due to CMU wall construction, renovations at these locations do not appear to be readily achievable. Perform study to determine if additional ADA compliance is readily achievable at these five locations.

ADA ACCESSIBILITY (ASTM Tier II Format)					
Item		Yes	No	N/A	Comments
A. Building History					
1	Has an ADA survey previously been completed for this property?		X		
2	Have any ADA improvements been made to this property?	X			2004 Addition is generally ADA compliant, older building sections also have ADA improvements
3	Does a Barrier Removal Plan exist for the property?		X		
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?			X	
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		X		
6	Is any litigation pending related to ADA issues?		X		
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 96 in. aisle)?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		X		
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths and drop-offs?	X			

ADA ACCESSIBILITY (ASTM Tier II Format)					
Item		Yes	No	N/A	Comments
6	Does signage exist directing you to accessible parking and an accessible building entrance?		X		Main entrance is passenger drop off; accessible parking flanks this entrance
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)			X	No ramps
2	Are ramps longer than 6 feet complete with railings on both sides?			X	
3	Is the width between railings at least 36 inches?			X	
4	Is there a level landing for every 30 feet horizontal length or ramp at the top and at the bottom of ramps and switchbacks?			X	

8.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

The following table relates to regulatory compliance. Information requests pursuant to the Freedom of Information Act (FOIA) were sent to municipal departments on March 23, 2021.

Reported Compliance with Code and Regulations	
Regulatory Item	Comment
Building Department Code Violations	No open violations per FOIA Response dated March 24, 2021
Planning Department Code Violations	No open violations per FOIA Response dated March 30, 2021
Certificate of Occupancy	<p>Not available. The following was provided via the Bay Bluffs Emmet County Medical Care Facility website:</p> <p>Bay Bluffs opened its doors on April 19, 1966 with 88 beds split between 31 Resident rooms. In 1980, the facility added 22 additional beds. The most recent expansion took place in 2005, when 10 beds were added, and the building was renovated to include a 20 bed specialized dementia unit. Bay Bluffs currently has 120 beds, 20 of which are in the dementia unit, and 6 of which are dedicated for short term rehabilitation and therapy."</p>
Fire Code Violations	Harbor Springs Area Fire District Chief John Cupps reported the we don't have a Fire Code in place and this establishment falls under the jurisdiction of the State Fire Marshall.
Frequency of Inspections	Annually
Building Codes	2015 Michigan Building Code, Michigan Healthcare facilities Fire Safety and Construction Codes, Michigan Certificate of Need
Zoning District	C (Community) and SLU (Public Hospital)
Use and Occupancy Classifications	Michigan Certificate of Need program dictates occupancy based on approved licensed, certified beds available for the County.
Construction Type	Type 2B – Non-combustible
Flood Zone	Subject is not located in a special flood hazard area
Seismic Zone	Zone 0 per 1997 UBC (see Seismic Risk Assessment)
Wind Speed	Zone III per ASCE 7-98
Historical Significance	None

9.0 PURPOSE AND SCOPE

9.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

9.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

9.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials; choice and availability of a qualified contractor; regional climate zone; quality of existing materials; site compatibility; and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

9.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good	In working condition and does not require immediate or short-term repairs above an agreed threshold.
Fair	In working condition but may require immediate or short-term repairs above an agreed threshold.
Poor	Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

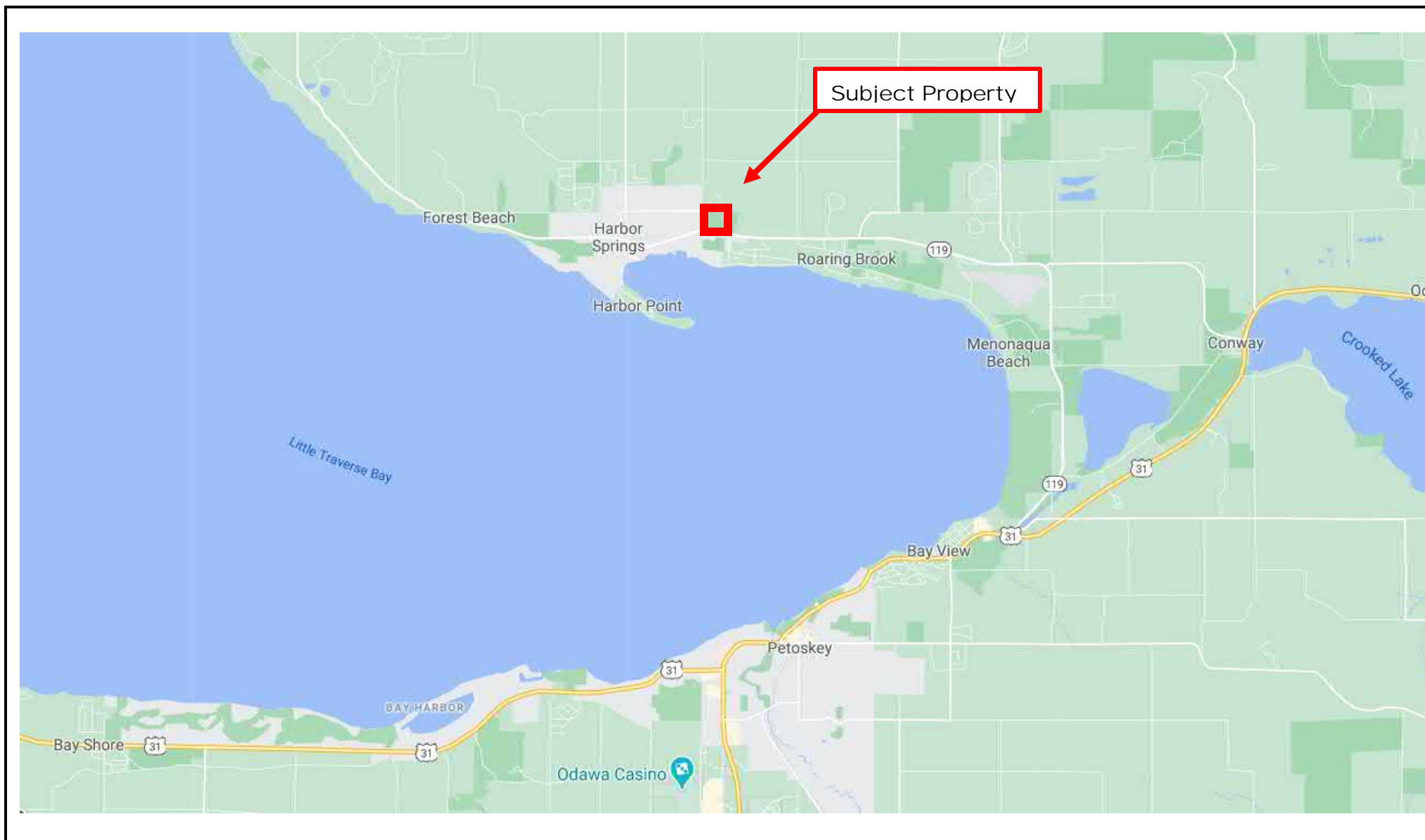
Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

9.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

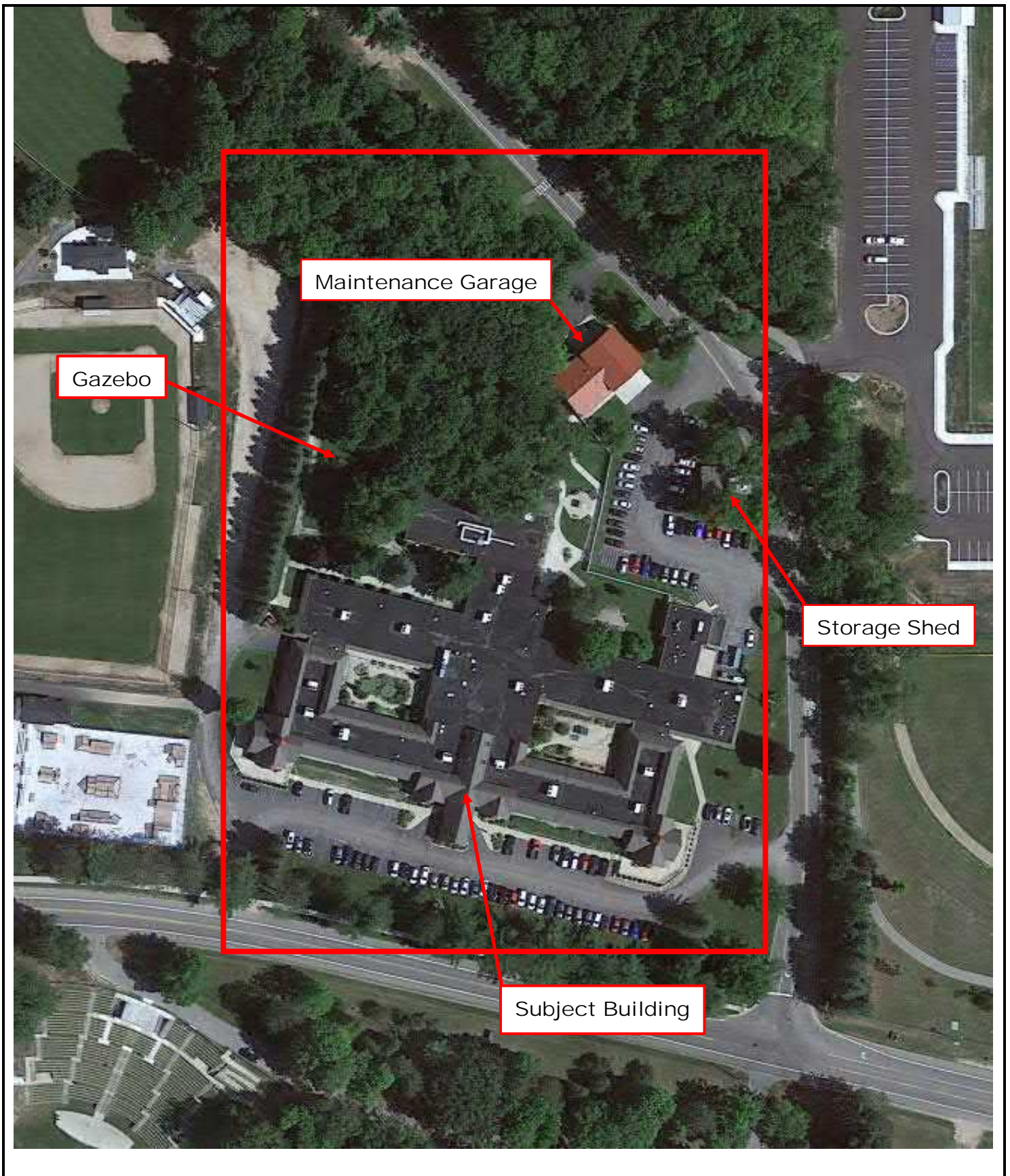
FIGURES

- 1. SITE LOCATION MAP**
- 2. SITE PLAN**



KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 21-311094.1



KEY:
Subject Property 

FIGURE 2: SITE PLAN
Project No. 21-311094.1

APPENDIX A: SUPPORTING DOCUMENTATION

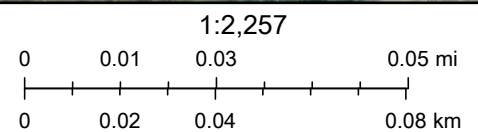
ArcGIS Web Map



3/22/2021, 3:25:05 PM

 Tax Parcels

 Dimension Line



LTC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS
LTC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Search Results for "750 East Main Street" using the Address Search in Assessing

Not finding what you are looking for? Try refining your search to narrow your results or changing your search type.

Sort By: [Address](#) | [Display Style: List View](#) Want more search result detail? Click to the left to change your **Display Style**

Records Per Page:

1

Displaying items 1 - 4 of 4

Address	Reference #	Name	
750 E MAIN ST	51-16-18-101-001 (Parcel Number)	COUNTY OF EMMET	
750 E MAIN ST	51-90-01-103-541 (Parcel Number)	GREATAMERICA FINANCIAL SERVICES	**Personal Property
750 E MAIN ST	51-90-01-103-602 (Parcel Number)	SPECIALIZED PHARMACY SERVICES LLC	**Personal Property
750 E MAIN ST	51-90-01-104-124 (Parcel Number)	ASCENTIUM CAPITAL LLC	**Personal Property

1

Displaying items 1 - 4 of 4

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

750 E MAIN ST HARBOR SPRINGS, MI 49740 (Property Address)

Parcel Number: 51-16-18-101-001

No Images Found

Property Owner: COUNTY OF EMMET

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

Owner and Taxpayer Information

Owner	COUNTY OF EMMET 200 DIVISION ST PETOSKEY, MI 49770	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

General Information for Tax Year 2020

Property Class	EXEMPT COUNTY, CITY, TWP	Unit	51 HARBOR SPRINGS
School District	HARBOR SPRINGS	Assessed Value	\$0
Map Number	No Data to Display	Taxable Value	\$0
USER NUMBER IDX	0	State Equalized Value	\$0
USER ALPHA 1	Not Available	Date of Last Name Change	05/26/2005
PRE NOTES	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2020	0.0000 %	-
2019	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

Zoning Code	Total Acres	0.000
Land Value	Land Improvements	\$0
Renaissance Zone	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

PT OF NW 1/4 OF NW 1/4 OF SECTION 18, COM AT NW COR OF SD SEC, TH S88°43'E 484.60 FT, TH S00°37'E 285 FT TO POB, TH S88°43'E 500 FT, TH S00°37'E 697.88 FT TO PT ON N'LY R/O/W OF HWY M-131 (M-119) WHICH IS 75 FT MEASURED AT R ANGLES FROM C/L OF HWY; TH N76°59'30"W 395.21 FT ALG N'LY R/O/W, TH N79°09'W 117.71 FT TH N00°37'W 596.60 FT TO POB. EXC COM AT NW COR OF SEC 18, TH S88°34'00"E 484.45 FT, TH S00°28'45"E 283.73 FT, TH S88°44'00"E 238.78 FT TO POB, TH S50°06'00"E 230.62 FT, TH 130.58 FT ALG ARC OF CIR CURVE R, RAD 195 FT, DELTA 38°22'00", CHD S30°55'00"E 128.15 FT, TH

S11°44'00"E 104.35 FT, TH N00°27'30"W 354.28 FT, TH N88°44'00"W 261.22 FT TO POB. RD RELOCATED 1991. SECTION 18, T35N R5W.(BAY BLUFFS MEDICAL CARE FACILITY)

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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750 E MAIN ST HARBOR SPRINGS, MI 49740 (Property Address)

Parcel Number: 51-16-18-101-001

Property Owner: COUNTY OF EMMET

Summary Information

> 44 Building Department records found

Owner Information

COUNTY OF EMMET
200 DIVISION ST
PETOSKEY, MI 49770

Amount Due

Property Total \$0.00

Projects

Project Number	Filed As	Status	Number of Items	
JLC 2007-0028	ALT COMM	Finished: Finished	3	View
JLC 2008-0007	ALT COMM	Finished: Finished	1	View
JLC 2008-0081	ALT COMM	Finished: Finished	3	View
JLC 2009-0009	ALT COMM	Finished: Finished	1	View
JLC 2009-0067	ALT COMM	Finished: Finished	5	View
JLC 2010-0041	ALT COMM	Finished: Finished	7	View
JLC 2010-0083	ALT COMM	Finished: Finished	2	View
JLC 2010-0178	ALT COMM	Finished: Finished	2	View
JLC 2011-0021	ALT COMM	Finished: Finished	2	View
JLC 2011-0102	ALT COMM	Finished: Finished	2	View

1 2 3

Displaying items 1 - 10 of 22

Permits

To view record details, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB 2008-0314	JLC 2008-0081	CLOSED	6/6/2008	7/15/2008	\$0.00	View
Building	PB 2012-0842	JNC 2012-0012	CLOSED	11/12/2012	6/25/2013	\$0.00	View
Building	PB 2015-1115	JLC 2015-0274	CLOSED	11/20/2015	12/4/2015	\$0.00	View
Building	PB 2016-1302	JLC 2016-0287	CLOSED	12/22/2016	1/11/2017	\$0.00	View
Building	PB 2020-0164	JLC 2020-0045	ISSUED	9/4/2020	2/19/2021	\$0.00	View
Electrical	PE 2007-0118	JLC 2007-0028	CLOSED	4/11/2007	1/31/2008	\$0.00	View
Electrical	PE 2007-0410	JLC 2007-0028	CLOSED	8/24/2007	9/19/2007	\$0.00	View
Electrical	PE 2008-0049	JLC 2008-0007	CLOSED	2/7/2008	2/8/2008	\$0.00	View
Electrical	PE 2008-0315	JLC 2008-0081	CLOSED	6/19/2008	6/24/2008	\$0.00	View
Electrical	PE 2008-0612	JSC 2008-0003	CLOSED	10/20/2008	11/6/2008	\$0.00	View

1 2 3 4 5

Displaying items 1 - 10 of 44

Attachments

Date Created	Title	Record
--------------	-------	--------

No records to display.

Displaying items 0 - 0 of 0

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**Building Department
Freedom of Information Act Request
Property Condition Assessment**



Partner Engineering & Science, Inc.
35055 West 12 Mile Road, Suite 225
Farmington Hills, Michigan 48331
248.408.4338 (mobile) 248.663.5695 (tel) 810.519.6150 (fax)
mconnolly@partneresi.com

Date: March 23, 2021 Subject: Bay Bluffs 750 East Main Street Harbor Springs, MI 49740 Project Mgr.: Mike Connolly Project No.: 21-311094.1	To: Robert Engel, Civil Counsel Emmet County Office of County Civil Counsel 200 Division Street, Suite G70 Petoskey, MI 49770 Phone: 231-348-0678 Fax: 231-348-1790 Email: foia@emmetcounty.org
--	---

Partner Engineering & Science, Inc. (Partner) has been commissioned to conduct a Property Condition Assessment on the above referenced property (the "Subject"). Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Mike Connolly at 248-408-4338 or contact via email at mconnolly@partneresi.com. Thank you for your assistance.

In accordance with the Freedom of Information Act, Partner is requesting information with respect to the above referenced site. Specifically, we are requesting the following information:

1. Does the Subject have any material outstanding building code violations within its file? Yes ☐ No ☒
If "Yes", please briefly explain and provide copies of same.

2. Are there any existing or pending material building or fire/life safety code requirements that the Subject would not be grandfathered and therefore compliance would then be mandatory? If "Yes", please briefly explain. Yes ☐ No ☒
Unless scope of work would deem necessary based on code requirements

3. Do you have any knowledge of any physical conditions (site or building) that negatively impact the Subject such as localized flooding, sanitary sewer back-up problems, etc.? Yes ☐ No ☒
If "Yes", please briefly explain.

4. What Building Code is enforced, and what is the local Zoning classification of the property?
Building Code: Michigan Building Code (2015 - current version) Zoning District: Controlled by the City of Harbor Springs
5. What is the date of the original (core/shell) Certificate of Occupancy? Unsure, building was in existence prior to Bld Dept.
Please provide a copy if available.

Submitted By: Martin Van Berlo, Building Official, Emmet County **Date:** 3.24.2021

**Fire Department
Freedom of Information Act Request
Property Condition Assessment**



Partner Engineering & Science, Inc.
35055 West 12 Mile Road, Suite 225
Farmington Hills, Michigan 48331
248.408.4338 (mobile) 248.663.5695 (tel) 810.519.6150 (fax)
mconnolly@partneresi.com

Date: March 23, 2021 Subject: Bay Bluffs 750 East Main Street Harbor Springs, MI 49740 Project Mgr.: Mike Connolly Project No.: 21-311094.1	To: Nick Whitaker, City Clerk Harbor Springs Clerk's Office 160 Zoll Street Harbor Springs, MI 49740 Phone: 231-526-2104 Fax: Email: Cityclerk@cityofharborsprings.com
--	---

Partner Engineering & Science, Inc. (Partner) has been commissioned to conduct a Property Condition Assessment on the above referenced property (the "Subject"). Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Mike Connolly at 248-408-4338 or contact via email at mconnolly@partneresi.com. Thank you for your assistance.

In accordance with the Freedom of Information Act, Partner is requesting information with respect to the above referenced site. Specifically, we are requesting the following information:

1. Does the Subject have any material outstanding fire code violations within its file? If "Yes",
briefly explain and provide copies of same. Yes ☐ No ☐

2. Are there any existing or pending significant fire/life safety code requirements that the
Subject would not be grandfathered and therefore compliance would then be mandatory?
If "Yes", please briefly explain. Yes ☐ No ☐

3. Do you have any knowledge of any physical conditions (site or building) that negatively
impact the Subject such as lack of sprinklers that are required by code, inadequate
alarm systems, back-up problems, etc.? If "Yes", please briefly explain. Yes ☐ No ☐

4. Any general comments or suggested life/safety improvements? If "Yes", please briefly explain. Yes ☐ No ☐

5. What is the date of the most recent Fire Safety Inspection? _____
Please provide a copy if available.

Submitted By: _____ **Date:** _____

Foia request

John Cupps <chiefhsafd@gmail.com>

Wed 3/24/2021 12:29 PM

To: Connolly, Mike <mconnolly@partneresi.com>

Received a request for 750 E. Main Street, Harbor springs MI Bay Bluffs

I really can't fill out your form as we don't have a Fire Code in place and this establishment falls under the State.

We do respond to calls here but i do not do inspections or have any control really on how they are handled with life safety setups. It's unfortunate I can't get the local government to pass a basic code.

any questions please let me know.

--

John Cupps

Chief H.S.A.F.D

231-838-1922 cell

231-526-2104 office

160 Zoll St. Harbor Springs, MI 49740

City of Harbor Springs

160 Zoll Street • PO Box 678 • Harbor Spring • Michigan • 49740-0678



March 30, 2021

Partner Engineering & Science, Inc.
Mike Connolly
35055 West Twelve Mile Road
Suite 225
Farmington Hills, MI 48331

REF: March 23, 2021 FOIA Request

Dear Mr. Connolly,

I am responding to your March 23, 2021 Freedom of Information Act request for “Property Condition Assessment (PCA) for the Bay Bluffs Emmet County Medical Care facility located at 750 East Main Street, Harbor Springs, MI 49740.

Your request for the below information is granted in part, and denied in part because most of the requested information is not maintained by the City of Harbor Springs, nor does the City have access to said requested information. I am enclosing your submitted document per your request:

- Municipal records regarding FOIL Zoning Department PCA – Harbor Springs.

Your additional information requests (FOIL Building Dept PCA – Harbor Springs & FOIL Fire Dept PCA – Harbor Springs) could be directed to the below governmental agencies for assistance.

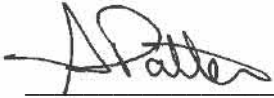
Emmet County
Building Department
200 Division Street
Petoskey, MI 49770
(231) 439-8998

Harbor Springs Area Fire Authority
Chief John Cupps Jr.
PO Box 678
Harbor Springs, MI 49740
(231) 838-1922
chiefhsafd@gmail.com

Charlevoix, Cheboygan, Emmet 911 (CCE911)
Director Pamela Battinkoff
1694 US – 131 Highway
Petoskey, MI 49770
(231) 347-3911

If you should have any questions or concerns per this FOIA request response, please do not hesitate to contact me at your earliest convenience.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "A Potter", is written over a horizontal line.

Andrew Potter
Administrative Assistant, City of Harbor Springs
APotter@cityofharborsprings.com
(231) 526-2104

**Zoning Department
Freedom of Information Act Request
Property Condition Assessment**



Partner Engineering & Science, Inc.
35055 West 12 Mile Road, Suite 225
Farmington Hills, Michigan 48331
248.408.4338 (mobile) 248.663.5695 (tel) 810.519.6150 (fax)
mconnolly@partneresi.com

Date: March 23, 2021 Subject: Bay Bluffs 750 East Main Street Harbor Springs, MI 49740 Project Mgr.: Mike Connolly Project No.: 21-311094.1	To: Nick Whitaker, City Clerk Harbor Springs Clerk's Office 160 Zoll Street Harbor Springs, MI 49740 Phone: 231-526-2104 Fax: Email: Cityclerk@cityofharborsprings.com
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Partner Engineering & Science, Inc. (Partner) has been commissioned to conduct a Property Condition Assessment on the above referenced property (the "Subject"). Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Mike Connolly at 248-408-4338 or contact via email at mconnolly@partneresi.com. Thank you for your assistance.

In accordance with the Freedom of Information Act, Partner is requesting information with respect to the above referenced site. Specifically, we are requesting the following information:

1. Is the Subject within a Zoning District and is it a currently permitted use? If "Yes", please identify the Zone/District, and whether it is Compliant / Legal, Non-Compliant / Non-Compliant. Yes ☒ No ☐
subject is within the C (Community) District, and is permitted as a SLU, (Public Hospital)
2. Does the Subject have any material outstanding zoning code violations within its file? Yes ☐ No ☒
If "Yes", please briefly describe and provide copies of same.
3. Does the quantity of parking spaces and the placement, quantity or area of signage comply with current zoning requirements? If "Yes", please briefly describe and provide copies of same. Yes ☐ No ☐
unknown, no parking or signage analysis on file
4. Are there any existing or pending material zoning code requirements/regulations that the Subject would be considered an existing non-conforming use? If "Yes", please briefly explain. Yes ☐ No ☒
5. Is there a current Zoning Compliance Certificate on file for the Subject? Please provide a copy if available. Yes ☐ No ☒

Submitted By: Jeff Grimm, Zoning Administrator **Date:** 3/30/2021

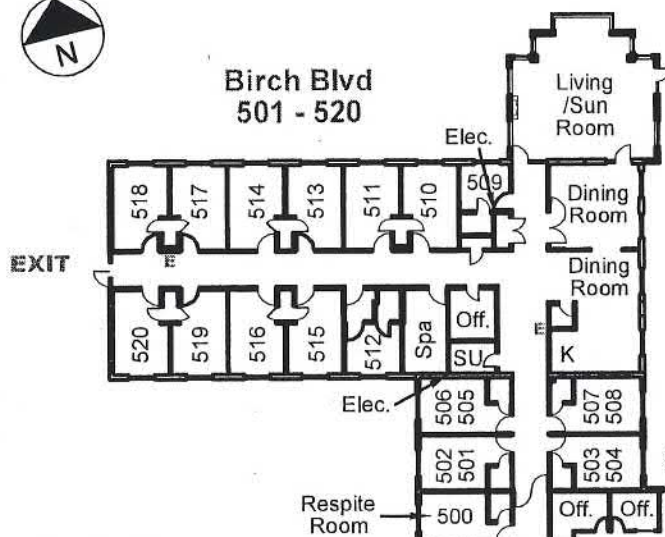
LEGEND

← Evacuation Route
 E Fire Extinguisher
 PA Pull Alarm
 FP Fire Panel
 MW Main Water Shut Off
 GS Gas Shut Off
 GV Gas Valve Wrench

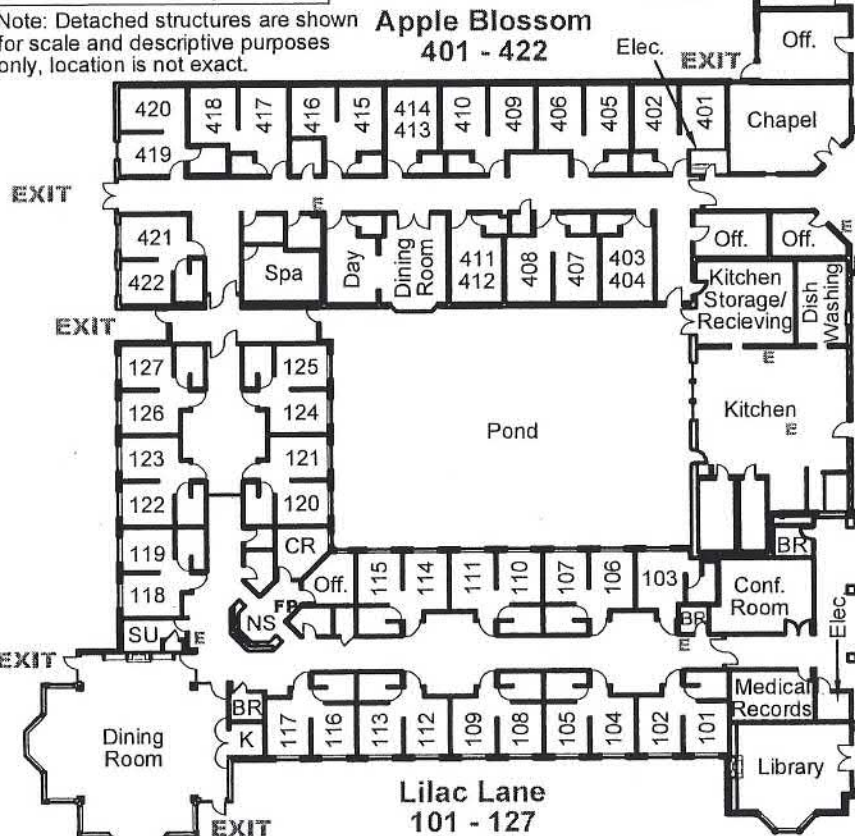
ADON Asst. DON
 BR Bathroom
 BG Bus Garage
 CFO Chief Financial Officer
 CR Chart Room
 DON Director of Nursing
 GD Garage Door
 JC Janitor's Closet
 K Kitchen
 LR Locker Room
 MNT Maintenance
 NS Nurses Station
 Off. Office
 OS Oxygen Storage
 ST Storage
 SU Soiled Utility



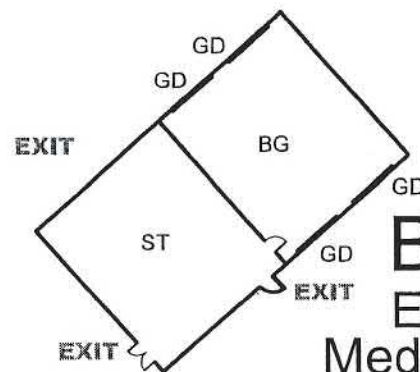
**Birch Blvd
501 - 520**



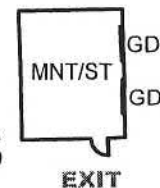
**Apple Blossom
401 - 422**



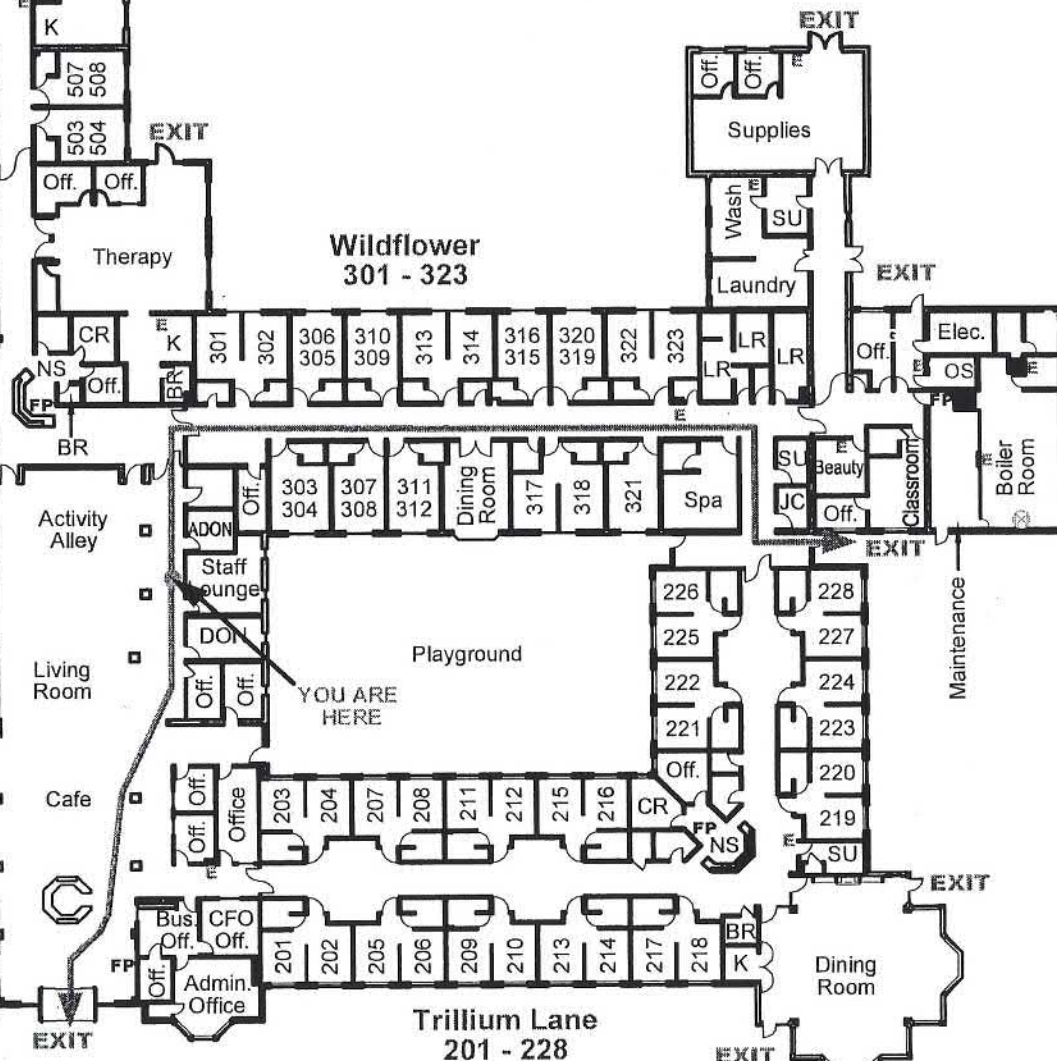
**Lilac Lane
101 - 127**



Bay Bluffs Emmet County Medical Care Facility



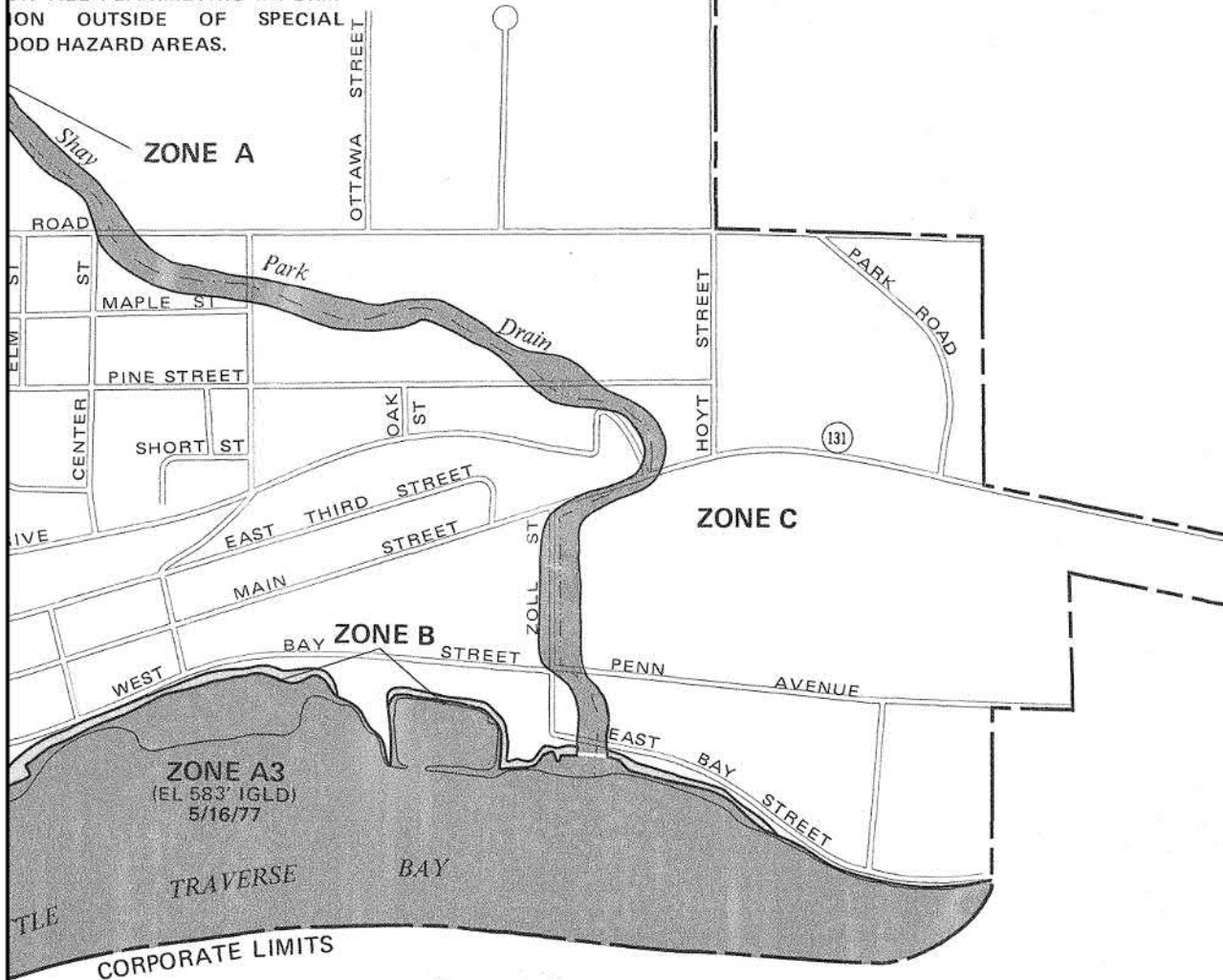
**Wildflower
301 - 323**



**Trillium Lane
201 - 228**

BED AVAILABILITY						Bed Count						114						Empty					
LILAC LANE						TRILLIUM LANE						WILDFLOWER LANE											
Room	Sex	Resident	Dr.	NC	S/W	Room	Sex	Resident	Dr.	NC	S/W	Room	Sex	Resident	Dr.	NC	S/W	Room	Sex	Resident	Dr.	NC	S/W
101						201						301									J	K	
102						202						302									J	K	
103/p						203						303									J	K	
104						204						304									J	K	
105						205						305									J	K	
106						206						306									J	K	
107						207						307									J	K	
108						208						308									J	K	
109						209						309									J	K	
110						210						310									J	K	
111						211						311									J	K	
112						212						312									J	K	
113						213						313									J	K	
114						214						314									J	K	
115						215						315									J	K	
116						216						316									J	K	
117						217						317									J	K	
118						218						318									J	K	
119						219						319									J	K	
120						220						320									J	K	
121						221						321									J	K	
122						222						322									J	K	
123						223						323									J	K	
124						224						0 Beds											
125						225																	
126						226																	
127						227																	
27 Beds						228																	
						28 Beds																	
APPLEBLOSSOM						BIRCH BLVD.																	
Room	Sex	Resident	Dr.	NC	S/W	Room	Sex	Resident	Dr.	NC	S/W												
401						502																	
402						504																	
404/p						506																	
405						508																	
406						509																	
407						510																	
408						511																	
409						512																	
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417						520																	
418																							
419																							
420																							
421																							
422																							
500																							
21 Beds						6 Beds																	
						80 Total																	
						(76 LTC)																	
						♥ FULLCODE						Hospice						#Wander Guard					

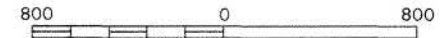
THIS MAP IS FOR INSURANCE
 PURPOSES ONLY AND DOES NOT
 SHOW ALL PLANIMETRIC INFORMATION
 OUTSIDE OF SPECIAL
 FLOOD HAZARD AREAS.



Program at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
HARBOR SPRINGS,
MICHIGAN
 EMMET COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER

260272 0005 C

MAP REVISED:

DECEMBER 25, 1981



federal emergency management agency
 federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

750 East Main Street - Bay Bluffs FOIA Request

Andrew Potter <apotter@cityofharborsprings.com>

Tue 3/30/2021 2:33 PM

To: Connolly, Mike <mconnolly@partneresi.com>

Cc: Victor Sinadinowski <citymgr@cityofharborsprings.com>

 1 attachments (435 KB)

Bay Bluff FOIA Partner Engineering & Science, March 23, 2021 FINAL.PDF;

Dear Mr. Connolly,

Per your Tuesday, March 23, 2021 Bay Bluffs – 750 East Main Street FOIA request, the information the City of Harbor Springs was able to complete is attached to this correspondence. If you should need any additional assistance, please do not hesitate to contact my office at your earliest convenience.

Respectfully,

Andy-

Andrew J. Potter

CITY OF HARBOR SPRINGS

Assistant to the City Manager

160 Zoll Street

Harbor Springs, MI 49740

C: 248-561-7509

O: 231-526-2104 Ext. 121

F: 231-526-6865

EQUIPMENT LIST

Asset Tag/ID	UNIFORMAT Level 3 Code	Asset Name	Asset Location	Manufacturer	Model #	Serial #	Capacity	Year Manuf	Condition
AC - 1	D3050	Air Curtain	Entrance Vestibule	Mars	LPV72-1UA-OB	444811	1/6-HP	2004	Fair
Gen - 1	D3050	Emergency Generator	Exterior - near Boiler Room and Elec. Transformer	Kohler	150RE0ZJB	2008533	160-kW	2004	Fair
RTAC-1	D3050	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	RM-013-3-0	Not legible / faded / missing tag	13-tons	2004	Fair
RTAC-2	D3050	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	RM-013-3-0	Not legible / faded / missing tag	13-tons	2004	Fair
RTAC-3	D3050	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	RM-018-3-0	Not legible / faded / missing tag	18-tons	2004	Fair
RTAC-4	D3050	RoofTop AC Unit	Roof (Lilac Lane)	Aaon	RM-013-3-0	Not legible / faded / missing tag	13-tons	2004	Fair
RTAC-5	D3050	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	RM-008-3-0	Not legible / faded / missing tag	8-tons	2004	Fair
RTAC-6	D3050	RoofTop AC Unit	Roof (Central Area / Lobby)	Aaon	RM-007-3-0	Not legible / faded / missing tag	7-tons	2004	Fair
RTAC-7	D3050	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	RM-018-3-0	Not legible / faded / missing tag	18-tons	2004	Fair
RTAC-8	D3050	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	RM-013-3-0	Not legible / faded / missing tag	13-tons	2004	Fair
RTAC-9	D3050	RoofTop AC Unit	Roof (Trillium Lane)	Aaon	RM-010-3-0	Not legible / faded / missing tag	10-tons	2004	Fair
RTAC-10	D3050	RoofTop AC Unit	Roof (Apple Blossom)	Aaon	RM-010-3-0	Not legible / faded / missing tag	10-tons	2004	Fair
RTAC-11	D3050	RoofTop AC Unit	Roof (Apple Blossom)	Aaon	RM-015-3-0	Not legible / faded / missing tag	15-tons	2004	Fair
RTAC-12	D3050	RoofTop AC Unit	Roof (Wildflower)	Aaon	RM-016-3-0	Not legible / faded / missing tag	16-tons	2004	Fair
RTAC-13	D3050	RoofTop AC Unit	Roof (Wildflower)	Aaon	RM-010-3-0	Not legible / faded / missing tag	10-tons	2004	Fair
RTAC-14	D3050	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	RM-010-3-0	Not legible / faded / missing tag	10-tons	2004	Fair
RTAC-15	D3050	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	RM-010-3-0	Not legible / faded / missing tag	10-tons	2004	Fair
RTAC-15A	D3050	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	Not legible / faded / missing tag	Not legible / faded / missing tag	No AC	2004	Fair
RTAC-16	D3050	RoofTop AC Unit	Roof (Birch Blvd.)	Aaon	RM-010-3-0	Not legible / faded / missing tag	10-tons	2004	Fair
RTAC-17	D3050	RoofTop AC Unit	Roof (Birch Blvd.)	Reznor	Not legible / faded / missing tag	Not legible / faded / missing tag	-	2004	Poor
RTU - 18	D3050	RoofTop Unit	Roof (Birch Blvd.)	Lennox	Not legible / faded / missing tag	Not legible / faded / missing tag	-	2004	Fair
RTU - 19	D3050	RoofTop Unit	Roof (Lilac Lane)	CaptiveAire	CASRTU-1.200-13-ST-DOAS	4506256	5-tons	2020	Good
RTU - 20	D3050	RoofTop Unit	Roof (Trillium Lane)	CaptiveAire	CASRTU-1.200-13-ST-DOAS	4506256	5-tons	2020	Good
RTU-21	D3050	RoofTop Unit	Roof (Central Kitchen)	Reznor	Not legible / faded / missing tag	Not legible / faded / missing tag	-	2004	Poor
RTU-22	D3050	RoofTop Unit	Roof (House Storage/Support Area)	Reznor	Not legible / faded / missing tag	Not legible / faded / missing tag	-	2004	Poor
CU - 1	D3050	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	PUH18EK	-	1.5-tons	-	Fair
SSAC - 1A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 2	D3051	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	PU24EK3	-	2-tons	-	Fair
SSAC - 2A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 3	D3052	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	PU30EK2	-	2.5-tons	-	Fair
SSAC - 3A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 4	D3053	Remote Condensing Unit	Roof (House Storage/Support Area)	Mitsubishi	PUH18EK	-	1.5-tons	-	Fair
SSAC - 4A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 5	D3054	Remote Condensing Unit	Roof (House Storage/Support Area)	ComfortAire	-	-	-	-	Fair
SSAC -5A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 6	D3055	Remote Condensing Unit	Roof (Wildflower)	ComfortAire	A-DVC12SD-0	-	-	-	Fair
SSAC -6A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 7	D3055	Remote Condensing Unit	Roof (Kitchen/Central Core Area)	No tag	-	-	-	-	Fair

EQUIPMENT LIST

SSAC -7A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 8	D3055	Remote Condensing Unit	Roof (Wildflower)	Mitsubishi	PUY-A24NHA6	42U2102B	2-tons	2004/2014	Fair
SSAC -8A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 9	D3055	Remote Condensing Unit	Roof (Lilac Lane)	No tag	-	-	-	-	Fair
SSAC -9A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
CU - 10	D3055	Remote Condensing Unit	Roof (Lilac Lane)	No tag	-	-	-	-	Fair
SSAC -10A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit	Mitsubishi	-	-	-	-	Fair
SSCU - 1	D3050	Split-System Remote Condensing Unit	Exterior Grade-Mounted (North side Birch Blvd)	Fujitsu	AOU24RML	GNN006450	2-tons	2007	Fair
SSAC - 1A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008302	1-ton	2007	Fair
SSAC - 1B	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008303	1-ton	2007	Fair
SSCU - 2	D3050	Split-System Remote Condensing Unit	Exterior Grade-Mounted (North side Birch Blvd)	Fujitsu	AOU24RML	GNN006451	2-tons	2006	Fair
SSAC - 2A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008304	1-ton	2007	Fair
SSAC - 2B	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008305	1-ton	2007	Fair
SSCU - 3	D3050	Split-System Remote Condensing Unit	Exterior Grade-Mounted (North side Birch Blvd)	Fujitsu	AOU24RML	GNN006452	2-tons	2006	Fair
SSAC - 3A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008306	1-ton	2007	Fair
SSAC - 3B	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008307	1-ton	2007	Fair
SSCU - 4	D3050	Split-System Remote Condensing Unit	Exterior Grade-Mounted (North side Birch Blvd)	Fujitsu	AOU24RML	GNN006453	2-tons	2006	Fair
SSAC - 4A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008308	1-ton	2007	Fair
SSAC - 4B	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008309	1-ton	2007	Fair
SSCU - 5	D3050	Split-System Remote Condensing Unit	Exterior Grade-Mounted (North side Birch Blvd)	Fujitsu	AOU24RML	GNN006454	2-tons	2006	Fair
SSAC - 5A	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008310	1-ton	2007	Fair
SSAC - 5B	D3050	Split-System Air Conditioner	Interior Wall-Mounted Unit (Birch Blvd.)	Fujitsu	ASU12RMLQ	GRA008311	1-ton	2007	Fair
EF - 1	D3050	Exhaust Fan	Roof (Apple Blossom)	Carnes	VEBK12K3A1NA20SPC1	786711.005	1/6-HP	-	Fair
EF - 2	D3050	Exhaust Fan	Roof (Lilac Lane)	Carnes			-	-	Fair
EF - 3	D3050	Exhaust Fan	Roof (Lilac Lane)	Carnes			-	-	Fair
EF - 4	D3050	Exhaust Fan	Roof (Trilliam Lane)	Carnes			-	-	Fair
EF - 5	D3050	Exhaust Fan	Roof (Wildflower)	Carnes	VEBK12K3A1NA20SPC1	786711.006	1/6-HP	-	Fair
EF - 6	D3050	Exhaust Fan	Roof (Wildflower)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	1/6-HP	-	Fair
EF - 7	D3050	Exhaust Fan	Roof (Wildflower)	Carnes	VEBK18L1A1NA20SPC1	786711.011	1/6-HP	-	Fair
EF - 8	D3050	Exhaust Fan	Roof (Apple Blossom)	Carnes	VEBK10K2A1NA20SPC1	786711.004	1/6-HP	-	Fair
EF - 9	D3050	Exhaust Fan	Roof (Apple Blossom)	Carnes	VEBK08K3A1NA20SPC1	786711.003	1/6-HP	-	Fair
EF - 10	D3050	Exhaust Fan	Roof (Apple Blossom)	Carnes	VEBK06K3A1NA20SPC1	786711.001	1/6-HP	-	Fair
EF - 11	D3050	Exhaust Fan	Roof (Apple Blossom)	Carnes	VEBK12K3A1NA20SPC1	786711.008	1/6-HP	-	Fair
EF - 12	D3050	Exhaust Fan	Roof (Lilac Lane - High Roof)	Carnes (presumed)	Not accessible	Not accessible	-	2020	Good

EQUIPMENT LIST

EF - 13	D3050	Exhaust Fan	Roof (Trilliam Lane - High Roof)	Carnes (presumed)	Not accessible	Not accessible	-	2020	Good
EF - A	D3050	Exhaust Fan	Roof (Therapy - Central Area)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - B	D3050	Exhaust Fan	Roof (Therapy - Central Area)	Carnes	VEBK06K4A1UA20SPC1	89.62.002	1/6-HP	-	Fair
EF - C	D3050	Exhaust Fan	Roof (Kitchen/Central Core Area)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - D	D3050	Exhaust Fan	Roof (Kitchen/Central Core Area)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - E	D3050	Exhaust Fan	Roof (Kitchen/Central Core Area)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - F	D3050	Exhaust Fan	Roof (Chemical Storage Room)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - G	D3050	Exhaust Fan	Roof (Electrical Room)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - H	D3050	Exhaust Fan	Roof (Oxygen Room)	Carnes	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - J	D3050	Exhaust Fan	Roof (House Storage/Support Area)	Cook	15UC02B	81592-10754	1/6-HP	-	Fair
EF - K	D3050	Exhaust Fan	Roof (House Storage/Support Area)	Cook	12UC01B	81592-10752	1/6-HP	-	Fair
EF - L	D3050	Exhaust Fan	Roof (House Storage/Support Area)	Cook	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
EF - M	D3050	Exhaust Fan	Roof (House Storage/Support Area)	Cook	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
WS - 1	D3050	Water Softener	Boiler Room	Culligan	No Tag	No Tag	-	1997	Poor
WSST - 1	D3050	Water Softener Storage Tank	Boiler Room	-	-	-	-	1997	Poor
DWB - 1	D3050	Domestic Water Boiler	Boiler Room	Lochinvar CopperFin	CFN0991PM	E04H00164844	990-MBH	2004	Fair
DWB - 2	D3050	Domestic Water Boiler	Boiler Room	Lochinvar CopperFin	CFN0991PM	E04H00164845	990-MBH	2004	Fair
DWST - 1	D3050	Domestic Water Storage Tank	Boiler Room	Lochinvar	-	-	500-Gallons	2004	Fair
DWP - 1	D3050	Domestic Water Pump	Boiler Room	Taco	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
DWP - 2	D3051	Domestic Water Pump	Boiler Room	Taco	Not legible / faded / missing tag	Not legible / faded / missing tag	-	-	Fair
HWHB - 1	D3050	Hot Water Heating Boiler	Boiler Room	Lochinvar CopperFin II	CHN1801	E04H00164540	1,800-MBH	2004	Fair
HWHB - 2	D3050	Hot Water Heating Boiler	Boiler Room	Lochinvar CopperFin II	CHN1801	E04H00164541	1,800-MBH	2004	Fair
HWHB - 3	D3050	Hot Water Heating Boiler	Boiler Room	Lochinvar CopperFin II	CHN1801	E04H00164542	1,800-MBH	2004	Fair
AS - 1	D3050	Air Separator	Boiler Room	Taco	ACT5F	-	300-GPM	2004	Fair
XT - 1	D3050	Expansion Tank	Boiler Room	Taco	PAX-130	-	100-Gallon	2004	Fair
BCP - 1	D3050	Boiler Circulating Pump	Boiler Room	Taco	KS3009	-	5-HP	2004	Fair
BCP - 2	D3050	Boiler Circulating Pump	Boiler Room	Taco	KS3009	-	5-HP	2004	Poor
BCP - 3	D3050	Boiler Circulating Pump	Boiler Room	Taco	KS3009	-	5-HP	2004	Poor
MV - 1	D3050	Mixing Valve	Boiler Room	Zurn	-	-	-	2004	Fair
SSF - 1	D3050	Sidestream Filtration	Boiler Room	Enerco	4FOS3-GPA-TABS	128661	150-PSI	2004	Fair
SSFP - 1	D3050	Sidestream Filtration Pump	Boiler Room	Leeson	C6T34FC5G	110192.00	1.5-HP	2004	Fair
DWT - 1	D3050	Domestic Water Storage Tank	Boiler Room	Bell & Gossett	144643	144643	-	2004	Fair
SP-1	D3050	Sump Pump	Boiler Room	Zoeller	-	-	1/2-HP	2004	Fair
SP-2	D3050	Sump Pump	Boiler Room	Zoeller	-	-	1/2-HP	2004	Fair

EQUIPMENT LIST

UH-1	D3050	Suspended Unit Heater	Storage Garage	Reznor	Not accessible	Not Accessible	-	2004	Fair
UH-2	D3050	Suspended Unit Heater	Storage Garage	Reznor	Not accessible	Not Accessible	-	2004	Fair
UH-3	D3050	Suspended Unit Heater	Boiler Room	Reznor	Not accessible	Not Accessible	-	2004	Fair
IH - 1	D3050	Suspended Infrared Heater	Storage Garage	Reznor	Not accessible	Not Accessible	-	2004	Fair
IH - 2	D3050	Suspended Infrared Heater	Storage Garage	Reznor	Not accessible	Not Accessible	-	2004	Fair
W -1		Washer	Laundry Room	Milnor	-	-	-	2004	Fair
W -2		Washer	Laundry Room	Milnor	-	-	-	2004	Fair
D - 1		Dryer	Laundry Room	Milnor	-	-	-	2004	Fair
D - 2		Dryer	Laundry Room	Milnor	-	-	-	2004	Fair

APPENDIX B: QUALIFICATIONS

Education

Master of Science, Construction Management, Eastern Michigan University, 2008
Bachelor of Science, Hydrogeology/Environmental Geology, Central Michigan University, 1995
Bachelor of Science, Earth Science, Central Michigan University, 1995

Registrations

State of Michigan Asbestos Inspector No. A23088

Training

OSHA 40-Hour HAZWOPER Initial Training & 8-Hour Refreshers, 1995-2006
EPA Asbestos Building Inspector 24-Hour Initial Training & 4-Hour Refreshers, 1999-current
EPA Asbestos Management Planner 16-Hour Initial Training, 1999
IFCI UST Decommissioning Certificate, 1999
Commercial Inspection Training Course, Carson Dunlop Weldon & Associates, 2000
American Institute of Constructors, Constructor Certification Commission, Associate Constructor, 2005
Capital Planning Solutions – TCPS® V2.0 ReCAPP® Certified Data Validator Training, 2008
Wood Destroying Organism (WDO) Inspector, 2014

Highlights

Over 24 years in the environmental, engineering and construction consulting industry
20 years performing debt and equity level Property Condition Assessments
20 years performing and supporting Phase I Environmental Site Assessments
4 years performing Phase II subsurface investigations
2 years managing day to day environmental activities at several retail petroleum facilities

Experience Summary

Mr. Connolly serves as a Senior Assessor for Partner Engineering and Science, Inc. (Partner), performing Property Condition Assessments and supporting Phase I Environmental Site Assessments and has over 24 years of experience in the environmental, engineering and construction consulting industry during which time he has performed, managed and reviewed Property Condition Assessments (PCAs), Capital Needs Assessments (CNA) and Capital Planning Assessments, and Phase I Environmental Site Assessments (ESAs), Phase II subsurface investigations, Michigan Baseline Environmental Assessments (BEAs), asbestos surveys and geophysical surveys. The assessments have been performed for a wide range of local and national clients including lenders, mortgage companies, property owners, management companies and perspective purchasers and have been completed in accordance with applicable ASTM Standards and lender-specific variations of the ASTM Standards, as well as Fannie Mae, Freddie Mac, HUD's Mark to Market, Mark to Market Green Initiative and HUD Multifamily Accelerated Processing (HUD-MAP) program requirements.

Mr. Connolly has performed more than a thousand debt and equity level PCAs on a wide variety of commercial and multifamily properties throughout the US and Canada and is intimately familiar with Agency Problematic Materials Guidelines, Accessibility requirements, and with the Freddie Mac Seller/Service Guide and Fannie Mae DUS Guide. He has completed Capital Planning Assessments at multiple educational facilities and provincial parks in Canada. These assessments identify physical deficiencies in pavement, grading and drainage; structural components; exterior finishes and roofing; mechanical and life safety

systems; interior components; evaluate compliance with the ADA and FHAA; and provide recommendations and cost estimates for immediate and ongoing repairs and replacement.

Mr. Connolly has performed hundreds of ESAs throughout the US and Canada. His environmental experience enables him to effectively evaluate the risks associated with hazardous and regulated materials, above ground and underground storage tanks (USTs), PCBs, asbestos-containing materials, lead-based paint (LBP), mold and radon. Additionally, he has managed the day to day environmental activities at 30 petroleum retail facilities in Michigan and has provided environmental management and oversight during multiple subsurface investigations and UST removal and replacement activities throughout the Midwest.

Project Experience

Property Condition Assessment, Fisher Building, Detroit MI. Mr. Connolly completed a property condition assessment and compiled budget review information at the 28-story, historically significant office building which comprises more than 1,100,000 SF of space and encompasses an attached 6-story live production theater, attached 11-story parking structure and a nearby six-level parking structure

Property Condition Assessment, Dominion Tower, Pittsburgh PA. Mr. Connolly completed a debt level property condition assessment of the 615,000 square foot, 33-story office tower with underground parking levels in downtown Pittsburgh

Property Condition Assessment, Genesee Valley Center, Flint MI. Mr. Connolly performed a property condition assessment at the 1,272,000 SF regional mall which includes the main mall building as well as a stand-alone multi-screen movie theater, restaurant and automotive service center buildings

Property Condition Assessment, Noble Tech Center (Warren Tank Plant), Warren MI. Mr. Connolly completed a property condition assessment of the historically significant 1,251,000 SF industrial facility situated on more than 58 acres of land that was formerly the Detroit Arsenal Tank Plant

Property Condition Assessment, West Park Place, Toledo, OH. Mr. Connolly completed an equity level property condition assessment at the 7-story senior living facility as part of a four-property portfolio for a perspective purchaser

Property Condition Assessment, National Hotel Portfolio, Various Cities, MI. Mr. Connolly performed Property Condition Assessments at 19 hotels in Michigan as part of a real estate due diligence portfolio at 221 hotels throughout the US for a national hotel chain

Fannie Mae Physical Needs Assessment, Eagan Place (formerly Duckwood Trails), Eagan MN. Mr. Connolly performed a physical needs assessment at the 4-story multi-family building containing 162 living units in accordance with Fannie Mae requirements

Fannie Mae Physical Needs Assessment, Sunrise Spring Apartments, Las Vegas, NV. Mr. Connolly performed a physical needs assessment at the 15-building multi-family property containing 192 living units in accordance with Fannie Mae requirements

Fannie Mae Physical Needs Assessment, Marquette Senior Housing, Westland MI. Mr. Connolly performed a physical needs assessment at the 6-story senior living facility containing 98 living units in accordance with Fannie Mae requirements

Fannie Mae Physical Needs Assessment, Mill Pond MHC, Lansing, MI. Mr. Connolly performed a physical needs assessment at this manufactured housing community containing 356 pad sites on more than 53 acres in accordance with Fannie Mae requirements

Freddie Mac Property Condition Assessment, Mid City Tower, Erie PA. Mr. Connolly completed a property condition assessment at 14-story, 105,944 SF mixed use building containing 132 residential units and 13 commercial spaces in accordance with Freddie Mac requirements

Freddie Mac Property Condition Assessment, Juniper Village at Forest Hills, Pittsburgh PA. Mr. Connolly completed a property condition assessment at this assisted living facility containing 72 units in accordance with Freddie Mac requirements

HUD Project Capital Needs Assessment, Skibo Homes, Cleveland OH. Mr. Connolly managed a Green Physical Condition Assessment of a Section 8 multi-family housing development through the US HUD Office of Affordable Housing (OAHP) Green Mark-to-Market (Green M2M) Initiative; specifically, prepared the traditional PCA, compiled data for the Green portion of the PCA, compared the traditional systems versus green alternatives, and managed the Energy Audit and Integrated Pest Management Inspections

Property Condition Assessment & Phase I Environmental Site Assessment, Grand Traverse Mall, Traverse City, MI. Mr. Connolly completed a PCA and Phase I ESA at the 432,413 SF regional mall on more than 47 acres of land and comprising the main mall building, retail building and a retail bank branch

Property Condition Assessment & Phase I Environmental Site Assessment, Townsend Hotel, Birmingham, MI. Mr. Connolly completed a PCA and Phase I ESA of the 4- and 5-story, 150-room, full-service hotel with underground parking in a downtown setting

Phase I Environmental Site Assessment, Mercedes Benz Dealership, St. Clair Shores MI. Mr. Connolly completed a Phase I ESA of the automotive dealership containing new car showroom and used car building

UST Removal/Retail Petroleum Station Monitoring, Numerous Retail Petroleum Facilities, Michigan
Mr. Connolly managed the day to day environmental activities at 30 retail petroleum facilities for retail petroleum company including providing environmental oversight during UST removal & replacement and retail service station raze & rebuild activities, performed monitor well sampling, data collection and analysis

Subsurface Investigations, Various Locations, Midwestern US.
Mr. Connolly completed numerous Phase II subsurface investigations, installed and surveyed groundwater monitoring wells throughout the Midwest and assisted with environmental drilling and soil probing operations during subsurface investigations in Michigan

Contact

mconnolly@partneresi.com

Education

Bachelor of Architecture in Building Technology
University of Illinois at Chicago - School of Architecture, Art and Urban Planning

Registrations / Certifications

Registered Architect – State of Illinois
Building Safety Assessment Evaluator – State of California Emergency Management Agency
Building Safety Assessment Evaluator – State of Illinois Emergency Management Agency
AHERA Asbestos Building Inspector – State of Illinois
OSHA – 10-Hour General Industry Program Certification

Experience Summary

Yuriy B. Zajac is a Senior Assessor with the Integrated Facilities Solutions team at Partner Engineering and Science. He is a Registered Architect who brings over 30-years of professional experience in architectural design and development, construction management, site and building analysis, construction monitoring and facility inspection.

Drawing on his experience, skills and training, Mr. Zajac has worked with all types of real estate property, and has conducted and reviewed Property Condition Assessments, Facility Condition Inspections, Pre-Lease Facility Evaluations, Pre-Construction Building Inspections, Freddie Mac and Fannie Mae multi-family scope reports, and ADA Facility Inspections. Property types include office buildings, apartments, condominiums and multi-family housing, sports centers and recreational facilities, hospitality, warehouse and industrial buildings, parking garages, retail centers, malls, shopping centers and stand-alone stores, university classroom facilities and student housing, assisted care and nursing homes, manufactured home communities, and cold-storage facilities.

Working with construction managers and general contractors, he has performed construction inspections, evaluating the progress of the work on a variety of projects including new construction and rehab / renovation of high-rise offices, multi-family apartment and condominium buildings, and commercial and retail facilities.

When called upon in times of natural disasters, Mr. Zajac also serves as a Building Safety Assessment Evaluator with state governmental Emergency Management Agencies. As a volunteer professional, he inspects and assesses buildings damaged by tornadoes, floods, hurricanes and severe storms for general condition and overall safety.

Previously, he served as the Senior Architect / Senior Facility Development Specialist with the National Office of the YMCA, having personal involvement in building projects collectively valued at over nine billion dollars in construction throughout the United States, Canada, South America and Europe. Considered an expert in the field of recreational building design and construction, he has authored several handbooks and articles for various YMCA and industry trade and professional journals, as well as presented numerous lectures and workshops on the topic.

Prior to his tenure with the YMCA, Mr. Zajac worked in private architectural firms, where his projects covered the full spectrum of construction types. Building in multiple states and three provinces of Canada, his projects included high-end custom residential, commercial office buildings, tenant space planning and build-out, retail and wholesale, large-scale industrial processing, distribution and warehousing facilities, wireless communications towers and buildings, and large-scale federal government installations.

Affiliations

Member - Association of Licensed Architects

International Professional Associate – Royal Architectural Institute of Canada

Contact

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Education

Bachelor of Architecture (Professional Degree), Drexel University in Philadelphia, PA
Bachelor of Arts - Business Administration, Rutgers College, Rutgers University in New Brunswick, NJ

Registrations

Registered Architect - New Jersey and Pennsylvania
Professional Planner License - New Jersey

Highlights

Over 30 years of professional architecture and planning experience in building design and documentation, construction management, site and building analysis and construction administration

Over 15 years as a municipal planner

Over 20 years of real estate experience including full analysis of real estate transactions including leasing, acquisition and divestiture, as well as financial analysis. Involved with facility management and maintenance analysis and repair; vendor and contractor management; and building envelope investigations. As well as providing Due Diligence and Consulting services for our clients.

Over 10 years of providing forensic investigations for property damage causation analysis and building defects working closely with owners, attorneys and insurance carriers.

Experience Summary

Senior Project Manager for Partner

Responsible for planning, executing and finalizing projects according to deadlines and within budgets. Managing multiple projects concurrently and overseeing quality control throughout the project's life cycle. Cultivating strong relationships with the Partner team members and the Client in order to successfully deliver a quality product on time.

Director | Equity Portfolio – Facilities Assessment Consultative Services

As a past Director in assessment services, responsibilities included interfacing with clients; providing clients guidance with their capital planning; providing analysis to clients regarding building condition assessment reports and ADA assessment reports; and directly involved in providing quality control and quality assurance for the assessment products generated by the team.

Senior Forensic Architect & Building Envelope Specialist

Provided forensic investigation and inspection for buildings; building damage causation and failure analyses; and expertise support in determination of conditions and extent of damage to buildings or properties. Provided diagnostic investigations for construction failures, water/moisture intrusion, building envelope damage, and building & zoning code reviews. Typically worked closely with insurance carriers and attorneys for conflict resolution. As a senior member of the organization, I was directly involved with marketing and satellite office operations including lease negotiations and coordination of staff.

Project Experience

The following are some key building analysis projects which were completed by Mr. Miller:

Institutional Facilities:

- Lincoln Center, New York, NY
- Museum of African Art, Frawley Circle, New York City, NY
- MLB Stadium, Lakewood, NJ
- Mega International Commercial Bank of China, New York City, NY
(Formerly New York City Chamber of Commerce Building)

Hotels:

- Marriott Fairfield Inn & Suites, Washington, DC
- Hampton Inn & Suites, National Harbor, Washington, DC
- The New York Helmsley Hotel, New York City, NY
- Trump Plaza, New York City, NY

Government Facilities:

- FAA Facility, Jamaica, NY
- Municipal Facilities, Woolwich Township, NJ
- County Buildings, Prince George's County, MD
- Municipal Library, Monroe Township, NJ
- Emergency Response Stations, Union Beach, NJ

Industrial:

- Cosmetic Essence Manufacturing Facility, Roanoke, VA
- GE Appliance Park, Louisville, KY
- Notations, Inc., Warminster, PA
- KID Industries, Farmingdale, NJ

Affiliations

International Code Council Member

Contact

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Education

Bachelor of Science in Architecture - 1994
New York Institute of Technology

Associates in Applied Sciences – Architectural Technologies – 1991
Dutchess Community College

Registrations

New York State Licensed Architect

Training

Harvard ManageMentor – Manager Training Program – 2017
Certification - Mold Assessment and Remediation in Buildings (Certificate with The Environmental Institute)
Certification – 2012 Wood Destroying Organisms; US Inspect
Certification – 2014 Masonry Wall Construction, Analysis, Design and Inspection

Highlights

Michael brings over 20 years of combined experience in architecture, design, management, investigation, peer review, detailing and monitoring the construction, operations and assessment of multiple large-scale projects, facilities and clients.

Experience Summary

Michael has over 10 years of experience providing consultative solutions for the real estate and due diligence occupier/owner markets. Michael has been instrumental in providing strategic solutions for over 1.5 billion square feet of diverse assets including Office, Distribution, Logistics, Hospitality, Medical, Manufacturing, Assisted Living, Retail and Multi-Family uses.

Michael's current role as Managing Director includes the management of Subject Matter Experts with varying degrees of expertise, each with the goal to "Fill in the Gaps" for all service delivery phases, and to offer solutions for investors and occupiers to help strengthen and position their real estate for its best productivity and value proposition.

Project Experience

Michael has performed and managed over 1,000 Condition Assessment and Solutions and has served industry leading clients and municipalities including; Amazon, Google, Santander, Ford, Fiat/Chrysler, NYS OGS and the City of Mobile. Example projects are provided below.

Multi-National Technology and Products Provider – US and Canada. Provided Management of multiple services to meet client's national goals for compliance and property acquisition and lease for their distribution chain. Provide strategic solutions for approximately 250 properties per year. Hands on development of client scope and deliverables including pilot programs to design scope and firsthand inspection of the pilot properties to ensure client objectives are adhered to. Services include tailored deliverables in support of capital initiatives with an emphasis on corporate standards and site capital needs. The process begins with Diagnostic client interactions to better understand client goals and needs. The

Strategic Planning is then based on stakeholder input, Corporate Objectives and Standards, Health and Safety Requirements and Compliance and Risk objectives. This diagnostic approach provides Consistency in product and delivery in all phases of investment cycle.

City of Mobile Comprehensive Plan – Asset Inventory, Strategic Planning and Redevelopment Advisory. Provided the management and implementation of strategic assessment and condition indexing of 236 buildings including office, fire, police, distribution, waterfront, convention, and museums located on 126 municipal owned properties located throughout Mobile, Alabama. Participated in multiple meetings and presentations with the Mayor, Engineering, City Council members, Architect and client real estate Team to develop the assessment scope, deliverables and, to provide metric indexing of each property condition for future evaluation of use or disposition. Developed FCA based on conducting the initial inspections with the client and debriefing of issues to better the assessment structure and delivery. Worked directly with national architecture firm to assist in development of Civic Center condition to aide with future re-development plans.

Florida State Hospital – DCF. Provided the management and implementation of strategic assessment for the infrastructure and support buildings and systems located throughout the FSH, Chattahoochee Campus. The project intent was to develop condition assessments to better understand deferred maintenance challenges and building operational limitations for future capital planning and functional needs. Deferred Maintenance and long-term capital planning costing were performed and weighted against other options including a new facility in the existing campus and a new facility on remote campuses throughout the state.

The Assessments included over a million square feet of historical, penitentiary and operational buildings with the intent to condition the buildings to better understand future state needs and current capacity of the structures and staff. Directly assisted in the assessment of the buildings to develop the deliverables.

Contact

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