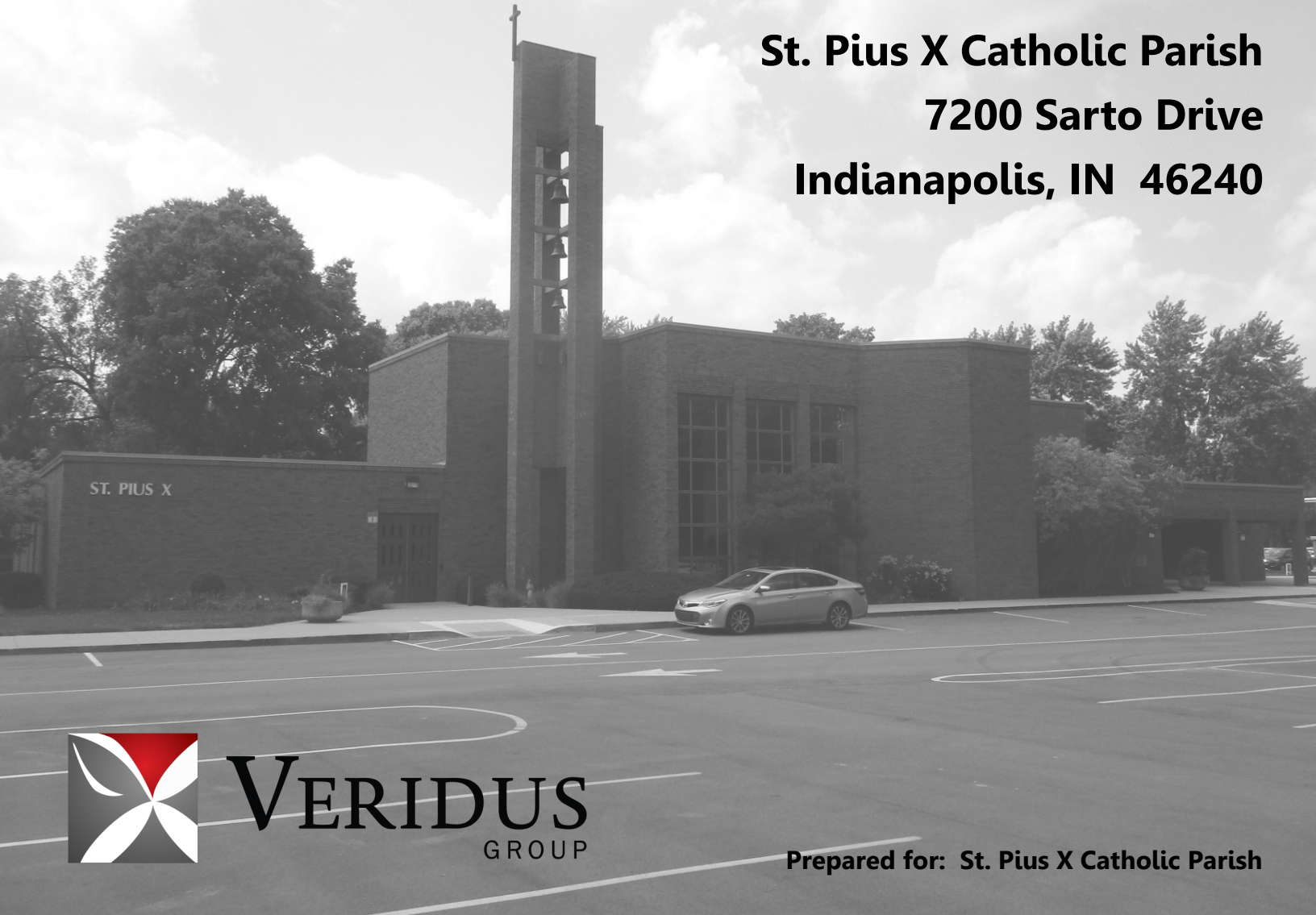
PROPERTY CONDITION REPORT with 10-YEAR CAPITAL NEEDS

St. Pius X Catholic Parish
7200 Sarto Drive
Indianapolis, IN 46240



VERIDUS GROUP

Prepared for: St. Pius X Catholic Parish

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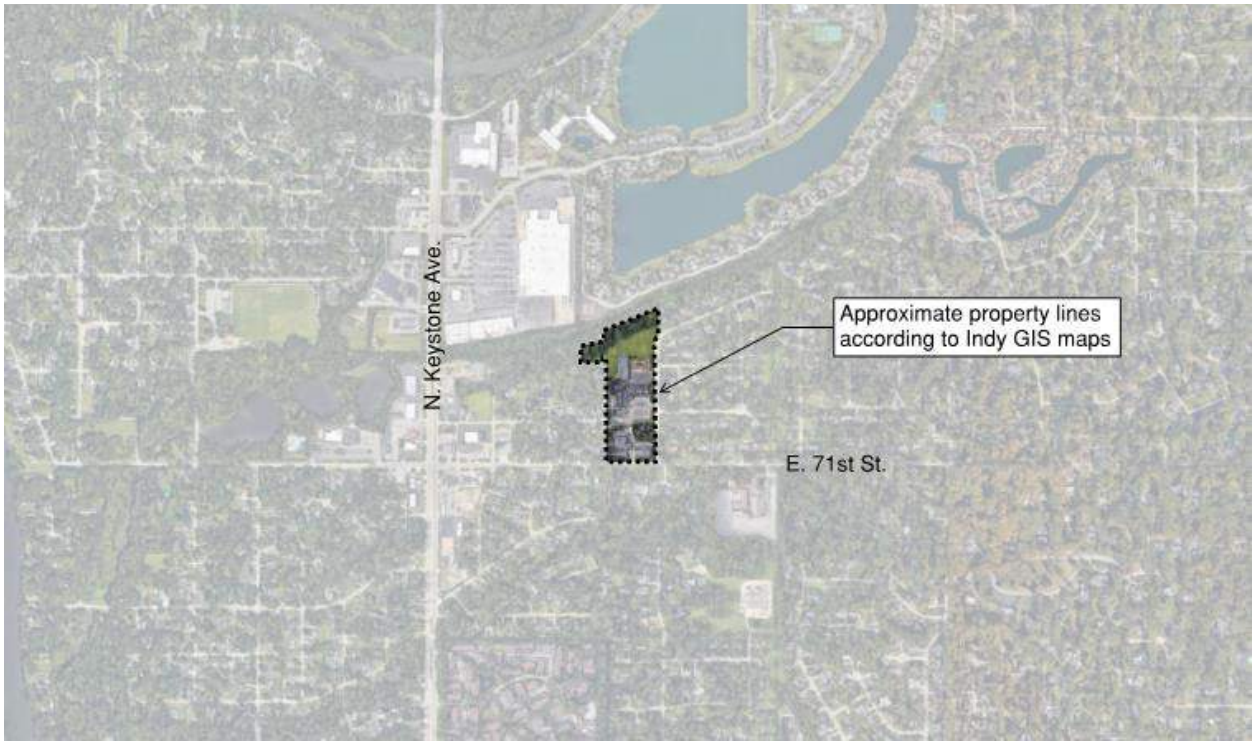
SECTION I. ASSESSMENT OVERVIEW AND EXECUTIVE SUMMARY

A. ASSESSMENT OVERVIEW

The Veridus Group (Veridus) is pleased to provide the following assessment report of the St. Pius X Catholic Parish campus located at 7200 Sarto Drive in Indianapolis, Indiana. A site map with property data is provided below.



- Property size ..... ±10.76 acres
  - Parcel 8037578 (primary parcel) ..... ±10.28 acres
  - Parcel 8000994 (small northwest parcel A) ..... ±0.15 acres
  - Parcel 8000993 (small northwest parcel B) ..... ±0.16 acres
  - Parcel 8000992 (small northwest parcel B) ..... ±0.17 acres
- Catholic Church Building size ..... ±18,595 square feet
  - Original Building age ..... ±49 Years Old (Original construction around 1974)
  - Building additions ..... Additions in 1990 and 1999
- Rectory Building size ..... ±6,154 square feet
  - Building age ..... ±70 Years Old (Original construction around 1953)
- Shalom Building size ..... ±4,668 square feet
  - Building age ..... ±65 Years Old (Original construction around 1958)
- Catholic School Building size ..... ±45,480 square feet
  - Building age ..... ±68 Years Old (Original construction around 1955)
  - Building additions ..... Additions in 1959, 1962, 1989 and 2009

The overall property consists of one primary parcel and three additional small parcels, which are located on the north side of East 71st Street, west of Sarto Drive, and a short distance east of North Keystone Avenue on the north side of Indianapolis. At the time of our site visits, the four buildings were typically partially occupied by various staff members. We were provided access to all locations within the buildings in order to provide us the information needed to prepare this report. Our assessment of the buildings and site areas took place on various days throughout the summer of 2023.

The purpose of our assessment was to evaluate the general condition of the building systems and provide recommendations as necessary. It was also to provide an estimated useful life of critical systems and provide a rough order of magnitude (ROM) for repairs and replacements needed over a 10-year capital needs program. Future anticipated costs have been provided with an anticipated cost inflation factor of approximately 4.5%, which is based on the average construction cost increase over the last several years. This report was compiled after conducting an onsite assessment of the site improvements, structural systems, building envelope, HVAC systems, electrical systems, plumbing systems, life safety, and ADA accessibility.

This report also summarizes our findings and provides recommendations based on the results of the assessment and review of any associated documents. Our recommendations are based on our professional experience and should not be construed as either written warranties or guaranteed solutions. Furthermore, the information and recommendations provided in this report and any subsequent addenda to this report should be considered a professional opinion and should not be considered a certification of plans, specifications, or performance requirements.

B. EXECUTIVE SUMMARY WITH ROUGH ORDER OF MAGNITUDE

II. SITE OBSERVATIONS

A. SITE DESCRIPTION, PARKING AND PAVING

1. Seal cracks in asphalt, sealcoat and restripe ..... $63,100 [3]
2. Seal cracks in asphalt, sealcoat and restripe ..... $72,000 [6]
3. Seal cracks in asphalt, sealcoat and restripe ..... $82,200 [9]
4. Seal cracks in concrete curbs and walkways ..... $2,500 [1]
5. Patch spalled and displaced concrete sections ..... $3,000 [1]
6. Provide proper ADA signage at accessible parking spaces ..... $3,600 [2]

TOTAL **$226,400**

Site Description, Parking and Paving – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$5,500	$3,600	$63,100			$72,000			$82,200	

B. STORM DRAINAGE AND SITE IMPROVEMENTS

1. Repair broken stormwater pipe below grade at Rectory Building ..... $2,800 [1]
2. Relocate drains at landscaping areas at east end of School Building ..... $9,000 [1]
3. Repair or replace brick masonry landscaping walls at east end of School Building ..... $2,600 [3]
4. Annual landscaping maintenance ..... $4,200 [Annual]
5. Secure detached chain-link fencing at east end of School Building ..... $600 [1]
6. Secure building-mounted LED fixtures at all attachment points ..... $1,000 [2]

TOTAL **$67,800**

Storm Drainage and Site Improvements – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$16,600	$5,400	$7,200	$4,800	$5,000	$5,300	$5,500	$5,700	$6,000	$6,300

SITE IMPROVMENTS ROUGH ORDER OF MAGNITUDE **$294,200**

Site Observations – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$22,100	$9,000	$70,300	$4,800	$5,000	$77,300	$5,500	$5,700	$88,200	$6,300

III. CATHOLIC CHURCH BUILDING

A. BUILDING STRUCTURE

1. Structural inspection and paint coating protection at bell tower steel members..... $16,000 [1]

Building Structure – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$16,000									

B. BUILDING ROOF SYSTEMS

1. Monitor ponding water and make necessary repairs ..... $11,000 [3]

Building Roof Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
		$11,000							

C. BUILDING EXTERIOR, DOORS AND WINDOWS

1. Provide paint coating protection at steel lintels above door and window openings ..... $4,000 [1]
2. Remove and replace deteriorated sealant joints at stained glass windows..... $7,300 [2]
3. Inspection and brick masonry repairs at bell tower columns ..... $17,500 [3]

TOTAL.....**$28,800**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$4,000	$7,300	$17,500							

D. BUILDING INTERIORS

1. Repair damaged wall surface and paint at office area..... $900 [1]
2. Repaint ceiling behind sanctuary ..... $1,200 [1]
3. Repair and paint ceiling in mechanical room ..... $1,400 [1]
4. Annual interior finish maintenance.....$3,500 [Annual]

TOTAL.....**$46,800**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$7,000	$3,700	$3,900	$4,000	$4,200	$4,400	$4,600	$4,800	$5,000	$5,200

E. MECHNICAL SYSTEMS

1. Comb hail dents out of condenser cooling fins ..... $1,200 [1]
2. Program two rooftop condensers for replacement ..... $48,000 [1]
3. Program two large RTUs for replacement ..... $175,000 [4]
4. Program two of the smaller condensers for replacement ..... $16,400 [3]
5. Program one of the smaller condensers for replacement ..... $8,600 [4]
6. Program one of the smaller condensers for replacement ..... $12,000 [8]
7. Program one of the smaller condensers for replacement ..... $12,500 [9]
8. Program two of the AHUs for replacement ..... $8,400 [8]
9. Program one of the AHUs for replacement ..... $4,400 [9]
10. Annual mechanical system maintenance ..... $2,500 [Annual]

TOTAL $317,800

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$51,700	$2,700	$19,200	$186,500	$3,000	$3,200	$3,300	$23,900	$20,500	$3,800

F. ELECTRICAL SYSTEMS

1. Install cover plate at missing breaker ..... $300 [1]
2. Program building for LED lighting upgrades ..... $22,200 [5]

TOTAL $22,500

Electrical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$300				$22,200					

G. PLUMBING SYSTEMS

1. Program the 19-gallon water heater for replacement ..... $5,600 [6]
2. Program the 6-gallon water heater for replacement ..... $4,800 [8]
3. Program the 29-gallon water heater for replacement ..... $9,000 [10]

TOTAL $19,400

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
					$5,600		$4,800		$9,000

H. EMERGENCY EGRESS AND LIFE SAFETY

1. Install missing exit sign ..... $1,800 [1]
2. Annual emergency egress, life safety and inspections ..... $1,500 [Annual]

TOTAL **$21,800**

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,300	$1,600	$1,700	$1,800	$1,900	$2,100	$2,200	$2,300	$2,400	$2,500

I. ADA/ACCESSIBILITY

1. Install pipe protection at accessible lavatory sinks ..... $1,800 [1]
2. Adjust height of mirrors in accessible toilet rooms ..... $600 [2]
3. Relocate accessible drinking fountain ..... $1,500 [4]

TOTAL **$3,900**

ADA / Accessibility – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,800	$600		$1,500						

CATHOLIC CHURCH BUILDING **$488,000**

Catholic Church Building – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$84,100	$15,900	$53,300	$193,800	$31,300	$15,300	$10,100	$35,800	$27,900	$20,500

IV. RECTORY BUILDING

A. BUILDING STRUCTURE

1. Commission structural inspection and next steps at northwest corner ..... $12,000 [1]

Building Structure – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$12,000									

C. BUILDING EXTERIOR, DOORS AND WINDOWS

1. Tuckpoint mortar and seal cracks at limestone trim ..... $2,500 [2]
2. Remove and replace deteriorated sealant joints at windows ..... $4,400 [3]
3. Cut out and replace spalled brick masonry sections ..... $4,200 [4]

TOTAL.....**$11,100**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
	$2,500	$4,400	$4,200						

D. BUILDING INTERIORS

1. Engage forensic professional to investigate water in basement ..... $4,000 [1]
2. Repair damaged wall and ceiling locations ..... $1,400 [2]
3. Program damaged flooring sections for replacement ..... $3,800 [3]
4. Annual interior finish maintenance.....$1,200 [Annual]

TOTAL.....**$24,400**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$5,200	$2,700	$5,200	$1,400	$1,500	$1,500	$1,600	$1,700	$1,800	$1,800

E. MECHNICAL SYSTEMS

1. Program exterior condenser for replacement ..... $12,500 [1]
2. Program boiler for replacement ..... $11,500 [2]
3. Program terminal fan and coil units for replacement..... $20,200 [3]

TOTAL.....**$44,200**

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$12,500	$11,500	$20,200							

G. PLUMBING SYSTEMS

1. Program sump pit pump in basement for replacement ..... $1,200 [2]
2. Program the 80-gallon water heater for replacement..... $6,800 [3]
3. Program sump pit pump in basement for future replacement ..... $1,500 [7]

TOTAL.....**$9,500**

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
	$1,200	$6,800				$1,500			

H. EMERGENCY EGRESS AND LIFE SAFETY

1. Engage fire safety inspection and install additional smoke alarms ..... $3,800 [1]

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,800									

RECTORY BUILDING **$105,000**

Rectory Building – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$33,500	$17,900	$36,600	$5,600	$1,500	$1,500	$3,100	$1,700	$1,800	$1,800

V. SHALOM HOUSE BUILDING

B. BUILDING ROOF SYSTEMS

1. Annual roof inspection as part of preventative maintenance ..... $1,200 [Annual]

TOTAL **$15,200**

Building Roof Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,200	$1,300	$1,400	$1,400	$1,500	$1,500	$1,600	$1,700	$1,800	$1,800

C. BUILDING EXTERIOR, DOORS AND WINDOWS

1. Patch and seal spalled brick masonry sections ..... $1,200 [1]
2. Patch brick masonry and tuckpoint mortar joint ..... $2,400 [2]
3. Remove and replace wood trim at southwest entry..... $1,200 [2]
4. Remove and replace deteriorated sealant joints at windows ..... $6,600 [3]
5. Remove and replace mortar or seal joints at limestone privacy wall ..... $1,400 [4]

TOTAL **$12,800**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,200	$3,600	$6,600	$1,400						

D. BUILDING INTERIORS

1. Repair damaged wall surface and reinstall soap dispenser ..... $600 [1]
2. Replace acoustic ceiling tiles at west end of upper floor level ..... $600 [1]

3. Test and encapsulate ACM tiles at basement floor level ..... $2,800 [1]
4. Annual interior finish maintenance ..... $1,600 [Annual]

TOTAL **$24,000**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$2,800	$4,500	$1,800	$1,900	$2,000	$2,000	$2,100	$2,200	$2,300	$2,400

E. MECHNICAL SYSTEMS

1. Replace both ceiling exhaust fans at upper floor level toilet rooms ..... $1,400 [1]
2. Program both condensers for replacement ..... $28,500 [9]
3. Annual mechanical system maintenance ..... $1,000 [Annual]

TOTAL **$42,500**

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$2,400	$1,100	$1,100	$1,200	$1,200	$1,300	$1,300	$1,400	$30,000	$1,500

F. ELECTRICAL SYSTEMS

1. Relocate washer and dryer to provide access to electrical panel ..... $2,200 [1]
2. Program building for LED lighting upgrades ..... $7,600 [5]

TOTAL **$9,800**

Electrical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$2,200				$7,600					

G. PLUMBING SYSTEMS

1. Replace leaking hose bibbs ..... $3,000 [1]
2. Program sump pit pump in basement for replacement ..... $1,200 [2]
3. Program the 80-gallon water heater for replacement ..... $5,500 [3]
4. Program sump pit pump in basement for future replacement ..... $1,500 [7]

TOTAL **$11,200**

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,000	$1,200	$5,500				$1,500			

H. EMERGENCY EGRESS AND LIFE SAFETY

1. Adjust exit sign at top of stairs ..... $1,200 [1]
2. Adjust suspended ceiling so exit sign at end of hallway is visible ..... $2,400 [1]
3. Install missing exit sign at kitchen area ..... $2,800 [2]

TOTAL **$6,400**

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,600	$2,800								

SHALOM HOUSE BUILDING **$121,900**

Shalom House Building – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$16,400	$14,500	$16,400	$5,900	$12,300	$4,800	$6,500	$5,300	$34,100	$5,700

VI. CATHOLIC SCHOOL BUILDING

A. BUILDING STRUCTURE

1. Patch spalled sections of segmented precast roof slabs ..... $3,600 [1]

Building Structure – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,600									

B. BUILDING ROOF SYSTEMS

1. Monitor ponding water and make necessary repairs ..... Warranty [1]
2. Replace missing roof drain strainer caps ..... $1,200 [1]
3. Program roof over north wing (Area C) for replacement ..... $198,000 [4]
4. Program small, shingled roof area for replacement ..... $7,300 [3]

TOTAL **$206,500**

Building Roof Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,200		$7,300	$198,000						

C. BUILDING EXTERIOR, DOORS AND WINDOWS

1. Clean stains off brick masonry veneer ..... $2,400 [1]

2. Tuckpoint open mortar joints..... $1,000 [2]
3. Install cover plate and seal voids at hose bibb..... $600 [2]
4. Trim back loose through-wall flashing membrane..... $200 [2]
5. Provide rust inhibiting and paint coating at hollow-metal doors and frames ..... $1,000 [2]
6. Replace broken glazing pane..... $1,800 [1]
7. Repair damaged window sash at northeast corner of building ..... $800 [1]
8. Program windows for replacement (10 in Year 3) ..... $16,000 [3]
9. Program windows for replacement (10 in Year 4) ..... $16,700 [4]
10. Program windows for replacement (10 in Year 5) ..... $17,500 [5]

TOTAL.....**$58,000**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$5,000	$2,800	$16,000	$16,700	$17,500					

D. BUILDING INTERIORS

1. Repair damaged ceiling surface and replace ceiling tiles..... $2,200 [1]
2. Replace flooring in Elementary hallway and (10) classrooms..... $135,000 [2]
3. Annual interior finish maintenance.....$4,000 [Annual]

TOTAL.....**$51,700**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$6,200	$139,200	$4,400	$4,600	$4,800	$5,000	$5,300	$5,500	$5,700	$6,000

E. MECHNICAL SYSTEMS

1. Install insulation on chiller pump pipe and condensate lines..... $2,500 [1]
2. Program four of the AHUs for replacement..... $40,000 [6]
3. Annual mechanical maintenance .....$3,500 [Annual]

TOTAL.....**$85,800**

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$6,000	$3,700	$3,900	$4,000	$4,200	$44,400	$4,600	$4,800	$5,000	$5,200

G. PLUMBING SYSTEMS

1. Update Elementary and Intermediate hallway toilet rooms ..... $141,000 [1]

2. Update Gymnasium and Intermediate hallway toilet rooms..... $155,000 [3]
3. Program the water heater for replacement..... $22,000 [8]

TOTAL.....**$318,000**

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$141,000		$155,000					$22,000		

H. EMERGENCY EGRESS AND LIFE SAFETY

1. Replace broken exit sign and emergency lighting units with cages..... $4,800 [1]
2. Annual emergency egress, life safety and inspections .....$2,000 [Annual]

TOTAL.....**$29,600**

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$6,800	$2,100	$2,200	$2,300	$2,400	$2,500	$2,600	$2,800	$2,900	$3,000

I. ADA/ACCESSIBILITY

1. Install pipe protection at accessible lavatory sinks..... $1,800 [1]
2. Adjust height of mirrors in accessible toilet rooms ..... $600 [2]
3. Relocate accessible drinking fountain..... $1,500 [4]

TOTAL.....**$3,900**

ADA / Accessibility – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,900									

CATHOLIC SCHOOL BUILDING.....**$892,100**

Catholic School Building – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$171,700	$147,800	$188,800	$225,600	$28,900	$51,900	$12,500	$35,100	$13,600	$14,200

TOTAL ROUGH ORDER OF MAGNITUDE **$1,901,200**

Total Rough Order of Magnitude – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$329,800	$205,100	$365,400	$435,700	$79,000	$150,800	$37,700	$83,600	$165,600	$48,500

SECTION II. SITE OBSERVATIONS

A. SITE DESCRIPTION, PARKING AND PAVING

The property consists of a relatively flat primary parcel of land that accommodates various parking areas, drive aisles and the four campus buildings. The primary parcel of land is located on the north side of East 71st Street between North Rural Street to the west and Sarto Drive to the east (Image A1). Property access, parking and drive aisles are located throughout the property as described below.

Property access:

The south parking lot area primarily utilized by the church consists of two vehicle entry/egress locations.

- One vehicle entrance is located near the northeast end of the parking lot area along Santo Drive (Image A2).
- A second vehicle egress only is located near the southwest corner of the parking lot area along East 71st Street, which is the primary egress location for all parking areas on the property (Image A3).

The northeast parking lot area primarily utilized by the school consists of one vehicle entry/egress location along Santo Drive (Image A4).

A staff parking area located along the west side of the property consists of two vehicle entry/egress locations along North Rural Street (Images A5 and A6).

Vehicular parking and drive aisles:

Vehicle parking and drive aisles are located within each of the three identified parking areas for the property as follows.

- The south church parking area provides 60 total vehicular parking stalls, 5 of which were ADA accessible (Images A2, A3, A7 and A8).
- The northeast school parking area provides 73 total vehicular parking stalls, 7 of which were ADA accessible (Images A4, A9 and A10).
- The staff parking area provides 49 total vehicular parking stalls (Images A11 and A12).
- Garage parking and a residential driveway were also provided at the Rectory Building, which is not for public use.

All parking areas provide a combined 182 total vehicular parking stalls, 12 of which were ADA accessible.

We believe the total number of parking spaces and total number of ADA accessible parking spaces are sufficient for the property; however, some of the ADA accessible parking space requirements may need to be addressed.

Flatwork paving:

Vehicular parking and drive aisles are bituminous asphalt-paved (Images A2 through A12). A complete approximately 2-inch milling and repaving of all asphalt areas occurred in late summer of 2022, making the asphalt paving approximately one year old.

Curbs and walkways located around the buildings are cast-in-place concrete (Images A13 through A16). Concrete flatwork paving was also in place at a dumpster pad and various locations near the buildings for mechanical equipment.

Stone pavers were also in place at an outdoor patio area along the west side of the property and at the fence-enclosed backyard area of the Rectory Building (Images A17 and A18).

Perimeter walkways and select flatwork around the building areas are also cast-in-place concrete (Images A15 through A18).

We observed the following conditions that will need to be considered or addressed over the next 10 years.

Conditions noted with recommendations:

1. The asphalt paved surfaces are approximately one year old and were observed in good condition; however, asphalt tends to crack as it ages and should be properly maintained to extend its useful life. **We recommend programming for sealing cracks, seal coating and restriping the asphalt surfaces every three years [Year 3 - $63,100; Year 6 - $72,000; Year 9 - $82,200].**

2. Separation cracks, spalls and displaced concrete sections were observed at various locations along the concrete curbs and walkways (Images A19 through A28). Pitted concrete sections were also observed at select locations from apparent ice melt (Images A29 and A30). **We recommend sealing cracks in the concrete curbs and walkways to prevent water migration and further deterioration [Year 1 - $2,500]. Additionally, we recommend cutting out spalled and displaced sections and patching in new concrete sections to eliminate potential tripping hazards [Year 1 - $3,000].**

3. Most aspects of the ADA accessible parking spaces appeared to meet ADA and Indiana Accessibility Codes in force today; however, we did observe many of the ADA accessible parking signs were installed too low with the bottom of the sign located below the 60-inches minimum allowed (Images A31 through A34). Additionally, many of the ADA accessible parking spaces were equipped with one sign for two spaces (each ADA accessible parking space should have its own ADA sign). **We recommend providing one sign for each parking space, with the bottom of the sign located at the 60 inched minimum above the ground [Year 2 - $3,600].**

Otherwise, we anticipate only normal maintenance will be required for parking and paving surfaces over the next 10 years.

Site Description, Parking and Paving – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$5,500	$3,600	$63,100			$72,000			$82,200	

Images:

Image A1 (Google Earth)


Image A2


Image A3


Image A4


Image A5

Image A6


Image A7


Image A8


Image A9


Image A10

Image A11


Image A12


Image A13


Image A14


Image A15

Image A16


Image A17


Image A18


Image A19


Image A20


Image A21


Image A22


Image A23


Image A24


Image A25

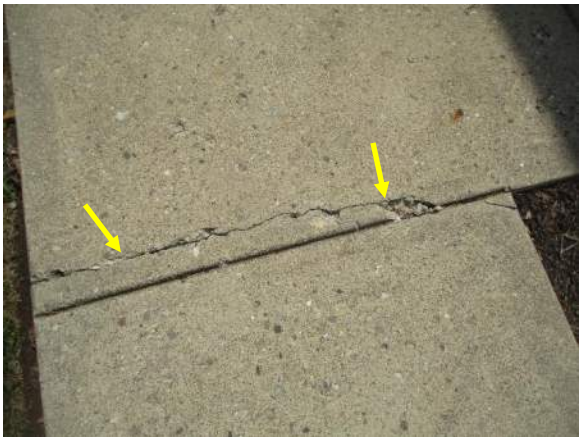


Image A26


Image A27

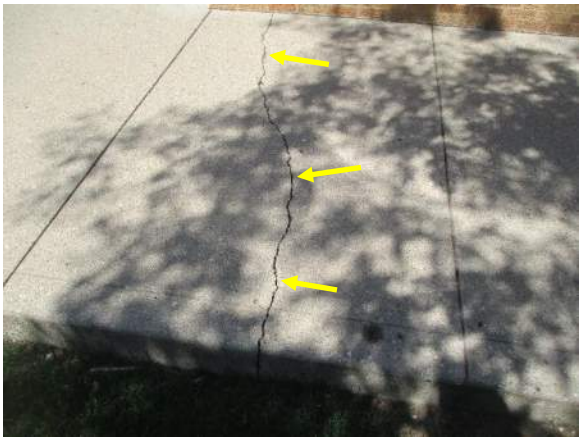


Image A28


Image A29


Image A30


Image A31


Image A32


Image A33


Image A34


Image A35


Image A36

B. STORM DRAINAGE AND SITE IMPROVEMENTS

Building stormwater management:

Stormwater at the various low-slope roof levels of each of the four buildings is collected by internal roof drains, many of which were equipped with emergency overflow drains, that transfer storm water through internal pipes below grade and offsite to the municipal stormwater system (see Roof Systems for each building for more information).

Site stormwater management:

Stormwater at asphalt-paved parking and drive aisle areas sheet flows to adjacent grass areas or to below-grade storm structures with grated lids, where it is collected and transferred offsite to the municipal stormwater system (Image B1). Some of the larger grass areas are also equipped with below-grade storm structures that collect stormwater (Image B2).

Landscaping:

Landscaping for the property appeared to be maintained and consisted of mature trees at various locations around the buildings and along the north side of the property and shrubs and various plantings along the perimeter of each of the buildings (Images A7, A8, A12, A14, A17 and B3 through B6).

Site lighting:

Exterior lighting for the property was minimal and limited to building-mounted light fixtures near entrance locations (Images B7 and B8). Newer solar powered LED fixtures were in place at select locations around the School Building (Image B9).

Site improvements:

Trash containers were in place along the west side of the School Building (Image B10).

Metal chain-link fencing was in place to enclose mechanical equipment and the grass field area along the north side of the property (Images B11 and B12).

Most aspects of the storm drainage and site improvements were observed to be in fair to good condition and well maintained overall, however, there were a few issues or concerns that will need to be addressed over the next 10 years as follows.

Conditions noted with recommendations:

1. The roof drain at the upper roof level of the Rectory Building was clogged by debris, and when I removed the debris so it would drain, a below-grade storm drain located along the west side of the building was observed to be broken and discharging the stormwater up through the ground (Images B13 and B14). **We recommend repairing the broken stormwater pipe below grade at this location so water can be properly discharged offsite and not collect against the building [Year 1 - $2,800].**

2. Small storm drains were observed coming from the two semi-circular landscaping beds at the east end of the School Building that are below the concrete walkway and discharge onto the asphalt paved surfaces (Image B15). We were informed that these areas freeze during the winter months and create dangerous conditions and potential slip and fall hazards. **We recommend relocating these two drains**

in the immediate future to discharge towards the east under the concrete walkway and into the grass area instead [Year 1 - $9,000].

3. Brick masonry sections were missing, displaced or spalled with some cracked mortar joints at the two semi-circular landscaping beds at the east end of the School Building (Image B16). **We recommend repairing or replacing these brick masonry landscaping walls in the next couple of years from a cosmetic standpoint and to prevent further damage [Year 3 - $2,600].**

4. Landscaping appeared to be well maintained, healthy, and in good condition overall. **We recommend identifying annual capital funds for general landscaping maintenance [Annual - $4,200].**

5. A section of the chain-link fencing along the east side of the School Building was detached from the posts and top rail (Image B17). **We recommend resecuring the detached fence sections to provide optimal security for the property [Year 1 - $600].** ***We also recommend consideration of extending the fencing to enclose the large grass area at the north end of the property, but believe this needs to be completed as an improvement project and not part of this capital needs project.***

6. A couple of the newer solar-powered LED light fixtures were missing numerous fasteners (Image B18). **We recommend properly securing the building-mounted light fixtures at all attachment points for safety [Year 2 - $1,000].**

Storm Drainage and Site Improvements – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$16,600	$5,400	$7,200	$4,800	$5,000	$5,300	$5,500	$5,700	$6,000	$6,300

Images:


Image B1


Image B2


Image B3


Image B4


Image B5


Image B6

Image B7


Image B8


Image B9


Image B10


Image B11


Image B12


Image B13


Image B14


Image B15


Image B16


Image B17


Image B18

SECTION III. CATHOLIC CHURCH BUILDING

A. BUILDING STRUCTURE

The building structure is comprised of the following structural components and systems:

- Metal roof decking is supported by steel bar joists.
- Steel bar joists at the various roof levels are supported by CMU (concrete masonry unit) walls and structural steel beams.
- Structural steel beams are supported by structural steel columns located throughout the building.
- The main floor system consists of concrete slab-on-grade construction.
- Load-bearing CMU walls and structural steel columns are assumed to bear on steel-reinforced concrete foundations and footings.

We did not observe any evidence of major structural issues or concerns during our assessment and believe the building to be structurally stable; however, we did observe the following condition that should be considered or addressed in the future as follows.

Conditions Noted with Recommendations:

1. Structural steel plates and HSS (hollow structural steel) tube members at the exterior bell tower were observed with significant corrosion (Images A1 through A4). **While the structural members appear to be structurally stable, we recommend engaging a structural engineer to inspect the members and confirm excess section loss has not occurred, and then providing a rust inhibiting application and paint coating to protect them from the weather and further deterioration [Year 1 - $16,000].**

Building Structure – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$16,000									

1. Images:

Image A1

Image A2

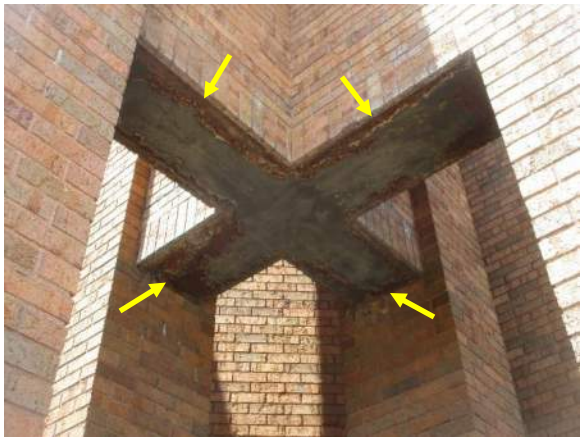


Image A3

Image A4

B. BUILDING ROOF SYSTEMS

The roof systems in place at the various roof areas are comprised of Firestone 90-mil EPDM (ethylene-propylene-diene-monomer) roofing membrane over rigid insulation and metal roof decking (Images B1 through B4).

- The upper roof area over the sanctuary slopes to a single scupper and downspout, where storm water is transferred down to the roof area below (Images B5 and B6).

- The remaining roof areas slope from high points to low points where internal storm drains are located, most of which were equipped with overflow drains, that transfer storm water through internal pipes below grade and offsite to the municipal stormwater system (Images B7 and B8).

- Most of the roof systems were replaced earlier this year in March 2023, making them less than one year old (Area A). These newer roof systems were installed by Superior Roofing and were provided with a 30-year manufacturer's warranty.

- All of the roof systems were replaced in November 2019, making them approximately four years old. The roof systems were installed by Superior Roofing and were provided with a 30-year manufacturer's warranty that started on November 20, 2019.

With proper maintenance, EPDM membrane roof systems of this type can have an expected useful life of approximately 25 to 30 years before major repairs or full replacement is needed. The following conditions were noted that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Select roof drains were observed to be clogged from leaves and debris with evidence of ponding water (Images B8 through B12). **We recommend clearing the leaves and debris from these roof drains as part of general maintenance so stormwater can drain properly.**

2. We observed several locations where evidence of ponding water exists due to insufficient slope to the drains (Images B2, B4 and B7). **Minimal ponding water is generally not a concern on 90-mil EPDM roofing systems like this one; however, we recommend monitoring these conditions and engaging the roofing contractor to make repairs as necessary if they continue to worsen [Year 3 - $11,000].**

Otherwise, we anticipate only normal maintenance will be required for the roofing systems over the next 10 years.

Building Roof Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
		$11,000							

Images:


Image B1


Image B2


Image B3


Image B4


Image B5


Image B6


Image B7


Image B8


Image B9


Image B10


Image B11


Image B12

C. BUILDING EXTERIOR, DOORS AND WINDOWS

The exterior façades of the building consist primarily of brick masonry veneer (Images C1 through C4).

- Stained solid-core wood doors with glazed vision panels set in hollow-metal frames were in place at the two primary entrances on the east side of the building (Images C5 and C6). These doors were just provided with a sanding and stain finish earlier this year.
- Exterior doors at secondary egress locations around the building consisted of painted insulated hollow-metal doors, some with glazed vision panels, set in hollow-metal frames (Images C7 through C8).
- Exterior windows near the main entrance along the east elevation were large, anodized aluminum-framed curtainwall window systems with thermal glazing (Image C9).
- Most of the remaining window systems around the building consisted of aluminum-clad wood windows with thermal glazing, many of which contained operable sashes (Images C2, C4 and C10).
- Aluminum-framed windows were in place at the upper walls of the nave, which consisted of stained-glass fragments set in cast concrete (Images C11 and C12).

Most aspects of the exterior façade components were observed in fair to good condition overall; however, we did note the following conditions that will need to be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Select steel lintels located above door and window opening, primarily at the stained-glass windows at the roof level, were observed with corrosion (Images C13 and C14). **We recommend providing a rust inhibiting application and paint coating to the steel lintels to protect them from the weather and further deterioration [Year 1 - $4,000].**

2. Deteriorated sealant joints were observed around the perimeter of the stained-glass and concrete windows at the roof level (Images C15 and C16). **We recommend removing and replacing the deteriorated and failed sealant joints [Year 2 - $7,300].**

3. Portions of the brick masonry veneer at the bell tower columns were noted with cracks resulting from apparent thermal expansion of the internal steel structure (Images C17 and C18). **We recommend temporarily removing a few sections of brick masonry veneer to inspect conditions surrounding the internal structural columns, provide repairs that permit adequate thermal expansion and replace the cracked masonry brick units [Year 2 - $17,500].**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$4,000	$7,300	$17,500							

Images:


Image C1


Image C2


Image C3


Image C4


Image C5


Image C6

Image C7


Image C8


Image C9


Image C10


Image C11


Image C12


Image C13


Image C14


Image C15


Image C16


Image C17


Image C18

D. BUILDING INTERIORS

The building was occupied by staff members during our assessment, and we were able to gain access to all of the spaces required. Flooring, wall and ceiling finishes throughout the building varied, but appeared adequate for the current building purpose and were in fair condition overall (Images D1 through D12).

We believe the interior finishes were serviceable for a building of this age and intended use; however, some of the finishes were observed to be damaged or worn. While we reviewed evidence of ongoing maintenance to interior finishes in the way of wall paint, flooring, and bathroom upgrades, we believe interior finish upgrades should continue to be considered as some of the current finishes near the end of their expected life span. We did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Damaged wall surfaces from the removal of wall-mounted components were noted in the office area (Image D13). **We recommend repairing the damaged surface and providing new paint finishes in the near future from a cosmetic standpoint [Year 1 - $900].**

2. Moisture-stained gypsum board was observed at a small area behind the sanctuary from previous roof leaks (Image D14). **We recommend repainting the ceiling at this location in the near future from a cosmetic standpoint [Year 1 - $1,200].**

3. Damaged gypsum board ceiling finishes were noted within a mechanical room, likely the result of previous roof leaks (Images D15 and D16). **We recommend repainting the ceiling at this location in the near future from a cosmetic standpoint [Year 1 - $1,400].**

4. Based on the existing finish conditions and review of maintenance and painting items that have been completed over the past few years, we believe a budget should be programmed into general finish upgrades each year. **We recommend identifying annual capital funds for general interior finish maintenance [Annual - $3,500].**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$7,000	$3,700	$3,900	$4,000	$4,200	$4,400	$4,600	$4,800	$5,000	$5,200

Images:


Image D1


Image D2


Image D3


Image D4


Image D5


Image D6


Image D7


Image D8


Image D9


Image D10


Image D11

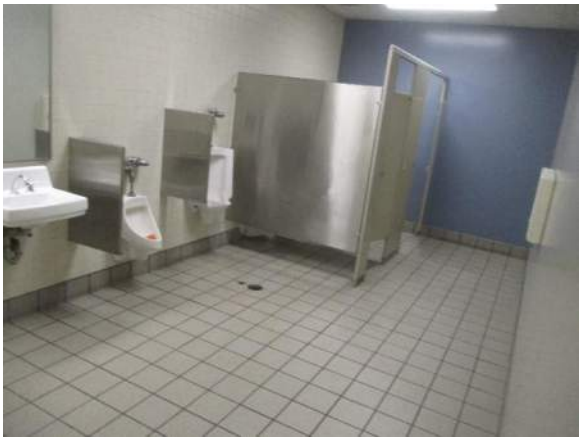


Image D12

Image D13

Image D14


Image D15


Image D16

E. MECHANICAL SYSTEMS

Heating and cooling for the various spaces throughout the building is provided by a combination of three packaged RTUs (rooftop units) and seven split systems of varying capacities located in close proximity to the spaces the serve as follows.

- The three RTUs (RTU 1, RTU 2 and RTU 3) are located on the west roof area near the roof access hatch and are gas-fired on the heating cycle and contain air-cooled condensing units that are electrically driven (Images E1 and E2).

- Five of the split systems (S.S. 1, S.S. 2, S.S. 3, S.S. 4, and S.S. 5) were located along the west side of the building, which consist of gas-fired heating air handling units (AHUs) located within mechanical spaces and corresponding air-cooled condensing units that are electrically driven (Images E3 through E6).

- The two remaining split systems (S.S. 6 and S.S. 7) were located near the south end of the building, which consist of large-capacity gas-fired heating AHUs located within a mechanical room and corresponding air-cooled rooftop condensing units that are electrically driven (Images E7 and E8).

- Supply and return air ductwork are located above the ceiling assemblies that provide conditioned air to the spaces they serve.

- A ventilation fan was observed on the roof for ventilation of the toilet rooms at the south end of the building (Image E9).

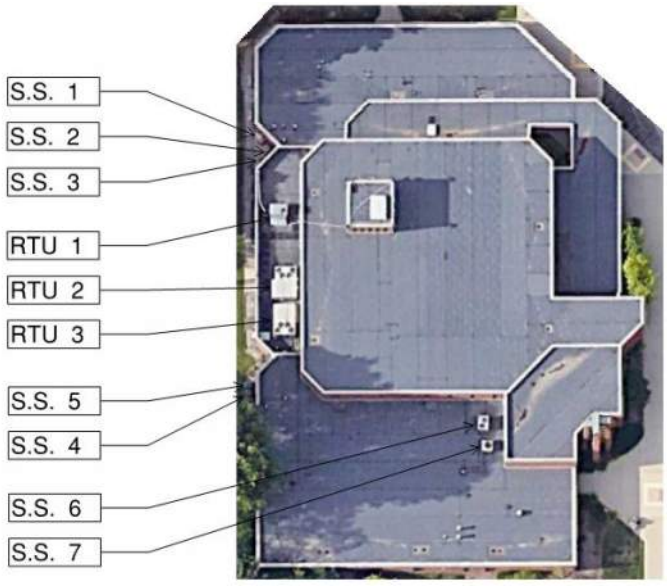
The typical expected useful life (EUL) of properly installed RTUs and AHUs of these types is approximately 20 years or so with continued maintenance, and approximately 15 years or so for condensing units of this type. Most aspects of the mechanical systems appeared to be serviceable. We have provided a plan locating the units and summary of critical information for each of the RTUs and split systems (S.S.) on the next page, which includes their heating and cooling capacity, actual age, ERUL (estimated remaining useful life) and ROM (rough order of magnitude). *The units are numbered to correspond with information gathered from our assessment.*

<u>Conditions Noted with Recommendations:</u>

1. Hail dents were observed in many of the condenser cooling fins of the RTUs and rooftop condenser units (Images E10 through E12). **We recommend combing out the fins in the near future to provide optimal performance [Year 1 - $1,200].**

2. Condensate lines at the two large RTUs were observed with unattached sections (Images E13 and E14). **We recommend reattaching these condensate lines as part of general maintenance.**

3. We observed 12 split systems and RTU components that will likely require significant upgrades or replacements as follows and as further indicated on the summary on the next page. **We recommend programming the two rooftop condensers for replacement [Year 1 - $48,000], the two large RTUs for replacement [Year 4 - $175,000], five of the smaller condensing units [Year 3 - $16,400, Year 4 - $8,600, Year 8 - $12,000, Year 9 - $12,500], and two AHUs [Year 8 - $8,400, Year 9 - $4,400]. We also recommend including annual capital funds for general mechanical maintenance [Annual - $2,500].**



Unit	Manuf.	(Heat) BTU/H	(Cool) Tons	Age	ERUL	ROM
S.S. 1	Bryant	±58,000		7	±13	
	Bryant		3½	6	±9	$12,500 [9]
S.S. 2	AirEase	±75,000		12	±8	$4,200 [8]
	Lennox		3	12	±3	$8,200 [3]
S.S. 3	Bryant	±97,000		7	±13	
	Bryant		3½	7	±8	$12,000 [8]
S.S. 4	AirEase	±75,000		11	±9	$4,400 [9]
	Carrier		3	11	±4	$8,600 [4]
S.S. 5	AirEase	±75,000		12	±8	$4,200 [8]
	Carrier		3	12	±3	$8,200 [3]
S.S. 6	Reznor	±240,000		7	±13	
	Bryant		9	14	±1	$24,000 [1]
S.S. 7	Reznor	±240,000		7	±13	
	Carrier		9	24	0	$24,000 [1]
RTU 1	Carrier	±93,000	3	7	±13	
RTU 2	Lennox	±384,000	20	16	±4	$87,500 [4]
RTU 3	Lennox	±384,000	20	16	±4	$87,500 [4]

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$51,700	$2,700	$19,200	$186,500	$3,000	$3,200	$3,300	$23,900	$20,500	$3,800

Images:

Image E1

Image E2

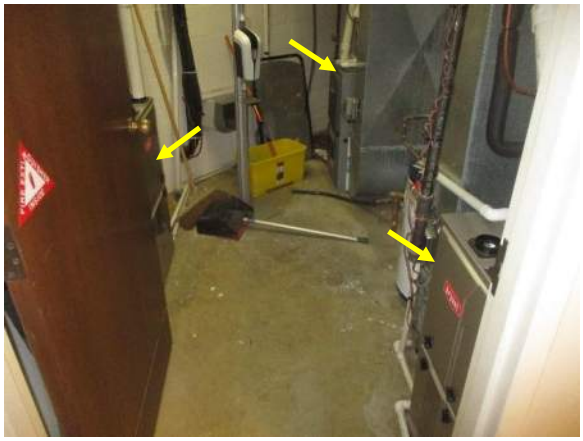


Image E3


Image E4

Image E5

Image E6

Image E7

Image E8


Image E9


Image E10


Image E11


Image E12

Image E13

Image E14

F. ELECTRICAL SYSTEMS

Electrical service for the building is provided underground from a nearby pole-mounted transformer located in the grass that enters along the west side of the building (Image F1).

Main building electrical:

The building is served and metered by a 1,200-amp main electrical service of 120/208-volt, 3-phase 4-wire power located in a mechanical room along the west side of the building (Image F2).

- Primary distribution panels are 400-amp power (Image F3).
- Typical subpanels for general electrical needs are 150- and 225-amp, 120/208-volt, 3-phase, 4-wire service panels (Images F4 and F5).
- Electrical panels were found to be properly labeled and provide power for the general building needs, including electrical circuits for outlets, lighting, heating, and cooling.

Building Lighting:

- The various spaces throughout the building were typically illuminated by fluorescent or LED light fixtures suspended within the acoustic ceiling grid with some recessed can light fixtures in select locations (Images D1, D2 and D5 through D8).

Most aspects of the electrical systems appeared to be serviceable and adequate for the building overall; however, the following condition was noted that will need to be addressed in the near future.

Conditions Noted with Recommendations:

1. A missing breaker switch with no cover was observed at one of the electrical panels (Image F6). **We recommend having the proper cover plate installed at the missing breaker in the near future for safety [Year 1 - $300].**

2. Some of the interior lighting was noted to be LED light fixtures; however, there were still many areas that were noted with fluorescent light fixtures. **While the lighting in place is serviceable, we recommend programming a conversion to LED light fixtures in the future to improve lighting optics and provide energy cost savings [Year 5 - $22,200].**

Electrical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$300				$22,200					

Images:


Image F1


Image F2


Image F3


Image F4

Image F5


Image F6

G. PLUMBING SYSTEMS

The building is served by sanitary sewer and domestic water services from the local utility. We observed various plumbing fixtures throughout the building as follows.

- The primary men's and women's multi-user toilet rooms were located near the southeast corner of the building (Images D11 and D12).
- Additional single-user toilet rooms were in place at various other locations around the building (Images G1 and G2).
- Accessible type drinking fountains were in place near the primary multi-user toilet rooms (Image G3).
- Kitchenette areas with stainless-steel sinks are in place at various locations (Images D10 and G4).
- Floor-mounted mop sinks were located within mechanical rooms (Images G5 and G6).

Hot water for plumbing fixtures throughout the building is provided by a 29-gallon gas-fired water heater that was approximately five years old, a 19-gallon electric water heater that was approximately nine years old, and a 6-gallon electric water heater that was approximately seven years old (Images G7 and G8). Gas-fired and electric water heaters of this type typically have an expected useful life of approximately 15 years or so before major repairs or replacements are required.

The toilet rooms and various plumbing fixtures were in fair to good condition overall and appeared adequate for the building type and size. We did note the following conditions that should be considered and addressed over the next 10 years.

Conditions noted with recommendations:

1. Condensation was noted on the sink drains at the small kitchenette area located at the southwest corner of the building (Image G9). **We are not sure if ice was recently dumped down these drains or what is causing the condensation but recommend checking and monitoring the situation to understand where the condensation is coming from as part of general plumbing maintenance.**

2. Evidence of a potential plumbing leak was noted within one of the mechanical closets; however, we believe this to be from the recent hot water mixing valve repair that was administered here in 2021 (Image G10). **We recommend monitoring this condition as part of general plumbing maintenance.**

3. While the water heaters in place were serviceable, we believe they will need to be programmed for replacement over the next 10 years as follows. **We recommend programming the 19-gallon water heater for replacement [Year 6 - $5,600], programming the 6-gallon water heater for replacement [Year 8 - $4,800], and programming the 29-gallon water heater for replacement [Year 10 - $9,000].**

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
					$5,600		$4,800		$9,000

Images:


Image G1


Image G2


Image G3


Image G4


Image G5


Image G6

Image G7

Image G8

Image G9

Image G10

H. EMERGENCY EGRESS AND LIFE SAFETY

Building egress is provided by egress doors located around the building (Images C4 through C8 and H1 through H4). Most of the building egress locations were properly equipped with illuminated exit signs that consisted of battery backup power. Emergency lighting units with battery backup power were also in place at various locations within the building for emergency egress (Images H5 and H6).

An automatic fire suppression system was added to the building as part of the addition that occurred in 1999, which consisted of a 3-inch diameter primary riser located within the south mechanical closet (Image H7). The fire protection system appeared to be checked annually and was last tested in 2022. The fire protection system consists of emergency pull stations at select egress locations, A/V alarms, and is interfaced with a Simplex 4004 Fire Alarm Control Communications system located within a mechanical room (Images H8 through H10).

The building is also equipped with individual dry canister fire extinguishers throughout the building, which were last checked in July 2022 (Image H11). The building egress and life safety systems appeared to be adequate for the facility for the most part; however, we did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Select emergency egress door locations were not equipped with exit signs (Image H8). **We recommend installing exit signs along all egress locations as required to provide adequate emergency egress and life safety [Year 1 - $1,800].**

2. Various items were stored in front of an emergency egress door near the southwest corner of the building (Image H12). **We recommend storing these items in other locations that do not impede the path of travel to emergency egress locations.**

3. We recommend incorporating a budget for general emergency egress and life safety maintenance to be included in fire suppression inspections each year. **We recommend identifying annual capital funds for emergency egress and life safety maintenance and various inspections [Annual - $1,500].**

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,300	$1,600	$1,700	$1,800	$1,900	$2,100	$2,200	$2,300	$2,400	$2,500

Images:


Image H1


Image H2

Image H3

Image H4

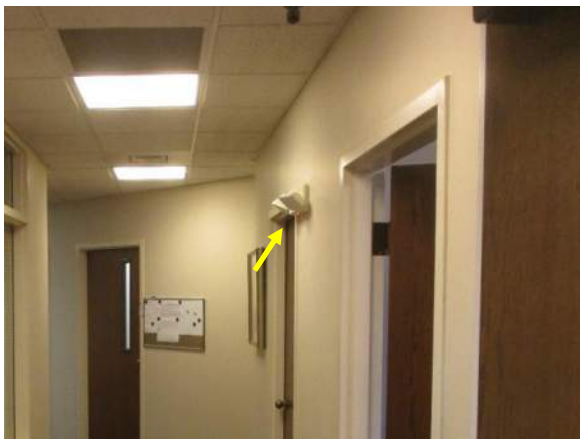


Image H5

Image H6

Image H7


Image H8


Image H9

Image H10


Image H11

Image H12

I. ADA / ACCESSIBILITY

Title III of the Americans with Disabilities Act divides covered buildings and facilities. The scope of our assessment is limited to a general overview of the improvements based on the requirements of Title III of the Americans with Disabilities Act (ADA). According to Title III, persons with disabilities are to be provided accommodations and access equal to, or similar to, that available to the general public, and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden."

We are not stating that elimination of these barriers is "readily achievable" and not an "undue burden" as defined by the ADA; only the owner can determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants. Typically, the tenant is responsible for reviewing and providing readily achievable accommodations in their own lease/work space, while the owner is responsible for the improvements of the common areas.

This facility was originally constructed prior to the inception of ADA and the Indiana Accessibility Codes of 1991; however, significant additions were provided that appeared to meet most ADA and Indiana accessibility codes in force today. Based on our site and building assessment, it is our opinion that most aspects of the building have been provided the proper ADA accessibility, however, additional ADA and accessibility upgrades should be considered during any future renovations of the building to provide a higher level of accessibility as follows:

Conditions noted with recommendations:

1. All of the accessible lavatory sinks were missing pipe protection (Images I1 and I2). **We recommend providing pipe protection in the near future to align with Indiana Accessibility and ADA requirements [Year 1 - $1,800].**

2. Mirrors at some of the accessible lavatory sinks were installed too high (Image I3). **We recommend adjusting the location of the mirror so the bottom of the reflective surface is no higher than 40 inches above finished floor [Year 2 - $600].**

3. The accessible drinking fountain was installed too close to the sidewall and does not provide the proper 30-inch clear knee space centered on the drinking fountain (Image I4). **We recommend moving the accessible drinking fountain as required to meet Indiana Accessibility and ADA requirements as part of any future interior renovations [Year 4 - $1,500].**

We recommend upgrades to provide a higher level of ADA accessibility be included during any future renovations or as they apply to Title III of the 2010 ADA Standards and ICC/ANSI A117.1.

ADA / Accessibility – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,800	$600		$1,500						

Images:

Image I1

Image I2

Image I3

Image I4

SECTION IV. RECTORY BUILDING

A. BUILDING STRUCTURE

The building structure is comprised of the following structural components and systems:

- The roof, upper floor and main floor structures at the residential area are comprised of segmented precast concrete structural slab systems that consist of interlocking, steel-reinforced concrete units (Image A1).
- The roof over the garage area consisted of wood decking over TJI wood joists (Image A2).
- The roof and floor structures are supported by exterior CMU walls and interior structural steel beams (Images A1 through A4).
- Structural steel beams are supported by structural steel pipe columns (Images A3 and A4).
- The basement floor system consists of concrete slab-on-grade construction.
- Load-bearing CMU walls and structural steel columns are assumed to bear on steel-reinforced concrete foundations and footings.

We believe the building to be structurally stable overall; however, we did observe the following condition that should be considered or addressed in the future as follows.

Conditions Noted with Recommendations:

1. Cracks were noted in the exterior CMU walls from inside the basement level at the northwest corner (Images A5 and A6). We did not observe any instability in the brick masonry veneer from the exterior at this location and believe the building to be structurally stable. **We recommend commissioning a structural inspection by a qualified engineer that can evaluate the current condition at the northwest corner in the basement and provide additional information and next steps [Year 1 - $12,000].**

Building Structure – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$12,000									

Images:


Image A1


Image A2


Image A3


Image A4


Image A5


Image A6

B. BUILDING ROOF SYSTEMS

The roof systems in place at the various roof areas are comprised of Firestone 90-mil EPDM roofing membrane over rigid insulation and precast concrete roof deck (Images B1 and B2).

- The upper roof area slopes from elevated portions along the perimeter of the roof to two internal storm drains that transfer storm water through internal pipes below grade and offsite to the municipal stormwater system (Image B1).

- The lower roof areas slope from high points to low points at the west portion where an internal storm drain is located, and to a gutter and downspout system along the north end over the garage at the east portion (Images B2 and B3).

- All of the roof systems were replaced earlier this year in March 2023, making them less than one old. The roof systems were installed by Superior Roofing and were provided with a 30-year manufacturer's warranty.

With proper maintenance, EPDM membrane roof systems of this type can have an expected useful life of approximately 25 to 30 years before major repairs or full replacement is needed. The following conditions were noted that should be addressed and considered over the next 10 years.

<u>Conditions noted with recommendations:</u>

1. Select roof drains were observed to be clogged from leaves and debris with evidence of ponding water (Images B1 and B4). **We cleared leaves and debris from around the drain assembly to permit drainage of the standing water on the upper roof; however, this is when the below-grade drainage pipe issue was noted that is discussed in the previous Section II. Site Observations above.**

2. We observed a couple of locations on the lower roof where water is ponding near the perimeter edge or gutter edge due to insufficient slope to the gutter (Images B5 and B6). **Where this roof system is less than a year old and likely still under a workmanship warranty, we recommend engaging the roofing contractor to make repairs in the immediate future [Warranty].**

3. We observed a couple of marked locations of scuffs and imperfections in the roof membrane (Images B7 and B8). **Where this roof system is less than a year old and likely still under a workmanship warranty, we believe these were marked by the roofing contractor and likely in the process of making the necessary repairs [Warranty].**

Otherwise, we anticipate minimal maintenance will be required for the roofing systems over the next 10 years.

Building Roof Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]

Images:


Image B1


Image B2


Image B3


Image B4


Image B5


Image B6


Image B7


Image B8

C. BUILDING EXTERIOR, DOORS AND WINDOWS

The exterior façades of the building consist primarily of brick masonry veneer with some limestone trim accents and wood and metal trim along the roof edges (Images C1 through C4).

- Insulated metal-clad solid-core doors set in hollow-metal frames were in place around the building (Images C5 and C6).
- Exterior windows around the building consisted of aluminum-clad wood windows with thermal glazing, many of which contained operable sashes (Images C1, C2, C4 and C6).
- There were also three automatic overhead sectional doors at the garage (Image C1).

Most aspects of the exterior façade components were observed in fair to good condition overall for their age; however, we did note the following conditions that will need to be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. We observed a few cracked and open mortar joints in the limestone trim around the window systems (Images C7 and C8). **We recommend removing loose mortar and tuckpointing these joints and sealing any small cracks in the mortar [Year 2 - $2,500].**

2. Deteriorated sealant joints were observed around select portions of the perimeter of the window openings (Images C9 and C10). **We recommend removing and replacing the deteriorated and failed sealant joints in the next couple of years [Year 3 - $4,400].**

3. Spalled brick masonry sections were noted, which were isolated to the upper chimney sections (Images C11 through C14). **We recommend cutting out and replacing spalled brick masonry units in order to minimize the opportunity for further damage [Year 4 - $3,600].** ***It should be understood that patching spalled brick masonry will likely continue to spall into the future and will continue to require ongoing maintenance*.**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
	$2,500	$4,400	$4,200						

Images:


Image C1


Image C2


Image C3


Image C4


Image C5


Image C6


Image C7


Image C8


Image C9


Image C10


Image C11


Image C12

Image C13

Image C14

D. BUILDING INTERIORS

The building is utilized as the residence for the Church Pastor, and we were able to gain access to all of the spaces required. Flooring, wall and ceiling finishes throughout the residential building varied, but appeared adequate for the current building purpose and age and were observed in fair condition overall (Images D1 through D8).

We believe the interior finishes were serviceable for a building of this age and intended use. While we reviewed evidence of ongoing maintenance to interior finishes, including new flooring at many locations, we believe interior finish upgrades should continue to be considered as some of the current finishes near the end of their expected life span. We did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. While we did not observe any evidence of water infiltration in the basement level, we were informed that standing water sometimes exists. **We recommend engaging a forensic professional to investigate this condition further [Year 1 - $4,000].**

2. Cracked and damaged plaster wall and ceiling finishes were noted at a few different locations (Images D9 through D11). **We recommend repairing and painting these wall and ceiling locations in the near future from a cosmetic standpoint [Year 2 - $1,400].**

3. Open joints were observed in some of the older hardwood flooring sections near the stairs (Image D12). **We recommend programming replacement of some of the remaining older hardwood flooring areas with damage in the near future [Year 3 - $3,800].**

4. Based on the existing finish conditions and review of maintenance that has been completed over the past few years, we believe a budget should be programmed into general finish upgrades each year. **We recommend identifying annual capital funds for general interior finish maintenance [Annual - $1,200].**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$5,200	$2,700	$5,200	$1,400	$1,500	$1,500	$1,600	$1,700	$1,800	$1,800

Images:


Image D1


Image D2


Image D3


Image D4


Image D5


Image D6


Image D7


Image D8


Image D9


Image D10


Image D11

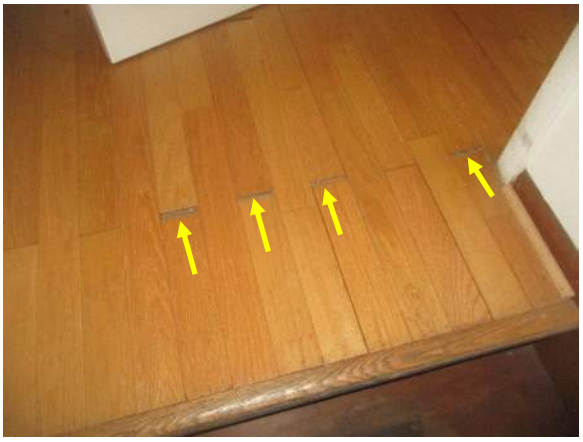


Image D12

E. MECHANICAL SYSTEMS

Heating and cooling for the residence is provided by a split system containing a gas-fired Weil McLain boiler in the basement mechanical room and a Carrier air-cooled condensing unit at the exterior that is electrically driven (Images E1 and E2).

- An old chiller was also in place in the basement mechanical room near the boiler, but we understand this unit is no longer in service (Image E3).
- The boiler provides approximately 203.000 BTU/H on the heating cycle and the condenser provides approximately five tons of cooling.
- The boiler appeared to be approximately 40 years old, and the condenser was approximately 21 years old.
- Heating and cooling is supplied throughout the residence to terminal fan and coil units through a closed loop system, where conditioned air is supplied to the individual rooms (Images E4 through E6).

The typical expected useful life (EUL) of properly installed boilers and terminal fan and coil units of these types is approximately 30 years or so with continued maintenance, and approximately 15 years or so for condensing units of this type. It appears that the boiler has received significant maintenance over the last few years based on information reviewed. Most aspects of the mechanical systems appeared to be serviceable and adequate for the building overall; however, we believe the following will need to be considered and addressed in the near future.

Conditions Noted with Recommendations:

1. While most aspects of these mechanical components appeared to be serviceable, we believe they are both beyond their typical expected useful life. **We recommend programming the exterior condensers for replacement [Year 1 - $12,500], the boiler for replacement [Year 2 - $11,500], and the various terminal fan and coil units throughout the residence for replacement [Year 3 - $20,200].**

Once all of the mechanical components have been replace, we anticipate minimal maintenance will be required over the next 10 years.

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$12,500	$11,500	$20,200							

Images:


Image E1


Image E2


Image E3


Image E4


Image E5


Image E6

F. ELECTRICAL SYSTEMS

Electrical service for the building is provided underground and enters along the west side of the building.

Main building electrical:

The building is served and metered by a 225-amp main electrical service of 120/240-volt, 3-phase 4-wire power located in the basement mechanical room along the west side of the building (Image F1).

- The main electrical service was replaced and upgraded in the last few years.
- The electrical panel was found to be properly labeled and provide power for the general building needs, including electrical circuits for outlets, lighting, heating, and cooling.

Building Lighting:

- The various rooms throughout the residential building were illuminated by residential type fluorescent or recessed can lighting and ceiling-mounted incandescent light fixtures (Images D1 through D4).

Most aspects of the electrical systems appeared to be serviceable and adequate for the building overall, and we believe only normal electrical maintenance will be required over the next 10 years.

Electrical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]

Images:


Image F1


Image F2

G. PLUMBING SYSTEMS

The building is served by sanitary sewer and domestic water services from the local utility. We observed typical residential type plumbing fixtures throughout the building, which included bathrooms with toilets, sinks and showers and a sink in the kitchen.

- Single-user bathrooms included toilets, sinks and showers or tubs (Images D7 and D8).
- The kitchen was equipped with a stainless steel sink (Image D3).
- A sump pit and pump were located within the basement mechanical room (Image G1).

Hot water for plumbing fixtures throughout the building is provided by an 80-gallon electric water heater located in the basement that was approximately nine years old (Image G2). Electric water heaters of this type typically have an expected useful life of approximately 15 years or so before major repairs or replacements are required.

The toilet rooms and various plumbing fixtures were in fair condition overall and appeared adequate for the building type and size. We did note the following condition that should be considered and addressed over the next 10 years.

Conditions noted with recommendations:

1. We are not sure if the sump pump in the basement was in working order and believe it should be programmed for replacement in the near future. **We believe the sump pump should be programmed for replacement in the next few years [Year 2 - $1,200]. Sump pumps of this type also typically have a useful life of approximately five years or less; therefore, we recommend programming this sump pump for a future replacement as well [Year 7 - $1,500].**

2. Corrosion was observed on the top and bottom of the water heater (Images G3 and G4). **We recommend monitoring this condition and programming this water heater for replacement in the next few years [Year 3 - $6,800].**

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
	$1,200	$6,800				$1,500			

Images:


Image G1


Image G2


Image G3


Image G4

H. EMERGENCY EGRESS AND LIFE SAFETY

Egress from the upper floor level and basement level is provided by a single, centrally located stairway (Image H1). Building egress is provided by egress doors and operable windows located around the building (Images C5, C6, H2 and H3). Additional emergency egress was provided from the upper floor level to access the roof at the south end of the building (Image H4).

The building is equipped with an individual dry canister fire extinguishers near the kitchen, which was last checked in July 2022 (Image H5). The building egress and life safety systems appeared to be adequate for a residential building of this type; however, we did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Smoke detectors seemed to be missing from many locations required per current residential building code. **We recommend engaging a fire safety inspection and installing additional smoke alarms to provide improved emergency egress and life safety [Year 1 - $3,800].**

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,800									

Images:


Image H1


Image H2


Image H3


Image H4


Image H5

I. ADA / ACCESSIBILITY

This facility was originally constructed as a residence prior to 1991 and is not required to meet most aspects of ADA and the Indiana Accessibility Codes of 1991. We recommend upgrades to provide a higher level of ADA accessibility if any person with disabilities is to reside here and need to be provided accommodations and access equal to, or similar to, that available to the general public, and that architectural and communication barriers be removed if they are "readily achievable" and are not an "undue burden."

ADA / Accessibility – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]

SECTION V. SHALOM HOUSE BUILDING

A. BUILDING STRUCTURE

The building structure is comprised of the following structural components and systems:

- The roof, upper floor and main floor structures are comprised of segmented precast concrete structural slab systems that consist of interlocking, steel-reinforced concrete units (Image A1).
- The roof and floor structures are supported by exterior and interior CMU walls and interior wood-framed bearing walls.
- A supplemental structural steel beam and supporting structural steel pipe columns was noted inside the mechanical room at the basement level (Image A2).
- The basement floor system consists of concrete slab-on-grade construction.
- Load-bearing CMU walls and structural steel columns are assumed to bear on steel-reinforced concrete foundations and footings.

We did not observe any evidence of major structural issues or concerns during our assessment and believe the building to be structurally stable and in fair condition overall, and believe general monitoring of the structure will be required over the next 10 years.

Building Structure – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]

Images:

Image A1

Image A2

B. BUILDING ROOF SYSTEMS

The single roof system in place for the building is believed to be a 60-mil EPDM roofing membrane over rigid insulation and precast concrete roof deck (Image B1). *We were unable to gain access to this roof due to height of building.*

- The roof area slopes from elevated portions along the perimeter of the roof to two internal storm drains that transfer storm water through internal pipes below grade and offsite to the municipal stormwater system (Image B2).

- We understand this roof system was replaced around 2017, making it approximately six years old. We were unable to locate what, if any, warranty was provided with the system from the documentation we reviewed. These types of 60-mil EPDM roof systems will typically come with a 15- or 20-year warranty.

With proper maintenance, EPDM membrane roof systems of this type can have an expected useful life of approximately 20 years or so before major repairs or full replacement is needed. We did not observe any evidence of water infiltration from the interior; however, would recommend the following over the next 10 years.

Conditions noted with recommendations:

1. The current roof system appeared serviceable with no evidence of significant issues. **We recommend incorporating an annual roof inspection program as part of preventative maintenance [Annual - $1,200].**

Building Roof Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,200	$1,300	$1,400	$1,400	$1,500	$1,500	$1,600	$1,700	$1,800	$1,800

Images:

Image B1

Image B2

C. BUILDING EXTERIOR, DOORS AND WINDOWS

The exterior façades of the building consist primarily of brick masonry veneer with architectural limestone panel inserts and trim accents and wood and metal trim along the roof edges (Images C1 through C4).

- Solid-core wood or insulated metal-clad doors set in hollow-metal frames were in place around the building (Images C5 and C6).

- Exterior windows around the building consisted of aluminum-clad wood windows with thermal glazing, many of which contained operable sashes (Images C1 through C4).

Most aspects of the exterior façade components were observed in fair to good condition overall for their age; however, we did note the following conditions that will need to be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Open mortar joints were observed at the limestone panels of the privacy wall near the main entrance (Images C7 and C8). **We recommend removing loose mortar and tuckpointing or sealing the limestone joints to prevent water infiltration and further degradation [Year 1 - $1,200].**

2. We observed cracked mortar patchwork and an open mortar joint along the north side of building where an apparent exterior roof cover used to be located (Images C9 and C10). **We recommend cutting out the mortar patchwork, installing brick masonry units, and tuckpointing the open mortar joint [Year 2 - $2,400].**

3. Significant wood rot was observed at the trim at the end of the canopy over the entrance at the southwest corner of the building (Images C11 and C12). **We recommend removing and replacing these damaged trim sections and repainting them to prevent water infiltration and further degradation [Year 2 - $1,200].**

4. Deteriorated sealant joints were observed around the perimeter of many of the window openings (Images C13 through C16). **We recommend removing and replacing the deteriorated and failed sealant joints in the next couple of years [Year 3 - $6,600].**

5. Spalled and damaged brick masonry sections were noted near the northeast corner of the building and next to the main entrance (Images C17 and C18). **We recommend patching and sealing the spalled brick masonry units similar to the adjacent conditions in order to minimize the opportunity for further damage [Year 4 - $1,400].**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,200	$3,600	$6,600	$1,400						

Images:

Image C1

Image C2

Image C3

Image C4

Image C5

Image C6


Image C7


Image C8


Image C9


Image C10


Image C11


Image C12


Image C13


Image C14


Image C15


Image C16

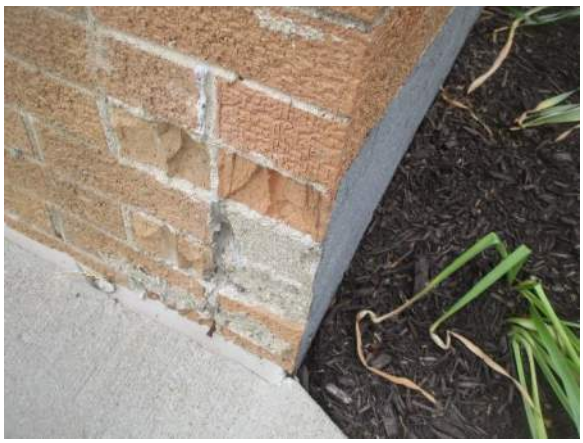


Image C17


Image C18

D. BUILDING INTERIORS

The building was occupied by a couple of staff members during our assessment, and we were able to gain access to all of the spaces required. Flooring, wall and ceiling finishes throughout the building varied, but appeared adequate for the current building purpose and were in fair condition overall (Images D1 through D12).

We believe the interior finishes were serviceable for a building of this age and intended use; however, some of the finishes were observed to be damaged or worn. While we reviewed evidence of ongoing maintenance to interior finishes in the way of wall paint, flooring, and bathroom upgrades, we believe interior finish upgrades should continue to be considered as some of the current finishes near the end of their expected life span. We did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Damaged wall surfaces from the removal of wall-mounted components were noted in one of the toilet rooms at the upper floor level (Image D7). **We recommend repairing the damaged surface and reinstalling the soap dispenser in the near future from a cosmetic standpoint [Year 1 - $600].**

2. Moisture-stained acoustic ceiling tiles were observed near the west end of the hall and inside a toilet room at the upper floor level from an apparent previous roof leak (Images D8 through D10). **We recommend replacing the acoustic ceiling tiles at this location in the near future from a cosmetic standpoint [Year 1 - $600].**

3. The floor tiles in place at many locations at the basement floor level appeared to be ACM (asbestos containing materials) tiles (Images D11 and D12). **The tiles were observed to be intact and in decent shape overall, and not an inherent health danger; however, we recommend testing them to verify they are ACM tiles, and if so, encapsulating them in the next couple of years to prevent them from further damage and potential health concerns [Year 2 - $2,800].**

4. Based on the existing finish conditions and review of maintenance items that have been completed over the past few years, we believe a budget should be programmed into general finish upgrades each year. **We recommend identifying annual capital funds for general interior finish maintenance [Annual - $1,600].**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$2,800	$4,500	$1,800	$1,900	$2,000	$2,000	$2,100	$2,200	$2,300	$2,400

Images:


Image D1


Image D2


Image D3


Image D4


Image D5


Image D6


Image D7


Image D8


Image D9


Image D10


Image D11


Image D12

E. MECHANICAL SYSTEMS

Heating and cooling for the spaces throughout the building is provided by two split systems containing Bryant gas-fired heating AHUs located in a mechanical room in the basement and two Bryant air-cooled condensing units at the exterior that are electrically driven (Images E1 through E3).

- Each AHU provides approximately 60.000 BTU/H on the heating cycle and each condenser provides approximately five tons of cooling.
- The AHUs and condensers all appeared to be approximately six years old.
- Heating and cooling is supplied throughout the building through exposed or concealed ductwork located above the ceiling to diffusers (Images E4 and E5).

The typical expected useful life (EUL) of properly installed AHUs of these types is approximately 20 years or so with continued maintenance, and approximately 15 years or so for condensing units of this type. Most aspects of the mechanical systems appeared to be serviceable and adequate for the building overall; however, we believe the following will need to be considered and addressed over the next 10 years.

Conditions Noted with Recommendations:

1. One of the exhaust fans at the upper floor level toilet rooms was not secure to the ceiling, and both toilet room exhaust fans were extremely loud with a grinding noise coming from them (Image E6). **We recommend replacing these ceiling exhaust fans in the near future [Year 1 - $1,400].**

2. While most aspects of these mechanical components appeared to be serviceable, we believe some of the components will require significant maintenance or replacements over the next 10 years as follows. **We recommend programming the exterior condensers for replacement towards the end of the 10-year capital needs program [Year 9 - $28,500]. We also recommend including annual capital funds for general mechanical maintenance [Annual - $1,000].**

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$2,400	$1,100	$1,100	$1,200	$1,200	$1,300	$1,300	$1,400	$30,000	$1,500

Images:


Image E1


Image E2


Image E3


Image E4


Image E5


Image E6

F. ELECTRICAL SYSTEMS

Electrical service for the building is provided overhead from a nearby pole-mounted transformer located along the west side of the property (Image F1).

Main building electrical:

The building is served and metered by a 200-amp main electrical service of 120/240-volt, 3-phase 4-wire power located in the basement mechanical room at the southwest corner of the building (Image F2).

- The electrical panel was found to be properly labeled and provide power for the general building needs, including electrical circuits for outlets, lighting, heating, and cooling.

Building Lighting:

- The various rooms throughout the building were typically illuminated by ceiling-mounted fluorescent or incandescent light fixtures, with a few areas that have been upgraded to LED light fixtures (Images D2 through D5).

Most aspects of the electrical systems appeared to be serviceable and adequate for the building overall; however, we believe the following condition should be considered and addressed in the near future.

Conditions Noted with Recommendations:

1. A laundry washer and dryer were positioned in the mechanical room in a manner that makes accessing the electrical panel difficult. **We recommend relocating the washer and dryer to provide proper access to the electrical panel [Year 1 - $2,200].**

2. Minimal interior lighting was noted to be LED light fixtures and most areas were noted with fluorescent or incandescent light fixtures. **While the lighting in place is serviceable, we recommend programming a conversion to LED light fixtures in the future to improve lighting optics and provide energy cost savings [Year 5 - $7,600].**

Electrical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$2,200				$7,600					

Images:

Image F1

Image F2

G. PLUMBING SYSTEMS

The building is served by sanitary sewer and domestic water services from the local utility. We observed various plumbing fixtures throughout the building as follows.

- A single-user unisex and multi-user men's and women's toilet rooms were located within the building (Images D6, G1 and G2).
- A kitchen area at the southwest corner was equipped with a stainless-steel sink (Image G3).
- A sump pit and pump were located within the basement mechanical room (Image G4).

Hot water for plumbing fixtures throughout the building is provided by a 40-gallon gas-fired water heater located in the basement that was approximately 12 years old (Image G5). Gas-fired water heaters of this type typically have an expected useful life of approximately 15 years or so before major repairs or replacements are required.

The toilet rooms and various plumbing fixtures were in fair condition overall and appeared adequate for the building type and size. We did note the following condition that should be considered and addressed over the next 10 years.

Conditions noted with recommendations:

1. We were informed after our assessment that the exterior hose bibbs do not work properly and leak into the basement when turned on. **We recommend engaging a plumber to replace these leaking hose bibbs in the near future [Year 1 - $3,000].**
2. The sump pump in the basement appeared to be in working order; however, these typically only have a useful of approximately five years or so and believe it should be programmed for replacement a couple of times over the next 10 years. **We believe the sump pump should be programmed for replacement in the next few years [Year 2 - $1,200, Year 7 - $1,500].**
3. At 12 years old, the water heater is likely nearing the end of its useful life and should be programmed for replacement in the near future. **We recommend programming this water heater for replacement in the next few years [Year 3 - $5,500].**

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,000	$1,200	$5,500				$1,500			

Images:


Image G1


Image G2


Image G3


Image G4


Image G5

H. EMERGENCY EGRESS AND LIFE SAFETY

Egress from the upper floor level and basement level is provided by an internal centrally located stairway (Image H1). Additional emergency egress from the upper floor level was provided by way of an exterior egress stair at the west end of the building (Image H2). Building egress is also provided by egress doors and operable windows located around the building (Images C1 through C6).

Building egress locations were properly equipped with illuminated exit signs and emergency lighting units with battery backup power (Images H3 and H4). Emergency pull stations and A/V alarms were in place near emergency egress locations (Images H3, H5 and H6). Smoke detectors were also located within the building (Images H7 and H8).

The building egress and life safety systems appeared to be adequate for the facility for the most part; however, we did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. The illuminated exit sign at the top of the stairs did not appear to indicate the proper location to an emergency egress location (Image H9). **We recommend adjusting or changing the location or orientation of this exit sign to provide adequate emergency egress and life safety [Year 1 - $1,200].**

2. The illuminated exit sign (Image H3) located at the west end of the upper floor level hall is mostly concealed by the suspended acoustic ceiling (Image H10). **We recommend placing an emergency egress sticker on the face of the door in the immediate future, and then adjust the location of the suspended acoustic ceiling in a manner that the illuminated exit sign with emergency lighting can be viewed from within the hallway to provide adequate emergency egress and life safety [Year 1 - $2,400].**

3. The emergency egress door in the kitchen area was not equipped with an exit sign (Image H11). **We recommend installing an exit sign at this location to provide adequate emergency egress and life safety [Year 2 - $2,800].**

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,600	$2,800								

Images:


Image H1


Image H2

Image H3

Image H4

Image H5


Image H6


Image H7


Image H8

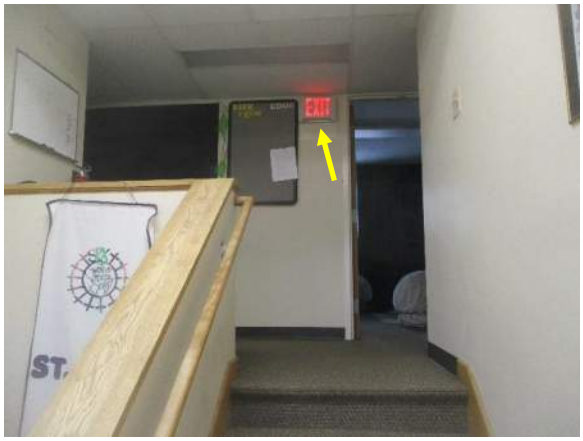


Image H9

Image H10


Image H11

I. ADA / ACCESSIBILITY

This facility was originally constructed prior to the inception of ADA and the Indiana Accessibility Codes of 1991 and is not required to meet most aspects of ADA and the Indiana Accessibility Codes of 1991. Minimal aspects have been upgraded to meet current ADA accessibility, and we recommend upgrades to provide a higher level of ADA accessibility if any person with disabilities is to work in this building and need to be provided accommodations and access equal to, or similar to, that available to the general public, and that architectural and communication barriers be removed if they are "readily achievable" and are not an "undue burden."

ADA / Accessibility – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]

SECTION VI. CATHOLIC SCHOOL BUILDING

A. BUILDING STRUCTURE

The building structure is comprised of the following structural components and systems:

- Metal roof decking is supported by steel bar joists at some of the more recent building addition areas (Image A1).
- The roof systems at many of the original building areas are comprised of segmented precast concrete structural slab systems that consist of interlocking, steel-reinforced concrete units.
- The roof structures are supported by exterior and interior CMU walls.
- The main floor system consists of concrete slab-on-grade construction.
- Load-bearing CMU walls are assumed to bear on steel-reinforced concrete foundations and footings.

We did not observe any evidence of major structural issues or concerns during our assessment and believe the building to be structurally stable; however, we did observe the following condition that should be considered or addressed in the future as follows.

Conditions Noted with Recommendations:

1. Sections of the segmented precast concrete structural roof slabs along the south side of the building were observed with spalled sections at the exterior (Image A2). **While the structural integrity appears to be stable, we recommend patching the spalled sections to prevent further deterioration [Year 1 - $3,600].**

Building Structure – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,600									

Images:

Image A1

Image A2

B. BUILDING ROOF SYSTEMS

The roof systems in place at the various roof areas are primarily comprised of Firestone 90-mil EPDM roofing membrane over rigid insulation and metal roof decking or precast concrete roof deck, with select portions that are 60-mil EPDM (Images B1 through B6).

- The upper roof area over the gymnasium slopes to gutter and downspout systems located along the north and south sides, where storm water is transferred down to the main roof areas below (Images B7 and B8).

- The remaining roof areas typically slope from high points to low points where internal storm drains are located, some of which were equipped with overflow drains, that transfer storm water through internal pipes below grade and offsite to the municipal stormwater system (Images B9 and B10). Select roof areas slope to gutter and downspout systems (Images B11 and B12).

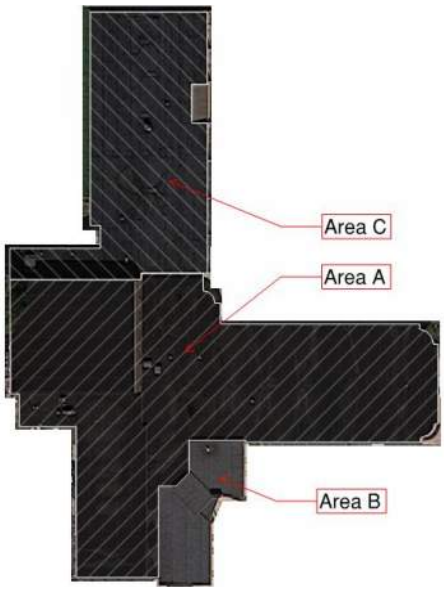
- A small roof area was noted at the north end that consisted of sloped asphalt shingle roofing (Image B13).

- Most of the roof systems were replaced earlier this year in March 2023, making them less than one year old (Area A). These newer roof systems were installed by Superior Roofing and were provided with a 30-year manufacturer's warranty.

- Select roof areas over the main entrance and areas near the southeast corner of the building were original to that particular addition in 2009 and consisted of 90-mil EPDM roof systems, making them approximately 14 years old (Area B).

- The north wing of the building appeared to consist of 60-mil EPDM roofing systems that were also installed around 2009, making them approximately 14 years old (Area C).

We have provided a roof plan that identifies the various roof areas below to clarify the conditions noted.



With proper maintenance, 90-mil EPDM membrane roof systems of this type can have an expected useful life of approximately 25 to 30 years and 60-mil EPDM membrane roof systems of this type can have an

expected useful life of approximately 20 years or so before major repairs or full replacement is needed. The following conditions were noted that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. We observed several locations at Area A where evidence of ponding water exists due to insufficient slope to the drains (Images B14 through B18). **Minimal ponding water is generally not a concern on 90-mil EPDM roofing systems like this one; however, we recommend monitoring these conditions and engaging the roofing contractor to make repairs as necessary if they continue to worsen [Warranty].**

2. Some of the roof drains were observed with missing strainer caps (Images B9 and B19). **We recommend replacing missing roof drain strainer caps in the near future [Year 1 - $1,200].**

3. Select roof drains were observed to be clogged from leaves and debris with significant standing water (Image B20). **We recommend clearing the leaves and debris from these roof drains as part of general maintenance so stormwater can drain properly.**

4. We observed the following conditions associated with the roof systems at Area C:.

   - Select locations were observed with evidence of ponding water due to insufficient slope to the drains (Images B6, B21 and B22).
   - Blisters were noted along many of the seams (Images B21 and B23 through B26).
   - Open pipes and cables were noted where old equipment has been removed (Image B27).

   The EPDM roof systems at Area C were observed in fair to poor condition for an estimated age of 14 years. Based on the conditions noted above, we recommend programming this roof for replacement in the next few years prior to its expected useful life of 20 years [Year 4 - $198,000].

5. The small sloped roof with asphalt shingles located near the northeast corner of the building was observed with microbial growth and damaged shingles with granular loss (Images B28 through B30). The asphalt shingles appeared to be much older than their typical expected life of approximately 20 years, and were observed in fair to poor condition overall. **We recommend programming this small roof area for replacement in the next few years [Year 3 - $7,300].**

Otherwise, we anticipate only normal maintenance will be required for the roofing systems over the next 10 years.

Building Roof Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$1,200		$7,300	$198,000						

Images:


Image B1


Image B2


Image B3


Image B4


Image B5


Image B6


Image B7


Image B8


Image B9


Image B10


Image B11


Image B12


Image B13


Image B14


Image B15


Image B16


Image B17


Image B18


Image B19


Image B20


Image B21


Image B22


Image B23


Image B24


Image B25


Image B26


Image B27


Image B28


Image B29


Image B30

C. BUILDING EXTERIOR, DOORS AND WINDOWS

The exterior façades of the building consist primarily of brick masonry veneer with metal trim along the roof edges (Images C1 through C4).

- An anodized aluminum-framed storefront door and window system was in place at the primary entrance on the southeast side of the building (Image C5).
- Exterior doors at secondary egress locations around the building consisted of anodized aluminum-framed storefront door and window systems or painted insulated hollow-metal doors, some with glazed vision panels, set in hollow-metal frames (Images C6 through C8).
- Exterior windows around the building consisted of aluminum-clad wood windows with thermal glazing, many of which contained operable sashes (Images C9 and C10).
- Glass block window openings were in place at the upper walls of the gymnasium above the roof area (Image C11).

Most aspects of the exterior façade components were observed in fair to good condition overall; however, we did note the following conditions that will need to be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Dark stains were observed on the face of the brick masonry veneer at various locations originating from the metal and roof flashing systems above (Images C12 through C14). **We recommend cleaning the brick masonry veneer from a cosmetic standpoint and sealing voids to prevent water from down these locations [Year 1 - $2,400].**

2. An open mortar joint was observed at the brick sill below a window near the northwest corner of the building (Images C15 and C16). **We recommend tuckpointing any brick masonry veneer sections with open mortar joints [Year 2 - $1,000].**

3. Open voids were observed at an abandoned hose bibb at the north end of the building (Image C17). **We recommend installing a cover plate in a manner to seal these voids and prevent water intrusion at this location [Year 2 - $600].**

4. A section of through-wall flashing membrane has come loose along the west side of the building (Image C18). **We recommend trimming this section of membrane flashing back flush to the steel lintel to prevent further damage [Year 2 - $200].**

5. Corrosion was noted along the bottom of both sets of hollow-metal double doors accessing the mechanical space at the northwest corner of the gymnasium (Images C19 and C20). **We recommend providing a rust inhibiting application and paint coating to the exterior surface of the doors and frames as needed [Year 2 - $1,000].**

6. A broken glazing pane was noted on one of the windows along the east elevation at the north wing (Image C21). **We recommend replacing this glazing pane in the near future for safety [Year 1 - $1,800].**

7. One of the window sashes at the northeast corner of the building was observed with damaged trim sections (Image C22). **We recommend repairing this damaged sash to prevent water infiltration at this window system [Year 1 - $800].**

8. Deteriorated sealant joints were observed around the perimeter of many of the window systems, typically at the north side of the east wing and around the north wing of the building (Images C23 through C28). We also reviewed that many of the window systems at the office areas and kindergarten rooms have been replaced over the last few years. **We recommend programming approximately 30 windows located along the north side of the east wing and around the north wing for replacement with new perimeter sealant joints over a 3-year period [Year 3 - $16,000, Year 4 - $16,700, Year 5 - $17,500].**

Building Exterior, Doors and Windows – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$5,000	$2,800	$16,000	$16,700	$17,500					

Images:


Image C1


Image C2


Image C3


Image C4


Image C5


Image C6


Image C7


Image C8


Image C9


Image C10


Image C11

Image C12


Image C13


Image C14


Image C15


Image C16


Image C17


Image C18


Image C19


Image C20


Image C21


Image C22


Image C23


Image C24


Image C25


Image C26


Image C27


Image C28

D. BUILDING INTERIORS

The building was mostly unoccupied by staff members during our assessment, and we were able to gain access to all of the spaces required. Flooring, wall and ceiling finishes throughout the building varied, but appeared adequate for the current building purpose and were in fair condition overall (Images D1 through D18).

We believe the interior finishes were serviceable for a building of this age and intended use; however, some of the finishes were observed to be damaged or worn. While we reviewed evidence of ongoing maintenance to interior finishes in the way of wall paint, flooring, and bathroom upgrades, we believe interior finish upgrades should continue to be considered as some of the current finishes near the end of their expected life span. We did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Moisture-stained gypsum board ceiling and acoustic ceiling tiles were observed at a couple of locations from previous roof leaks (Images D19 and D20). **We recommend repainting the gypsum board ceiling and replacing acoustic ceiling tiles now that the roof system has been replaced from a cosmetic standpoint [Year 1 - $2,200].**

2. The Elementary wing hallway and classroom flooring was observed to be dated and worn in various locations. **We recommend programming the flooring in this wing for replacement in the next couple of years [Year 2 - $135,000].**

3. Based on the existing finish conditions and review of maintenance and painting items that have been completed over the past few years, we believe a budget should be programmed into general finish upgrades each year. **We recommend identifying annual capital funds for general interior finish maintenance [Annual - $4,000].**

Building Interiors – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$6,200	$139,200	$4,400	$4,600	$4,800	$5,000	$5,300	$5,500	$5,700	$6,000

Images:

Image D1

Image D2

Image D3

Image D4

Image D5

Image D6


Image D7


Image D8


Image D9


Image D10


Image D11


Image D12


Image D13


Image D14


Image D15


Image D16


Image D17


Image D18

Image D19


Image D20

E. MECHANICAL SYSTEMS

Heating and cooling for the various spaces throughout the building is primarily provided by a combination of two packaged RTUs and a two-pipe loop heating and cooling system with boilers, chiller and cabinet ventilator AHUs as follows.

- A large RTU serving the gymnasium is located on the northwest roof area that is gas-fired on the heating cycle and contains air-cooled condensing units that are electrically driven (Image E1). This unit provides ±251,000 BTU/H of heating and 20 tons of cooling and was approximately seven years old.

- A large RTU serving the kitchen and cafeteria areas is located on the ground near the west side of the building that is gas-fired on the heating cycle and contains air-cooled condensing units that are electrically driven (Image E2). This unit provides ±178,000 BTU/H of heating and 15 tons of cooling and was approximately three years old.

- The remaining portions of the building are primarily conditioned by a two-pipe loop system consisting of the following.

    - Two Lochinvar gas-fired boilers with associated pumps are in place in the primary mechanical room on the west side of the building that provide ±1,203,000 BTU/H of heating each (Images E3 and E4). These Lochinvar boilers are approximately three years old.

    - A Quantech large capacity chiller is located on the ground just outside the primary mechanical room on the west side of the building that provides 90 tons of cooling (Images E5 and E6). This chiller is approximately three years old.

    - There were approximately 26 cabinet ventilator AHUs located throughout the building, each providing between ±54,000 BTU/H and ±90,000 BTU/H of heating and 2½ to 4 tons of cooling (Images E7 through E10). We documented 22 of these units were recently replaced, making them approximately three years old, and the remaining four were approximately 14 years old.

- Additional mini-split systems were located on the roof for supplemental cooling to kitchen and server rooms (Images E11 and E12).

- Supply and return air ductwork are located above the ceiling assemblies that provide conditioned air to each of the spaces.

- Ventilation fans were observed on the roof for ventilation of toilet rooms and kitchen cooking equipment within the building (Images E1, E13 and E14).

The typical expected useful life (EUL) of properly installed RTUs of this type is approximately 20 years or so with continued maintenance. These types of boilers will typically have an EUL of approximately 15 years, AHUs of this type is approximately 20 years, and chillers are approximately 25 years or so with continued maintenance. Most aspects of the mechanical systems were replaced in the last three years and appeared to be serviceable and adequate for the building overall; however, we believe the following will need to be considered and addressed over the next 10 years.

Conditions Noted with Recommendations:

1. One of the chiller pumps for the loop system appeared to be recently replaced; however, insulation was missing from the pipe and valves creating excessive condensation (Images E15 and E16). **We recommend installing the appropriate insulation around this pipe to prevent unnecessary condensation and corrosion of the pipes [Year 1 - $500]. We also recommend installing the appropriate insulation around condensate pipes above actively stained ceiling areas to prevent unnecessary condensation and stained finishes [Year 1 - $2,000].**

2. We observed four AHUs that were older units that will need to be programmed for replacement over the next 10 years. **We recommend programming the four 14-year-old ChangeAir AHUs for replacement in the next several years [Year 6 - $40,000]. We also recommend including annual capital funds for general mechanical maintenance [Annual - $3,500].**

Mechanical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$6,000	$3,700	$3,900	$4,000	$4,200	$44,400	$4,600	$4,800	$5,000	$5,200

Images:


Image E1

Image E2


Image E3


Image E4


Image E5


Image E6


Image E7


Image E8


Image E9


Image E10


Image E11


Image E12


Image E13


Image E14


Image E15


Image E16

F. ELECTRICAL SYSTEMS

Electrical service for the building is provided underground from a nearby ground-mounted transformer located along the west side of the building that enters into the primary mechanical room (Image F1).

Main building electrical:

The building is served and metered by a 1,600-amp main electrical service of 120/208-volt, 3-phase 4-wire power located within the primary mechanical room along the west side of the building (Image F2).

- Primary distribution panels are 800-amp power.
- Typical subpanels for general electrical needs are 100- and 250-amp, 120/208-volt, 3-phase, 4-wire service panels (Images F3 through F6).
- Electrical panels were found to be properly labeled and provide power for the general building needs, including electrical circuits for outlets, lighting, heating, and cooling.

Building Lighting:

- The various spaces throughout the building were typically illuminated by LED light fixtures suspended within the acoustic ceiling grid or suspended from the roof structure in the gymnasium (Images D1 through D12).

Most aspects of the electrical systems appeared to be serviceable and adequate for the building overall, and we believe only normal electrical maintenance will be required over the next 10 years.

Electrical Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]

Images:


Image F1


Image F2


Image F3


Image F4


Image F5


Image F6

G. PLUMBING SYSTEMS

The building is served by sanitary sewer and domestic water services from the local utility. We observed various plumbing fixtures throughout the building as follows.

- Multiple men's (boys) and women's (girls) multi-user toilet rooms were located throughout the building (Images D13 through D18 and G1 through G4).
- Additional single-user toilet rooms were in place at various other locations around the building (Images G5 and G6).
- Accessible type drinking fountains were in place near many of the multi-user toilet rooms (Images G7 and G8).
- The cafeteria kitchen is equipped with large multi-bay stainless-steel sinks and additional hand-washing sinks (Image G9).
- A kitchenette area with stainless-steel sink was located within the break room (Image G10).
- Floor-mounted mop sinks were provided within utility closets (Image G11).

Hot water for plumbing fixtures throughout the building is provided by a 75-gallon gas-fired water heater located within the primary mechanical room that was approximately six years old (Image G12). Gas-fired water heaters of this type typically have an expected useful life of approximately 15 years or so before major repairs or replacements are required.

The toilet rooms and various plumbing fixtures were in fair to poor condition overall but appeared adequate for the building type and size. We did note the following conditions that should be considered and addressed over the next 10 years.

<u>Conditions noted with recommendations:</u>

1. The gymnasium and children's hallway toilet rooms with associated janitor closets and mop sink rooms were observed in poor condition overall with worn and dated finishes (Images G1 through G4 and G13 through G18).
   - **We recommend updating the Elementary hall toilet rooms and first set of Intermediate hall toilet rooms in the immediate future [Year 1 - $141,000].**
   - **We recommend updating the Gymnasium toilet rooms and far north set of Intermediate toilet rooms in the near future [Year 3 - $155,000].**
2. While the water heater in place was serviceable and in good condition for its age, we believe it may need to be programmed for replacement over the next 10 years. **We recommend programming the water heater for replacement [Year 8 - $22,000].**

Plumbing Systems – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$141,000		$155,000					$22,000		

Images:


Image G1


Image G2


Image G3


Image G4


Image G5


Image G6

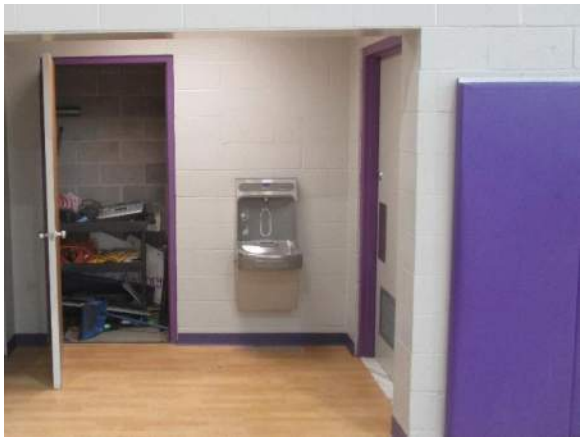


Image G7

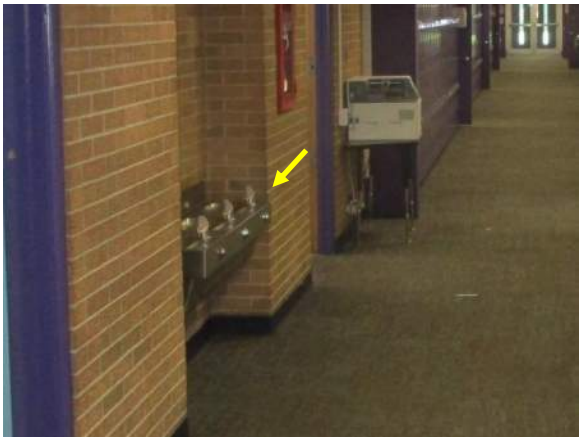


Image G8


Image G9

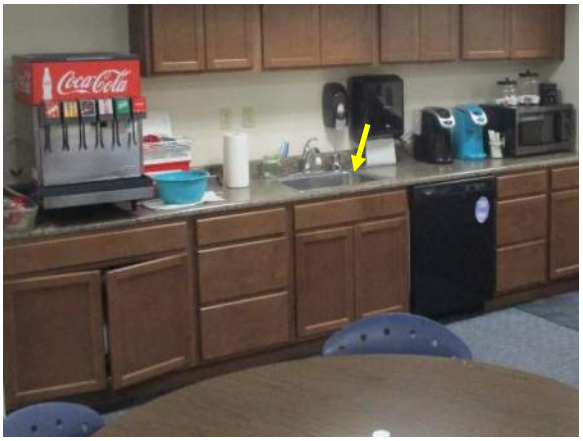


Image G10

Image G11


Image G12


Image G13


Image G14


Image G15


Image G16


Image G17


Image G18

H. EMERGENCY EGRESS AND LIFE SAFETY

Building egress is provided by egress doors located around the building (Images C5 through C8 and H1 through H6). Most of the building egress locations were properly equipped with illuminated exit signs that consisted of battery backup power. Emergency lighting units with battery backup power were also in place at various locations within the building for emergency egress (Images H5 and H6).

An automatic fire suppression system was added to the building as part of the addition that occurred in 1989, which consisted of a 4-inch diameter primary riser located along the north wall of the east wing (Image H7). The fire protection system appeared to be checked annually by Jacob-Dietz and was last tested in 2022. The fire protection system consists of emergency pull stations at select egress locations, A/V alarms, and is interfaced with a Fire-Lite MS-905OUD Fire Alarm Control Communications system located within an internal mechanical room (Images H5, H6 and H8 through H10).

The building is also equipped with individual dry canister fire extinguishers throughout the building, which were last checked in July 2022 (Images H11 and H12). The building egress and life safety systems appeared to be adequate for the facility for the most part; however, we did note the following conditions that should be addressed and considered over the next 10 years.

Conditions noted with recommendations:

1. Select illuminated exit signs and emergency lighting units, primarily within the gymnasium, were not in working order, likely due to impacts from sports equipment (Images H13 through H16). **We recommend replacing broken exit sign and emergency lighting units, and installing protective wire cages over them to provide adequate emergency egress and life safety [Year 1 - $4,800].**

2. We recommend incorporating a budget for general emergency egress and life safety maintenance to be included in fire suppression inspections each year. **We recommend identifying annual capital funds for emergency egress and life safety maintenance and various inspections [Annual - $2,000].**

Emergency Egress and Life Safety – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$6,800	$2,100	$2,200	$2,300	$2,400	$2,500	$2,600	$2,800	$2,900	$3,000

Images:

Image H1

Image H2

Image H3

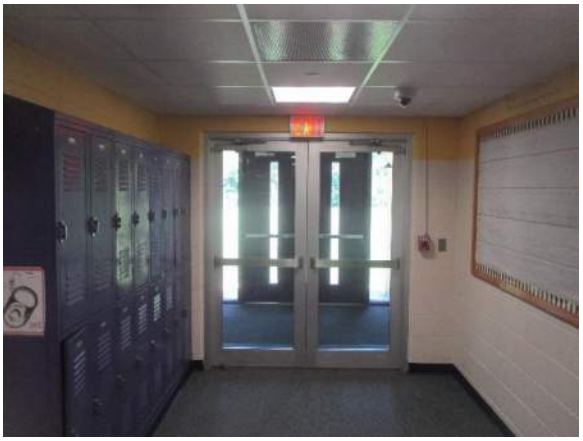


Image H4

Image H5

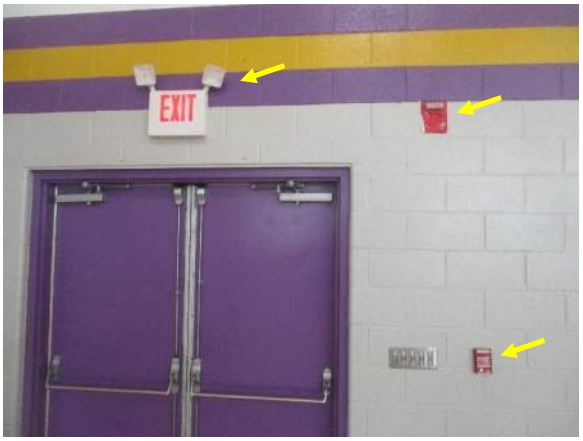


Image H6

Image H7

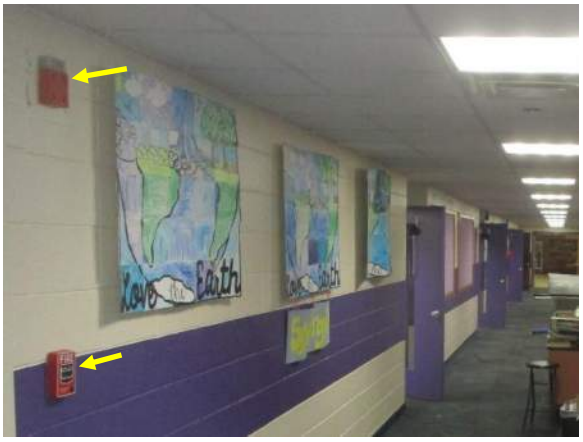


Image H8

Image H9

Image H10

Image H11

Image H12

Image H13

Image H14

Image H15

Image H16

I. ADA / ACCESSIBILITY

This facility was originally constructed prior to the inception of ADA and the Indiana Accessibility Codes of 1991; however, significant additions were provided that appeared to meet most ADA and Indiana accessibility codes in force today. Based on our site and building assessment, it is our opinion that most aspects of the building have been provided the proper ADA accessibility, however, additional ADA and accessibility upgrades should be considered during any future renovations of the building to provide a higher level of accessibility as follows:

Conditions noted with recommendations:

1. Many of the accessible lavatory sinks were missing pipe protection (Images I1 through I4). **We recommend providing pipe protection in the near future to align with Indiana Accessibility and ADA requirements [Year 1 - $3,800].**

We recommend upgrades to provide a higher level of ADA accessibility be included during any future renovations or as they apply to Title III of the 2010 ADA Standards and ICC/ANSI A117.1.

ADA / Accessibility – 10-year Capital Needs

2024 [1]	2025 [2]	2026 [3]	2027 [4]	2028 [5]	2029 [6]	2030 [7]	2031 [8]	2032 [9]	2033 [10]
$3,800									

Images:

Image I1

Image I2

Image I3

Image I4

SECTION VII. PROCEDURES, LIMITATIONS AND ASSUMPTIONS

The Veridus Group conducted an on-site evaluation of the property to determine the condition of the property as outlined above. During our visit, we did not gain access to all areas, operate equipment, or perform any tests. The findings in our report are not based on a comprehensive engineering study, as we did not remove building materials to inspect the underlying structure, systems, or assemblies.

This report does not confirm the absence of asbestos, PCBs, toxic soils, mold, or other hazardous materials. If certification of these items is required, we recommend specialists in these areas be retained for detailed investigation and testing.

No responsibility is assumed by the assessment firm for any legal matters. It is assumed the facility surveyed is controlled by the property representatives interviewed, and information thus gained as to ownership, location, condition, etc., is factual.

All maps, descriptive materials, and data furnished to the assessment firm are assumed to be correct and adequate for inclusion in this report. Estimates and opinions furnished to the assessment firm by informed persons are assumed to be correct and reasonable. This report is the property of the client and will be used in connection with the purchase of the property. No other use is allowed without written consent of the author.

Estimates of values contained herein for deferred maintenance, latent defects, upgrades, etc. (if any), and are the opinions of the assessment firm who assumes no liability for errors, facts, or judgments.

The assessment firm does not warrant their investigation has revealed all items of deferred maintenance, latent defects, etc., that exist within the project. The assessment firm does state; however, they have made a “best effort” to identify such items in the time available at the project site as are consistent with their experience in the architectural and engineering business.