

Facilities Conditions Assessment

KEENAN HALL

CONSTRUCTED: 1967

LAST RENOVATED: 1999

Stories: 3 w/ basement

Gross Area: 33,576 SF

Construction:

- Structure: CMU bearing walls with concrete plank floor and roof slabs. Concrete waffle slab floor and roof at central shared spaces and Lounges in the Residential Wings.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:
Sloped Roofs: Asphalt shingles installed in 2013.
Flat Roof: Mechanically attached reinforced black .060 EPDM membrane (Carlisle) installed in 2013.



USE: This residential building includes dorm rooms, bathrooms, shower rooms, lounges and laundry rooms. The Health Center, residential assistant apartment and handicap accessible rooms are located on the first floor of A wing.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
 - Radiation and metal covers are in generally fair to good condition.
 - Interior painted steel doors and frames are in generally fair condition except as noted.
- First Floor Shared Spaces:
 - Typical Unless Noted:
 - Floor - Carpet is in good condition but needs to be cleaned. Linoleum is in good condition.
 - Walls - Brick and concrete is in good condition. The wood panel wainscot, wood chair rail and multi-spec GWB panels above are in good condition. Wood base is in good condition but should be refinished.
 - Ceiling - Concrete waffle slab is in good condition.
 - Main Entrance Vestibule:
 - Floor - Glued down walk off matt is in poor condition and should be replaced.
 - Walls - Aluminum storefront is in fair to poor condition and should be replaced.

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- Main Entrance Lobby and Circulation Space:
 - Ceiling - South side circulation/lounge area next to the stair has a leak. Suspended perforated metal tile ceiling is in good condition with some tiles missing in area of leak.
- Main Lounge and Circulation Space:
 - Walls - There are a few areas where the multi-spec GWB panels have been damaged, the paper layer has been ripped and damaged. The curved GWB wall should be patched and painted.
 - Ceiling - Suspended perforated metal tile ceiling are in generally good condition with some dented, damaged and unseated tiles.
- South Lounge and Kitchenette:
 - Floor - Carpet and VCT are in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - SAC is in generally good condition but there are some stained tiles that may indicate a leak above.
 - Kitchenette counter, sink and stove are ADA compliant at 34" high. The sink is open below but does not have a pipe screen, install a pipe screen or install ADA pipe covers.
 - Countertops are plastic laminate in good condition.
 - Wood cabinets are in good condition.
 - Refer ADA assessment for description of applicable requirements.
- Bathrooms off the South Lounge:
 - Floor - Linoleum is generally in good condition with damage adjacent to the floor drains. Glazed CMU base is in good condition.
 - Walls - Multi-spec painted CMU is in good condition.
 - Ceiling - SAC is in good condition.
 - Fixtures and grab bars appear ADA compliant.
 - Refer to ADA assessment for description of applicable requirements.
- Mailroom:
 - Floor - Linoleum and glazed CMU base are in good condition.
 - Walls - Multi-spec painted CMU is in good condition.
 - Ceiling - SAC is in good condition.
 - Access to the mail room is through a mechanical room, this is not Code compliant. Add a door from the adjacent office or lounge.
 - Refer to Code assessment for description of applicable requirements.
- Office:
 - Floor - Linoleum and glazed CMU base are in good condition.
 - Walls - Painted CMU is in good condition.
 - Ceiling - SAC is in good condition.
- South Egress Stair from Basement below Central Area:
 - Concrete treads and painted metal pan risers are in good condition. Linoleum upper landing and glazed CMU base are in good condition.
 - Walls - Painted CMU and concrete are in good condition.
 - The UL rated door and adjacent window have wire glass that is dangerous; consider replacing with fire rated glass.
 - Refer to Code assessment for description of applicable requirements.
- Basement Lounges below the Central Area:
 - Floor - Carpet is in fair condition but needs to be cleaned.
 - Walls - Painted CMU and concrete are in good condition. Carpet wainscot is cosmetically tired.
 - Ceiling - Painted concrete is in good condition.

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- Residential Wings “A” (North), “B” (South) and “C” (East) (Typical all floors unless noted otherwise)
 - Stairs:
 - Carpet at floor landings is in poor condition and should be replaced.
 - Vinyl composite Treads/Risers and intermediate landings are generally in fair condition, clean and reseal. Replace where damaged. Glazed CMU base is in good condition
 - Walls - Painted CMU is in good condition.
 - Ceilings - Painted and in good condition.
 - UL labels were not observed on the stair doors. Knob-sets on the pull side of the stair doors should be replaced with ADA compliant lever-sets.
 - Wood railings and guardrails are in fair condition.
 - Refer to Code assessment for description of applicable components.
 - Corridors:
 - Floor- Carpet is in fair condition, needs to be cleaned. Glazed CMU base is in good condition.
 - Walls- Painted walls above wainscot are in good condition. Brick is in good condition.
 - Abuse resistant panel wainscot is stained, scuffed and dirty in places. The cementitious material is difficult to clean. Evaluate finish options including coating to replacement.
 - Ceiling - Painted textured concrete is in good condition.
 - Lounges:
 - Floor - VCT at “B” Wing is in good condition. Carpet at “C” Wing is in poor condition and should be replaced. Slate base is in good condition.
 - Walls - Brick is in good condition. Painted GWB walls are in good condition.
 - Ceiling - Painted concrete waffle slab is in good condition.
 - The Lounges are typically a half level up or down from the residential halls and are separated with a GWB partition and door to the hall above. The stairs are vinyl composite treads and risers in poor condition with non-code compliant railings and guardrails. Replace the treads and riser with rubber.
 - UL labels were not observed on all the doors and some have large gaps around the leafs. Install/replace seals/gasketing on all Lounge doors.
 - Bathrooms and Shower Rooms:
 - Floor - Mosaic tile floor and base in Bathrooms are in good condition. Textured epoxy floor and base in Showers is in good condition except as noted.
 - Walls - Multi-spec painted CMU in Bathrooms is in good condition with a few areas of damages finish. The finish is difficult to retouch and match. Consider painting walls. The ceramic tile in the Shower Rooms is in good condition.
 - Ceiling - Painted concrete is in good condition.
 - The plastic laminate countertops with pipe screens are in fair condition except as noted.
 - Metal wall access panels are rusted in some bathrooms and should be repaired and refinished.
 - The Bathrooms and Shower Rooms are not ADA compliant.
 - Dorm Rooms:
 - Floor - VCT is in good condition. Glazed CMU base is in good condition.
 - Walls - Painted CMU and GWB hall wall are in good condition.
 - Ceiling - Painted textured concrete is in good condition.

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- Doors have a painted plywood transom panel above the door and the exposed sprinkler pipe penetrates through this panel to each room. Door hardware is knob lockset and should be replaced with ADA compliant lever lockset.
 - Accessible Apartment on First Floor of “A” Wing:
 - Floor - Carpet and glazed CMU base are in good condition. Install rubber base at GWB wall at bathroom.
 - Walls - Painted CMU and GWB is in good condition.
 - Ceiling - Painted concrete is in good condition.
 - The door has a knob lockset and should be replaced with a lever lockset. The door does not have adequate ADA clearance.
 - The kitchenette is dated and not ADA compliant.
 - The bathroom sink is ADA compliant but the toilet and grab bars are not. The shower controls are not ADA compliant.
 - Refer to ADA assessment for description of applicable requirements.
 - Infirmary on First Floor of “A” Wing:
 - Floor - Carpet, VCT and glazed CMU base are in good condition. The textured epoxy floor and base in the bathroom is in good condition.
 - Walls - Painted CMU is in good condition.
 - Ceiling - Painted textured concrete is in good condition.
 - The doors have knob-sets and should be replaced with a lever-sets.
 - The kitchenette in one and cabinetry in the other exam rooms is dated and not ADA compliant.
 - The bathroom is not ADA compliant.
 - Residential Wing “B” (South)
 - First Floor Corridor:
 - The CMU has been removed adjacent to the drinking fountain for a plumbing repair. Patch the wall in kind.
 - Bathrooms:
 - The floor in the First Floor Bathroom just as you enter is sloped and uneven.
 - Textured epoxy base in showers is worn and damaged in areas.
 - Residential Wing “C” (East)
 - Second Floor Bathroom:
 - Textured epoxy floor is worn and damaged in areas.
 - The plastic laminate counter is damaged.
 - Lounge 315:
 - Install vinyl base at GWB wall.
 - Add railing at wall at Stair.
 - Attic
 - 12” Fiberglass insulation batts at center sections with monitors is displaced and missing in areas. Reinstall or replace fiberglass batts to provide continuous coverage.
 - Blown cellulose has been disrupted in places, redistribute evenly.
- Windows: • The windows at the Residential Wings are aluminum sliders, single glazed with operable storm sliders and screens. The windows at the Residential Wing Lounges are aluminum storefront with operable awnings and casements. The windows around the perimeter of the main level lounge and core circulation are aluminum storefront. All windows are old and inefficient and should be replaced. **This work is under contract.**

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Exterior Entrances:

- The aluminum storefront (anodized aluminum) is old and inefficient and should be replaced except at the Main Entrance where the aluminum entrance (dark bronze) has been replaced more recently and is in good condition. **This work is under contract.**
- The exterior hollow metal doors and frames are in fair condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick is in generally good condition but there are some areas of efflorescence.
- EIFS panels with pebble epoxy coating above and below the windows are in generally fair condition but there are some damaged areas at the bottom panels near grade that should be repaired and patched to match.
- The base of the brick along the east side of “B” Wing and the exposed board formed battered concrete foundation walls around “C” Wing are water, dirt and mold stained and should be cleaned and power washed. The base of the EIFS panels below the windows in these areas are stained as well but the pebble epoxy coating may require specialized cleaning.
- Concrete fascia and soffits at entrances are stained and should be cleaned and power washed.
- The northeast corner of “A” Wing and the northwest corner of the Lounges on the west side of “B” Wing have ivy growing up the brick and along the soffits. Although aesthetically pleasing, Ivy can deteriorate the brick mortar and compromise the wall. Because ivy holds water, once it invades the mortar joints, the freeze/thaw cycle can break the veneer apart.
- Repair the damaged soffit and fascia board on the north side of “B” Wing above the stair exit door.

Roof:

- The asphalt shingled roof is in good condition.
- We were unable to observe the condition of most of the EPDM membrane roofs because they were ponding extensively. Further investigation is required.
- There are a few counterflashing reglets where flashing has been evicted and they require lead wedges, backer rod and sealant.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Dormitory (R2)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The wall mounted stair handrails are compliant at 32” high. An existing stair must have a handrail at a height of 30”-38”.
- The open side of the switchback stair at the south egress stair from the basement has a 32” high guard rail which acts as the guard and handrail. Guardrails at existing stairs must be at least 30” high.

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- The 42” guardrail at the top landing at the south egress stair from the basement is Code compliant.
- The intermediates spacing on both the stair and the top landing guardrails at the south egress stair from basement are Code compliant. Code requires intermediates be designed to not allow a 4” sphere to pass through.
- The intermediate landing at the South Egress Stair from Basement is not Code compliant. The clear width is reduced to 30” at the intermediate landing where pipes and a sheet metal enclosure are surface mounted on the wall and overhang the landing. Code requires a minimum 36” clear width.
- The guardrails at the top stair landings at the residential wings are not Code compliant at 39” high. Guardrails are required to be 42” high. The bottom three wood boards are acceptable as they have less than a 4” open space between them but the top board should be replaced with a taller board with the top at 42” AFF.
- The railing and guardrail at the open sides of the residential wing lounges are not Code compliant.
- Access to the mail room off the Main Entrance Lobby is through a mechanical room, this is not Code compliant.
- The Second Floor Corridor egress clear width at the north end of the Corridor where it turns left reduces to 2’-9” at the Drinking Fountain. The Corridor width at this leg is 4’-4” wide, Code requires a minimum 36” clear width. The main corridor width is 5’-4”. Remove or relocate the drinking fountain.

ACCESSIBILITY (2010 ADA STANDARDS):

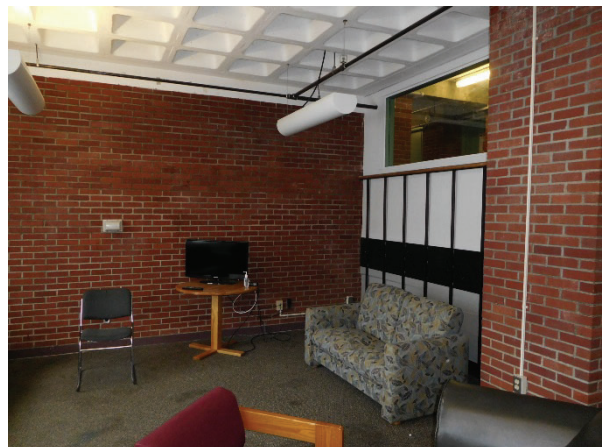
- The north and west entrances to the first floor appear ADA accessible.
- There is not an elevator in Keenan.
- The 1st floor of “A” Wing, the Main Lobby, Lounges and single-use Bathrooms are the only ADA accessible spaces in Keenan.
- The “accessible” apartment is not fully ADA compliant. Refer to individual spaces for further description of ADA deficiencies.
- The mailboxes and service counter with coiling shutter at the Main Entrance Lobby are ADA compliant.
- The two single-use bathrooms off both sides of the south Lounge are ADA compliant.
- The kitchenette in the South Lounge is ADA compliant, add a pipe guard at the sink.
- Inside railings at the stairs in the residential wings are not ADA compliant. They do not have extensions, nor are they continuous at switchbacks.
- Door hardware is typically knob style and should be replaced with ADA compliant lever style.
- The remainder of the residential wings are not ADA accessible. Refer to individual spaces for further description of ADA deficiencies.
- Due to the way the building was designed and built, there is no cost-effective way to bring the residential halls into ADA compliance.
- The entrance to the Infirmary on the west side of “A” Wing is accessible and is equipped with an ADA push button operator, but the interior of the Infirmary is not ADA compliant. The single use unisex bathroom is not ADA compliant, nor are the counters and sinks in the exam rooms. Reconfigure the Infirmary to address the deficiencies in ADA compliance. Further analysis is required.

Facilities Conditions Assessment

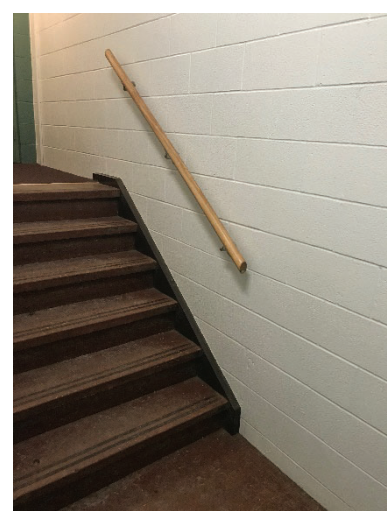
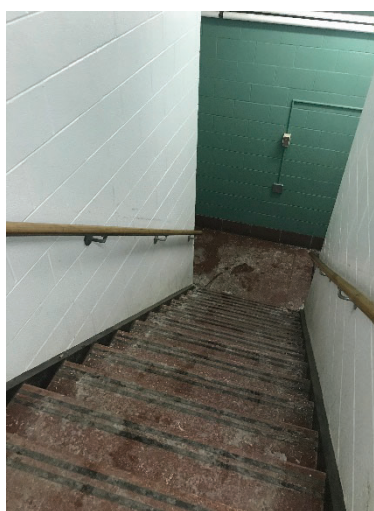
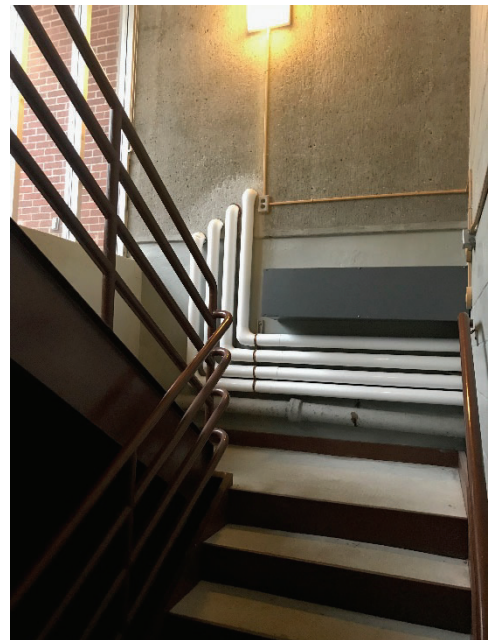
INTERIOR:



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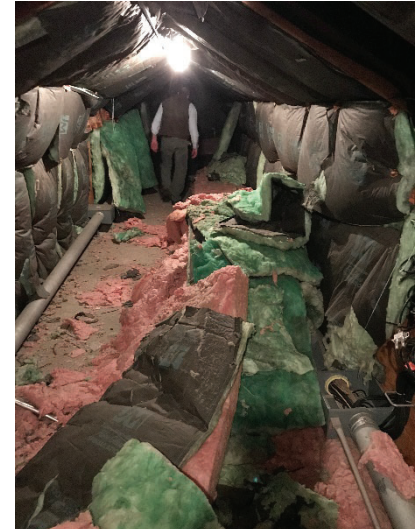
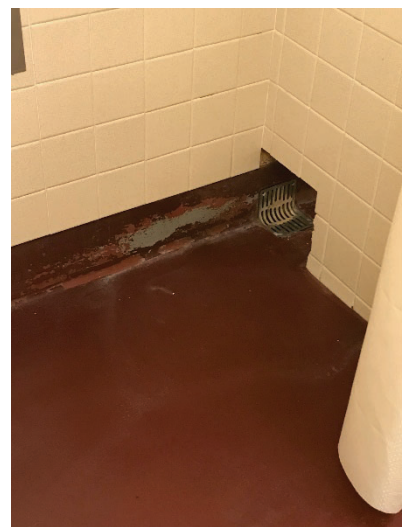
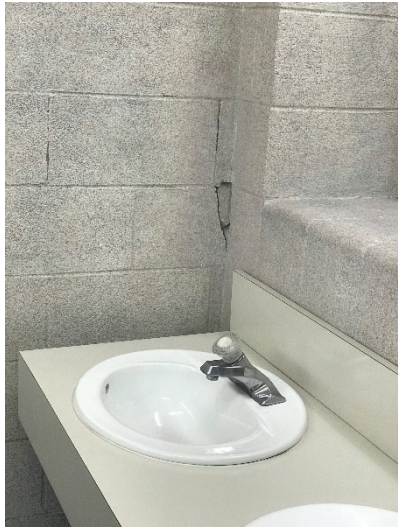
Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment



ROOF:



Facilities Conditions Assessment



Facilities Conditions Assessment

PRESIDENT'S HOUSE

CONSTRUCTED: 1972

LAST RENOVATED: 2011

Stories: 2 with Basement

Gross Area: 4,912 SF

Construction:

- Structure: Wood framed.
- Foundation: Cast-in-place concrete.
- Walls: Wood studs with gypsum wallboard interior and brick veneer exterior.
- Roof:
Sloped Roofs: Cedar shingles.



USE: This is the primary residence for the President of the College. The first floor is also used for campus and community events.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
 - Baseboard radiation is in good condition.
 - Interior stained wood panel and flush wood doors and wood casings are in good condition. The doors all have knob style hardware.
- First Floor:
 - Typical Finishes Unless Noted:
 - Floor - Hardwood floors and stained wood base are in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Front Entry Hall and Back Entry:
 - Floor - Slate tile is in good condition.
 - Replace the door sweep and weather seals on the front door and storm door.
 - Stair:
 - Floor - Carpet is in fair condition.
 - Stained wood guard/handrail is in good condition.
 - Kitchen:
 - Floor - Ceramic tile floor is in good condition.
 - Solid surface counters with wood cabinet above and below are in good condition.
 - This room appears to have been recently renovated.
 - President reports the oven is not working and some of the under-cabinet lights are not working.

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- Bathroom:
 - Floor - Ceramic tile floor is in good condition.
 - Solid surface counter with sink and wood cabinet below is in good condition.
 - This room appears to have been recently renovated.
 - Study:
 - Walls - Painted wood paneling is in good condition.
 - Replace the door sweep and weather seals on the patio doors.
 - The build-in flush veneer wood cabinets have some damaged veneers.
 - Second Floor:
 - Typical Finishes Unless Noted:
 - Floor - Carpet and stained wood base are in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Hall and Stair Balcony:
 - Stained wood guardrail is at 36" and is in good condition.
 - Bathroom Off Hall:
 - Floor - Ceramic tile floor is in good condition.
 - Master Bathroom:
 - Floor - Linoleum flooring is in good condition.
 - Basement:
 - Typical Finishes:
 - Floor - Carpet is in fair condition with some stains. Painted wood base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - SAC and painted GWB are in good condition.
 - Stair:
 - Floor - Carpet is in fair to poor condition.
 - Bathroom:
 - Floor - Ceramic tile floor is in good condition.
 - Solid surface counter with sink and wood cabinet below is in good condition.
 - Storage:
 - Floor - Sheet vinyl is in fair condition.
 - Garage:
 - Typical Finishes:
 - Floor - Epoxy flooring is in good condition, but President reports it's very slippery when wet.
 - Walls - Unfinished.
 - Ceiling - Unfinished.
 - President reports a clogged floor drain. Further investigation is required.
- Windows: • Windows are prefinished aluminum clad wood casements, double glazed, with screens and are in good condition. The interior stained wood casings are in fair condition with some interior sills in poor condition. Refinish sills within 3-5 years.

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Exterior Entrances:

- The exterior painted wood doors, sidelights and frames are in good condition.
- The vinyl clad overhead garage doors are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick at the house is in good condition.
- Cedar shingles at the garage are in fair condition except around the garage doors. Replace cedar shingles around the garage doors.
- Replace the deteriorated or damaged wood trim around the garage doors.
- Repair or replace bent garage door weather seals.
- Replace cedar shingles below the second floor window on the south side.
- Wood soffits are in good condition.
- The wood privacy screen fence on the west side of the house, north side of the patio, is leaning. It's unclear if the posts are sound. Further investigation is required.
- Remove and replace the slate mortar joints at the front porch and steps.
- The concrete risers at the front porch have been patched with a white cement material and both the patch and concrete is spalling. The risers are unsightly.
- Paint is peeling at the bottom of the front door sidelights, paint.
- The painted wood basement windows in corrugated galvanized window wells on the front of the house are in poor condition, replace.

Roof: • Cedar shingle roofing appears to be in fair to poor condition. There are a lot of pine needles and moss growing on the roof making it difficult to evaluate from the ground. Recommend further evaluation by a roofing professional with experience in maintaining cedar shingle roofs. The roof is probably beyond the ability to clean with a hose and brush, but power washing should be done by a professional as cedar is a soft wood and could be damaged. There are also moss and decay-retarding chemicals available that could extend the life of the roof.

CODE CLASSIFICATION (2012 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Residential (R3)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: None. Refer to MEPFP Assessment.

LIFE SAFETY (2012 NFPA 101 LIFE SAFETY CODE):

- The stair has an existing wood guard/handrail and balusters with a height of 39”.
- The guardrail at the landing on the second floor is 36” high.
- The first floor has two means of egress. The second floor has one primary means of egress and a secondary means of egress from each sleeping room. The basement has one primary means of egress and a secondary means of egress from each sleeping room and living room through a bulkhead.

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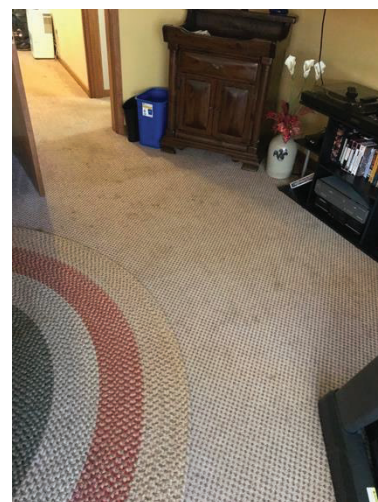
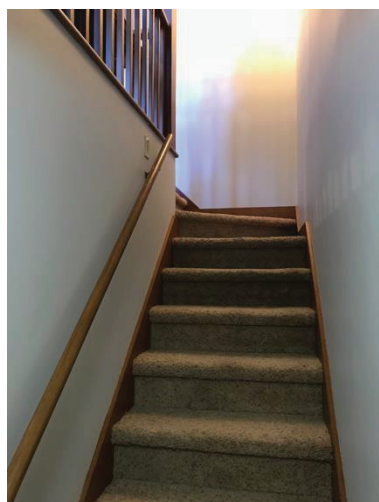
ACCESSIBILITY (2010 ADA STANDARDS):

- The house is not ADA accessible.

INTERIOR:



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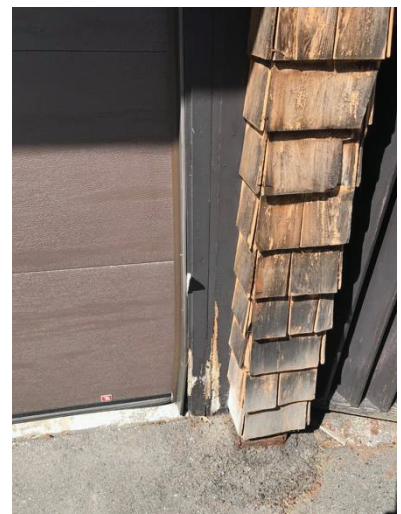


Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

SHAPE FACILITY AND CAMPUS CENTER

CONSTRUCTED: 1990 SHAPE Facility

LAST RENOVATED: 2007 Campus Center

Stories: 2 @ SHAPE Facility
1 @ Campus Center

Gross Area: 43,603 SF

Construction:

- Structure: Steel.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup at SHAPE. Solid phenolic exterior rain screen wall panels with metal framing and gypsum wallboard interior finish at Campus Center.
- Roof:
Sloped Roofs: Asphalt shingles at SHAPE. Standing seam metal at Campus Center
Clerestory
Flat Roofs: Carlisle sure-weld reinforced white membrane at Campus Center.



USE: This athletic building and campus center includes a basketball/volleyball court(s) with bleacher seating, racquetball courts, fitness center, swimming pool, bathrooms, locker rooms, shower rooms, staff offices and a campus center with commercial kitchen, dining room and lounges.

INTERIOR: During an inspection of the building interior, the following conditions were observed.
Conditions requiring repair/ replacement are noted:

- General:
 - Radiation, cabinet unit heaters and metal covers are in generally good condition.
 - Interior painted steel doorframes and wood doors are in good condition. Painted steel doors and frames are in good condition.
- First Floor Campus Center:
 - Typical Finishes Unless Noted:
 - Floor - Carpet and vinyl base are in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Suspended acoustic tile ceilings (SAC) are in generally good condition.
 - South Entrance Vestibule:
 - Floor - Carpet bar grilles at recessed entrance foot grille are very salt stained, clean. Rubber flooring is in good condition.
 - Ceiling - Replace damaged SAC tiles.
 - This entrance appears to be ADA accessible with a push button automatic operator.
 - West Entrance Vestibule:
 - Floor - Carpet bar grilles at recessed entrance foot grille are in good condition. Rubber flooring is in good condition.

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- The mullion at the aluminum storefront doors is rusted, replace.
- This entrance also appears to be ADA accessible and has a push button automatic operator.
- Corridor Running East/West Below Clerestory to Dining Room:
 - Floor - VCT is in good condition except right in front of the west vestibule where it's in poor condition. There appears to be an ongoing issue with the concrete slab below the VCT at this area. There are large cracks and heaves in the slab that telegraph through the tiles. Some tiles are mismatched where they've been replaced. Further analysis is required.
 - Ceiling - Exposed painted steel framing and acoustic deck is in good condition.
 - Painted steel pipe railing at the ramp appears Code compliant. Paint is worn in places, paint railings.
- Corridor and Ramps Running North/South Down to SHAPE:
 - Floor - VCT is in fair condition except right in front of the west vestibule, see notes above.
 - Install missing base adjacent to the doors into SHAPE.
 - Painted steel pipe railings at the ramps appear Code compliant. Paint is worn in places, paint railings.
- Campus Center Bathrooms:
 - Floor - Ceramic tile floor and base are in good condition.
 - Walls - Painted GWB is in good condition. Ceramic tile wainscot behind toilets and sinks is in good condition.
 - PLAM counter is in fair condition with some deterioration around the sinks.
 - Plastic toilet partitions are in good condition.
 - Both bathrooms appear ADA compliant.
- Kitchen:
 - Floor - Epoxy coated floor and base are in good condition.
 - Walls - Painted GWB and FRP panels are in good condition.
 - Ceiling - SAC with FRP tiles is in good condition.
- Dining Room:
 - Floor - Stained concrete with clear epoxy coating is in fair condition to very poor condition below the seating area, strip and refinish if possible. Further analysis is required to determine compatible finish options.
 - Stainless steel service counter appears ADA compliant.
 - Rubber treads and risers at steps down to lounge are in fair condition but have too many joints. The top nosing is missing/peeling and has created a tripping hazard. Replace all the rubber treads and risers.
 - The glass guardrail at the edge of the dining area down to the lounge is at 36" and appears Code compliant. The drop off is approximately 24".
- Fitness Room:
 - Floor - Rubber flooring/tiles are in good condition.
 - Walls - Painted GWB to the right of the wood pilaster at the east end of the soffit above the top of the north ramp is damaged and may indicate a leak. Further investigation is required. Repair damage. Painted GWB is dinged up in some areas where equipment has been or is adjacent to the wall, paint.
 - Ceiling - Exposed painted steel bar joists and acoustic deck is in good condition. The SAC above the north ramp is damaged and many tiles are water stained. Investigate source of leak and repair. Replace damaged SAC tiles.
 - Painted steel pipe railing at the ramp appear Code compliant. Paint is worn in places, paint railings.

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- Multi-Purpose Room:
 - Floor - Carpet is in fair condition, stained in areas. The carpet is frayed at the edge along the corridor. Replace the transition strip.
 - Walls - Painted GWB with wood chair rail is in good condition. Brick wall is in good condition.
- First Floor SHAPE Facility:
 - Typical Finishes Unless Noted:
 - Floor - Ceramic tile flooring and base are in good condition.
 - Walls - Unfinished CMU and brick is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Reception and Main Corridor:
 - Ceiling - Patch the hole and the damaged area in the GWB ceiling in front of the elevator and paint to match.
 - Reception desk appears ADA compliant.
 - Racquetball and Handball courts are off the Main Corridor and in good condition.
 - The elevator to the lower level is off the Main Corridor near the entrance to the Fitness Center. The carpet in the elevator is in poor condition.
 - SHAPE Bathrooms:
 - Floor - Ceramic mosaic tile floor and CT base are in good condition.
 - Walls - Painted CMU is in good condition.
 - Sinks are at ADA compliant height but do not have pipe guards.
 - Toilet partitions are in good condition but there is not an ADA compliant stall.
 - Bathrooms are not ADA compliant but could be reconfigured.
 - Gym:
 - Floor - Wood floor is in good condition.
 - Ceiling - Exposed painted steel bar joists and acoustic deck is in good condition.
 - Bleachers are in good condition.
 - The pair of exterior wood double doors at the northwest corner of the Gym are in fair condition, replace the weather seals.
 - Offices off Gym:
 - Floor - VCT and vinyl base are in fair condition.
 - Ceiling - SAC is in good condition.
 - The Hall in front of the offices that accesses a required exit was packed with tables and equipment. The Code requires means of egress be kept clear.
 - The wood windows and trim in these rooms are in good condition.
 - Main Corridor Open Stair Down to Lower Floor:
 - Guardrail height wall and painted steel pipe railing appears Code compliant. Paint is worn in places, paint railings.
 - The south window is boarded up with PWD, apparently to protect from falling ice at the exterior eave above. Consider infilling window with masonry.
- Lower Floor SHAPE Facility:
 - Typical Finishes Unless Noted:
 - Floor - Ceramic tile flooring and base are in fair to good condition.
 - Walls - Painted CMU is in good condition.
 - Ceiling - SAC is in fair condition.
 - West Entrance Vestibule and Entry:
 - Floor - Carpet bar grilles at recessed entrance foot grille are in good condition.
 - The wood doors and casings are in fair condition, replace the weather seals.

Facilities Conditions Assessment

- Pool:
 - Walls - There are some areas of cracked CMU joints at the south end of the pool. Repoint the joints and paint to match.
 - Ceiling - Exposed painted steel bar joist and tectum panel decking is in good condition. SAC is in fair to poor condition.
 - The wood doors and casings at the exit only vestibule in the northwest corner of the Pool are in very poor condition, badly deteriorated by the humid, chlorine environment. All the door hardware is corroded. The cabinet unit heater in the vestibule is corroded.
 - The painted steel fire extinguisher cabinets in the Pool are corroded.
- Main Corridor:
 - Floor - Epoxy flooring is in fair condition with one area of damage where the concrete slab below is heaved and cracked. The wall adjacent to this area also appears water damaged. Further analysis is required.
 - The bottom on the CMU walls at the perimeter of the Corridor appear to have some water damage in areas and some of the steel door frames are rusted at the bottom.
 - Install vinyl base at GWB walls at the south end of the corridor.
- Locker Room, Bathrooms and Shower Rooms:
 - Bathrooms do not have an ADA compliant stall.

- Windows:
- Windows at the Campus Center are double glazed aluminum storefront and are in good condition. The interior stone sills are in good condition.
 - Windows at the SHAPE facility are double glazed fixed wood windows with operable awnings in the Pool and casements in the Offices off the Gym. Windows are in fair condition on the west side and upper north side. Windows are in very poor condition on the north, east and south sides of the Pool. Two large glass panels at the east vestibule have been removed.

Exterior Entrances:

- Exterior entrances at the Campus Center are double glazed aluminum storefront and are in good condition.
- Exterior entrances at the SHAPE facility are double glazed wood framed and are in fair to very poor condition at the pool area.
- Painted steel doors and frames are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Solid phenolic rain screen panels at the Campus Center are in generally good condition. There are some damaged panels on the east side. One near the curved terrace block retaining wall and a few others along this wall.
- Prefinished metal fascia and gravel stop on the Campus Center is in good condition. Trim and fascia at the standing seam roof at the Campus Center clerestory is faded.
- Solid phenolic soffit panels are in good condition.
- The vines growing over and covering the metal sun shade on the window on the west side, south end, should be trimmed.
- The asphalt sidewalk from the parking lot south of the Campus Center seems too steep. ADA parking is in this lot.

Facilities Conditions Assessment

- The brick pavers at the west entrance courtyard and sidewalks leading to it are in poor to very poor condition. They're deteriorated and heaved making it a very uneven surface.
- The block retaining wall adjacent to the sidewalk coming from just above Green Hall is leaning out at the top from soil pressure behind, more so at the west end.
- The brick veneer at SHAPE is in generally good condition from 4-5 FT above grade to eave but in poor condition, showing signs of water damage, at the perimeter of the building at grade. There are some areas of efflorescence. There is some mortar joint erosion, particularly near grade; repoint.
- There is potentially an issue with water in the cavity behind the brick veneer, weeps vents were not observed. There is significant mold growth along the bottom of the brick walls at the perimeter of the pool and some along the west side as well. Clean the brick. Further analysis is required.
- Prefinished metal fascia and soffit at SHAPE are in good condition. There are a few soffit panels on the north and east sides that are drooping, reattach or repair.
- Replace the crumbling brick equipment screen on the north side at the lower floor alcove.
- The steel lintel, steel louver and access panel at the ceiling on the north side at the lower floor entry alcove are rusted. Remove rust and paint the ceiling.
- The steel soffits at the entry alcove on the northwest corner of the Gym are rusted. Remove rust and paint the soffits and ceiling.

- Roof:
- The white sure-weld membrane roofing at the Campus Center is in fair condition.
 - Standing seam prefinished metal roofing at the Campus Center Clerestory is in fair condition, the finish is faded.
 - Asphalt shingle roofing at SHAPE appears to be in fair condition with some areas on the west face showing more wear.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B); Assembly (A3)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- There were no life safety issues observed.

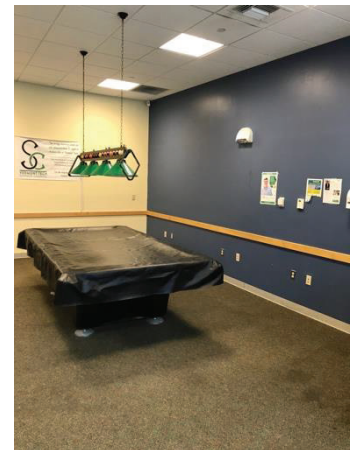
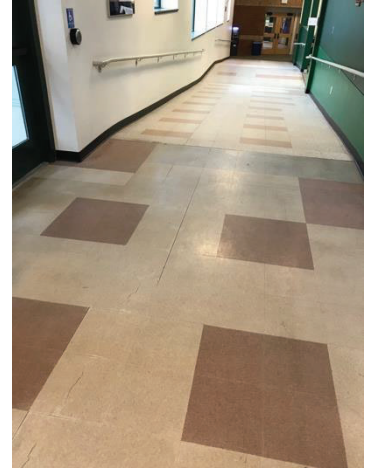
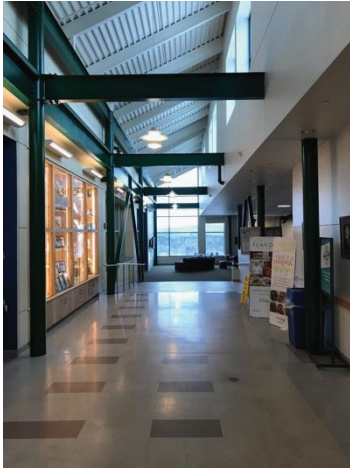
ACCESSIBILITY (2010 ADA STANDARDS):

- The entrance on the south end of the Campus Center and also the Main entrance on the west side appear to both be accessible entrances into the building with push button automatic operators.
- Handicap parking spaces with signage are located in the parking lot just south of the building. The asphalt sidewalk from the parking lot is fairly steep and may exceed ADA requirements.
- The building appears to be fully ADA accessible on both floors. There is an elevator to the lower floor Pool area in the Main Corridor of the SHAPE Facility.
- The bathrooms in the Campus Center appear ADA compliant. The ADA bathrooms have signage with braille.

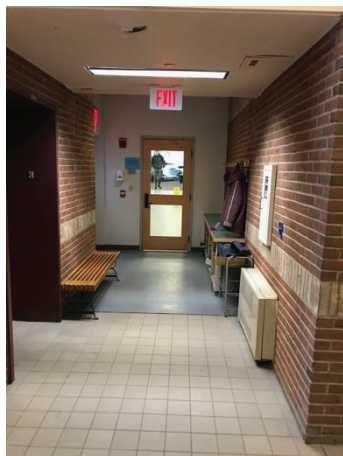
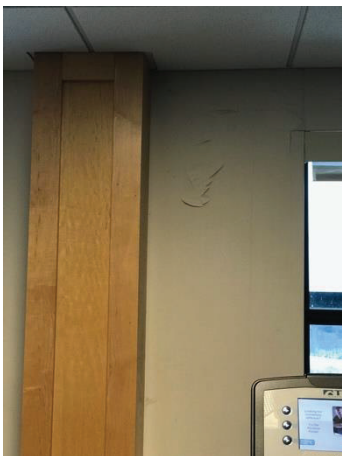
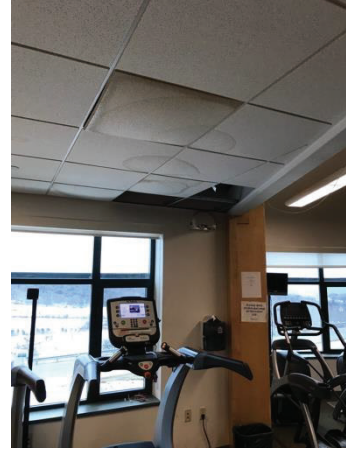
Facilities Conditions Assessment

- The bathrooms on both levels of SHAPE are not fully ADA compliant. They all have ambulatory stalls with parallel grab bars but no ADA compliant stalls. Pipe guards should be added to all the sinks.

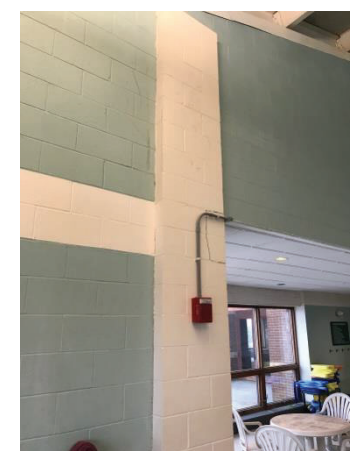
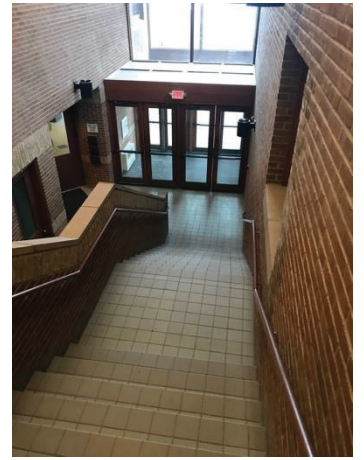
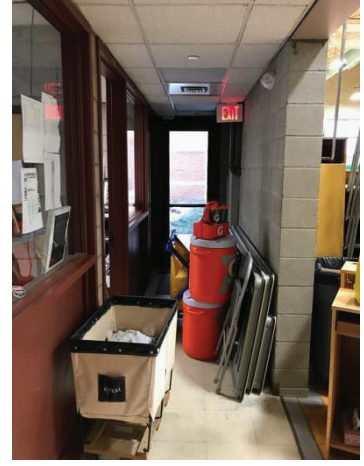
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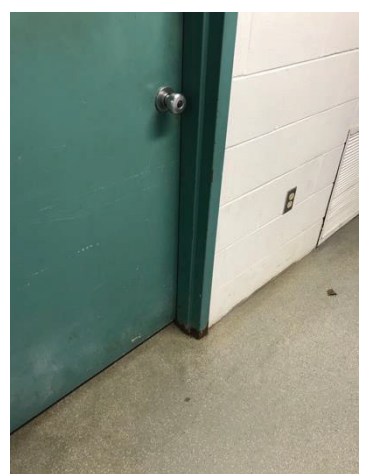
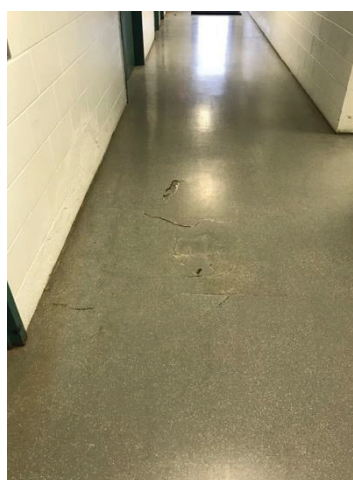
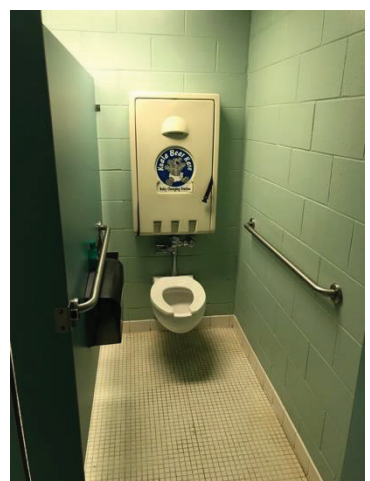
Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

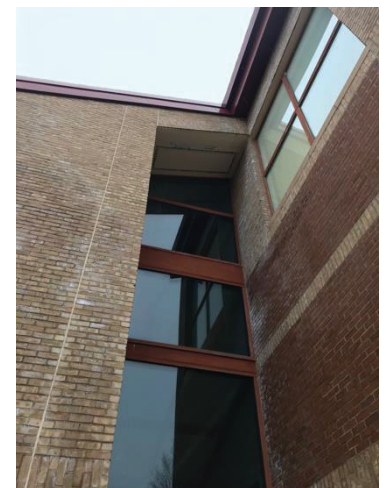


Facilities Conditions Assessment

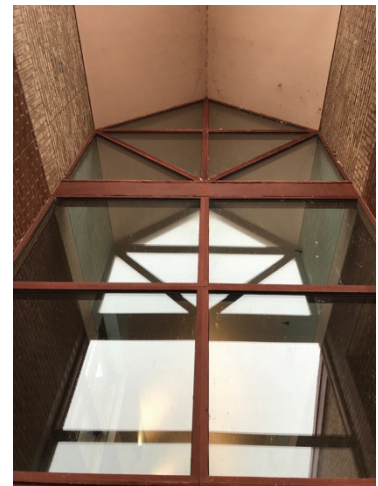
EXTERIOR:



Facilities Conditions Assessment



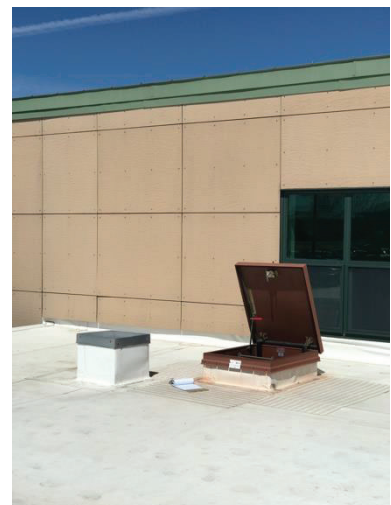
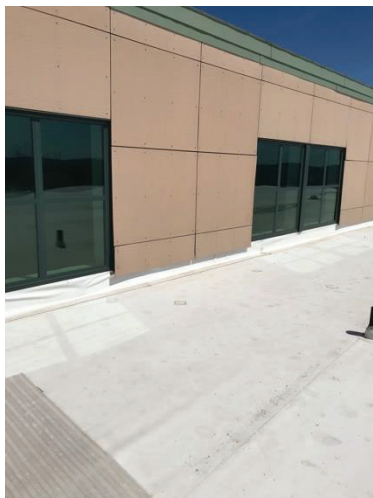
Facilities Conditions Assessment



Facilities Conditions Assessment



ROOF:



Facilities Conditions Assessment



Facilities Conditions Assessment

NUTTING HALL

CONSTRUCTED: 1969

LAST RENOVATED: Several partial renovations.

Stories: 4

Gross Area: 40,068 SF

Construction:

- Structure: CMU bearing walls with concrete plank floor and roof slabs.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:
Flat Roofs: Ballasted, reinforced black .060 EPDM membrane (Carlisle) installed in 2015.



USE: This residential building includes student living spaces, bathrooms, shower rooms, lounges and laundry rooms.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
 - Radiation and metal covers are old, in poor condition and should be replaced.
 - Unit heaters in the lobbies and lounges are old, in poor condition and should be replaced.
 - Wall and ceiling supply and return grilles are caked with dust and should be cleaned.
 - Suspended acoustic tile ceilings (SAC) are in generally poor condition. Tiles have been replaced more recently in some areas but are installed in old rusted grid.
 - Interior painted steel doors and frames are in generally fair condition except as noted. Door hardware is typically lever style and ADA compliant except as noted.
- First Floor Shared Spaces:
 - Main Entrance Vestibule:
 - Floor - There is a large crack in the concrete slab that should be repaired. Epoxy floor finish is in poor condition and should be replaced.
 - Walls - Aluminum storefront in good condition.
 - Ceiling - SAC should be replaced.
 - Refinish the wood guardrails attached to the aluminum storefront.
 - Main Entrance Lobby and Circulation Space:
 - Floor - VCT and vinyl base are in poor condition with open tile joints, broken tiles and missing sections of base, both should be replaced.
 - Walls - Brick is in good condition.

Facilities Conditions Assessment

- Ceiling - SAC should be replaced.
- The drinking fountain is old and not ADA compliant.
- Lounge Adjacent to Main Entrance:
 - Floor - Carpet is in fair condition with circulation areas showing more wear. Carpet needs to be cleaned.
 - Walls - Brick is in good condition. The vertical wood slat wall finish is dated.
 - Ceiling - The areas of SAC near the entrance should be replaced. Painted GWB areas are in good condition. The SAC in the larger Lounge area is in generally good condition, replace damaged tiles.
 - Kitchenette counter, sink, stove and island are not ADA compliant at 36" high.
 - Countertops are solid surface and in good condition.
 - Cabinets are in good condition except one wall cabinet door requires repair.
 - Refer to ADA assessment for description of applicable requirements.
- Bathrooms off the Main Lounge:
 - Floor - Epoxy is in good condition.
 - Walls - Ceramic tile is dated but in fair condition. The inside corner joints have failed, and the sealant should be replaced.
 - Ceiling - Painted GWB is in good condition.
 - Plastic laminate countertops in the Women's Room are dated but in fair condition.
 - Fixtures and grab bars are ADA compliant in the Women's Room.
 - The Men's Room is not ADA compliant.
 - Exposed pipes in Men's Room should be enclosed.
 - Metal access door adjacent to the sink in the Men's Room is rusted and should be repaired and painted or replaced.
 - Refer to ADA assessment for description of applicable requirements.
- Mailroom and Office:
 - Floor - VCT and vinyl base are in poor condition and should be replaced.
 - Walls - Painted CMU is in poor condition and should be painted.
 - Ceiling - SAC should be replaced.
 - The mailroom counter is not ADA compliant at 42" high.
 - There are some missing mailboxes.
 - Refer to ADA assessment for description of applicable requirements.
- ADA Accessible Apartment:
 - The door has a knob lockset and should be replaced with a lever lockset.
- Open Stair Down to and Lower Level Entry at 1st Floor of "B" Wing:
 - Floor- VCT and vinyl base at the lower level entry are in poor condition with open tile joints, broken tiles and missing sections of base, both should be replaced. Stair wall has slate base in good condition.
 - Rubber Treads/Risers – Damaged and worn and should be replaced.
 - Walls - Painted GWB is in good condition.
 - Ceiling - SAC should be replaced.
 - Guardrail around top of stair opening is not code compliant at 36".
 - The open side of the stair does not have a code compliant guardrail and railing.
 - The door from this entry area into "B" Wing is in poor condition and has a knob-set on the pull side. The frame and bottom of the door are rusted. Replace with UL rated door, frame and hardware.
 - Refer to Code assessment for description of applicable requirements.
- Lower Level Lounge and Laundry Adjacent to "B" Wing:
 - Floor - VCT is in poor condition and should be replaced.
 - Walls - Painted CMU and GWB is in fair condition.
 - Ceiling - SAC should be replaced.

Facilities Conditions Assessment

- Replace damaged light fixtures.
- Residential Wings “A” (North) and “B” (South) (Typical all floors unless noted otherwise)
 - Stairs:
 - Rubber landings - In fair condition, clean and reseal.
 - Rubber Treads/Risers are generally in fair condition, clean and reseal. Replace where damaged.
 - Walls - Painted CMU is in good condition.
 - Ceilings - Painted and in good condition.
 - The stair steel doors and frames are UL rated. Knob-sets on the pull side of the stair doors should be replaced with lever-sets.
 - The panic hardware and closers are operational but old and should be scheduled for replacement.
 - Wood wall railings at 32” are in fair condition.
 - Railings do not have extensions, nor are they continuous at switchbacks.
 - Rubber Treads/Risers at the lower run of stair and at bottom landing to the exterior at the North Stair of “A” Wing are damaged in places, mismatched in places and should be replaced. The vinyl base at the bottom landing should be replaced.
 - The 1st floor door to the exterior at the bottom of the North Stair of “A” Wing is in poor condition. The door and frame are rusted, and the panic hardware is broken. The door assembly and hardware should be replaced.
 - Repair spalled and cracked CMU at bottom landing of the North Stair of “A” Wing.
 - Refer to Code assessment for description of applicable requirements.
 - Corridors:
 - Floor- Carpet is in fair condition, needs to be cleaned.
 - Walls- Painted walls above wainscot are in good condition. Brick is in good condition.
 - Abuse resistant panel wainscot is stained, scuffed and dirty in many places. The cementitious material is difficult to clean. Evaluate finish options including coating to replacement.
 - Ceiling - SAC is in fair condition with some damaged or missing tiles. Replace damaged and missing tiles.
 - Knob locksets on all MEP and maintenance rooms should be replaced with lever locksets.
 - The drinking fountains are old, and a few are damaged.
 - Lounges:
 - Floor - Carpet is in fair condition, needs to be cleaned.
 - Walls - Brick is in good condition. Slate base is in good condition.
 - Ceiling - SAC is in poor condition and should be replaced.
 - The slate window sills are in good condition, but many mortar joints have failed. Survey this condition in all Lounges and replace all failed mortar joints.
 - The Lounges are typically a half level up or down from the residence halls. One level is separated with a rated partition and door and one level is open to the hall above or below. The stairs are non-code compliant open riser composite treads with non-code compliant railings and guardrails.
 - UL labels were observed on some but not all doors and some have large gaps around the leafs. Install/replace seals/gasketing on all Lounge doors.
 - The doors all have knob-sets and should be replaced with lever-sets.

Facilities Conditions Assessment

- Bathrooms and Shower Rooms:
 - Floor - Textured epoxy floor and base are in good condition.
 - Walls - Painted walls and ceramic tile are in good condition.
 - Ceiling - Painted textured finish on the concrete planks is in good condition.
 - The wood bench in the shower entry should be refinished.
 - The stainless steel or painted metal pipe enclosures at the ceiling in the showers are in poor condition and should be replaced. The shower divider walls and ceramic tile where these pipes penetrate are damaged and should be repaired.
 - The plastic laminate countertops with pipe screens are in fair condition.
 - The door and frame are rusted and damaged from high use and should be repaired and refinished or replaced.
 - The Bathrooms and Shower Rooms are not ADA compliant.
- Dorm Rooms:
 - Floor - VCT is in good condition.
 - Walls - Painted CMU and GWB hall wall are in good condition.
 - Ceiling - Painted textured finish on the concrete planks is in good condition.
 - There is no base at the CMU walls and the caulk joint at the edge of VCT has failed in some rooms. Survey this condition and replace the caulk as needed.
 - Lever locksets are code compliant.
- First Floor Laundry Wing “A”:
 - Floor - VCT is in poor condition and should be replaced.
 - Walls - Painted CMU is in fair condition.
 - Ceiling - SAC is in fair condition.
- Second Floor Lounge 220 Wing “A”:
 - Paint unfinished window trim, both sides.

Windows: • The windows are aluminum sliders, double glazed and in good condition.

Exterior Entrances:

- The aluminum storefront entrances are double glazed on the exterior and single glazed on the interior vestibules and in generally good condition.
- The exterior hollow metal doors and frames are in fair to poor condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick is in generally good condition but there are some areas of efflorescence.
- Precast fascia panels and panels between the windows are in generally good condition but there are some damaged areas that should be patched to match.
- Sealant joints at the precast fascia panels have failed in some areas. Remove and replace with back rod and sealant.
- Solid phenolic panels at the windows that have been added more recently are in generally good condition but there is a missing panel on the south side of the main level lounge.
- The exposed board formed battered concrete foundation walls are stained and should be cleaned and power washed.
- The grading and sidewalk at the egress doors from both the North Stair of “A” Wing and the South Stair of Wing “B” slope down slightly to the door and collect water.

Facilities Conditions Assessment

Roof:

- The ballasted EPDM membrane roof, installed in 2015, is in good condition.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Dormitory (R2)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The railings and guardrails at the open stair from the main level lobby down to the first floor of “B” Wing are not Code compliant. Guardrails are required to be 42” high and designed to not allow a 4” sphere to pass through.
- The wall mounted stair handrails in the stairs in the residence wings are compliant at 32” high. An existing stair must have a handrail at a height of 30”-38”.

ACCESSIBILITY (2010 ADA STANDARDS):

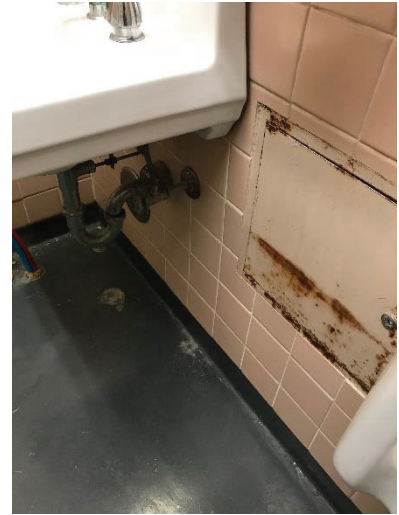
- Parking lot A is the closest parking lot to Nutting. There do not appear to be any dedicated accessible spots in lot A with signage.
- The west entrance to the first floor appears ADA accessible.
- There is not an elevator in Nutting.
- The Main Entrance, Lobby, Lounge, Bathrooms off the Lounge and an apartment on the 1st floor are the only spaces that appear ADA accessible in Nutting.
- Kitchenette counter, sink, stove and island in the main lounge are not ADA compliant at 36” high.
- The Woman’s Bathroom off the main lounge is ADA compliant but the Men’s Bathroom is not.
- The mailroom counter is not ADA compliant at 42” high. ADA requires service counters be no higher than 36”.
- Inside railings at the stairs in the residential wings are not ADA compliant. They do not have extensions, nor are they continuous at switchbacks.
- The remainder of the residence wings are not ADA compliant.
- Due to the way the building was designed and built, there is no cost-effective way to bring the residence halls into ADA compliance.

Facilities Conditions Assessment

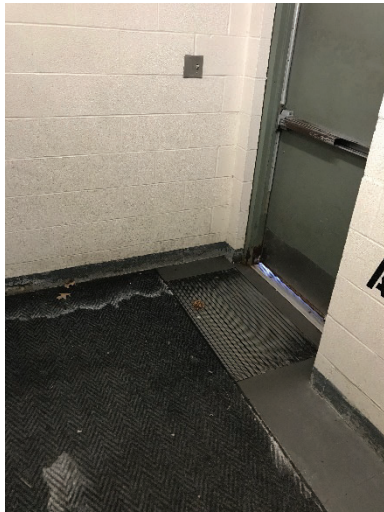
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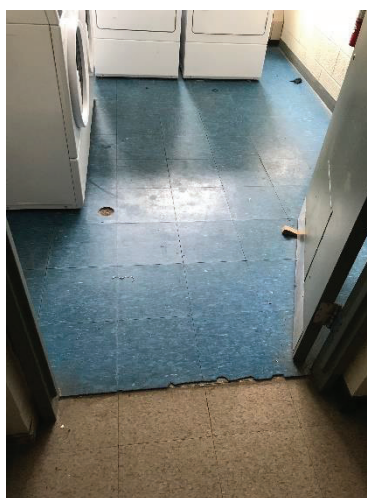
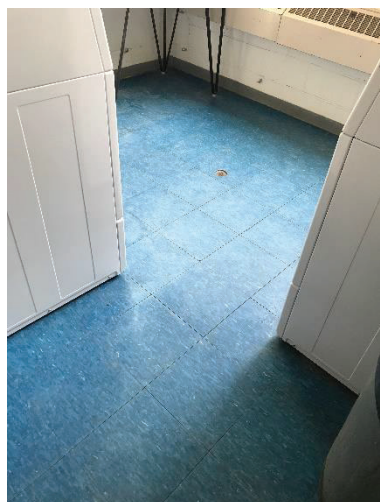
Facilities Conditions Assessment



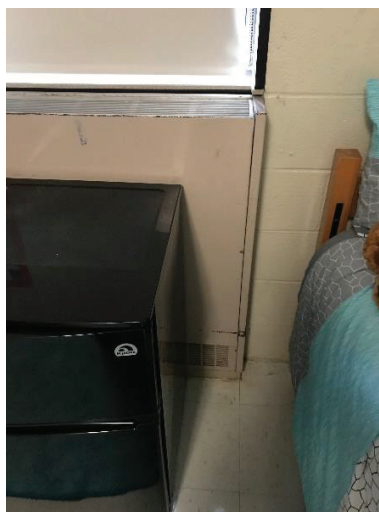
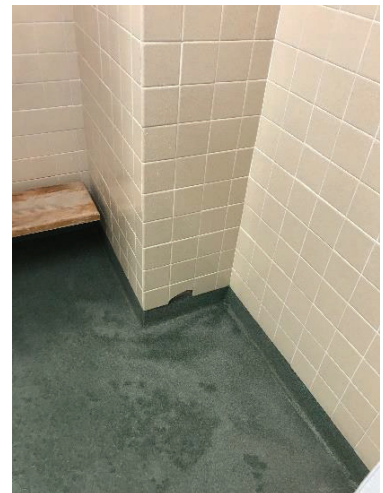
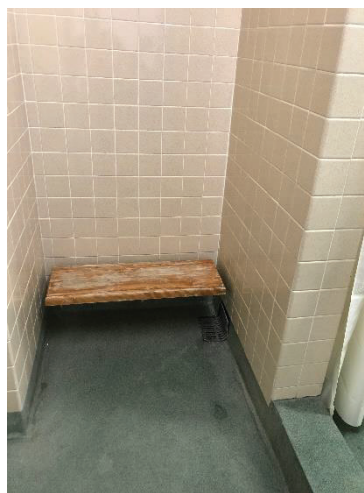
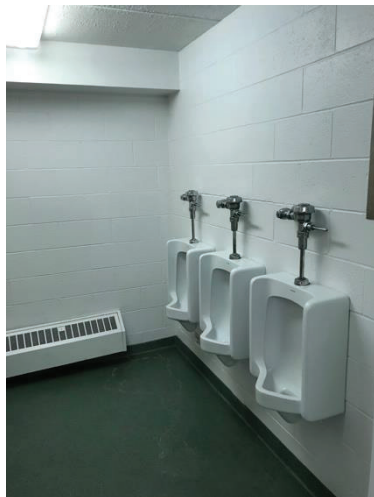
Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

ROOF:



Facilities Conditions Assessment

CONSTRUCTION MANAGEMENT SERVICES, AUTOMOTIVE TECHNOLOGY AND FIRE SCIENCE BUILDING

CONSTRUCTED: 1989

LAST RENOVATED: 2002

Stories: 1

Gross Area: 11,400 SF

Construction:

- Structure: Steel.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer base with EIFS above. CMU or metal framed backup and gypsum wallboard interior.
- Roof:
Sloped: Standing seam metal roof installed in 2014.



USE: This academic building includes classrooms, labs, and garages.

INTERIOR: During an inspection of the building interior, the following conditions were observed.
Conditions requiring repair/ replacement are noted:

- General:
 - Cabinet unit heaters are in good condition.
 - Wood doors in painted steel frames are in good condition. Door hardware is lever style.
- First Floor Automotive Technology and Fire Science:
 - Typical Finishes Unless Noted:
 - Floors - VCT is in fair to poor condition. There are obvious ongoing issues with the VCT adhering to the concrete slab. There are missing and many mismatched tiles. The joints are obvious. The type of damage may indicate the concrete slab has high moisture content. Further analysis is required. Vinyl base is in good condition.
 - Walls - Painted CMU and GWB are in good condition.
 - Ceilings - SAC is in good condition.
 - Entrance Vestibule/Hall to Fire Science:
 - Floor - VCT is in fair condition.
 - Walls - Seal around the sprinkler pipe penetration to the left of the exterior doors, paint to match.
 - Ceiling - GWB is in good condition. Repair hole in ceiling above the sprinkler pipe. Paint to match.
 - Replace the door weather seals.

Facilities Conditions Assessment

- Corridor 102:
 - Floor - VCT is in poor condition.
- Automotive Technology Classrooms and Offices:
 - Floor - VCT is in poor condition.
 - Walls - GWB is in fair to good condition but showing signs of water damage around the exterior doors at the base. Repair damaged GWB and paint to match. Replace the vinyl base in kind.
 - Replace damaged wood doors on Classroom 103.
- Fire Science Garage:
 - Floor - Sealed concrete is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - The track on the overhead door is damaged and there is a gap at the door, repair.
 - Wood framed loft/mezzanine is not Code compliant. It appears to be used for storage. There are built-in storage cubbies and a desk.
 - Refer to Code assessment for description of applicable requirements.
- First Floor Construction Management Services:
 - Typical Finishes Unless Noted:
 - Floors - Epoxy coated concrete is in good condition.
 - Walls - Painted CMU and GWB are in good condition. Vinyl base at GWB is in good condition.
 - Ceilings - Exposed insulation blankets and painted steel trusses and purlins are in good condition.
 - Single Use Unisex ADA Bathroom 108:
 - Floor - VCT is in poor condition.
 - Ceiling - SAC is in good condition.
 - Fixtures appear ADA compliant. The sink has pipe protection.
 - Grab bars are not ADA compliant.
 - Refer to ADA assessment for description of applicable requirements.
 - Garage 113:
 - Wood door between Garage 113 and Tool Storage/Sprinkler Valve Room 120 is damaged and has a knob style lockset. Replace door and hardware with lever style.
 - Faculty Offices:
 - Floors - VCT is in good condition.
 - Ceiling - SAC is in good condition.
 - Men's Bathroom 105:
 - Floor - VCT is in good condition.
 - Ceiling - SAS is in good condition.
 - The painted metal toilet partitions/stall are rusted and are not ADA compliant. Replace the toilet partitions/stall.
 - Fixtures, including urinal, appear ADA compliant. The sink has pipe protection.
 - Student Garage/Welding 116:
 - Floor - Sealed concrete is in good condition.
 - Walls - Painted GWB is telegraphing the studs and fasteners. Paint the walls.
 - The exterior aluminum door frame is deteriorated at the bottom.
 - Single Use Unisex Bathroom 117:
 - Floor - Sealed concrete is in good condition.
 - This bathroom is not ADA compliant.

Facilities Conditions Assessment

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/replacement are noted:

- Brick veneer is in generally good condition but showing signs of water damage, at the perimeter of the building at grade. There are some areas of efflorescence. Clean the masonry.
- The through wall flashing at the base of the brick veneer on the west side of the building was held long and is frayed, cut back to face of brick.
- Metal gravel stops are in good condition.
- EIFS is in generally good condition with a few areas where patches have been made and a few areas of damage that require patching.
- Repair the EIFS above the overhead door on the north side of the building.
- Replace the weather seals on the overhead doors on the north side of the building.
- The aluminum door frame on the north side adjacent to the overhead doors is deteriorated at the bottom.
- The steel door frame on the north side of Construction Management Services is rusted at the bottom, replace.
- The mortar joints at the split-face CMU pilaster at the northeast corner of Construction Management Services have failed, rake and repoint.
- Paint the steel columns at the south entrance.
- Paint the steel door and frame on the south side of Fire Science.

Windows: • Fixed aluminum double glazed storefront windows are in good condition. There are a few storefront windows in the Automotive Technology Classrooms with an operable awning sash.

Exterior Entrances:

- Aluminum double glazed storefront entrances are in good condition.

Roof: • Prefinished metal standing-seam roofs are in good condition.

CODE CLASSIFICATION (2012 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The wood framed loft/mezzanine in the Fire Science Garage is not Code compliant. The wood stair nosing profile is not Code compliant. Stair winders are not Code compliant. The stair requires a wall railing. The guard/railing on the open side of the stair is not Code compliant. The ceiling height at the loft is 6'-5". The guardrail is not Code compliant at 39" high. Guardrails are required to be 42" high and designed to not allow a 4" sphere to pass through.

Facilities Conditions Assessment

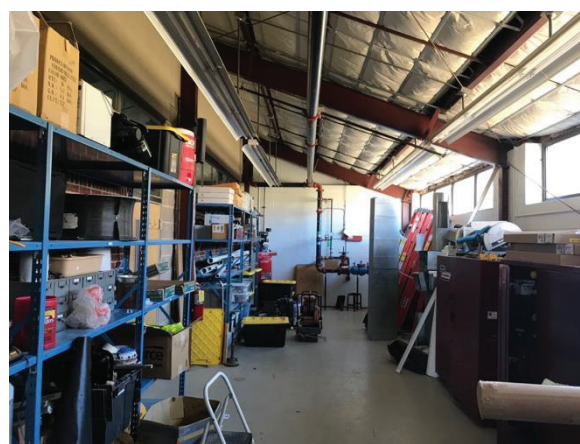
ACCESSIBILITY (2010 ADA STANDARDS):

- The entrances on the north and south sides both appear to be accessible.
- The parking lot just south of the Building has an accessible spot with signage. The sidewalks from the parking lot appear to be accessible.
- There is one single use unisex bathroom on the main hall that appears to be ADA compliant except for the grab bars. Grab bars are not long enough at 24" (should be 36") behind the toilet and 36" (should be 42") beside the toilet. Replace the grab bars.
- The Men's bathroom off Construction Management Services is not ADA compliant. It has an ambulatory stall with parallel grab bars, but it is not ADA compliant.

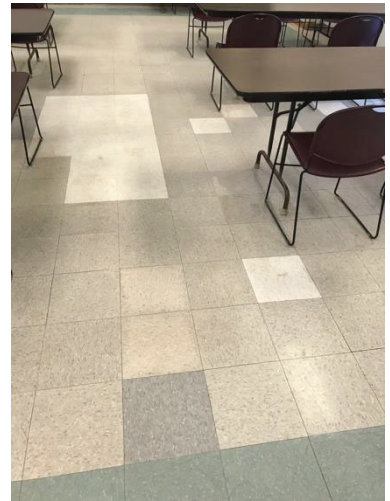
INTERIOR:



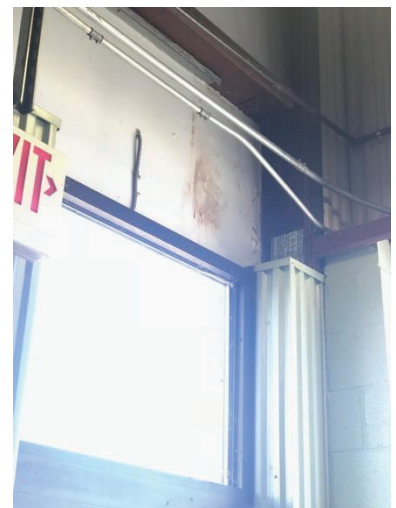
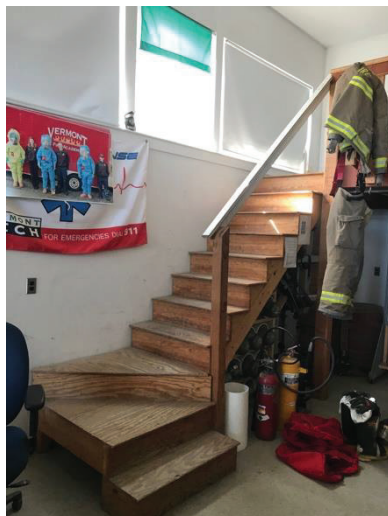
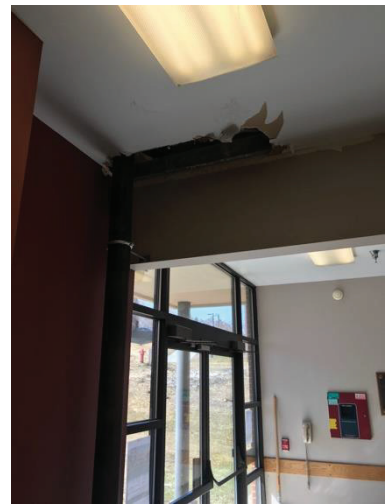
Facilities Conditions Assessment



Facilities Conditions Assessment



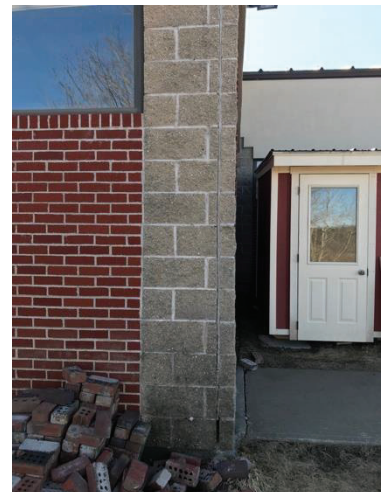
Facilities Conditions Assessment



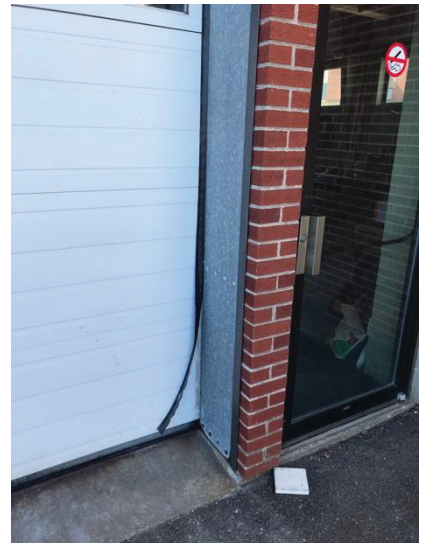
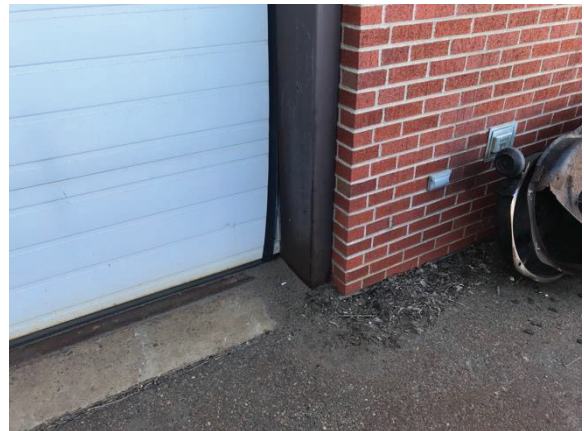
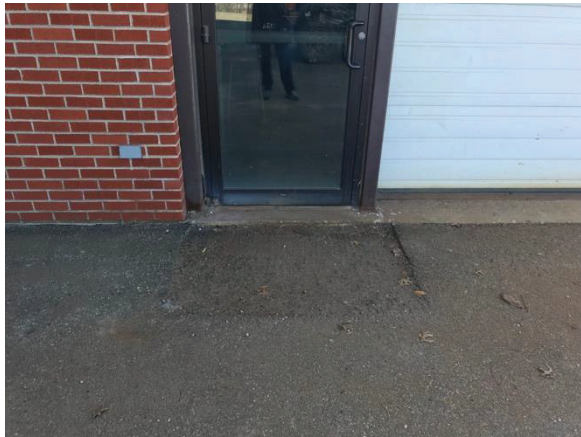
Facilities Conditions Assessment



EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

FACILITY CENTER

CONSTRUCTED: 1972

LAST RENOVATED: 1985

Stories: 2

Gross Area: 13,800 SF

Construction:

- Structure: Steel. Precast concrete roof panels at Heating Plant.
- Foundation: Cast-in-place concrete.
- Walls: Brick and CMU veneer with metal framing and GWB interior finish.
- Roof:
Flat: Ballasted Carlisle .060 EPDM membrane installed in 2015.



USE: This building includes workshop space and offices for facilities and maintenance operations. The Heating Plant is located on the Lower Floor in this building.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
 - Radiation, cabinet unit heaters and metal covers are in generally good condition.
 - Interior painted steel doors and frames are in generally good condition. Wood doors at Offices are in good condition.
- First (Main) Floor South of the Entry Corridor:
 - Typical Finishes Unless Noted:
 - Floor - VCT is in good condition. Vinyl base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Suspended acoustic tile ceilings (SAC) are in generally good condition.
 - Entrance Vestibule:
 - Ceiling - Painted GWB is in good condition.
 - Mailboxes are in good condition.
 - Exterior and interior painted full glass steel doors and frames are in good condition.
 - Entry Corridor(s):
 - Service counter is in fair condition, sliding window is in good condition.
 - Women's Bathroom:
 - The PLAM privacy screen is dated but in good condition.
 - This bathroom is not fully ADA compliant. Refer to ADA assessment for description of applicable requirements.

Facilities Conditions Assessment

- Offices and Closets:
 - Walls - GWB finish at exterior walls is telegraphing the studs and fasteners. Paint the exterior walls where this is occurring.
- Lounge:
 - Walls - GWB finish at exterior walls is telegraphing the studs and fasteners. Paint the exterior walls.
 - Ceiling - SAC is in fair condition with some stained tiles. Investigate above SAC for leaks. Replace stained tiles to match.
 - The PLAM counter with sink is in fair condition. The wood base and metal wall cabinets are old but in fair condition.
- Stairs:
 - Floor - Concrete landings and treads with painted steel risers are in good condition.
 - Walls - Unfinished CMU. GWB finish at exterior wall is telegraphing the studs and fasteners. Paint the GWB walls.
 - Ceilings - Painted GWB is in good condition.
 - The painted steel door frame at the top landing has a UL label, but it's painted over and can't determine rating. The door does not appear to be labeled. The door at the top landing was wedged open, this compromises the rated stair enclosure.
 - Painted steel railings and guardrails are in good condition.
 - Refer to Code assessment for description of applicable requirements.
 - Stair landings must be kept clear. Remove all stored items from the top landing and Stair enclosure.
- First (Main) Floor North of the Entry Corridor:
 - Typical Finishes Unless Noted:
 - Floor – Sealed concrete is in good condition. Vinyl base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Exposed painted metal roof deck and painted steel joists are in good condition.
 - Shop, Shop Storage Rooms, Shop Offices, Shop Bathroom and Plan Room:
 - Floor – Sealed concrete is in good condition with areas of paint/staining and a few cracks. Vinyl base is in good condition except for one missing section on the south wall under the utility sink to the right of the Bathroom door. Install base to match.
 - Walls - GWB finish at exterior walls is telegraphing the studs and fasteners. Paint the exterior walls.
- Lower Floor:
 - Typical Finishes Unless Noted:
 - Floor - Concrete is in good condition. 6" vinyl base is in good condition.
 - Walls - Unfinished CMU and painted concrete is in good condition.
 - Ceiling - Exposed painted metal deck and painted steel joists are in good condition.
 - Storage:
 - Walls - Painted GWB finish at exterior walls is telegraphing the studs and fasteners. Paint the exterior GWB walls.
 - The overhead door track is in good condition.

Facilities Conditions Assessment

- Men's Bathroom:
 - Floor - Sealed concrete in good condition with some stained areas around floor drain. Vinyl base is in fair condition. Remove the PWD platform in the toilet stall.
 - Walls - Painted CMU is in fair condition. Paint is beginning to peel around the shower, paint.
 - Ceiling - Painted GWB is in good condition.
 - The fiberglass shower surround is in good condition.
 - The PLAM toilet partitions and privacy screen are dated but in good condition.
 - This bathroom is not ADA compliant. Refer to ADA assessment for description of applicable requirements.
- Garage:
 - Floor - Concrete is in good condition. 6" vinyl base is in fair condition, damaged in areas. Replace all damaged base in kind.
 - Walls - Painted GWB finish at exterior walls is telegraphing the studs and fasteners. Paint the exterior GWB walls.
 - Ceiling - SAC is in poor condition. Tiles are dirty, sagging in areas and some are missing.
 - The overhead door track is in good condition.
 - Mezzanine - Stair is narrow and steep with a single railing at 30". The CMU wall at the south and east sides only go up to 24" above the mezzanine. The headroom is low. The mezzanine is not Code compliant.
 - The parts/tool room below the mezzanine is in good condition. The walls are painted CMU or concrete and brick.
- Heating Plant:
 - Floor - Concrete is in fair condition with some cracks. The concrete floor in front of the steel door around the diamond plate access panel on the north wall is badly spalled and cracked. Saw cut and remove this area of damaged concrete and patch in kind.
 - Walls - Painted CMU and concrete are in fair condition except around the north and south doors where the paint is peeling. Scrape and paint these areas to match.
 - The unfinished insulated wall panels on the east wall are in fair condition. There are multiple pipe penetrations through these panels that are unsealed. Install foam in place insulation around all penetrations and then sealant. The steel girts behind these panels are rusted. Remove rust and paint.
 - Ceiling - Unfinished precast concrete roof panels are in good condition.
 - Steel door and frame on the exterior south wall are in very poor condition, badly rusted at the bottom, replace.
 - Painted steel door and frame with a tall transom above on the north wall is in very poor condition. The frame is badly rusted at the bottom. Cut the frame just below the door head and remove and replace the steel door jambs. Continuously weld the jambs to the head and grind smooth. Replace the steel door and hardware including threshold. Paint the door and entire frame.
 - The overhead coiling door on the north wall is in very poor condition, replace. Paint the steel framed transom above the overhead door.
 - The clerestory windows and louvers on the east wall above the insulated wall panels are rusted and in poor condition.

Facilities Conditions Assessment

Windows: • Windows are aluminum casements, double glazed and are in fair condition. The interior clear coated wood sills should be sanded and refinished. The exterior aluminum finish is faded. The exterior caulking is beginning to fail. Replace failed joints with backer rod and sealant and the remainder within 2 years.

Exterior Entrances:

- The exterior painted steel full glass door and frame at the Main Entrance is in fair condition. The paint is beginning to peel on the bottom of the door, paint.
- The exterior painted steel doors and frames at the Lower Level are in poor to very poor condition and should all be replaced.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick and CMU veneer is in generally good condition but there are some areas of water saturation in the CMU that may indicate moisture within the veneer cavity. Further evaluation by a professional may be required.
- Parged fascia at Facilities Building is in generally good condition. There are some cracks that have developed in the fascia above CMU pilaster keys that have been caulked. The caulk at the cracks and around the CMU pilaster keys is failing and should be removed and replaced with backer rod and sealant.
- Cast-in-place (CIP) concrete fascia and pilasters at the Heating Plant are in generally good condition with some deterioration evident on the Lower Level at grade where asphalt paving runs against the concrete. Salt has eroded the concrete.
- The CIP concrete at the northwest corner of the Heating Plant where the fascia meets the corner pilaster is cracked, repair and patch.
- The CIP concrete pilaster on the west side of the Heating Plant to the left of the louver is cracked, repair and patch.
- Brick chimney on the west side of the Heating Plant has a lot of mostly hairline cracks on all 4 sides. Apply a silane sealer to hairline cracks. Rake and repoint larger cracked joints. Replace deteriorated cap.
- There's an unusual flashing solution at both sides of the brick chimney where it engages the building just below the metal fascia. Further analysis may be required.
- The 4" CMU wall at the ramp is in very poor condition, it is badly salt damaged, and should be replaced.
- Remove the surface rust and paint the round steel columns at the entry porch and the steel pipe railings at the ramp and stair.
- Cast in place steel nosings at the concrete entrance stair on the west side are badly rusted and will eventually require replacement. This will likely involve replacing the concrete stairs with a non-corrosive nosing.
- Some brick veneer joints near the southwest corner are crumbling, rake and repoint joints.
- Replace [2] sectional overhead doors and gaskets on the east side of the building. Remove surface rust from steel head and jamb plates/frames. Remove applied rotted wood stops. Replace the bottom 12" of jamb plates. Paint frame.
- Replace the dock bumper and seals at the loading dock overhead door on the east side.
- Replace the [4] painted steel doors and frames on the east side of the Building.

Facilities Conditions Assessment

- The CMU veneer is cracked on both sides of both overhead doors, below window jambs and multiple other location along the east wall. Apply a silane sealer to hairline cracks. Rake and repoint larger cracked joints.
- There is a damaged CMU block with a 4" hole to the right of the loading dock overhead door. Fill block cavity with mortar net and patch hole with mortar to match.
- Replace broken glass in window to the right of the Stair door.
- The finish is peeling on the metal panel around the louver and on the louver near the northeast corner of the Facilities Building, paint.
- Insulated wall panels on the east side of the Heating Plant are in fair to poor condition. Patch hole in insulated wall panel. Seal penetrations and around perimeter of panels. Paint panels.
- The clerestory windows and louvers on the east side of the Heating Plant above the insulated wall panels are rusted in places and in fair to poor condition.

Roof: • Ballasted EPDM membrane roof, installed in 2015, is in good condition.

CODE CLASSIFICATION (2012 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Partially-sprinklered in first floor offices and egress routes. Refer to MEPFP Assessment.

LIFE SAFETY (2012 NFPA 101 LIFE SAFETY CODE):

- The open side of the triple switchback stair has a 32" high guard rail which acts as the guard and handrail. Guardrails at existing stairs must be at least 30" high. Spacing between intermediate rails is 5" but Code requires intermediates be designed to not allow a 4" sphere to pass through. The existing spacing may be acceptable to Code officials since previous versions of Code allowed 6" spacing.
- Stair wall mounted handrails are compliant at 32" high. An existing stair must have a handrail at a height of 30"-38".
- Guardrail at the stair top landing is 42" high, which is Code compliant but spacing between intermediate rails is 8 1/2". The intermediates must be designed to not allow a 4" sphere to pass through. Install an intermediate pipe rail of same diameter centered between each existing intermediate below 34". Paint guardrail to match.
- The Garage Mezzanine on the lower floor is not Code compliant, refer to description above.

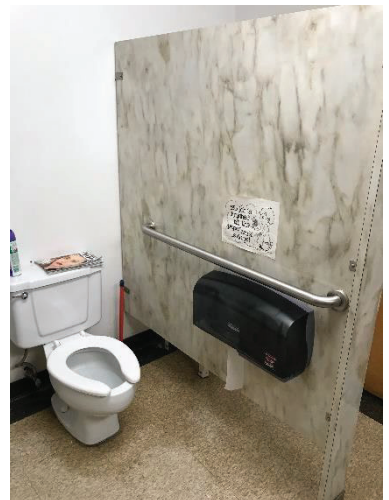
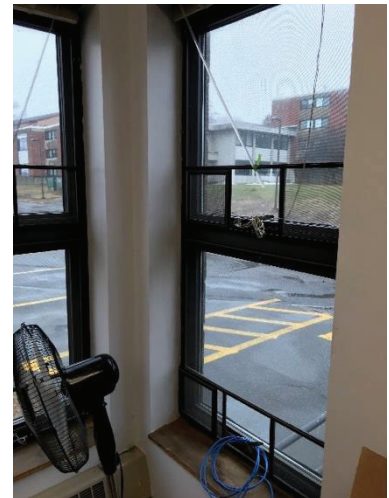
ACCESSIBILITY (2010 ADA STANDARDS):

- The west entrance to the Main Floor has an exterior ramp up from the paved parking lot that appears accessible. The Lower Floor entrance alcove has a door into both areas of the Lower Floor that are at grade. The west exterior door from Garage 101 is at grade.
- There is not an elevator between floors but both floors are individually ADA accessible with exterior ramp/access at grade.

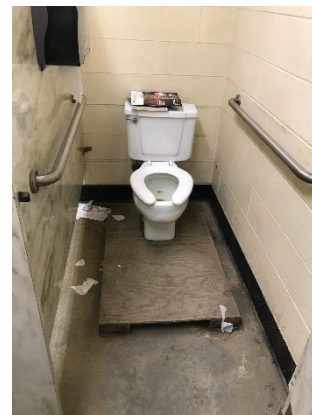
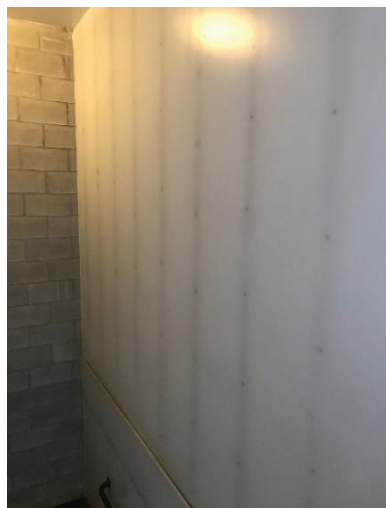
Facilities Conditions Assessment

- The Shop Bathroom on the Main Floor and the Men's Room on the Lower Floor are not ADA compliant.
- The Men's Room on the Lower Floor has a 39"x 68" stall with parallel side grab bars but accessible stalls are required to be a minimum of 56" deep x 60" wide. The sink is ADA compliant, but the pipe does not have a guard. With modifications to the stall and grab bars this bathroom could be made ADA compliant.
- The Women's Bathroom on the Main Floor is not fully ADA compliant but can be made so. The sink and toilet appear ADA accessible. The sink pipe does not have a cover, add a pipe cover. There's one side grab bar mounted to a PLAM privacy screen, add a 36" wide grab bar behind the toilet at 34" AFF. ADA signage should be added to this bathroom with directional signage in the main corridor near the service counter to the ADA Unisex Bathroom.
- All knob style door hardware to be replaced with ADA compliant lever style.
- The service counter with sliding window at the Main Floor Entry Corridor is at 42". ADA requires service counters be no higher than 36". Replace and lower counter.
- The kitchenette counter and sink in the Lounge on the main floor are at 36". ADA requires kitchenette counters and sink be no higher than 34".

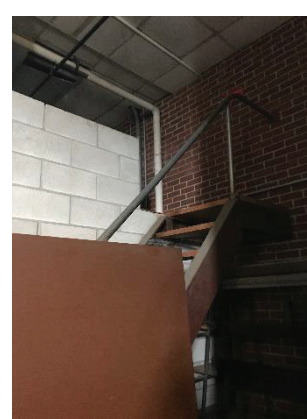
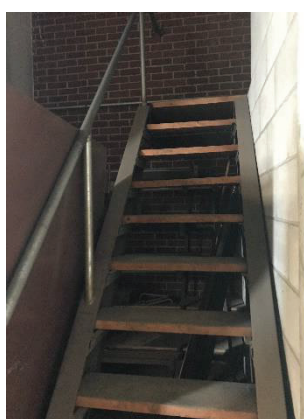
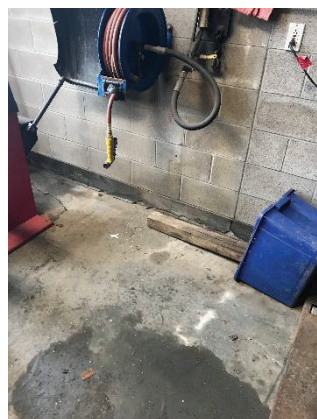
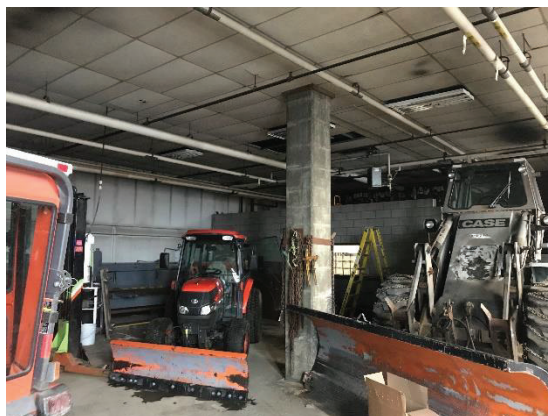
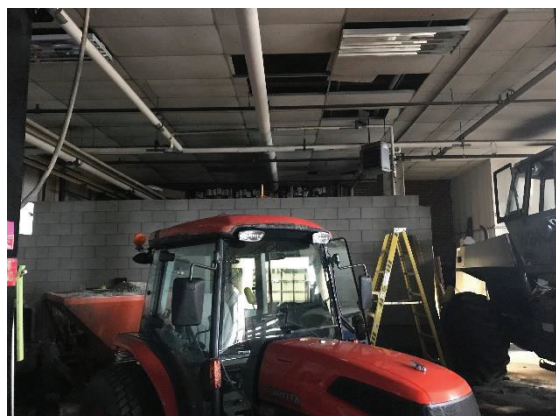
INTERIOR:



Facilities Conditions Assessment



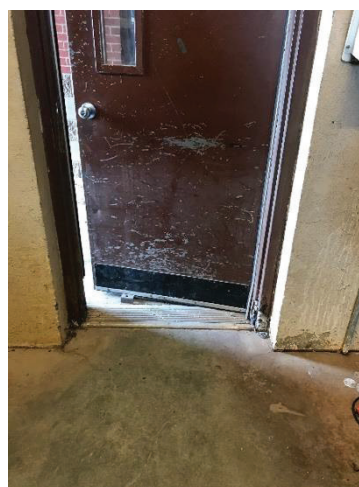
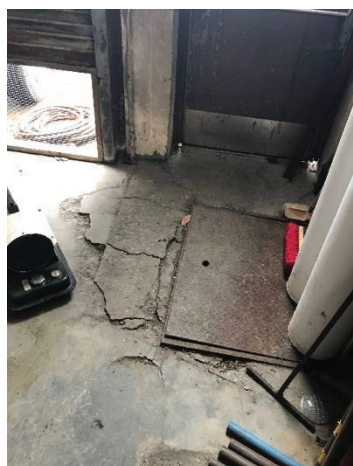
Facilities Conditions Assessment



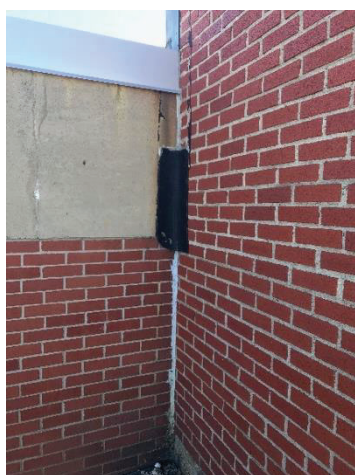
INTERIOR HEATING PLANT:



Facilities Conditions Assessment



EXTERIOR:



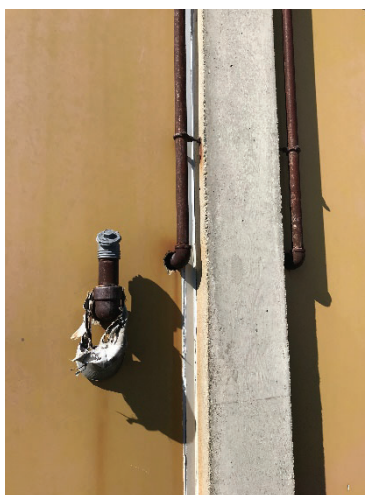
Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment



ROOF:



Facilities Conditions Assessment



Facilities Conditions Assessment

FACILITY STORAGE BUILDING

CONSTRUCTED: 1993

LAST RENOVATED: N/A

Stories: 1

Gross Area: 1,364 SF

Construction:

- Structure: Wood framing.
- Foundation: Cast-in-place concrete.
- Walls: Wood studs with vertical wood board exterior.
- Roof:
Sloped: Standing seam metal.



USE: This is a storage building for facilities and maintenance operations.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- The concrete floor is in good condition.
- There are no interior finishes.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Unfinished weathered wood board siding is in fair condition. Replace deteriorated and damaged boards on the west side.
- Fixed single glazed windows are in fair condition.
- Painted steel door is in good condition. The wood frame is in poor condition, repair or replace and paint to match. Replace the knob style lockset with lever style.
- The overhead doors are rusted on the exterior. The tracks are in good condition. Replace both overhead panel doors.

Roof:

- The standing seam metal roofing is in good condition.

CODE CLASSIFICATION (2012 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Storage (S-1)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: None.

Facilities Conditions Assessment

LIFE SAFETY (2012 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

ACCESSIBILITY (2010 ADA STANDARDS):

- The building appears to be ADA compliant.

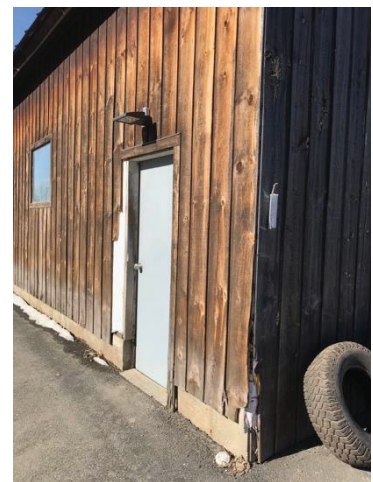
INTERIOR:



EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

GENERATOR BUILDING

CONSTRUCTED: UNKNOWN

LAST RENOVATED: N/A

Stories: 1

Gross Area: 860 SF

Construction:

- Structure: Load bearing CMU with wood trusses.
- Foundation: Cast-in-place concrete.
- Walls: Brick veneer with CMU backup.
- Roof:
Sloped: Standing seam metal.



USE: This is building houses a generator and digital switchgear.

INTERIOR: During an inspection of the building interior, the following conditions requiring repair/replacement were observed:

- Floors: Concrete slab is in good condition.
- Walls: Painted CMU is in good condition.
- Ceiling: Painted GWB and battens are in good condition with some areas of damage and peeling paint above the overhead door on the west side and in other areas. Patch and paint to match.

EXTERIOR: During an inspection of the building exterior, the following conditions requiring repair/replacement were observed:

- Brick is in generally good condition.
- The unfinished weathered wood board gable, eave and rake trim are in good condition.
- Steel single glazed window on the north side is in good condition.
- Aluminum double glazed fixed windows on the west side are in good condition.
- Painted steel doors with wood frames are in good condition. Add a bottom seal/sweep to the west doors. The west door has no hardware other than a deadbolt. Install lever style lockset.
- Overhead door is in good condition.

Roof: • The standing-seam metal is in good condition.

Facilities Conditions Assessment

CODE CLASSIFICATION (2012 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: None.

LIFE SAFETY (2012 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

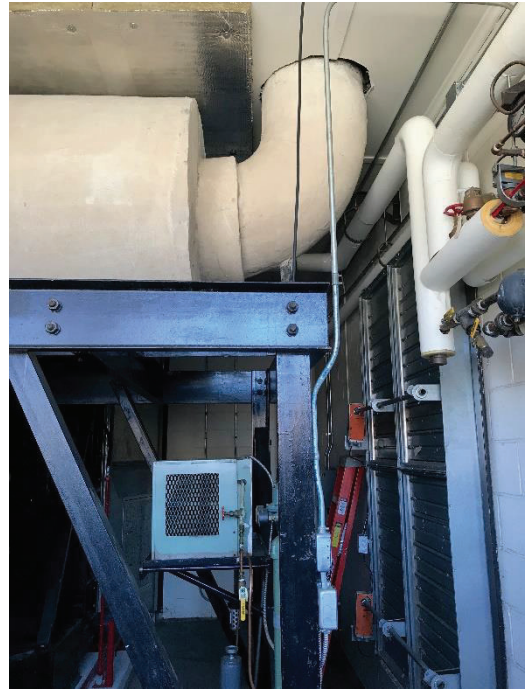
ACCESSIBILITY (2010 ADA STANDARDS):

- The building is not ADA compliant.

INTERIOR:



Facilities Conditions Assessment



EXTERIOR:



Facilities Conditions Assessment

RED SCHOOL HOUSE

CONSTRUCTED: 1901

LAST RENOVATED: 2008

Stories: 2 with Basement

Gross Area: 6,600 SF

Construction:

- Structure: Wood framed.
- Foundation: Cast-in-place concrete.
- Walls: Wood studs with gypsum wallboard interior and wood clapboard siding exterior.
- Roof:
Sloped Roofs: Asphalt shingles with a flat lock metal snow belt.



USE: This academic building includes classrooms and offices.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
 - Radiation and metal covers are in fair to poor condition.
 - Interior stained wood panel doors and wood casings are in good condition. The doors on the first and second floor have ADA compliant lever style hardware.
 - The basement has a mix of painted wood doors and frames and painted steel doors and frames, all are in good condition. Most doors have knob style hardware, but a few have lever style or panic hardware.
- First Floor:
 - Typical Finishes Unless Noted:
 - Floor - Hardwood floors are in good condition. Painted wood base is in fair to good condition unless noted.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Entrance Lobby:
 - Floor - Carpet at the entry is in good condition.
 - Walls - Painted original wood wainscot and base are in good condition.
 - Ceiling - Some areas of uneven patches. Clean the light fixtures.
 - The astragal at the entrance doors is corroded at the bottom, replace.
 - Elevator and Alcove:
 - Ceiling - Light fixture is not working.
 - Door into alcove is on a hold open and the magnet is making power surge noise.
 - Janitor's Closet:
 - Floor - VCT is in very poor condition, replace.

Facilities Conditions Assessment

- Bathrooms:
 - Floor - VCT is in fair condition, replace within 5 years.
 - Walls - Painted original wood wainscot, base and window casings are in poor condition, scrape and paint. Painted GWB above is in fair condition.
 - Ceiling - Painted GWB is in fair condition. Patch damaged areas in both bathrooms and paint.
 - PLAM counters with sink at 2'-10" are in fair condition, pipes are covered.
 - Plastic toilet partitions are in fair condition and appear ADA compliant.
 - The counterweight rope at the double hung window in the Men's room is broken, repair. The film on the lower sash of both bathroom windows is worn and damaged, replace.
 - The radiation covers are in poor condition. The radiation cover in the Women's Room is damaged.
 - Both bathroom appear to be ADA compliant,
- Classrooms:
 - Floor - Carpet is in good condition.
 - Walls - Painted original wood wainscot and base are in fair condition. The wood base is peeling in places, scrape and paint. Painted GWB above is in good condition.
 - Original chalkboards are in good condition.
 - The wood doors are 60-minute UL labeled with lever style and panic hardware.
- Front (West) Stair (both floors):
 - Painted wood treads and risers with a carpet runner are in good condition. There are some chips in the paint.
 - Stained wood railings and guardrail are in fair condition.
 - Refer to Code assessment for description of applicable requirements.
- Back (East) Stair (both floors):
 - Floors - Rubber landings, treads and risers are in good condition.
 - Painted steel pipe handrails at 36" are in good condition and appear Code compliant.
 - The wood doors are 60-minute UL labeled with lever style and panic hardware.
 - Refer to Code assessment for description of applicable requirements.
- Second Floor:
 - Typical Finishes Unless Noted:
 - Floor - Hardwood floors are in good condition.
 - Walls - Stained or painted original wood wainscot and base are in good condition. Painted GWB above is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Single Use Unisex ADA Bathroom:
 - Floor - Linoleum and vinyl base are in good condition.
 - Walls - Painted GWB is in good condition.
 - This bathroom appears to be ADA compliant. Refer to ADA assessment for description of applicable requirements.
 - Large Classroom:
 - Floor - Carpet is in good condition.
 - Walls - Stained original wood wainscot and base are in good condition. Painted GWB above is in good condition.
 - Original chalkboards are in good condition.
 - The stained wood window sills in this room are worn, sand and refinish to match.
 - The wood doors are 60-minute UL labeled with lever style and panic hardware.

Facilities Conditions Assessment

- Southwest Office:
 - Ceiling - Replace missing recessed sprinkler head cover.
- Basement (Storage and Mechanical):
 - Typical Finishes Unless Noted:
 - Floor - Painted concrete slab.
 - Walls - Painted GWB, concrete or brick foundation walls are in fair condition.
 - Ceiling - Painted GWB is in fair condition.
 - Windows are vinyl, wood cased.
 - Basement Stair:
 - Floors - Painted wood treads and risers are in poor condition, paint.
 - Wood handrails are in good condition.
 - There is low headroom near the bottom of the stair at 5'-6" above the nosing. Post signage.
 - The wood door at top is 60-minute UL labeled with lever style hardware.
 - Refer to Code assessment for description of applicable requirements.
- Elevator Vestibule:
 - Typical Finishes Unless Noted:
 - Floor - Unfinished concrete slab. Painted wood base is in fair condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - There is some salt build-up on the floor.
 - The wood base and bottom of the door are showing wear. Paint the wood base, wood casing at the elevator door and the inside face of the exterior door.

- Windows:
- Windows at the original schoolhouse are original, wood double hung, single glazed, and are in good condition. The windows appear to have been restored. The windows have combination storm windows on the outside. The interior stained wood casings are in good condition, except as noted.
 - Windows at the east stair and south elevator addition are fixed painted wood, double glazed, and are in good condition.

Exterior Entrances:

- The exterior painted or stained wood doors and frames are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Painted wood clapboard siding and wood trim is in good condition.
- Paint the wood trim below the sill of the west entrance doors.
- Front (west) concrete steps have been patched with a white cement material that's unsightly.
- The painted steel handrails are in fair condition.
- There's a sinkhole in the asphalt dripline belt at the southwest corner of the building and the brick foundation is damaged as well. Repair.
- The corner of the concrete pad at the east stair door is damaged.

- Roof:
- Asphalt shingles with a flat lock metal snow belt are in good condition.

Facilities Conditions Assessment

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B).
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- The front stair has an existing wood handrail and balusters with a height of 30". The wall handrail is at 38". Code requires guardrails at existing stairs must be at least 30" high. Code requires existing handrails to be between 30" - 38".
- Open stairs are permitted by Code for this occupancy and conditions.
- The back stair has wall handrails at 36".
- Both floors and the basement have two means of egress.

ACCESSIBILITY (2010 ADA STANDARDS):

- The building appears to be fully ADA accessible. There is an elevator addition at grade off the south side that provides access to both floors and the basement. The elevator is accessed at grade on the south side through an elevator vestibule. The elevator is entered on the south side and exits at the floors on the north side. The elevator has ADA signage with braille.
- This building has a paved parking lot on the north side but there are no dedicated accessible spots with signage.
- The asphalt paved sidewalk from the parking lot is in poor condition, heaved in places and uneven. There is a 2" lip where the asphalt meets the concrete pad at the door to the elevator vestibule. Replace sidewalk and finish flush with concrete pad at door.
- The bathrooms all appear to be ADA compliant and all have ADA signage with braille.
- There's a dual ADA accessible drinking fountain in the first floor lobby.
- The handrails at the back stair have extensions and a continuous inside railing and appears to be ADA compliant.

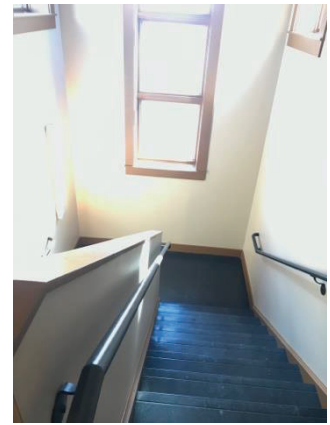
INTERIOR:



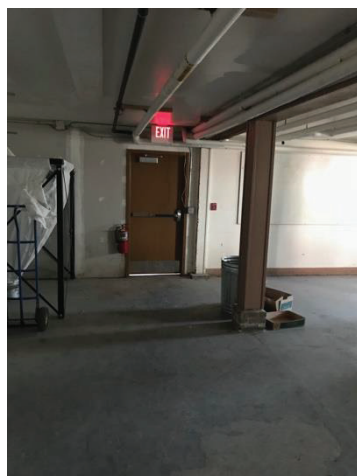
Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

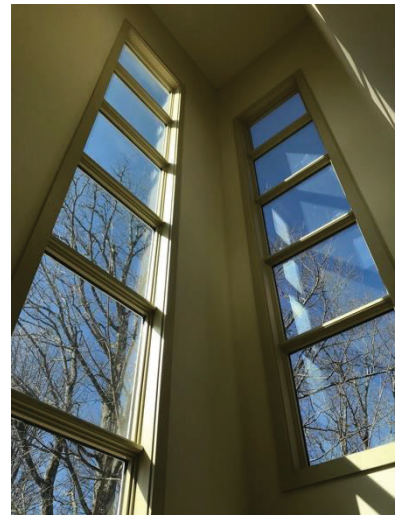


Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

ALLEN HOUSE

CONSTRUCTED: 1869

LAST RENOVATED: 2011

Stories: 2

Gross Area: 5,463 SF

Construction:

- Structure: Brick masonry bearing walls w/ wood rafter roof at original house.
Wood framed walls w/ wood rafters at east addition.
- Foundation: Cast-in-place concrete at east addition & stone foundation with cut stone veneer at original house.
- Walls: Brick veneer with wood framed backup and gypsum wallboard interior.
- Roof: Sloped Roofs: Standing seam metal roofing installed in 2011.



USE: The former brick residence sits on the corner of Main Street and the Main Entrance road to campus. The building houses Admission reception and offices and a conference/meeting space in the east addition.

INTERIOR: The building was renovated, and east addition constructed in 2011. During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/replacement are noted:

- General:
 - Radiation and metal covers are in good condition.
 - Interior painted wood panel doors and wood casings are in generally good condition. Most doors have ADA compliant lever style hardware. Some of the original wood panel doors in the original house have original thumb latch pulls.
- First Floor:
 - Typical Finishes Unless Noted:
 - Floors - There is a mix of clear finish wood flooring and painted wood floors, both are in generally good condition on the first floor.
 - Walls - Painted GWB is in good condition.
 - Ceilings - Painted GWB is in good condition.
 - Reception:
 - Floor - Wood flooring is original painted wood at the reception desk and clear finish at the Hall. Refinish within 5 years.
 - Office 108:
 - Floors - Painted wood floor is significantly worn and should be repainted.
 - Walls - Wood wainscot is cracked in several locations and should be caulked and repainted.

Facilities Conditions Assessment

- Office 110:
 - Floors - Painted wood floor is moderately worn and should be repainted within 5 years.
- Stair / Foyer:
 - Floors - painted wood floor is moderately worn and should be repainted within 5 years.
 - Painted wood treads and risers are in good condition. Carpet runner is in good condition.
 - Painted wood railings and balusters are in good condition.
 - Entry door has been replaced but existing single glazed sidelights and transom exist. Recommend installing interior fixed storms.
 - Refer to Code assessment for description of applicable requirements.
- Conference (East Addition):
 - Floor - Carpet is in good condition but has several stains and should be cleaned.
 - Walls - GWB walls and exposed brick wall are good condition.
 - Ceiling - Sloped wood ceiling is in good condition.
- Lounge:
 - Floor - Painted wood floor should be repainted within 5 years.
 - Walls - A large crack was observed at GWB wall north of the existing fireplace. This may be due to chimney settlement.
 - Finish of the wood backsplash at the plastic laminate counter is worn due to water damage. Recommend replacing backsplash with plastic laminate to match counter.
- Bathrooms (First and Second Floor):
 - Floor - Linoleum is in good condition.
 - Walls - Painted wood wainscot with painted GWB above are in good condition.
- Second Floor:
 - Typical Finishes Unless Noted:
 - Floors - There is a mix of clear finish wood flooring and painted wood floors. Clear finish wood floors are in good condition. In general, painted wood floors are in fair condition and should be repainted within 5 years.
 - Walls - Painted GWB is in good condition.
 - Ceilings - Painted GWB is in good condition.
- Attic:
 - Existing wood rafters have been reinforced at original house and blown-in cellulose, +/- 18" in depth has been added to the attic floor.
 - East addition has dense pack cellulose at roof rafters with 2 ½" nailbase.
- Basement:
 - Existing concrete floor and gypsum board walls are in good condition.
 - Water appears to be entering the basement by the sprinkler entrance.
- Windows: • Windows in the east addition are painted wood double hung, double glazed, with screens and are in good condition. The interior painted wood casings are in good condition.
- Windows in the original house are painted wood double hung, single glazed, and are in fair condition. They have interior non-operable storm windows that clip in and are held

Facilities Conditions Assessment

with a magnetic strip. The interior painted wood casings are in good condition, except as noted. Interior wood sills should be sanded and re-painted.

- Note: Many interior storms have been removed so the windows can be operable. Recommend installing operable interior storms.

Exterior Entrances:

- The exterior painted wood doors, sidelights and frames are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Brick at original house is in good condition. Some water damage to brick exists below window sills.
- Wood clapboard at east addition is in good condition but should be repainted within 5 years.
- Repaint base of wood columns at east porch. Base trim at one column is missing, install.
- Wood trim and sills at windows should be repainted within 5 years.
- Repaint bulkhead door.

Roof:

- The prefinished standing seam roofing at the main house and east addition was installed in 2011. Roofing and flashings are in good condition.
- Snow guards have been installed in the east and west sides of the main house roof.
- Gutters at the main house on the east and west sides should be cleaned.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B).
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: Fully-sprinklered. Refer to MEPFP Assessment.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

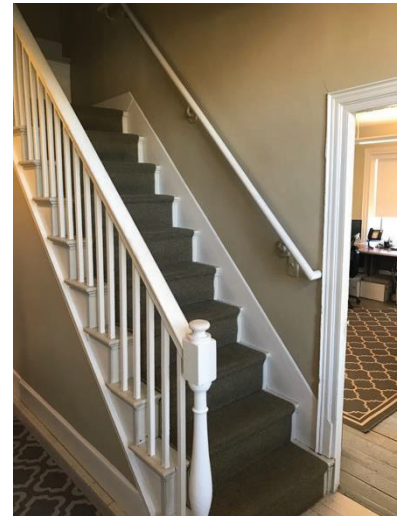
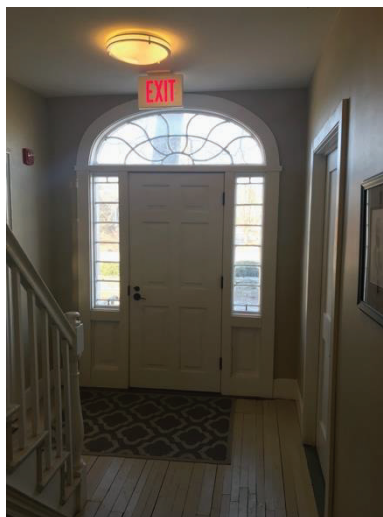
- Stair has existing wood handrail and balusters with a height of 28". Code requires guardrails at existing stairs must be at least 30" high. Given the historic nature of the house and since a wall handrail has been added this may be acceptable to the Code officials.
- Stair has a riser height of 9". Existing stairs can have riser heights up to 8". Again, given the historic nature of the house this may be acceptable to the Code officials.
- Railing at the landing on the second floor is 32" high. Guards at landings are required to be 42" high to prevent falls. Install a 42" high guard above the existing railing.
- The first floor has two means of egress with exits at the east and west sides of the original house. The east addition conference space has an additional separate exit. The second floor has one means of egress, but this is allowed by Code for an Existing Business Occupancy that is two-story, single tenant, and sprinklered.
- The enclosed stair is permitted by Code for this occupancy and conditions.

Facilities Conditions Assessment

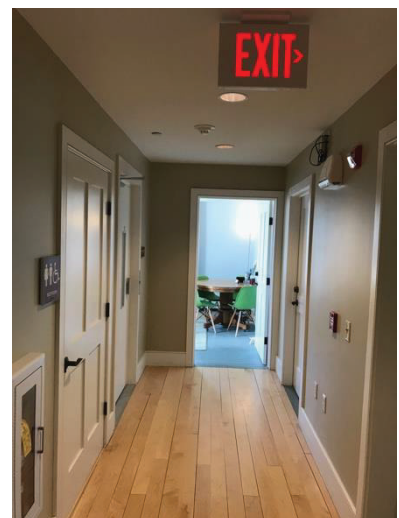
ACCESSIBILITY (2010 ADA STANDARDS):

- The east entry is the accessible entrance into the building. A new concrete walk extends from the asphalt parking lot where there is a handicap parking space.
- A handicap lift, Savaria enclosed cab., constant-pressure operation, provides access to the second floor.
- Single use unisex bathrooms on first and second floor appear ADA compliant.
- Kitchenette counter is at an ADA compliant height of 34"
- Reception counter at entrance is 42" high. ADA requires service counters be no higher than 36". A small desk is provided adjacent to the counter that could be utilized as a compliant counter.
- Bathrooms and wheelchair lift have ADA signage with braille.

INTERIOR:

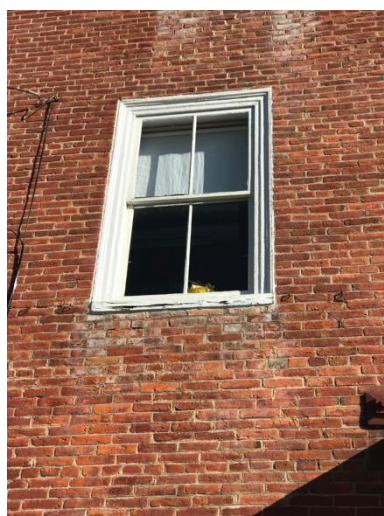


Facilities Conditions Assessment



Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment

ROOF:



Facilities Conditions Assessment

LANGEVIN HOUSE

CONSTRUCTED: 1803

LAST RENOVATED: 1997

Stories: 2 with Basement

Gross Area: 3,500 SF

Construction:

- Structure: Wood framed.
- Foundation: Cast-in-place concrete.
- Walls: Wood studs with gypsum wallboard interior and wood clapboard siding exterior.
- Roof:
Sloped Roofs: Standing seam prefinished metal.



USE: This residential building is used for conferences and meetings.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- General:
 - Radiation and metal covers are in generally good condition.
 - Interior painted wood panel doors and wood casings are in generally good condition. The doors in the center entry vestibule and all the doors in the east wing have ADA compliant lever style hardware. Most of the wood panel doors in the original house appear original with knob style hardware or original thumb latch pulls.
- First Floor East Wing:
 - Connector Entry Vestibule:
 - Floor - Slate tile is in good condition. Painted wood base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Doors and windows in this room/connector are single glazed.
 - The east wall of the connector appears to be a 2-hour fire rated separation between the original house and the east wing. The east door is a painted flush solid wood UL labeled 90-minute door and frame.
 - Large Conference Room and Storage Closets:
 - Floor - Carpet is in fair condition with some stains and a large snag/pull in the center of the room. Hardwood at the west entrance/steps is in fair condition. Painted wood base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted coffered GWB ceiling with SAC insets is in good condition.
 - Built-in PLAM counter with wood cabinets below on the west end of the room is in good condition.

Facilities Conditions Assessment

- The painted steel pipe handrails at the ramp and steps at the west end are in good condition. Refer to ADA and Code assessment for description of applicable requirements.
 - Janitor's Closet
 - Floor - VCT is in poor condition, replace. Painted wood base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - SAC is in good condition.
 - East Entry Vestibule:
 - Floor - Slate tile is in good condition. Painted wood base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - SAC is in good condition except for a couple of stained tiles in the bathroom alcove that may indicate a leak above. Further investigation is required. Replace damaged tiles.
 - Single Use Unisex Bathroom:
 - Floor - Ceramic tile floor and cove is in good condition.
 - Walls - Ceramic tile wainscot with painted GWB above is in good condition.
 - Ceiling - SAC is in good condition.
 - Single Use Unisex ADA Bathroom:
 - Floor - Ceramic tile floor and cove is in good condition.
 - Walls - Ceramic tile wainscot with painted GWB above is in good condition.
 - Ceiling - SAC is in good condition.
 - This bathroom appears to be ADA compliant. Refer to ADA assessment for description of applicable requirements.
 - Garage:
 - Floor - Concrete floor and curb are in good condition.
 - Walls - Painted GWB is in fair to poor condition, paint.
 - Ceiling - GWB is in good condition.
 - The windows are uncased. Install wood casings and paint.
- First Floor Original House:
 - Typical Finishes Unless Noted:
 - Floor - Hardwood floors are in good condition. Painted wood base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Front Entry Hall and Stair:
 - Painted wood treads and risers are in poor condition, paint.
 - Painted wood railings and guardrails are in good condition.
 - Refer to Code assessment for description of applicable requirements.
 - Northwest Lounge:
 - Wood double hung windows require some repair. The wood sashes on the windows on the west wall are beginning to deteriorate, repair.
 - The paint on the window casing on the north wall is damaged.
 - Scrape and paint windows and casings.
 - Single Use Bathroom off Northwest Lounge:
 - Floor - Sheet vinyl is in fair condition.
 - This bathroom appears to be ADA compliant although the side grab bar is a little short because the wall is. Room is 'L' shaped and may not accommodate a 5 FT turning radius.

Facilities Conditions Assessment

- Northwest Lounge:
 - Wood double hung windows require some repair. The wood sashes on the windows on the west wall are beginning to deteriorate, repair.
 - The paint on the window casing on the north wall is damaged.
 - Scrape and paint windows and casings.
- Southeast Conference Room:
 - The sprinkler pipe chase at the west wall/ceiling is pulling away from the ceiling. Fill the gap with backer rod and sealant and paint.
- Kitchenette:
 - Floor - Sheet vinyl is in fair condition.
 - PLAM Counter with sink and wood cabinets are in fair condition.
 - Refer to ADA assessment for description of applicable requirements.
- Back Stair:
 - Painted wood treads and risers are in poor condition, paint.
 - Wood railing is in good condition.
 - Refer to Code assessment for description of applicable requirements.
- Second Floor Original House:
 - Typical Finishes Unless Noted:
 - Floor - Painted wood floors are in fair condition expect as noted. Painted wood base is in good condition.
 - Walls - Painted GWB is in good condition.
 - Ceiling - Painted GWB is in good condition.
 - Main Hall and Stair:
 - Floor - Painted finish is worn in areas, paint.
 - Painted wood guardrail is in good condition.
 - Refer to Code assessment for description of applicable requirements.
 - Single Use Bathroom off Northwest Lounge:
 - Floor - Sheet vinyl is dated but in fair condition.
 - Southwest Conference Room:
 - Floor - Painted finish is worn in area near bay window, paint.
 - East Conference Room:
 - Floor - Hardwood is in good condition.
 - Pipe chase in southeast corner is covered in old wallpaper. Scrape and remove wallpaper and paint.
 - There is an area of damaged GWB at the ceiling near the brick chimney that may have been previously patched. The issue appears ongoing as the GWB is bubbled and cracked. Further investigation is required. Repair and paint.
 - Closet off East Conference Room:
 - Painted wood panel door to the attic over the connector is in very poor condition, scrape and paint.
 - The pipe chases at the corner and at the ceiling have the same old wallpaper on them as in the Conference Room, scrape and remove wallpaper and paint.
- Basement at Original House:
 - Typical Finishes:
 - Floor - Dirt and gravel with concrete housekeeping pads at equipment.
 - Walls - Un-insulated concrete foundation walls.
 - Ceiling - No finish ceiling, wood framed first floor.
 - 550 gallon water tank for the sprinkler system.

Facilities Conditions Assessment

- Windows:
- Windows in the east wing are painted wood double hung, double glazed, with screens and are in fair condition. The interior painted wood casings are in good condition. The exterior painted wood finish is beginning to fail on the south side, paint within 1-3 years.
 - Windows in the original house and connector are painted wood double hung, single glazed, and are in fair condition. The windows appear to have been restored. The windows in the original house have combination storm windows on the outside. The interior painted wood casings are in good condition, except as noted. The exterior painted wood finish is beginning to fail on the south side, paint within 1-3 years.

Exterior Entrances:

- The exterior painted wood doors, sidelights and frames are in good condition.
- The painted metal overhead panel door on the east side is in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Painted wood clapboard siding is in generally good condition. The wood trim at the water table around the bay window on south side of the original house is deteriorated. Repair/replace trim and paint to match.
- The T&G wood board decking on the west porch is in poor condition. Replace the rotted boards and scrape and paint the entire porch.
- The T&G wood boards on the south porch of the connector are buckled and in very poor condition, replace.
- There is a bowed soffit board on the north side of the east wing, repair or replace and paint to match.
- The door on the north side of the connector entry vestibule exits onto a step, two risers down to grade. Install a flush landing with two steps and handrails.

- Roof:
- Standing seam prefinished metal roofing is in good condition.

CODE CLASSIFICATION (2012 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B).
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: Partially sprinklered in the original house, Vestibule 116 and the ramp/entry steps down into the large Conference Room in the East Wing. Refer to MEPFP Assessment.

LIFE SAFETY (2012 NFPA 101 LIFE SAFETY CODE):

- The front stair has an existing wood handrail and balusters @ 4" with a height of 28". Code requires guardrails at existing stairs must be at least 30" high. A wall handrail could be added at the proper height.
- The back stair has one wall handrail at 34". Code requires existing handrails to be between 30" - 38".
- The front stair has a riser height of 8" and tread depth of 9 ½". The back stair has a riser height of 8" and tread depth of 11". Existing stairs can have a riser height of 8" maximum and tread depth of 9" minimum.

Facilities Conditions Assessment

- Both stair widths are approximately 36" which is the minimum allowed by Code however the front stair has a landing at the top that is one riser below the second floor and only 24" deep, the opening between the wall and the newel post of the guardrail is also only 24".
- The railing around the landing on the second floor of the front stair is 31" high with balusters @ 4". Guardrails at landings are required to be 42" high to prevent falls.
- Given the historic nature of the house, the stair deficiencies may be acceptable to the Code officials. Further analysis is required.
- Open stairs are permitted by Code for this occupancy and conditions.
- The first floor has three means of egress with exits at the west side of the original house and two exits from the connector entry vestibule on the east side of the original house. The west wing conference space has an additional separate exit. The garage has an exit in addition to the overhead door. The second floor has one means of egress, but this is allowed by Code for an Existing Business Occupancy that is two-story, single tenant, and sprinklered.

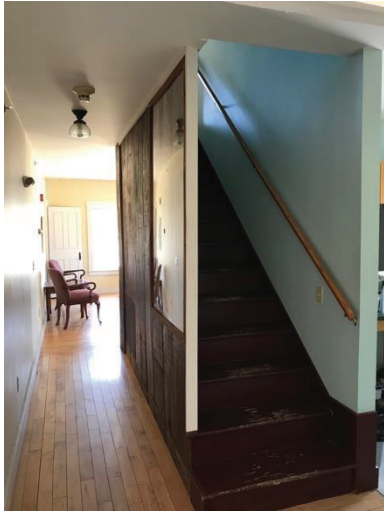
ACCESSIBILITY (2010 ADA STANDARDS):

- The entrance on the south side of the east wing is the accessible entrance into the building. This entrance has a covered porch with a flush concrete pad connected to a sidewalk with stone pavers that extends along the south side of the building between both entrances. A handicap parking space with signage is directly adjacent to the accessible entrance. The parking lot is unpaved.
- The entire first floor is accessible but there is not an elevator so the second floor is not.
- There are two single use unisex bathrooms off the accessible entry vestibule. One of these bathrooms appears ADA compliant. The ADA bathroom has signage with braille.
- The east wing is approximately 14 inches below the first floor of the original house. A ramp and stair at the west end of the large conference room provides access up to the connector entry vestibule and first floor of the original house. The ramp, stair and handrails appear ADA compliant.
- Kitchenette counter is at an ADA compliant height of 34", is open below and the pipes are covered.

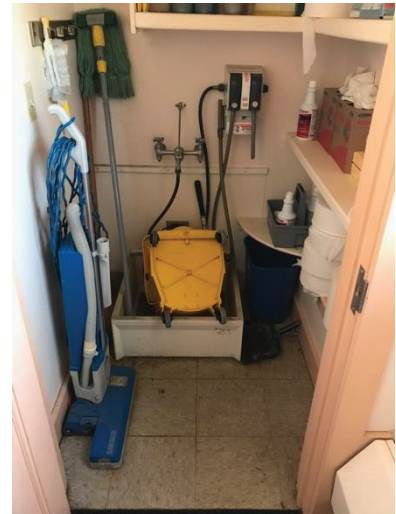
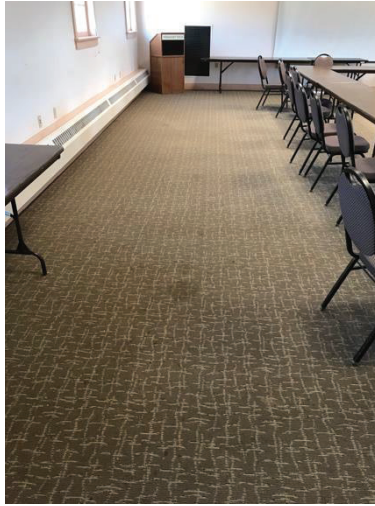
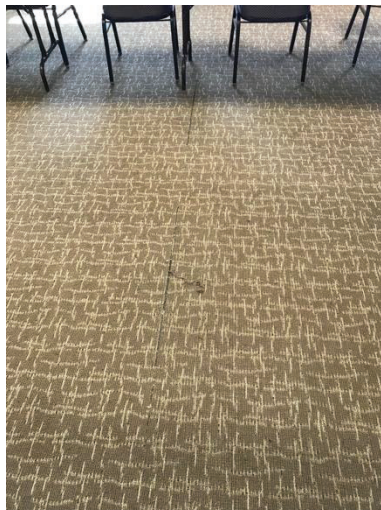
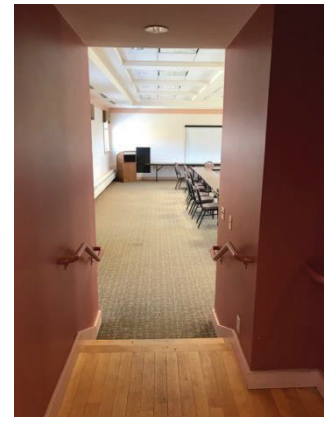
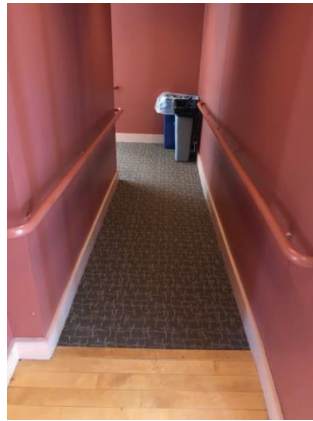
INTERIOR:



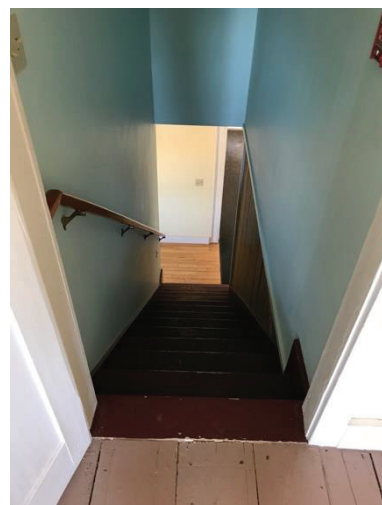
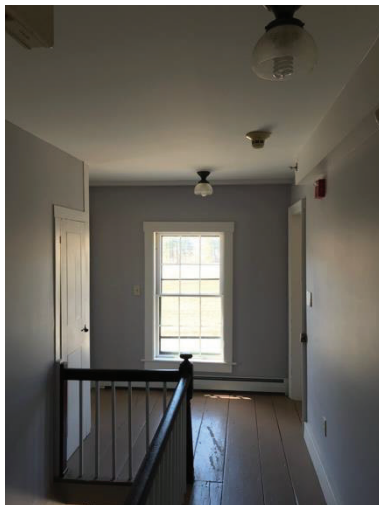
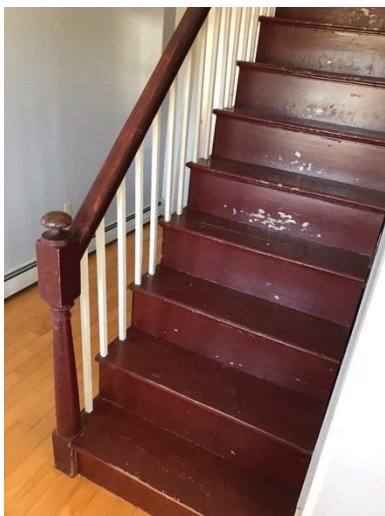
Facilities Conditions Assessment



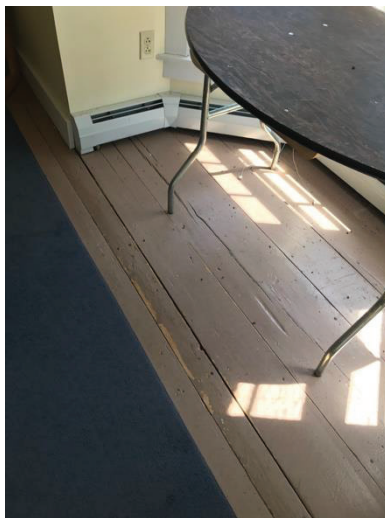
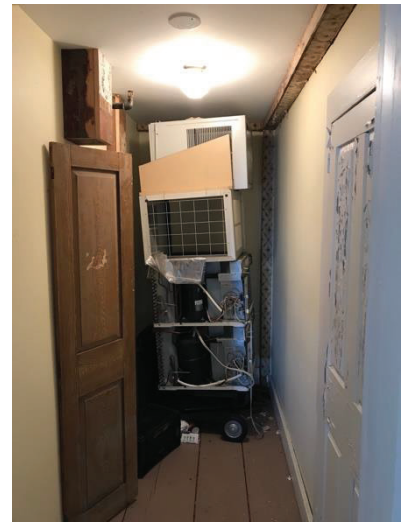
Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

BIODIGESTER

CONSTRUCTED: 2013

LAST RENOVATED: N/A

Stories: 1

Gross Area: 2,340 SF (Approx.)

Construction:

- Structure: Steel.
- Foundation: Cast-in-place concrete.
- Walls: Metal stud with corrugated metal wall panel interior and exterior.
- Roof:
Sloped: Corrugated Metal.



USE: This Building.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Floors: Sealed concrete is in good condition.
- Walls: prefinished corrugated metal panels are in good condition.
- Ceilings: prefinished corrugated metal panels are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Prefinished corrugated metal siding is in good condition
- Aluminum fixed windows are in good condition.
- Insulated steel doors and overhead doors are in good condition.
- Prefinished perforated metal soffits are in good condition.
- Some sections of prefinished metal eave trim are missing, replace to match.

Roof: • The corrugated metal roof is in good condition.

CODE CLASSIFICATION (2012 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 2B, Unprotected, Non-Combustible.
- Fire Protection System: None.

LIFE SAFETY (2012 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

Facilities Conditions Assessment

ACCESSIBILITY (2010 ADA STANDARDS):

- The building appears to be ADA compliant.

INTERIOR:



Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment

FARMSTEAD • MAIN BARN

CONSTRUCTED: 1967

LAST RENOVATED: N/A

Stories: 1

Gross Area: 13,111 SF

Construction:

- Structure: Wood roof trusses and timber frame. CMU bearing walls at north wing.
- Foundation: Cast-in-place concrete.
- Walls: CMU bearing walls with FRP or wood paneling at the north wing. The barn is timber frame with wood girts and no interior finish. Corrugated metal siding exterior.
- Roof:
Sloped Roofs: Standing seam metal roof.



USE: This is the largest and Main Barn on the Farmstead and includes a classroom, faculty offices, locker room, milking parlor, milk holding tank room, veterinary rooms and a large heifer barn.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Barn:
 - Heiffer Barn:
 - The heifer stalls that run along both long walls have a concrete floor with steel stall dividers. Steel is rusted in places.
 - The floor along the center of the barn was not exposed. The floor is covered with tar paper and mud.
 - The exterior walls are wood timber frame with wood girts and exterior plywood sheathing, no interior finish. Most surfaces are covered in dirt and mud but appear sound.
 - The wood trusses appear in good condition. The roof sheathing panels appear in good condition.
 - Steel doors from barn into the milking parlor and veterinary area in the north wing, three pairs of narrow steel doors with closers, are old and worn.
- North Wing:
 - General:
 - Interior painted steel doors and frames are in fair to poor condition. Some are more banged up and some are rusted at the bottom.
 - Much of the interior finishes in the north wing, especially the floors, are worn and soiled.

Facilities Conditions Assessment

- Entry Hall:
 - Floor - Quarry tile floor and base are in fair condition.
 - Walls - FRP panels are in good condition. GWB walls at office are in fair condition.
 - Ceiling - Corrugated metal ceiling is in good condition.
- Offices and Storage:
 - Floor - Quarry tile floor and base in Office off Entry Hall are in fair condition. VCT and vinyl base are in fair condition.
 - Walls - FRP panels are in fair condition. GWB walls are in fair condition.
 - Ceiling - SAC is in fair condition.
- Mike Holding Tank Room:
 - Floor - Concrete floor and curb have mold growth and should be cleaned and pressure washed.
 - Walls - FRP panels are in fair condition but should be cleaned.
 - Ceiling - Suspended FRP panels are in fair condition but should be cleaned.
- Veterinary Rooms:
 - Floor - Concrete floor and curb.
 - Walls - FRP panels are in poor condition. Some panels are deteriorated near the floor. Some panels have holes.
 - Ceiling - Corrugated metal ceiling is in good condition.
 - Cabinets and counters in pharmacy are dated but in fair condition.
- Milking Parlor:
 - Floor - Concrete.
 - Walls - Painted CMU is in fair condition.
 - Ceiling - Corrugated metal ceiling is in good condition.
 - Metal stall dividers are rusted in places.
- Locker Room:
 - Floor - Quarry tile floor and base are in fair condition.
 - Walls - GWB in fair condition.
 - Ceiling - SAC is in fair condition. Replace sagging tiles.
- Single Use Unisex ADA Bathroom:
 - Floor - Quarry tile floor and base are in fair condition.
 - Walls - GWB in fair condition.
 - Ceiling - SAC is in fair condition. Replace water stained tiles.
 - Fixtures and grab bars appear to be ADA compliant. Refer to ADA assessment for description of applicable requirements.
- Classroom:
 - Floor - VCT and vinyl base are in fair condition.
 - Walls - Wood paneling is dated but in fair condition. GWB walls are in fair condition.
 - Ceiling - SAC is in good condition.
 - The counters, sink and stove are not ADA compliant. The cabinets and counters are dated but in fair condition. Refer to ADA assessment for description of applicable requirements.
 - The built-in computer counters are dated but in fair condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed.
Conditions requiring repair/ replacement are noted:

- Corrugated prefinished metal siding is in fair condition and appears sound. However, there are many areas of damaged siding; around the overhead doors and man doors, at the

Facilities Conditions Assessment

building corners and at the north end where it appears to have been dented and damaged by equipment. The prefinished metal trim around these areas should be replaced in kind.

- Prefinished aluminum clad eave and rake trim and perforated aluminum soffits are in fair condition. Clean the soffits.
- The wood posts at the main entrance on the west side of the north wing are beginning to deteriorate at the bottom. Cut off the bottom 1 inch of the posts and install galvanized post bases. Paint the columns.
- The wood shed on the west end should be primed and painted.

- Windows:
- There is one steel window on the east end of the barn. The window is in poor condition and the exterior wood sill is deteriorated. Replace the window and trim and paint.
 - Windows in the north wing are all aluminum storm sliders in fair to poor condition. There are several with broken glass that should be re-glazed.
 - Exterior wood window trim and especially the sills are in fair to poor condition and should be repaired or replaced and painted.

Exterior Doors and Overhead Doors:

- The steel door and frame at the west end of the barn is in very poor condition and should be replaced.
- The overhead door on the west end of the barn is in fair condition but should be washed. The wood frame is in poor condition and should be replaced with new wood trim, paint. Replace the weather seals.
- The steel door at the east end of the barn has recently been replaced and is in good condition. The steel door frame is in good condition.
- The overhead door on the east end of the barn is in fair condition but should be washed. The wood and metal trim at this door is in very poor condition and should be replaced with new wood trim, paint. Replace the weather seals.
- The pair of steel doors and frame at the west side of the north wing are in poor condition and the frame is rusted at the bottom, replace.
- The steel doors in wood frames with wood casings on the north end of the north wing are in fair condition but should be cleaned.
- The painted steel door, frame and sidelights at the main entrance on the east side of the north wing are in fair condition with some rusting at the bottom of the frame and sidelight. Remove rust and paint the entire door and frame. Replace the door threshold and weather seals.

- Roof:
- The standing seam metal roof is in fair condition.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Business (B); Utility (U).
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- There are a number of curbs and steps in the barn, milking parlor and veterinary rooms.

Facilities Conditions Assessment

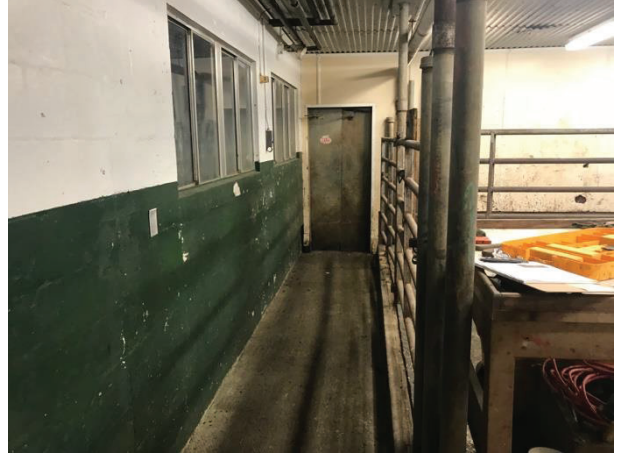
ACCESSIBILITY (2010 ADA STANDARDS):

- The main entrance on the east side of the north wing is not accessible. The asphalt sidewalk leading to the entrance is heavily frost heaved and very uneven. There is an approximately 2" step up at the door. Replace the asphalt sidewalk.
- This building has an unpaved parking lot adjacent to the main entrance but there are no dedicated accessible spots with signage.
- If the deficiencies at the main entrance are corrected the Entry Hall, Office off the Hall, Locker Room, Single Use Unisex ADA Bathroom and the Classroom could all become ADA compliant.
- Single Use Unisex ADA Bathroom appears to be ADA compliant and has ADA signage with braille. The sign is mounted too high on the door, lower and mount to the side of the door to meet ADA requirements.
- The counters, sink and stove in the Classroom are not ADA compliant.
- There are many steps and curbs at doors making the remainder of this building not ADA compliant.
- There is a mix of lever style door hardware and knob style. Replace all knob style with ADA compliant lever style hardware.

INTERIOR:



Facilities Conditions Assessment



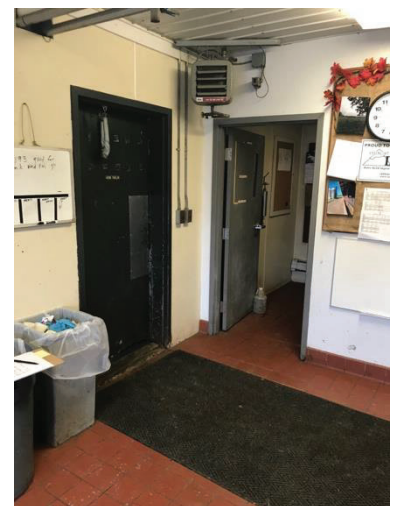
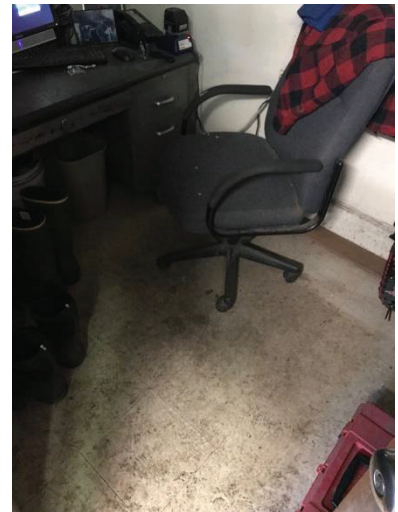
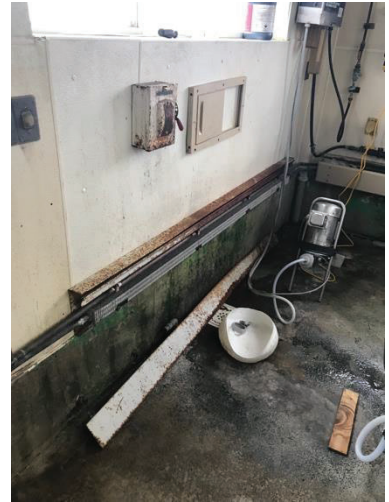
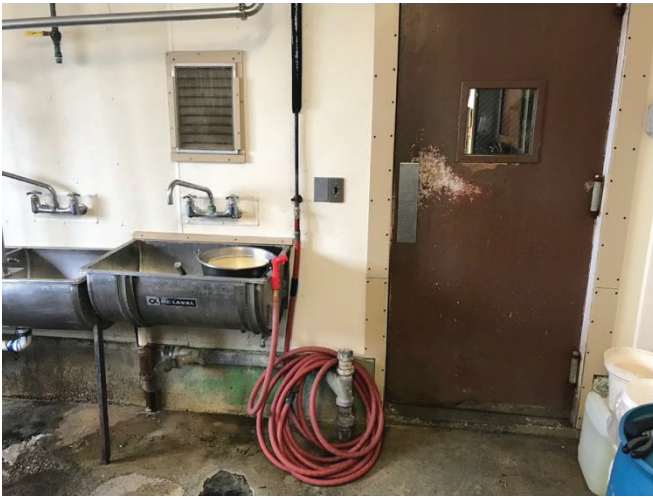
Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment



Facilities Conditions Assessment

FARMSTEAD • HEIFER BARN

CONSTRUCTED: 1967

LAST RENOVATED: N/A

Stories: 1

Gross Area: 7,922 SF

Construction:

- Structure: Wood /timber frame.
- Foundation: Cast-in-place concrete.
- Walls: Wood timber frame with wood girts and vertical exterior wood board and batten siding.
- Roof:
Sloped Roofs: Corrugated metal roof installed in 2015.



USE: This barn houses livestock.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Floor - Concrete and covered in mud and hay.
- Walls - Concrete foundation walls on the North side extend to about 5 feet above the floor. There are no interior wall finishes.
- Ceiling - The wood trusses and flat 2x wood purlins appear sound. No sheathing.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- The exterior vertical wood board and batten siding is in fair condition and appears to have been painted recently. There are some deteriorated boards that should be replaced. Paint on the siding on the west side has begun to peel, paint.
- The wood trim is in fair condition. The north and south trim appears to have been painted recently but the east and west was not. Paint all remaining trim.
- Storm windows are in fair condition. Replace the broken glass pane on the window on the west wall.

Roof:

- The corrugated metal roof, installed in 2015, is in good condition.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

Facilities Conditions Assessment

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

ACCESSIBILITY (2010 ADA STANDARDS):

- This building is not ADA compliant.

INTERIOR:

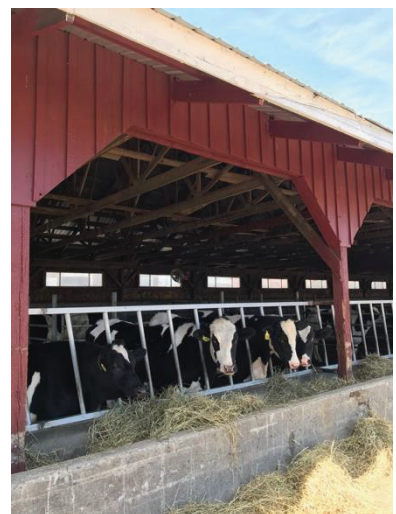


Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

FARMSTEAD • SMALL ANIMAL BARN

CONSTRUCTED: 1988

LAST RENOVATED: N/A

Stories: 1

Gross Area: 3,456 SF

Construction:

- Structure: Wood framed base with aluminum barrel vault trusses and fabric enclosure.
- Foundation: Cast-in-place concrete.
- Walls: Fabric.
- Roof:
Sloped Roofs: Fabric.



USE: This barn houses young livestock.

INTERIOR: During an inspection of the building interior, the following conditions were observed.
Conditions requiring repair/replacement are noted:

- Floor - Concrete and covered in mud and hay.
- Walls - The wood framed end walls are in fair to poor condition. There are no interior wall finishes.
- Ceiling - The aluminum barrel vault frame appears in good condition.
- The overhead doors and tracks are in fair condition on the inside.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed.
Conditions requiring repair/replacement are noted:

- The fabric on the walls below the barrel vault roof is in poor condition and should be replaced. Replace with more a durable material.
- The wood trim is in poor condition. Replace all wood trim and plywood sheathing at the south end, prime and paint.
- The overhead doors at the south end are in fair to poor condition and the bottom panels are very dented.
- The wood door on the south end is in fair condition, prime and paint the exterior.

Roof:

- The fabric over the barrel vault roof appears in good condition and looks fairly new.

Facilities Conditions Assessment

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

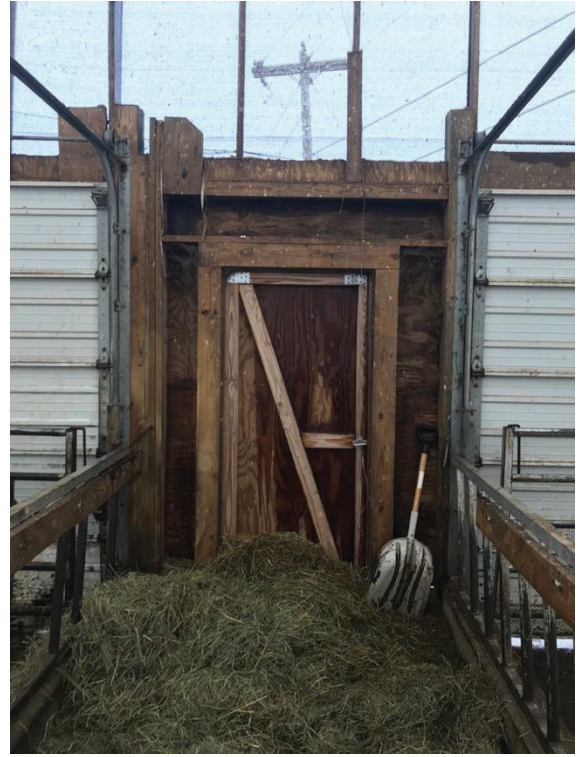
ACCESSIBILITY (2010 ADA STANDARDS):

- This building is not ADA compliant.

INTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

EXTERIOR:



Facilities Conditions Assessment

FARMSTEAD • EQUINE VET TECH

CONSTRUCTED: 1967

LAST RENOVATED: N/A

Stories: 1

Gross Area: 968 SF

Construction:

- Structure: Wood framing.
- Foundation: Cast-in-place concrete.
- Walls: Wood framed with FRP panels and exterior vertical wood board and batten siding.
- Roof:
Sloped Roofs: Standing seam metal.



USE: This barn houses horses and an exercised arena.

INTERIOR: During an inspection of the building interior, the following conditions were observed.
Conditions requiring repair/ replacement are noted:

- Floor - Concrete at the stalls and perimeter slab are in good condition. Raked dirt floor at exercise arena.
- Walls - FRP panels with unfinished plywood above between the wood glulams.
- Ceiling - Unfinished plywood appears sound. Clear span wood glulam trusses appear sound.
- The wood and metal stall walls and gates are in good condition.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed.
Conditions requiring repair/ replacement are noted:

- The exterior vertical wood board and batten siding is in fair condition and appears to have been recently painted. Repair battens on the west side.
- The fixed storm windows are in fair condition. Replace the glass and screen at the damaged window on the north wall.
- The wood trim is in fair condition. The trim has been recently painted at the three windows and one door on the south wall but the remainder of the wood trim needs to be painted. Paint the window and doors casing, eave and rake trim.
- The wood trim and siding at the gable dormer above the south entry doors is deteriorated. Repair, scrape and paint.
- The overhead doors are in good condition. Clean.
- The door on the south wall is in good condition, install weather seals.

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- The sliding wood barn doors on the west wall are in fair to poor condition. Repair and adjust for proper operation.
- The sliding wood barn doors on the east wall are in fair condition.

Roof:

- The standing seam metal roof is in good condition.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

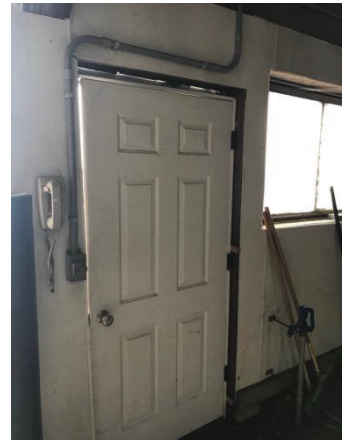
ACCESSIBILITY (2010 ADA STANDARDS):

- This building is not ADA compliant.

INTERIOR:



Facilities Conditions Assessment



EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

FARMSTEAD • HAY BARN

CONSTRUCTED: 1994

LAST RENOVATED: N/A

Stories: 1

Gross Area: 3,305 SF

Construction:

- Structure: Wood frame.
- Foundation: Cast-in-place concrete w/ curb.
- Walls: Wood frame with exterior vertical wood board siding.
- Roof:
Sloped Roofs: Standing seam metal.



USE: This barn is for the storage of hay.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Floor - Concrete in good condition.
- Walls - There are no interior wall finishes.
- Ceiling - The wood trusses and plywood sheathing appear sound.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- The exterior vertical wood board siding is in fair condition and appears to have been recently painted. Some of the boards on the west and south sides have pulled away from the framing, reattach.
- The fixed windows are in fair condition.
- The wood trim is in fair condition on the west side and appears to have been recently painted. The wood trim on the north and west sides needs to be painted.
- The two large overhead coiling doors on the North end are in good condition. The wood frame and casings at the heads and jambs are damaged. Replace damaged trim and repair remainder as required and paint.
- The wood frame and casing at the jambs of the large opening on the west side is damaged. The siding at the southwest corner adjacent to this opening is also damaged. The framing at the bottom of this corner is deteriorated. Repair framing. Replace damaged trim and repair remainder as required and paint.

Roof:

- The standing seam metal roof is in good condition.

Facilities Conditions Assessment

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

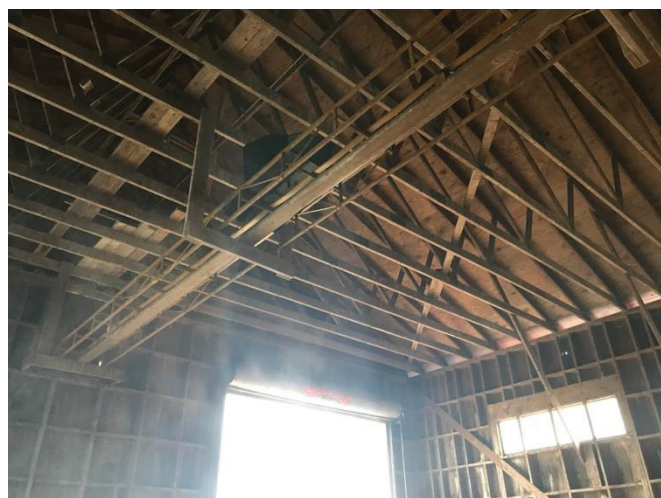
ACCESSIBILITY (2010 ADA STANDARDS):

- This building is not ADA compliant.

INTERIOR:



Facilities Conditions Assessment



EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

FARMSTEAD • SUGAR HOUSE

CONSTRUCTED: 1967

LAST RENOVATED: N/A

Stories: 1

Gross Area: 573 SF

Construction:

- Structure: Wood frame.
- Foundation: Cast-in-place concrete w/ curb.
- Walls: Wood frame with exterior vertical wood board and batten siding.
- Roof:
Sloped Roofs: Corrugated metal.



USE: This building houses sugaring operations.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/replacement are noted:

- Floor - Concrete in good condition.
- Walls - There are no interior wall finishes.
- Ceiling - The wood trusses and flat 2x wood purlins appear sound. No sheathing.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/replacement are noted:

- The exterior vertical wood board and batten siding is in good condition and appears to have been painted recently. The paint on the east side is beginning to peel. Paint the east wall.
- The doors and windows are in good condition.
- The wood trim is in good condition and appears to have been painted recently. The paint on the east side is beginning to peel. Paint the trim on the east side.

Roof:

- The corrugated metal roof is in good condition.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

Facilities Conditions Assessment

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

ACCESSIBILITY (2010 ADA STANDARDS):

- This building is not ADA compliant.

INTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

EXTERIOR:



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FARMSTEAD • EQUIPMENT SHED

CONSTRUCTED: 1967

LAST RENOVATED: N/A

Stories: 1

Gross Area: 4,375 SF

Construction:

- Structure: Wood /timber frame.
- Foundation: Cast-in-place concrete.
- Walls: Wood timber frame with wood girts and vertical exterior wood board and batten siding.
- Roof:
Sloped Roofs: Corrugated metal roof



USE: This is a storage building.

INTERIOR: During an inspection of the building interior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- Floor - Concrete in good condition.
- Walls - There are no interior wall finishes.
- Ceiling - The wood trusses and flat 2x wood purlins appear sound. No sheathing.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed. Conditions requiring repair/ replacement are noted:

- The exterior vertical wood board and batten siding is in fair condition.
- The wood trim is in fair condition but should be painted within 2 years.

Roof: • The corrugated metal roof is in good condition.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

Facilities Conditions Assessment

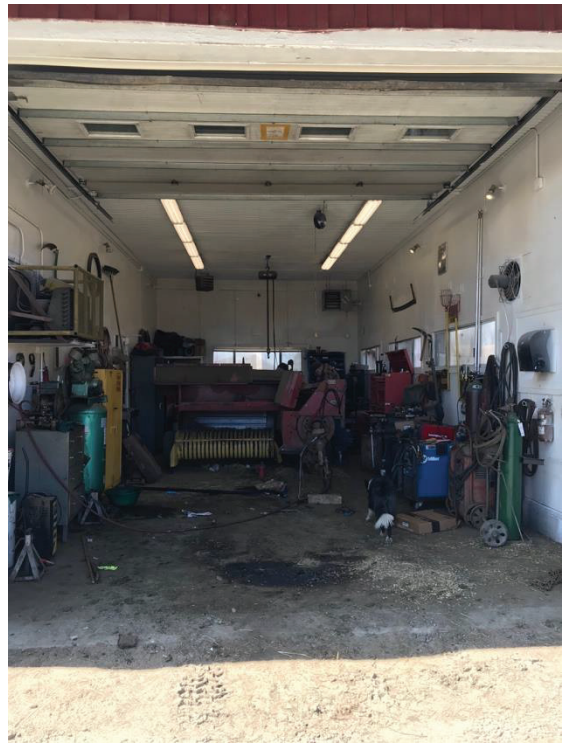
ACCESSIBILITY (2010 ADA STANDARDS):

- This building is not ADA compliant.

INTERIOR:



Facilities Conditions Assessment



EXTERIOR:



Facilities Conditions Assessment



Facilities Conditions Assessment

FARMSTEAD • SILOS AND SHED

CONSTRUCTED: Concrete & FG Silos 1967
 Harvestores I & II 1982
 Silo Shed 1967

LAST RENOVATED: N/A

Stories: 1

Gross Area: Shed - 1,200 SF (Approx.)

Construction:

- Structure: Wood frame.
- Foundation: Cast-in-place concrete.
- Walls: Wood frame with exterior vertical wood board and batten siding.
- Roof:
Sloped Roofs: Corrugated metal.



USE: Grain silos and storage shed.

INTERIOR: During an inspection of the building interior, the following conditions were observed.
Conditions requiring repair/replacement are noted:

- Floor - Dirt.
- Walls - There are no interior wall finishes. The wood framing appears sound with some deterioration noted at the foundation. Further analysis of the structure is required to determine if it's worth saving.
- Ceiling - The wood rafters and flat 2x wood purlins appear sound. No sheathing.

EXTERIOR: During an inspection of the building exterior, the following conditions were observed.
Conditions requiring repair/replacement are noted:

- The exterior vertical wood board and batten siding and wood trim at the shed is in very poor condition and should be replaced entirely if the structure is determined to be sound.
- Windows in the shed are in very poor condition and should be replaced.

Roof: • The corrugated metal roof at the shed is in very poor condition and should be replaced entirely if the structure is determined to be sound.

CODE CLASSIFICATION (2015 IBC INTERNATIONAL BUILDING CODE):

- Occupancy: Utility (U)
- Construction Type: 5B, Unprotected, Combustible.
- Fire Protection System: None.

Facilities Conditions Assessment

LIFE SAFETY (2015 NFPA 101 LIFE SAFETY CODE):

- No life safety issues were observed.

ACCESSIBILITY (2010 ADA STANDARDS):

- This building is not ADA compliant.

INTERIOR:



Facilities Conditions Assessment

EXTERIOR:



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