Facility Condition Assessment

REPORT DATE: September 8, 2022

PROPERTY INFORMATION:
Orland Park Public Library
14921 South Ravinia Avenue
Orland Park, Cook County, Illinois 60462

PROJECT INFORMATION:
AEI Project No. 468087
Site Assessment Date: September 2, 2022

PURPOSE:
Capital Planning only

PREPARED FOR:
Wight Constrution Services
2500 North Frontage Road
Darien, Illinois 60561

PREPARED BY:
AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597

1.800.801.3224
www.aeiconsultants.com

September 8, 2022

George Gardner
Wight Constrution Services
2500 North Frontage Road
Darien, Illinois 60561

Subject: **Facility Condition Assessment**
Orland Park Public Library
14921 South Ravinia Avenue
Orland Park, Illinois 60462
AEI Project No. 468087

Dear Mr. Gardner:

AEI Consultants is pleased to provide the *Facility Condition Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services outlined in AEI's contract, the scope and limitations of ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the requirements of the lender (if applicable).

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (708) 787-9717 or dpeltz@aeiconsultants.com.

Sincerely,

[redacted]

Dan Peltz
Senior Business Development Manager
AEI Consultants

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-10
3.1.1 Topography, Storm Water Drainage, and Retaining Walls	X			None			
3.1.2 Site Access, Parking, Pavement	X			Refurbish			$51,200
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps	X			None			
3.1.4 Landscaping, Fencing, Signage, Site Lighting	X			None			
3.1.5 Site Amenities	X			None			
3.1.6 Utilities	X			None			$45,000
3.1.7 Other Site Structures	X			None			
3.2.1 Foundations	X			None			
3.2.2 Framing	X			None			
3.2.3 Cladding	X			Refurbish		$3,400	$139,531
3.2.4 Roof Systems	X	X		Replace			$240,000
3.2.5 Appurtenances		NA		None			
3.2.6 Doors and Windows	X			None			
3.2.7 Common Area Finishes	X			Refurbish			$401,500
3.2.7.1 Non-Public Area Finishes	X			None			
3.3.1 Plumbing Systems and Domestic Hot Water	X			None			
3.3.2 Heating, Cooling, and Ventilation	X			None			$640,200
3.3.3 Electrical Systems	X			None			
3.3.4 Vertical Transportation	X			Replace			$12,500

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-10
3.3.5 Fire Protection and Life Safety Systems	X			Replace			$48,500
4.2 Microbial Growth	X			None			
5.1 Building Code Violations		NA		Pending			
5.2 Fire Code Violations		NA		Pending			
Totals					$0	$3,400	$1,581,831

Summary	Today's Dollars	$/SF
Immediate Repairs	$0	$0.00

Summary	Today's Dollars	$/SF
Short Term Repairs	$3,400	$0.04

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$1,581,831.00	$16.53	$1.65
Replacement Reserves, w/10, 3.0% escalation	$1,759,546.00	$18.39	$1.84

Immediate and Short Term Costs Table

Orland Park Public Library
14921 South Ravinia Avenue
Orland Park, Illinois 60462
September 8, 2022

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total
3.2.3 Cladding						
Caulking, Renew	800	LF	$4.25	100%	$0	$3,400
3.3.2 Heating, Cooling, and Ventilation						
Boiler (Gas unit), Replace	1	Allow	$0.00	0%	$0	
Total Repair Cost					$0.00	$3,400.00

Capital Reserves Schedule

Orland Park Public Library
14921 South Ravinia Avenue
Orland Park, Illinois 60462
September 8, 2022

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Rep ace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
3.1.2 Site Access, Parking, Pavement																			
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	80,000	SF	$0.32	$25,600	200%	$25,600					$25,600					$51,200
3.1.6 Utilities																			
Emergency generator, 35 KW (Natural gas-fired), Replace	25	18	7	1	EA	$45,000.00	$45,000	100%							$45,000				$45,000
3.2.3 Cladding																			
Curtain wall, Refurbish	25	18	7	4,000	SF	$32.00	$128,000	100%							$128,000				$128,000
Control joint sealant, Renew	10	0	10	1,300	LF	$8.87	$11,531	100%										$11,531	$11,531
3.2.4 Roof Systems																			
TPO single-ply membrane roof, Replace	20	18	2	20,000	SF	$12.00	$240,000	100%		$240,000									$240,000
3.2.7 Common Area Finishes																			
Common area carpet. Replace (32 oz.)	7	1	6	5,500	SY	$73.00	$401,500	100%						$401,500					$401,500
3.3.2 Heating, Cooling, and Ventilation																			
Chiller, 200-ton (Air Cooled), Replace	22	18	4	1	Allow	$220,000.00	$220,000	100%				$220,000							$220,000
Energy Management System, Replace	22	18	4	95,675	SF	$4.00	$382,700	100%				$382,700							$382,700
Packaged rooftop unit. Replace (15 tons)	15	13	2	1	EA	$37,500.00	$37,500	100%		$37,500									$37,500
3.3.4 Vertical Transportation																			
Elevator cab interior-Refinish	20	18	2	1	Allow	$12,500.00	$12,500	100%		$12,500									$12,500
3.3.5 Fire Protection and Life Safety Systems																			
Fire Pump. Replace (500 GPM)	25	18	7	1	Allow	$40,000.00	$40,000	100%							$40,000				$40,000
Central Fire Alarm Panel. Replace	20	18	2	1	EA	$8,500.00	$8,500	100%		$8,500									$8,500
Total (Uninflated)									$29,000.00	$298,500.00	$0.00	$602,700.00	$0.00	$427,100.00	$213,000.00	$0.00	$0.00	$11,531.00	$1,581,831.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$29,000.00	$307,455.00	$0.00	$658,586.56	$0.00	$495,125.96	$254,333.14	$0.00	$0.00	$15,045.34	$1,759,546.00

Evaluation Period:	10
# of SF:	95,675
Reserve per SF per year (Uninflated)	$1.65
Reserve per SF per year (Inflated)	$1.84

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EXECUTIVE SUMMARY

AEI was retained by Wight Constrution Services on August 19, 2022 to conduct a Facility Condition Assessment (FCA) and prepare this report for the property located at 14921 South Ravinia Avenue, Orland Park, Cook County, Illinois (the "Property").

The property is currently operated as a municipal library serving Orland Park. The two-story property was constructed in 2003, opening to the public in 2004.

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

Item	Description
Property Type	Educational
Number of Floors	2
Number of Tenants	1
Number of Buildings	1
Ancillary Buildings	Not Applicable
Gross Floor Area	95,675 per Client provided
Foundation Type	Concrete slab-on-grade with partial basement
Frame Construction	Concrete Frame
Facade	Masonry Brick (Unpainted)
Roof Type	Low-slope TPO
Site Area	5.40 acres
Year of Construction	2004
Year of Substantial Renovation	2019-2020
Parking Surface	Asphalt
Number of Parking Spaces	205
Number of ADA Parking Spaces	14
Heating Type	Central Hydronic Boilers; Hot Water Coils in Air Handling Units (AHUs)
Cooling Type	Central System with Air-cooled Chiller and Rooftop packaged units (RTU)
Hot Water Source	Central natural gas-fired boiler
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe
Elevator Type	Hydraulic
Fire Protection Type	100% Sprinkler Coverage with Wet pipe system
Flood Zone	X (Non-shaded)
Seismic Zone	1
Wind Zone	IV
Visibility From Street	Good visibility from street

Overall Condition Of The Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good condition.

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken.

SUMMARY OF FCA FINDINGS

	Terms (Yrs)	Total Uninflated Costs	Total Inflated Costs	Uninflated $/SQFT/Year	Inflated $/SQFT/Year
Immediate Costs	0	$0	N/A	N/A	N/A
Short Term Costs	1 or 2	$3,400	$3,502	N/A	N/A
Replacement Reserves Costs	10	$1,581,831	$1,759,546	$1.65	$1.84

RECOMMENDATIONS

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health & safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or-a significant escalation in repair costs if left uncorrected. Opinions of probable costs for Immediate Repairs are provided in the Immediate and Short Term Costs Table.

Short term costs are those costs which occur within the first or second year concerning serious deficiencies that do not give rise to requiring an immediate repair. Short term costs are items which left unattended will create a code violation or present a significant failure which may serve to impair the overall functioning of the affected system or a related system. An ADA violation or replacing a component part of an assembly (otherwise in good condition) which causes the assembly not to function as designed (e.g.: a water booster pump), are categorized as short term expenses and are included in the Immediate and Short Term Costs Table as a Short Term Cost and the Capital Reserves Schedule in years one or two.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The Capital Reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, Capital Reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in the Capital Reserves Schedule.

1.0 INTRODUCTION

AEI Consultants, Inc. (AEI) was retained by Wight Constrution Services ("Client") to perform a Facility Condition Assessment (FCA) for the property located at 14921 South Ravinia Avenue, Orland Park, Cook County, Illinois (the "Property"). This FCA was performed in accordance with the Proposal between AEI Consultants and Wight Constrution Services, authorized on August 19, 2022.

1.1 PURPOSE

The purpose of this Facility Condition Assessment (FCA) report is to create a baseline standard of observable conditions which occur at the property at the instant time of inspection which may be subjected to time adjusted corrections rendering cost replacement information, that is inflation adjusted, allowing for informed decisions as to replacement, maintenance, upgrade, or abandonment to be feasible. The FCA will assist the client in understanding and assessing the condition of the Property and to make recommendations for capital needs expenditures that may reasonably be generated during the reserve period covered by this report.

All facilities are ultimately an amalgamation of component systems. It is the purpose of this report to deconstruct those systems and examine their component parts in order to determine how any individual part may affect the system and ultimately the entire facility. While AEI recognizes the interdependency of each part certain guidelines must be considered before delving into this analysis; first among these is a cost allowance threshold, which shall be set at $ 3,000.00 for any individual component, below this threshold the cost shall be considered a regular maintenance item; second, any item which is subject to removal without direct impact to a system shall be excluded (e.g.: light bulbs from fixtures); and third, any equipment brought to the site for a temporary usage period (e.g.: a genset, or a mobile classroom), even though these may be integral to the functioning of the facility they were never intended to be incorporated into the operational plan as a fixture.

Assessments and recommendations are based upon a review of readily available public and private documents pertaining to the property as well as an onsite inspection of the site and buildings by experienced architects or engineers. The survey is intended to identify and describe the building and site systems, to assess the overall condition of the systems compared to industry standards, to identify conspicuous deficiencies, and to project a reasonable estimate of the remaining useful life for site and building systems.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building systems. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system. Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the property or components. Factors that may affect our recommendations include the ready availability of historical records, the potential change in management and maintenance practices, and the availability of reliable disclosure of property conditions. Deviations or Limitations from the ASTM Guide are discussed in Section 8.2.

1.2 SCOPE OF WORK

The scope of this assessment is to:

- Develop a general property description.
- Identify major existing components.
- Perform a visual assessment of the physical condition of the components.
- Evaluate by a limited visual assessment for the Americans with Disabilities Act (ADA) accessibility.
- Approximate costs for repairs and/or capital reserve items based upon a reserve term provided by the Client.
- Prepare this Facility Condition Assessment (FCA).

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions employ the terms: excellent, good, fair and poor.

- Excellent condition - brand new or virtually brand new, is operating as specified at the time of installation with no appreciable wear or tear.
- Good condition—in working condition and does not require immediate or short term repairs above an agreed threshold.
- Fair condition—in working condition, but may require immediate or short term repairs above an agreed threshold.
- Poor condition—not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

1.3 Site Visit Information

Date of Site Visit	September 2, 2022
Time of Site Visit	10:00 AM
Weather Conditions	75 Degree F and Clear
Site Assessor	Chris Gazso
Site Escorts	Mr. Steve Newman
Point of Contact	Mr. George Gardner

1.4 Interviews

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

Contact Name	Contact Title	Contact Phone	Information Source Provided
Mr. Steve Newman	Building Engineer	708-426-9864	Escort
Mr. George Gardner	Project Manager	630-969-7000	Interview

1.5 Documents Reviewed

AEI submitted a pre-survey questionnaire (PSQ) to Mr. George Gardner.

However, a completed questionnaire was not filled-out and returned to AEI. A blank copy of the questionnaire is included in Appendix C of this report.

AEI was provided with the following documents for review:

- 2019-2020 Interior renovation plans

The information obtained from these materials is included in the appropriate sections of this report.

Document	Source / Author	Date
Orland Park Library Interior Renovation Construction Drawings	Wight & Co/Wight & Co.	11/5/2019

1.6 Work Observed or Planned

1.6.1 Summary of Historical Repairs and Replacements

- In 2019-2020, Interior renovations were completed
- In 2021, All asphalt parking lots and drives received a new overlay
- In 2021, Approximately 1/2 of the main TPO roof was replaced
- In 2021, The fire pump was rebuilt

1.6.2 Work In Progress

At the time of our site assessment, no capital projects were in progress.

1.6.3 Planned Capital Improvements

- Management personnel reports that the two heating boilers are scheduled for replacement in autumn of 2022
- Management personnel reports that the remaining roofs are scheduled for replacement in spring of 2023

1.7 Remaining Useful Life

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. AEI can make no comment on the marketability of the Property's useful life.

1.8 Reliance

The investigation was conducted on behalf of and for the exclusive use of Wight Constrution Services (Client) solely for use in a facility condition evaluation of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Wight Constrution Services on August 19, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 OPINIONS OF COST

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, opinions of cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part and parcel of a building's renovation program or to re-position the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

Opinions of costs included in this report should be construed as preliminary estimates. Actual costs most probably will vary from the consultant's opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate and capital reserve costs that are recommended over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where an estimated cost is employed to represent the replacement cost or capital expenditure it is provided as an allowance, and will be noted in the descriptive language.

Immediate repairs are repairs that require immediate action as a result of: material existing or potential unsafe conditions, material building or fire code violations, or conditions that, if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Based on observations of readily apparent conditions, an Immediate Costs Table was developed addressing areas found to require replacement, repairs, or significant maintenance within the one year to help the Client evaluate the property. The Immediate Cost Table provides these cost estimates.

Other items that are not immediate or are not driven by immediate repair needs are listed in the Capital Reserves Schedule . These items were observed by the assessor or based on comments by the current tenant. Capital reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Capital reserves exclude systems or components that are estimated to expire after the reserve term or that are not considered material to the structural and mechanical integrity of the subject property. Systems and components that are not deemed to have a material effect on the use are also excluded. Replacement costs were solicited from ownership / property management, AEI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the owner's or property management's maintenance staff were also considered.

AEI's reserve methodology involves identification and quantification of those systems or components that may require capital reserves within the evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a Capital Reserve Schedule could be prepared. The Capital Reserve Schedule, presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items recommended in the Immediate Costs Estimate.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from various industry sources, including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift and United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

The observed or reported condition of the reviewed systems, any recommended actions and the associated opinions of probable cost of repair or replacements are presented in the following Sections of this report. A summary of opinions of costs is presented in the Executive Summary. The opinions of probable costs for Immediate Repairs and Capital Reserves are summarized in the following tables:

3.0 SYSTEM OBSERVATIONS AND DESCRIPTIONS

3.1 Site Components

3.1.1 Topography, Storm Water Drainage, and Retaining Walls

Item	Description	Action	Condition
Topography	Gentle slopes throughout Property	R&M	Good
Retaining Walls	Not applicable		
Adjoining Properties	At same elevation or slightly above the Property	R&M	Good
Storm Water Collection System	Storm-water retention pond	R&M	Good
Landscape Drainage System	Landscaped swales collect and direct rainwater into yard drains located in the landscaped areas.	R&M	Good
Pavement Drainage System	Curb gutters and drain inlets	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

Assessment / Recommendation

The adjacent properties are generally located level with or slightly up-gradient to the subject Property; and therefore, some surface storm waters may drain onto the subject Property. AEI did not observe unusual evidence of erosion or chronically-standing water. The storm water system appeared to provide adequate runoff capacity. Overall, property drainage appeared to be good and the drainage infrastructure components appeared to be in good condition. Also, there is no unusual evidence of storm water runoff from adjacent properties.

The stormwater management retention pond was in good condition.

Routine maintenance of the drainage systems is expected to be adequate to maintain the drainage systems and components in good condition during the projection period covered by this report.

Photographs

On-site retention pond.

3.1.2 Site Access, Parking, Pavement

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is used for the parking areas.	R&M	Good
Concrete Pavement	Concrete pavement is used for porte cochere drop-off drive	R&M	Good
Seal Coating	Not applicable to new overlay	RR	Good
Striping	Pavement painted striping recently applied/ reapplied	RR	Good
Number of Parking Spaces	205	R&M	Good
Number of ADA Spaces	14	R&M	Good
Site Access	Provided by entrances / exits from following adjoining municipal streets: Two from South Ravinia Ave.; one from 149th St.	R&M	Good
Easement or Alley Way	Not applicable		

Assessment / Recommendation

There are three (3) vehicular entrances to the Property of which two (2) are located on the west side along South Ravinia Ave., and one (1) located on the north side along 149th St. The entrance aprons are constructed with asphalt. No signalization or traffic pattern signage is provided.

Management stated that all aspahlt paved parking areas and drives received a new asphalt 3" top coat in 2021. The asphalt pavement is generally in good condition, with limited signs of cracks or surface deterioration.

Seal coating helps to protect the asphalt surface from agents of deterioration for pavements include traffic abrasion, vehicle weight, weathering, sunlight, and ultraviolet light. After the asphalt is seal coated, the parking spaces should be re-striped. In order to maximize the pavement life, periodic crack sealing, seal coating, and re-striping of the asphalt paving is recommended during the evaluation period. An opinion of cost for this work is included in the Tables.

Concrete paving is utilized at the porte cochere drop-off drive. There are no significant signs of cracks or surface deterioration. Routine maintenance is expected to be adequate to maintain the concret pavement systems in good condition during the projection period covered by this report.

Photographs

Primary entry drive.

Asphalt paved parking and drive.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	1 6	$25,600 $25,600
Total					$51,200

3.1.3 Sidewalks, Curbing, Site Steps, and Ramps

Item	Description	Action	Condition
Sidewalks	Concrete and masonry pavers	R&M	Good
Curbs and Gutter	Concrete Curbs	R&M	Good
Ramps	Not applicable		
Exterior Steps	Not applicable		
Handrails	Painted tubular metal handrails protect exterior steps and ramps.	R&M	Good
Loading Docks	Not applicable		

Assessment / Recommendation

Concrete walks are provided throughout the site. Brick pavers are utilized between the concrete walkways at the entrance from the parking lot. The flatwork and brick pavers appeared to be generally in good condition. No significant problems or concerns were observed. Continued maintenance and repair are recommended as part of site operations.

Concrete curbing was generally observed to be in good condition with no significant or obvious damage observed.

Routine maintenance is expected to be adequate to maintain exterior pedestrian walkways and curbing in good condition during the projection period covered by this report.

Photographs

Concrete and brick pedestrian paving.

Site-Pedestrian paving.

Concrete curbing.

3.1.4 Landscaping, Fencing, Signage, Site Lighting

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good
Irrigation	Automatic underground system	R&M	Good
Perimeter Fencing	Tubular metal fencing	R&M	Good
Patio Fencing	Not applicable		
Refuse Area Fencing	Concrete Masonry Unit (CMU) wall with brick veneer	R&M	Good
Site/Building Lighting	Bollards with lights along pedestrian pathways and recessed soffit lighting	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Signage	Building-mounted and monument signage	R&M	Good
Water Features	Fountain located in the retention pond	R&M	Good

Assessment / Recommendation

The landscaping components appeared to be generally in good condition with no significant observed or reported deficiencies. Routine maintenance of the landscaping is expected to be sufficient to maintain the landscaping in good condition over the evaluation period.

Although not tested by AEI, the underground irrigation system appeared and was reported to be in good working order with no unusual problems noted. Replacement of irrigation sprinkler heads, winterizing of the system, and minor repairs can be handled by routine maintenance during the evaluation period covered by this report.

Perimeter fencing is provided along the north side children's outdoor activity area. The fencing is comprised of four feet tall decorative painted metal. The perimeter fencing was observed to be in good condition. Routine maintenance of the fencing, over the evaluation period, is expected to be generally sufficient to address to make repairs or to replace fencing components as necessary.

Lighting was observed to be in overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and low estimated cost, AEI anticipates that any repairs to the Property lighting can be accomplished as part of routine maintenance.

The Property and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of the signage is considered to be a part of routine maintenance.

The retention pond fountain appeared to be in good condition at the time of our site visit. Routine maintenance of the systems is expected to be sufficient to keep the water features in good condition during the evaluation period covered by this report.

Photographs

Typical site landscaping.

Perimeter fencing.

Site signage.

Pedestrian bollard light fixture.

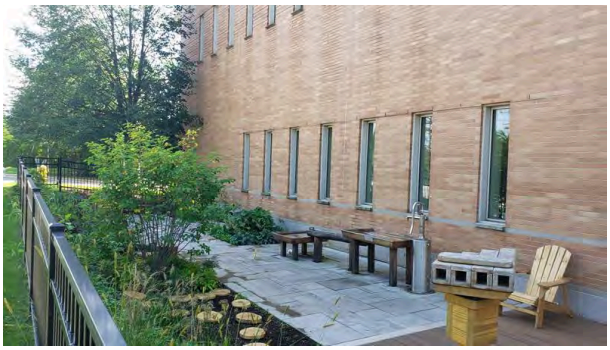
3.1.5 Site Amenities

Item	Description	Action	Condition
Fountain Filtration Equipment	Sand filtration system	R&M	Good
Barbecue	Not Applicable		
Picnic Areas	Benches are provided around the site consisting of tubular metal or concrete pedestal with metal sitting areas	R&M	Good
Sport Courts	Not Applicable		
Tennis Courts	Not Applicable		
Playground	One children's nature area is located on the north side of the building.	R&M	Good

Assessment / Recommendation

The site amenities were observed to be in good condition. Painting of the benches is anticipated during the term, but can be accomplished as part of routine maintenance due to the nominal cost. Routine maintenance is expected to be adequate to maintain the site amenities in good condition during the projection period covered by this report.

Photographs



Childrens outdoor play area.

3.1.6 UTILITIES

Utility Provider	Provider
Water	Village of Orlans Park
Sanitary Sewer	Village of Orlans Park
Storm Sewer	On-site system Retention Pond
Electric	Commonwealth Edison
Natural Gas	Peoples Gas

Item	Description	Action	Condition
Domestic Water Supply Lines	AEI observed the site and inquired with management as to the overall condition and maintenance history of the water supply lines.	RR	Good
Waste Service Lines	AEI observed the site and inquired with management as to the overall condition and maintenance history of the waste water discharge lines.	IM/RR	Good
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable		Not applicable
Water Wells	Not applicable		Not applicable
Emergency Generator	Natural gas	RR	Good/Fair
Transformers	Utility-owned, pad-mounted electrical transformers	R&M	Good
Alternative Energy Systems	Not applicable		Not applicable

ASSESSMENT / RECOMMENDATION

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

The emergency generator was reported and appeared to be in good-to-fair condition, and is reportedly test-operated on a regular basis. It is serviced by an outside contractor. The generator reportedly supplies emergency power to life safety and elevator systems.

The transfer switch located in a mechanical room shifts loads to the emergency generator if utility power is lost. Throughout the facility, power outlets that automatically switch to emergency power can be identified by red outlets and outlet covers. Systems powered by the emergency system include the elevators, life safety equipment, and fire /security systems.

Emergency generators typically have a useful life of 20 to 30 years depending on weathering, usage, and maintenance practices. Based on the estimated age of the system, planning for replacement of the generator set and transfer switch is recommended late during the term. An allowance for this work is included in the Tables.

Photographs

The emergency generator.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Emergency generator, 35 KW (Natural gas-fired), Replace	25	18	7	7	$45,000
Total					$45,000

3.1.7 Other Site Structures

Item	Description	Action	Condition
Garages	An attached maintenance vehicle garage accessed at-grade is located at the east side of the building. The garage is accessed via two overhead doors	R&M	Good
Carports	Not applicable		
Maintenance Shed	Not applicable		
Porte Cochere	A 2-story porte cochere is provided along the west side building entry. The roof of the structure is covered with skylights.	R&M	Good
Landscaping Structures	Not applicable		

Assessment / Recommendation

No unusual problems or concerns were observed or reported with the maintenance garage or porte cochere. Routine maintenance is expected to be adequate to maintain the maintenance garage and porte cochere good condition during the projection period covered by this report. Systems such as roofing, cladding, and doors are discussed in other Sections of this Report.

Photographs

The service garage.

The porte cochere.

3.2 Architectural Components

3.2.1 Foundations

Movement in foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted in the observations and recommendations included below.

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade with partial basement	R&M	Good
Foundation Walls	Concrete stem walls	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Waterproofing of sub-grade walls could not be confirmed.	R&M	Good
Uniformity	The building has a partial basement and shallow foundation design.	R&M	Good

Assessment / Recommendation

The substructure is considered to be generally adequate and in overall good condition. The foundation system appears to be providing satisfactory support for the above grade structure. No unusual problems or concerns were reported or observed.

Photographs

Basement concrete foundation walls.

3.2.2 FRAMING

Item	Description	Action	Condition
Roof Design	Low-slope with no attic space	R&M	Good
Roof Framing	Poured in place concrete deck	R&M	Good
Roof Deck or Sheathing	Poured in place concrete deck	R&M	Good
FRT Plywood	Not applicable		
Wall Structure	Concrete Frame	R&M	Good
Secondary Framing Members	Steel lintels at window and door openings	R&M	Good
Mezzanine	Not applicable		
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

ASSESSMENT / RECOMMENDATION

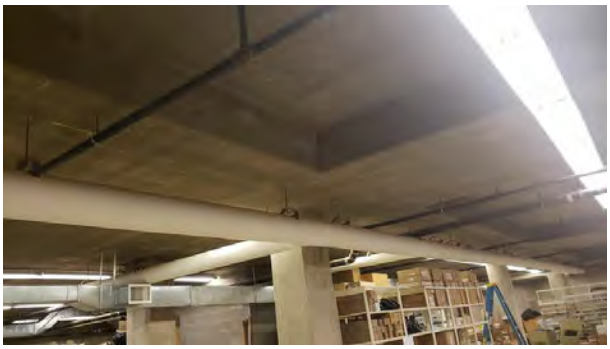
The superstructure of the building consists of a reinforced concrete frame with cast-in-place concrete columns supporting upper floor and roof system.

The super-structure was exposed in some locations, allowing for limited observation. Other structural elements were concealed by interior finishes and exterior finishes.

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

The structural system appears to be providing effective support for the building envelope and interior floors. No unusual problems or concerns were reported or observed pertaining to the superstructure.

Photographs



Concrete framing.

3.2.3 CLADDING

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer and glass curtain wall at main entrance	RR	Good
Trim Finishes	Metal	R&M	Good
Soffits/Eaves	Concealed	R&M	Good
Sealants	Sealants are used at control joints along column locations as well as at windows and doors.	IM/RR	Fair
Painting	Not Applicable		

ASSESSMENT / RECOMMENDATION

The building facade is primarily covered with unpainted roman brick with concrete masonry unit (CMU) backing. The brick masonry veneer was observed to be in overall good condition. There was no unusual evidence of cracking or efflorescence. Brick should typically be reassessed for mortar deterioration every year. The brick mortar will require cleaning and re-pointing as part of the property management's routine maintenance program.

The glass curtain wall at the main library entrance is in good overall condition. The system is generally protected from weathering due to the presence of the porte cochere. Evidence of deterioration was not reported, nor observed. Deterioration of the seals and gaskets are common when exposed to ultraviolet light and other weathering events. As the system is protected, the useful life of these systems has likely enabled the curtain wall to deteriorate less rapidly. Based on the age of the system, AEI recommends funds be set aside for wet glazing the system late during the term. An allowance is included in the Tables.

Control joints were noted to be in good overall condition having recently been applied, though poorly applied with spill over beyond the seam. There was no obvious voids are significant embrittlement observed. Control joint sealant typically has a useful life of 10 to 15 years depending on quality of material and installation, weathering, adjacent building materials, and maintenance. Based on the observed conditions, AEI recommends budgeting for removal and renewal of the control joint sealant late during the term. An opinion of cost for this work is included in the Tables.

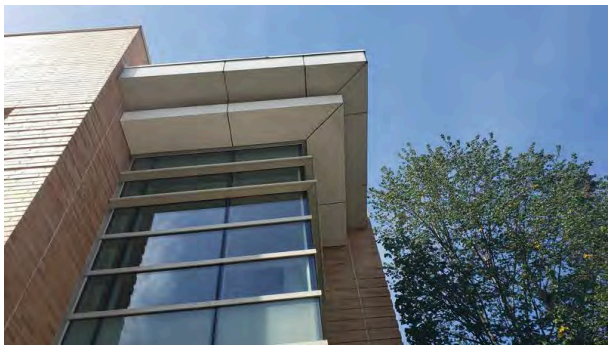
Prolonged exposure to sunlight and moisture can cause the sealants to shrink and crack, decreasing the protective properties of the sealants. Overall, sealants were observed in fair condition except around the windows at the lower mechanical roof along the east elevation, at which localized loose or missing caulking was observed. Repairs are recommended accordingly. An opinion of cost for this work is included in the Tables.

Photographs

Typical brick cladding.

Exterior-Window wall.

Elevations-Partial west elevation.



Exterior-Facade detail.

Control joint - poorly applied

Control joint - poorly applied

Caulking at window system

Caulking at window system

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Curtain wall, Refurbish	25	18	7	7	$128,000
Control joint sealant, Renew	10	0	10	10	$11,531
Caulking, Renew	10	9	1	Short Term Year 1	$3,400
Total					$142,931

3.2.4 Roof Systems

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Main roof/ sawtooth skylights	Low slope TPO	26,000 SF	1 Yr.	19 Yrs.	Not provided	RM	Good
Remaining roofs	Low slope TPO	20,000 SF	18 Yrs.	2 Yrs.	Not provided	RR	Good/ Fair

Roof ID	Drainage	Flashing	Insulation	Parapet & Coping	Skylights	Action	Condition
All roofs	Roof drain	TPO	Tapered rigid	Metal	Yes	R&M	Good

Assessment / Recommendation

The roofs are classified as low slope. The roofs are supported by reinforced concrete decking and are insulated with rigid insulation boards.

The roofs are comprised of TPO membranes over tapered rigid insulation. The west portion of the main roof, including sawtooth skylights roofs, was reportedly installed in 2022 and observed in good condition. The east portions are reportedly original and scheduled to be replaced in 2023. Based on our observations, the reported age(s) appeared reasonable. The expected useful life of this roofing system is considered to be 20 years.

The east roofs of the subject building appear to be in good-to-fair condition. On-site personnel reported that the roofs are approximately 18 years old and, as such, will reach the end of the EUL during the evaluation period. An opinion of cost for this work is included in the Tables.

The building has a low-sloped roofs that collect and discharge rainwater through interior drains directly into an underground drainage system. The rigid foam beneath the roof covering is sculpted to direct water towards the drains. Roof drainage appeared to be in overall good condition. No items of deferred maintenance were observed or reported.

Parapet interiors and roof penetrations are flashed with TPO material. Due to concealed conditions, it could not be determined whether metal flashing was utilized beneath.

Roofing penetrations include skylights, plumbing vents, mechanical equipment, mechanical ventilation and the roof hatch. Curb-mounted skylights provide natural illumination in the porte cochere roof. Additionally, large sawtooth skylights provide natural light to second floor reading spaces. These skylights are aluminum framed with vertical glazing. The skylights are clear and are non-operable.

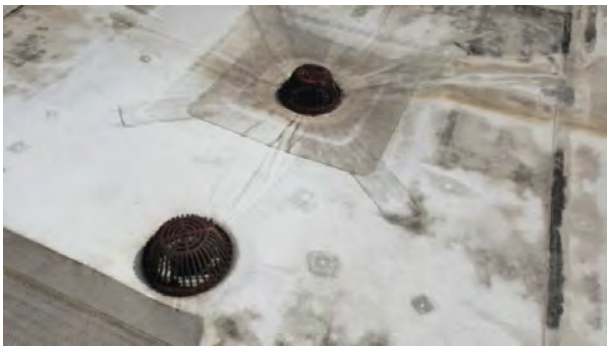
No unusual problems or concerns were observed or reported with the building skylights. Routine maintenance is expected to be adequate to maintain the exterior finishes in good condition during the projection period covered by this report.

The report contents are based on our limited site observations. No testing of the roofing materials was conducted. This report does not constitute a full and comprehensive roof survey, and is not to be interpreted to mean that roof leaks are not currently present. AEI recommends retaining a roofing consultant if a comprehensive report on the condition of the system is requested.

Photographs

Newer TPO roof on sawtooth skylights.

Typical parapet.



Roof drains.

Lower older TPO roof.

Porte cochere skylights.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
TPO single-ply membrane roof, Replace	20	18	2	2	$240,000
Total					$240,000

3.2.5 Appurtenances

Assessment / Recommendation

No architectural appurtenances are provided at the property.

3.2.6 Doors and Windows

Item	Description	Action	Condition
Window Type	Aluminum-framed storefront systems and window walls	R&M	Good
Window Frame	Aluminum frame	R&M	Good
Window Panes	Double pane insulated	R&M	Good
Main Doors	Aluminum storefront entrance doors	R&M	Good
Service Doors	Painted metal	R&M	Good
Sliding Glass Doors	Not applicable		
Overhead Doors	Roll-up, commercial grade doors at garage	R&M	Good

Assessment / Recommendation

Windows were comprised of punched openings and two-story window walls. Windows were aluminum framed with insulated glass. No observed or reported deficiencies were noted. According to the POC, the Property does not experience a significant number of complaints regarding window leaks or window condensation. There was no evidence of window leaks or condensation. Window systems typically have a useful life of 30+ years depending on quality of material and installation, weathering, usage, and maintenance practices. Based on the age and AEI's observations, significant replacements are not anticipated during the term covered by this Report.

The main entry doors were storefront doors with full height insulated glass set in a storefront system. Service doors are insulated units set in steel frames. The doors were observed in good condition. No unusual problems or concerns were observed or reported with the exterior

door systems. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the door systems in good condition during the projection period covered by this report.

Photographs

Punched window openings.

Window wall at north facade.

3.2.7 Common Area Finishes

Item	Description	Action	Condition
Common Corridor Ceilings	Acoustical ceiling tile	R&M	Good
Common Corridor Walls	Painted gypsum board	R&M	Good
Interior Stairs	Terrazzo treads and risers, wood paneled walls, stainless steel handrails	R&M	Good
Common Corridor Floor Finish	Commercial grade carpet	RR	Good
Lobby Finishes	Ceramic tile/Terrazzo/ Brick/ laminate wall finishes/ Painted drywall ceilings	R&M	Good
Leasing Office Finishes	Not Applicable		
Activity Room Finishes	Carpet / Painted drywall or laminate wall finishes / Acoustical ceiling tile	RR	Good
Common Area Restroom Finishes	Ceramic tile floor/ Painted drywall walls and ceramic tile / Acoustical ceiling tile r	R&M	Good

Assessment / Recommendation

Circulation areas in the building include a main entrance lobby, elevator lobbies, corridors and library reading areas.

The lobby has tile and terrazzo flooring, brick and laminate wall finishes and drywall-finished ceilings. The lobby was last renovated in 2020 and is in good condition. The RUL of the floor finishes are durable and are expected to outlast this projection period.

Common corridors have tile or carpeted floors and painted, drywall-finished walls and suspended ceilings with acoustical ceiling tiles.

The elevator lobby within the corridors have tile floors and painted, drywall-finished walls and suspended ceilings with acoustical ceiling tiles.

The common areas were found to be in good overall condition. The common areas were last renovated in 2020 and are in good condition.

AEI recommends reserve funding, during the evaluation period, for replacement of the carpeted flooring. An opinion of cost for this work is included in the Tables.

Photographs

Lobby finishes.

Common monumental stair.

Library reading areas.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Common area carpet. Replace (32 oz.)	7	1	6	6	$401,500
Total					$401,500

3.2.7.1 Non-Public Area Finishes

Item	Description	Action	Condition
Private Corridor Ceilings	Acoustical ceiling tile	R&M	Good
Private Corridor Walls	Painted gypsum board	R&M	Good

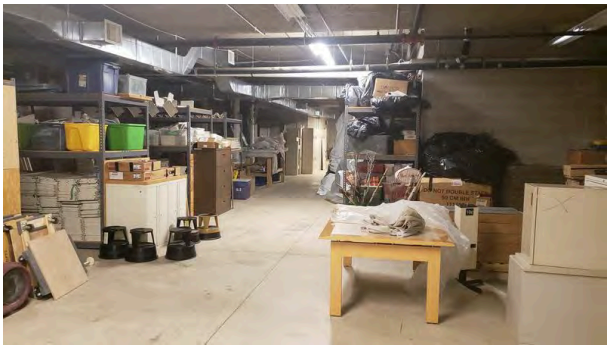
Item	Description	Action	Condition
Private Interior Stairs	Not applicable		
Private Corridor Floor Finish	Resilient tile	R&M	Good
Office Finishes	Ceramic tile / Resilient tile / Carpet / Painted drywall	R&M	Good
Non-Public Restroom Finishes	Ceramic tile / Painted drywall	R&M	Good

ASSESSMENT / RECOMMENDATION

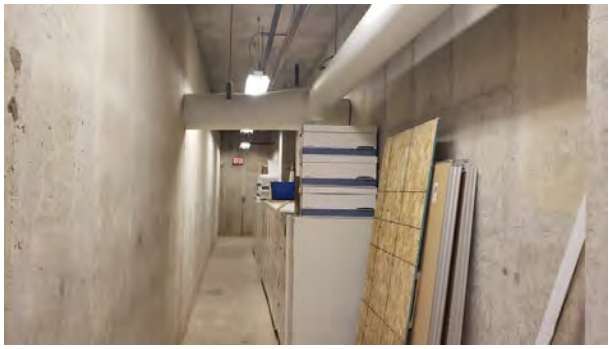
No unusual problems or concerns were observed or reported with the non-public area finishes. Based on the materials observed and the condition, carpet replacement is anticipated during the term. The carpet is recommended to be replaced in conjunction with the common areas, and costs for this work are included in Section 3.2.6 of this Report.

Routine maintenance is expected to be adequate to maintain the remaining non-public area finishes in good condition during the projection period covered by this report.

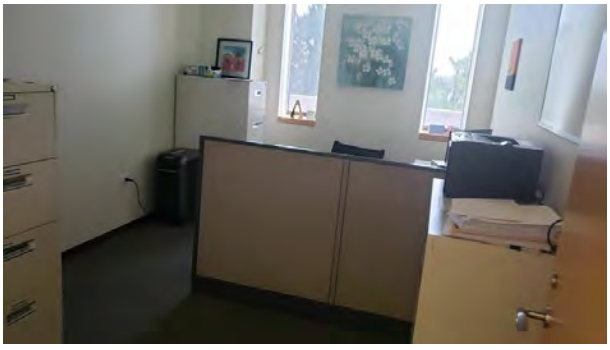
Photographs



Interiors-Basement storage.



Basement hallway



Administrative office

3.3 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

3.3.1 Plumbing Systems and Domestic Hot Water

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.		
Sanitary Waste and Vent	Cast iron pipe	R&M	Good
Domestic Water Circulation Pumps	Jockey pumps supporting hot water circulation	R&M	Good
Domestic Water Heaters	Central natural gas-fired boiler with a closed loop system and water stored in an AO Smith 119-gallon vessel	R&M	Good
Domestic Water Boilers	Not applicable		
Boiler Peripherals	Not applicable		

Assessment / Recommendation

The domestic water plumbing systems and sanitary waste plumbing systems appeared to be good and well maintained, and, according to management, are in good condition. According to management, the water pressure is adequate. No items of deferred maintenance were observed. The RUL of the piping systems should exceed the evaluation period.

There is no evidence that the property uses polybutylene piping for the domestic water distribution system. According to the POC and onsite observations, polybutylene piping is not used at the property.

Domestic hot water is provided via a circulation loop from the HVAC boiler system. Hot water is stored for in-demand use in a 119-gallon storage vessel with electric re-heat. The unit was installed in 2014 and appears to be in good overall condition. Storage vessels of this type typically have a useful life of 20+ years depending on quality of water, usage, and maintenance. Based on the observed conditions and age of the equipment, significant replacement is not anticipated during the term.

Photographs

Common electric water heater.

3.3.2 HEATING, COOLING, AND VENTILATION

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

Item	Description	Action	Condition
Cooling Equipment	Central System with Air-cooled Chiller and Rooftop packaged units (RTU)	RR	Good
Heating Equipment	Central Hydronic Boilers; Hot Water Coils in Air Handling Units (AHUs)	RR	Good/Fair
Cooling Tower	Not applicable		
Terminal Units	Fan coil units	R&M	Good
Refrigerant	R-22 and R134A	R&M	Good
Tonnage of Cooling Equipment	Six ton packaged unit, 200-ton chiller	R&M	Good
Distribution System	Four pipe hydronic distribution system and metal ductwork	R&M	Good
Controls	Automated EMS system	R&M	Good
Supplemental Systems	Not applicable		
Corridor and Stair-tower Ventilation	Central core supply and exhaust fans	R&M	Good
Toilet Room Ventilation	Central roof-mounted exhaust fans	R&M	Good

HVAC Equipment

Equipment Type	Area Served	Capacity (Ton)	Date of Manufacture	Manufacturer	Model #	Serial #
Rooftop Chiller	Entire building	200	2003	Trane	RTAC2004UHOH	U03K02468
Rooftop Packaged unit	Meeting rooms	16	2004	AAON	Tag unreadable	Tag unreadable
Hydronic boiler	Entire building		2004	Benchmark/ AERCO	Tag not located	Tag not located
Hydronic boiler	Entire building		2004	Benchmark/ AERCO	Tag not located	Tag not located
3 Air Handlers	Entire building		2004	Trane	Vary	Vary

ASSESSMENT / RECOMMENDATION

Heating and cooling to the building is provided via a central hydronic system.

Heated water is generated by two AAON gas-fired boilers located in the basement. AEI was not able to determine the capacity of the units as the manufacture tags were within the case. Heated water is circulated by two pumps supplying heated water to three air handling units (AHUs) and variable air volume (VAV) units located within the library spaces. Reportedly, the boilers are scheduled for replacement in the autumn of this year (2022) as Boiler #1 is not operational. A budget for this work was not provided. Boilers of this size have a useful life of 18 to 25 years depending on quality of construction, water quality, usage, and maintenance practices. Based on the age and interviews, replacement of the boilers is recommended. Costs for this work is not included in the reserve schedule.

Cooling is provided by one air-cooled chiller located on the east low roof. The chiller is reciprocating unit manufactured by Trane and is 18 years old, utilizing R134A refrigerant. Chilled water is delivered to the central core air handlers. The AHUs distribute conditioned air by duct work to VAV units. Chiller units of this size and type have a useful life of 20+ years which can be extended with component replacements. It should be noted the refrigerant 134A is no longer being manufactured due to federal law. As such, quantities of the refrigerant are low and replacement costs have increased. Based on the age of the equipment and AEI's observations, replacement of the chiller is anticipated mid-way through the term. An allowance for this work is included in the Tables.

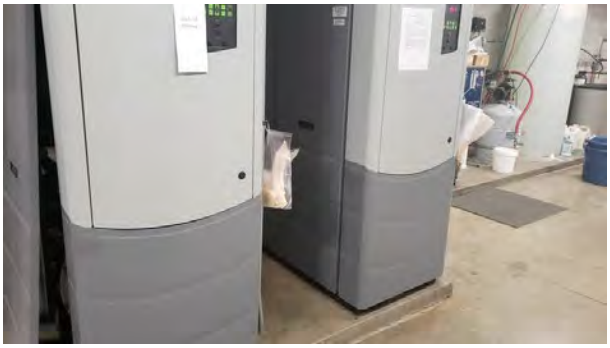
The AHUs are in good condition and with component replacements such as motors, belts, and controllers, are anticipated to last through term covered by this Report. Continued maintenance is recommended at this time.

The VAV units are 18 years of age and typically have a useful life of 15 to 25 years depending on quality of construction, usage, and maintenance practices. Component replacements and maintenance are anticipated to be sufficient to maintain the units. Significant replacements of the VAV units is not anticipated during the term.

The buildings energy management system will likely need to be upgraded. Consultation on the nature of the equipment and package should be performed under supervision of a HVAC consultant. Systems typically require hardware replacements every 20 to 25 years. This work should be performed in-conjunction with replacement of the chiller. An allowance for this work is included in the Tables.

The building was provided supplemental heating and cooling by one rooftop packaged unit located on the upper roof. The package unit was manufactured by AAON, had a capacity of 16 tons and is 18 years old. Units of this size have a useful life of 20 years depending on quality of construction, usage, weathering, maintenance and component replacements. Based on the age of the system, replacement is anticipated early during the term. An opinion of cost for this work is included in the Tables.

Photographs



Heating boilers.

Rooftop chiller.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Boiler (Gas unit), Replace	-	-	-		$0
Chiller, 200-ton (Air Cooled), Replace	22	18	4	4	$220,000
Energy Management System, Replace	22	18	4	4	$382,700
Packaged rooftop unit. Replace (15 tons)	15	13	2	2	$37,500
Total					$640,200

3.3.3 Electrical Systems

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted electrical transformer(s)	R&M	Good
Building Service	1600-Amp, 277/480-Volt ,three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	225 Ampere breaker panel	R&M	Good
Panel Manufacturer	Eaton	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Assessment / Recommendation

The electric system to the Property appears to consist of 1600-ampere, 277/480-volt, three-phase, four-wire alternating current (AC). Electrical service is provided from underground cables connected to pad mounted electrical transformer located on-site at the east side of the building.

Individual branch circuit overload protection is provided by Eaton circuit breaker panels. The panels and sub panels typically have a capacity of 225 amps. The panels are reportedly original.

Ground Fault Circuit Interrupter (GFCI of GFI) receptacles were observed in kitchens and bathrooms. According to management, all electrical receptacles near water sources are equipped with GFCIs.

It was reported to AEI that branch wiring is of insulated copper conductors and that no aluminum branch wiring is present.

In general, the electrical systems for the Property, including switchboards, panel boards, lighting and wiring systems appeared in good condition and adequately sized for the intended use of the facilities. No material deficiencies were observed or reported. Routine maintenance is expected to be adequate to maintain the electrical systems in good condition during the projection period covered by this report.

Photographs

Electical transformer at left.

Electricl equipment room.

3.3.4 VERTICAL TRANSPORTATION

Elevator Summary Table

Elevator/ Escalator ID	Type	Brand	Capacity	Speed	Floors/ Stops	Install/ Modernize Date	Action	Condition
Passenger	One hydraulic elevator	Schindler	3500	125 FPM	2	2004		Good
Service	One hydraulic elevator	Schindler	4500	125 FPM	3	2004		Good

Inspection Summary Table

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Passenger & Freight/Service	Municipal	02/28/22	EIS-Elevator Inspection Service	R&M	Good

ASSESSMENT / RECOMMENDATION

The building is served by one passenger hydraulic elevator serving the first and second floors, and one service hydraulic elevator serving the two floors and basement. The passenger elevator is rated at 3500 pounds capacity, whereas the service elevator is rated at 4500 pounds capacity. The elevators were observed to be in good condition with no significant deficiencies observed. The elevator machine rooms appeared to be well maintained. No unusual problems or concerns were noted or reported concerning speed, leveling, or sequencing. The elevator is serviced by an outside contractor as part of a yearly maintenance contract. Based on the observed condition and age of the equipment, the elevators can be expected to last through the evaluation term with the help of routine maintenance.

The passenger cab is finished with carpeting flooring, faux wood laminate wall panels, stainless steel control panel and stainless steel ceiling panels.

The service cab is finished with VCT flooring, laminate wall panels, stainless steel control panel and translucent ceiling.

Based upon EUL, replacement of the passenger elevator cab interiors is anticipated during the projection period covered by this report. An opinion of cost for this work is included in the Tables.

Photographs

Hydraulic elevator equipment.

Service elevator interior finishes.

Passenger elevator interior finishes.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Elevator cab interior-Refinish	20	18	2	2	$12,500
Total					$12,500

3.3.5 Fire Protection and Life Safety Systems

3.3.5.1 Fire Protection

Item	Description	Action	Condition
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	RR	Good
Fire Suppression System Inspection Date	July 13, 2022	R&M	Good

Item	Description	Action	Condition
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke detectors Carbon monoxide detectors	R&M	Good
Special Systems	Not applicable		
Fire Extinguishers	Located in common areas and mechanical spaces Last inspection completed in April 2022	R&M	Good
Fire Alarms	Central alarm panel with annunciator panel located at the main electrical room	RR	Good
Fire Alarm Inspection Date	July 2022	R&M	Good
Fire Hydrants	Located along parking lot drive aisles	R&M	Good
Fire Egress Stairs	Three enclosed stairs	R&M	Good

ASSESSMENT / RECOMMENDATION

The building is provided with a full coverage wet-pipe sprinkler system. The fire sprinklers appear to be in good condition. The last fire sprinkler certification inspection occurred on July 13, 2022.

The wet fire sprinkler system includes a 500 gpm fire sprinkler pump located in the fire protection room. The fire pump appeared to be in good condition. Management reported that the pump is rebuilt every three years or so. However, based on the age and EUL of the fire pump, replacement is anticipated. An opinion of cost for this work is included in the Tables.

There is a central life safety monitoring system complete with fire alarm panel. The hard-wired smoke detectors, pull-stations and audible alarms are tied to the fire alarm panel. Visual strobe lights are located in conjunction with audible alarms. The entire system automatically switches from utility power to the emergency generator in the case of a power failure. The fire alarm panel is model Notifier AFP-200 and is reportedly 18 years old. The fire alarm system has communication abilities; it is monitored by a third party vendor and fire department. When activated they also sound a local alarm. The fire alarm panel appeared to be in good condition. No unusual problems or concerns were observed or reported with the fire protection systems. The last certification inspection occurred in July 2022. Based on the age and EUL of the fire alarm panel, replacement is anticipated. An opinion of cost for this work is included in the Tables.

Fire extinguishers were observed throughout the facility corridors and in specialty spaces such mechanical rooms. The fire extinguishers are inspected annually and carry current tags of April 2022.

No unusual problems or concerns were observed or reported with the fire protection systems.

Routine maintenance is expected to be adequate to maintain the fire safety systems in good condition during the projection period covered by this report.

Photographs

Fire protection risers.

Fire alarm panel.

Fire extinguisher.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fire Pump. Replace (500 GPM)	25	18	7	7	$40,000
Central Fire Alarm Panel. Replace	20	18	2	2	$8,500
Total					$48,500

4.0 NATURAL HAZARDS AND ENVIRONMENTAL CONDITIONS

4.1 Natural Hazards

4.1.1 Seismic Zone

AEI reviewed the property location in order to determine the seismic zone in which the property is located. According to the 1997 Uniform Building Code, the property is located in Seismic Zone 1.

Seismic Zones are defined as follows:

Seismic Zone 0: an area of very low probability of damaging ground motion.

Seismic Zone 1: an area of low probability of damaging ground motion.

Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.

Seismic Zone 2B: an area of moderate risk of damaging seismic activity.

Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.

Seismic Zone 4: an area with a high probability of damaging ground motion.

Assessment / Recommendation

The propensity of natural hazards to adversely affect this property is designated above.

AEI offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis.

Further Study may be undertaken at the discretion of our client.

4.1.2 Wind Zone

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone IV.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

ASSESSMENT / RECOMMENDATION

The propensity of wind events to adversely affect this property is designated in the discussion above.

Further Study may be undertaken at the discretion of our client.

4.1.3 FLOOD ZONE

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 17031C0701J dated 08/19/2008, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.2 MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly

visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line FCA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

ASSESSMENT / RECOMMENDATION

Mr. Steve Newman reported that he was not aware of suspected mold or microbial growth at the Property and that tenant occupants have not had complaints concerning suspected mold or microbial growth. Mr. Steve Newman indicated that no formal indoor air quality management plan currently exists at the Property.

5.0 REGULATORY COMPLIANCE

5.1 Building Code Violations

AEI requested a record of open violations on file for the Property from the City of Orland Park Building Department. No response was received for the Property at the time of the report completion.

Assessment / Recommendation

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

5.2 Fire Code Violations

AEI requested a record of open violations on file for the Property from the City of Orland Park Fire Department. No response was received for the Property at the time of the report completion.

Assessment / Recommendation

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

5.3 Zoning

The property is located in Zoning District VCD: Village Center District.

This information is provided for reference purposes only. AEI can perform a zoning review of the property for an additional fee.

6.0 REPORTING PROCEDURES AND LIMITATIONS

6.1 ASSESSMENT METHODOLOGY

The FCA meets the specifications of the client and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The FCA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents Opinion of Costs recommendations in two tables: Immediate Repairs Cost Table and a Capital Reserves Cost Schedule. Photographs of property conditions and related documents are included in the body and the appendices of this report.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the FCA to reflect material physical deficiencies and the corresponding

opinion of costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant. Opinion of probable costs that are either individually or in the aggregate less than a threshold amount set by industry standards.

Opinions of costs included in this report should be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate and capital reserve costs that are required over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the tables. However, please note that this FCA does not constitute an in-depth budget analysis.

6.2 References Used By The Property Evaluator for Preparation of FCA Report

The FCA was performed in general accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and is subject to the limitations and scope considerations contained within these Standards.

6.2.1 Limitations

Property Condition Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual screening of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The following are generally excluded from this Assessment for the Property as per ASTM scope of work:
• Subterranean conditions such as soil types and conditions, underground utilities, separate sewage disposal systems, wells, manholes, utility pits; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.
• Opinions on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.
• Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the building’s operation staff or service companies.
• Evaluating systems or components that require specialized knowledge or equipment, including but not limited to: flue connections, interiors of chimneys, flues or boiler stacks; electromagnetic fields, electrical testing and operating of any electrical devices; examination of elevator and escalator cables, sheaves, controllers, motors, inspection tags; or tenant-owned or maintained equipment.
• Evaluation of process-related equipment or condition of tenant owned/maintained equipment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

No destructive or invasive testing was included in the scope of this Assessment.

Limitations to AEI's standard site assessment protocol were encountered. AEI was unable to determine the capacity of the boiler system.

6.2.2 Deviations From The Guide

This FCA includes the following deviations from ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process":

- There is no category of Short Term Costs. Short Term Costs are defined as opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and

further analysis should this be deemed warranted by the consultant. Generally, the time frame for such repairs is within one to two years. In this FCA short term costs are included in the Immediate Repairs, Cost Table.

- Opinions of costs for Capital Reserves are provided in The Capital Reserves Cost Schedule. Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

- AEI estimated a Remaining Useful Life (RUL) for the Property.

- AEI provided the Seismic Zone, based on 1997 Uniform Building Code, in which the Property is located.

- AEI provided the Flood Zone(s) of the Property, based on the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA).

- AEI provided the Wind Zone, based on FEMA's map titled "Wind Zones in the United States", in which the Property is located.

- AEI provided a limited visual survey for the presence of microbial growth at the Property. Destructive sampling was not included in the scope of the work for this survey.

6.3 Members of the Consultant Team

A resume of the property evaluator and the senior reviewer are included in the appendix of this report.

[redacted]

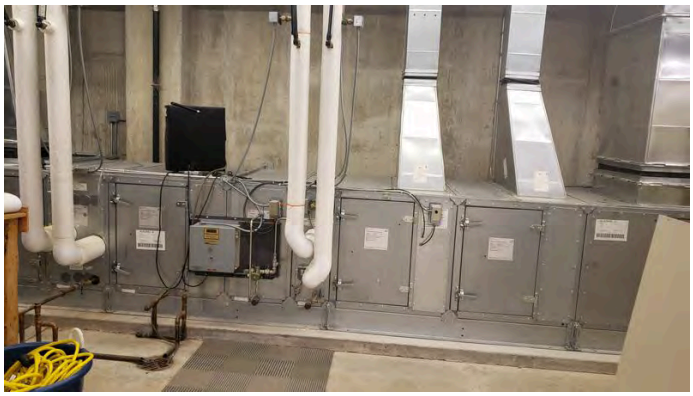
Chris Gazso, Associate Consultant or Project Manager, (Lead Assessor)

[redacted]

Matthew Wasson, VP, Capital Planning Services

APPENDIX A

Photo Documentation



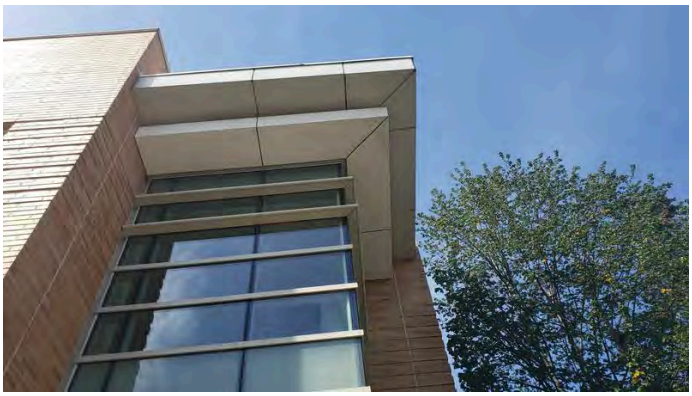
1. Air handling units

2. Elevations-East facade.

3. Elevations-North facade.

4. Elevations-North into porte cochere

5. Elevations-Partial west elevation.



6. Exterior-Facade detail.

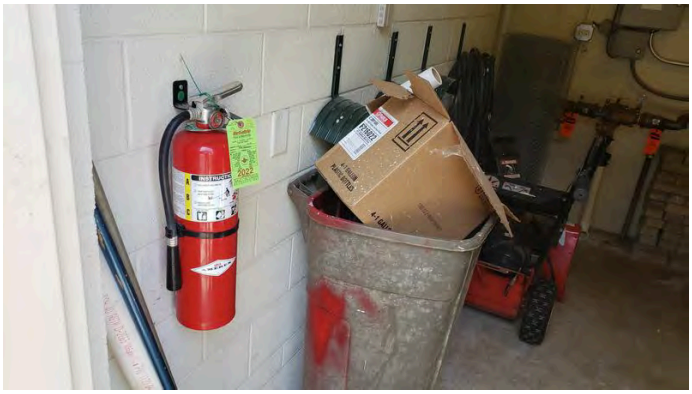
7. Exterior-Porte cochere roof.

8. Exterior-Window wall.

9. FLS-Fire protection equipment.

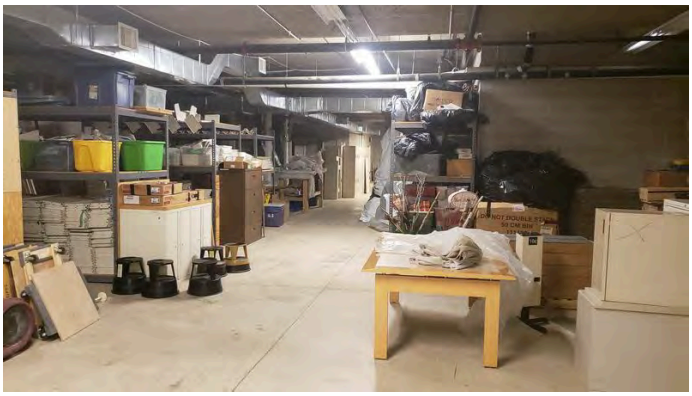
10. FLS-Fire pump controller.

11. FLS-Fire pump.



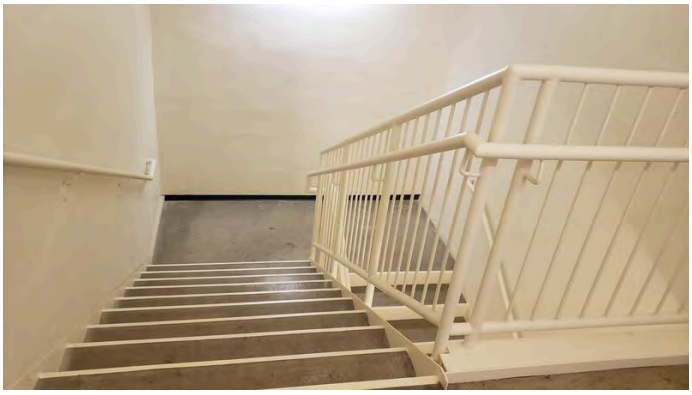
12. FLS-Wall mounted fire extinguisher.

13. Interiors-Accessible toilet stall.



14. Interiors-Basement storage.

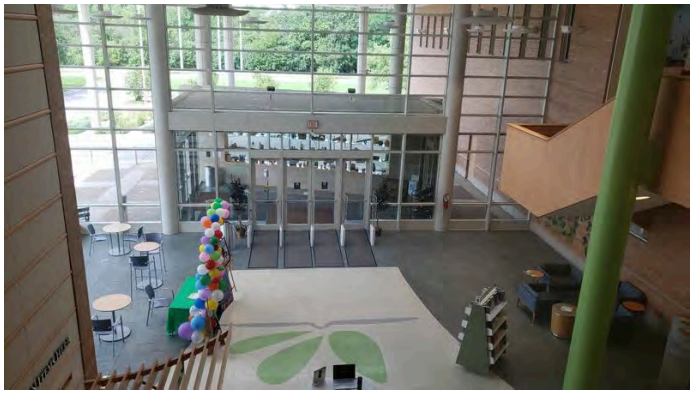
15. Interiors-Common toilet room lavatories.



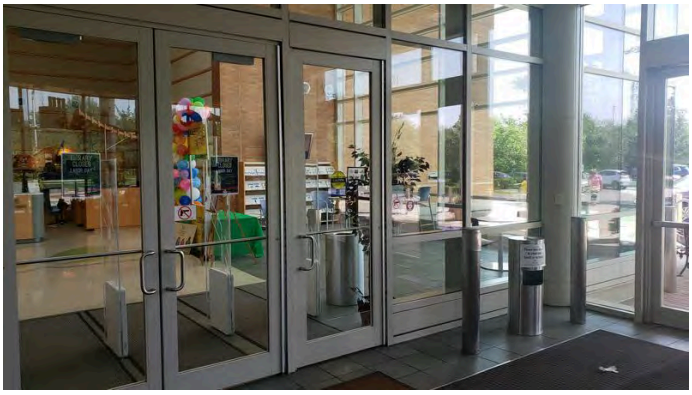
16. Interiors-Egress stair.

17. Interiors-Library space corridor.

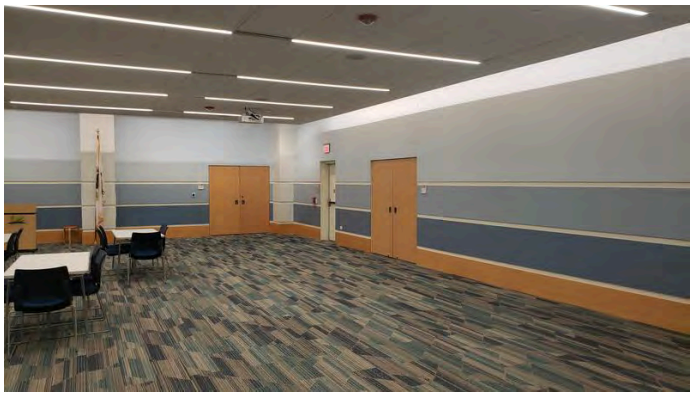
18. Interiors-Library stacks.



19. Interiors-Main lobby.



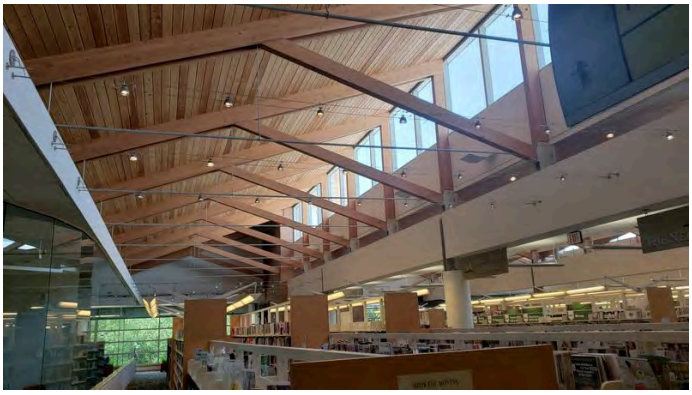
20. Interiors-Main vestibule doors.



21. Interiors-Meeting room.

22. Interiors-Monumental stair.

23. Interiors-Private office area.



24. Interiors-Second floor clerestory windows.

25. MEP-Air handler.

26. MEP-Chiller at lower roof.

27. MEP-Chiller.

28. MEP-Electric breaker panel.

29. MEP-Electric common water heater.

30. MEP-Electrical MDP.

31. MEP-Gas heating boilers.

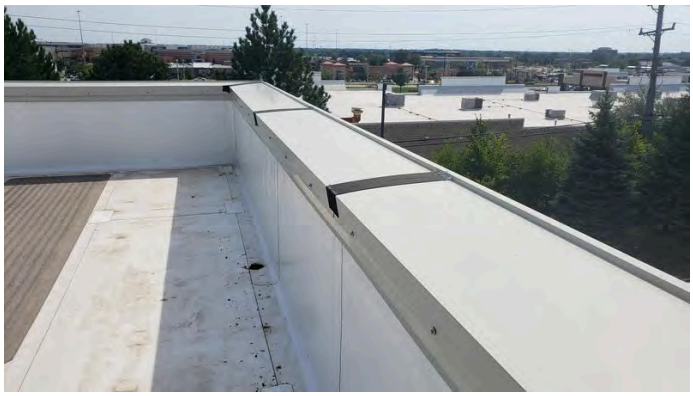
32. MEP-Rooftop unit.

33. Roof-Newer roof.

34. Roof-older roof.

35. Roof-Parapet coping.

36. Roof-Roof drains.

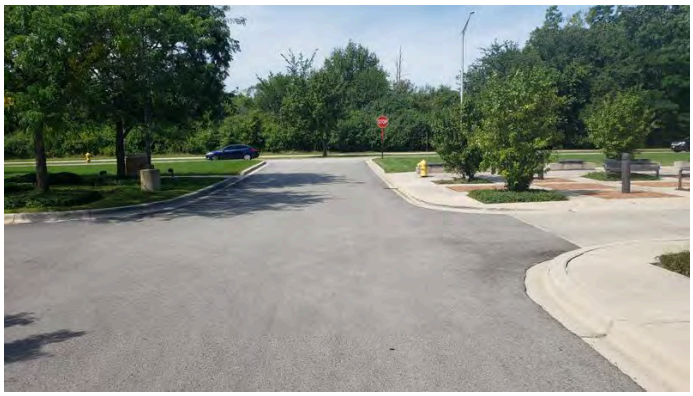


37. Roof-Typical coping.

38. Site-Asphalt paving.

39. Site-Bollard lighting.

40. Site-Building mounted signage.



41. Site-Entry drive.

42. Site-Landscaping.

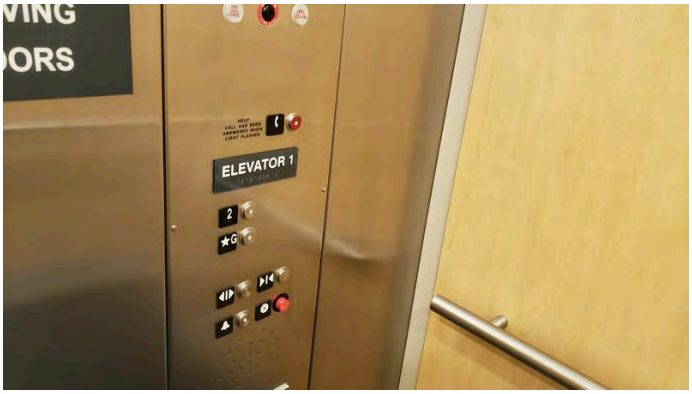
43. Site-Pedestrian paving.

44. Site-Play area.

45. Site-Pole mounted light fixture base.

46. Site-Retention pond.

47. Structure-Concrete overhead framing.

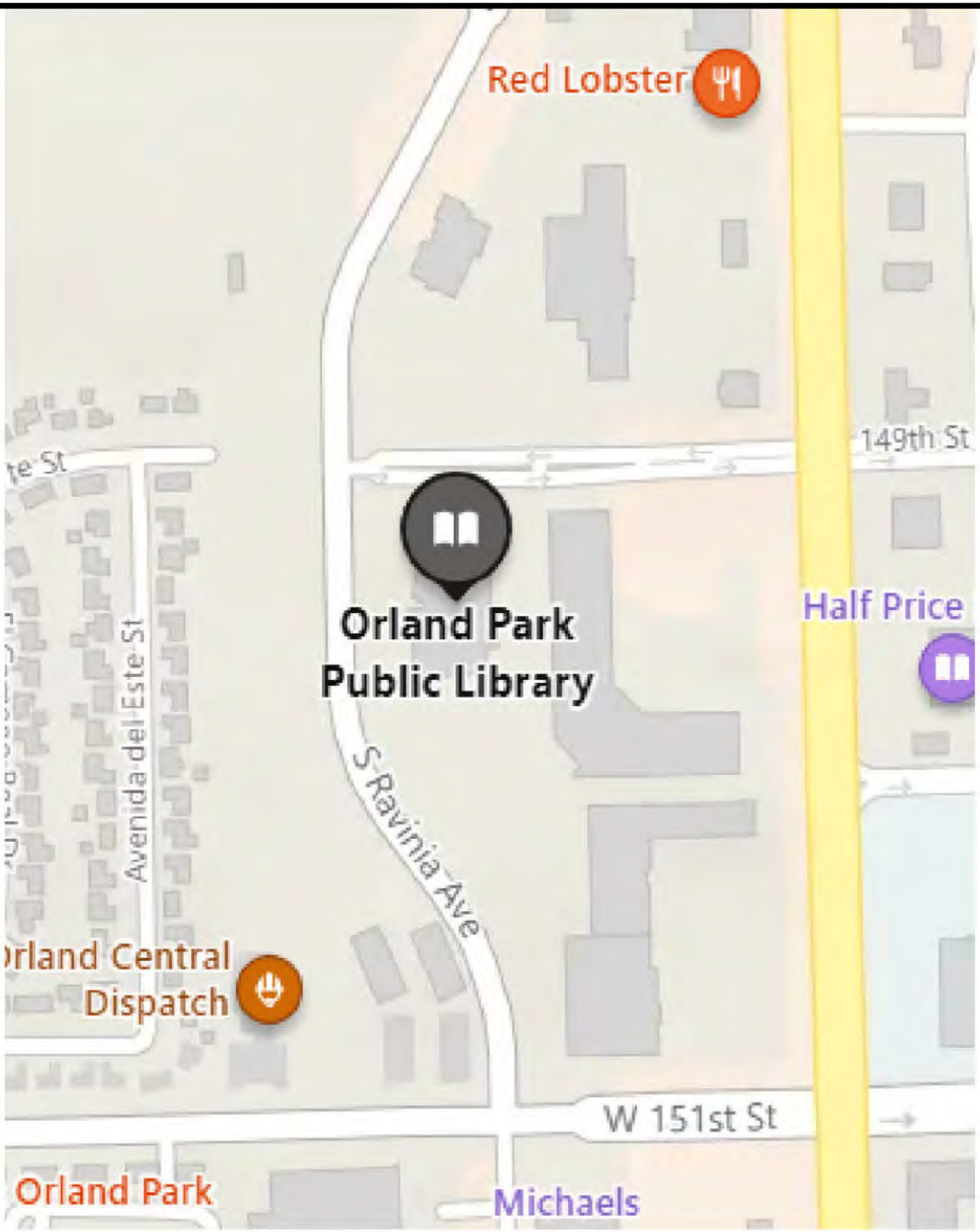


48. Vertical transportation-Elevator control panel.

49. Vertical transportation-Elevator equipment.

APPENDIX B

Location Map, Aerial Photo and Site Plan



Source: *Bing Maps*

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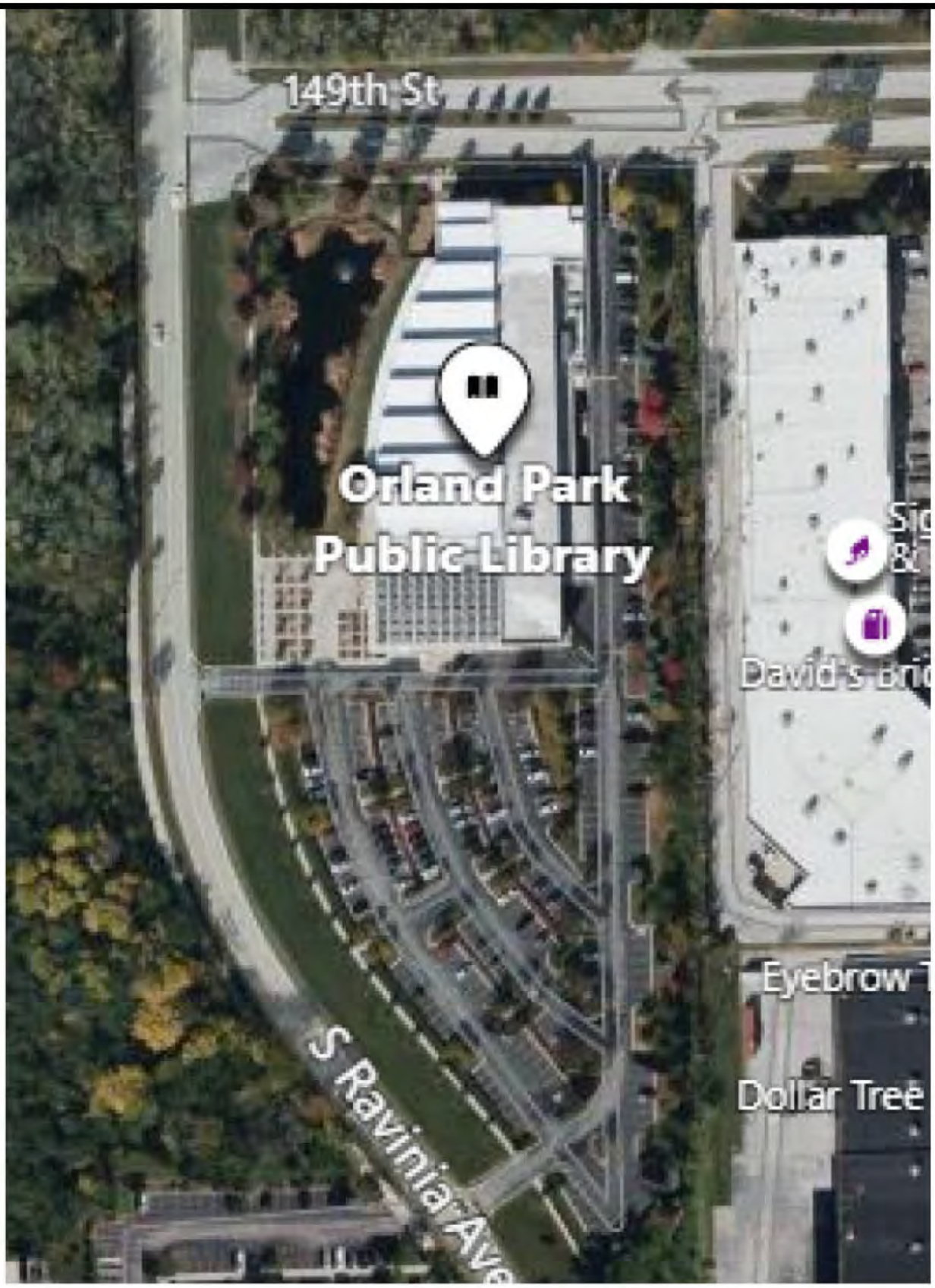
LOCATION MAP

14921 South Ravinia Ave., Orland Park, IL 60462
Project Number: 468087.1

AEI Consultants



Source: *Bing Maps*

N

AERIAL PHOTOGRAPH

14921 South Ravinia Ave., Orland Park, IL 60462
Project Number: 468087.1

AEI Consultants

APPENDIX C

Pre-Site Visit Questionnaire

PCA PRE-SURVEY QUESTIONNAIRE (ROI)

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

GENERAL PROPERTY INFORMATION
Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 15 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:
Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:
Please describe any future building maintenance, renovation, seismic, and upgrade work:

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:

	Tenant	Landlord		Tenant	Landlord
Paving			HVAC Condensing units		
Pavement Seal-coating			Window AC Units or Other		
Pavement Striping			Domestic Water Heaters		
Sidewalks			Fire Sprinkler in Tenant Space		
Exterior Paint			Fire Alarm in Tenant Space		
Brick Pointing			Elevators/ Escalators		
Roofing			Tenant Space Finishes		
HVAC Rooftop Units			Toilet Room Fixtures & Finishes		
HVAC Air handling/Fan coil units			ADA compliance		

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

	Vendor Name	Phone No.		Vendor Name	Phone No.
Roofing			Painting		
Elevator			HVAC		
Fire Protection			Plumbing		
Electrician			Trash Disposal		
Landscaping			Security System		

Please list all utility providers for the Property:

Domestic Water		Gas/ Oil/ Other	
Sanitary Sewer		Electricity	
Storm Drainage		Steam	

QUESTIONNAIRE *Note to Field Observer: Answers should be verified during site interview and field observations. A yes answer should be followed up thoroughly and documented if issues are present.*	YES	NO	UNKNOWN
Are you aware of any violations the property has been cited for▫ (If Yes, attach citation)			
Is a tenant monthly fee charged for common area maintenance (CAM)▫			
Does the Property experience any site drainage, ground water or flooding problems▫			
Is the amount of on-site parking provided inadequate▫			
Is there damaged or nonoperational site lighting▫			
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants▫			
Does the Property have any structural issues such as settlement, cracking or deflection▫			
Has the Property experienced any fire related or seismic damage▫			
Does the Property exhibit any water/ moisture infiltration▫			
Does the Property have any leakage or failures at the roof, walls or cellar▫			
Is fire retardant plywood (FRT) installed anywhere in the structure(s)▫			
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)▫			
Any problems regarding synthetic stucco or EIFS▫			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch▫			
Are the HVAC systems inadequate and/or non-functioning▫			
Are there any plumbing leaks or prevalent past leaks▫			
Are there any water pressure issues at any time▫			
Is galvanized or polybutylene ▫gray▫ piping present anywhere in the Property▫			
Has any active or historical leaks related to galvanized or polybutylene piping occurred▫			
Has retrofitting or replacement of galvanized or polybutylene piping taken place▫			
Are there any electrical problems or inadequate electrical service▫			
Electrical amperage to each unit is less than 60-amps▫▫			
Is aluminum branch wiring present anywhere in the Property▫			
If aluminum branch wiring is present, has retrofitting been performed▫			
Are there any screw-in fuses present in the Property▫			
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's▫			
Are there any elevator or escalator shutdowns or deemed out of service▫			
Are there elevators present not regularly serviced under a full-service maintenance contract▫			
Are there fire sprinkler systems present and not regularly serviced and tested▫			
Are there fire alarm and detection devices not regularly serviced and tested▫			
Is common area interior painting performed as part of routine maintenance▫			
Was an ▫ADA Survey▫ ever conducted on the property▫ (If Yes, please attach a copy)			
Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property▫			
Is there any unresolved ADA related complaints or pending litigation▫			
Is there any mold or microbial growth at the Property▫			
Have any tenants or occupants complained about mold or microbial growth at the Property▫			
Is there a current formal indoor air quality management plan at the Property▫			

Please indicate when the following systems have been last inspected:			
Fire Sprinkler		Elevators/ Escalators	
Fire Alarm		Facades	

REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:
(Indicate ▫NA▫ if tenant-owned or not applicable; indicate ▫ORIG▫, if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. ▫please attach additional pages for comments/ clarifications.

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

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey			
Certificate of Occupancy			
Copy of Open Building Permits or Code Violations			
Copy of Zoning Variances or Easements			
Rent Roll (with unit number, tenant name, unit area and occupancy %)			
Reduced Floor Plans			
Original construction documents (core and shell)			
List of Mechanical Equipment			
List of Capital expenditures for last 5 years			
List of Planned Capital expenditures			
Local Law #11 Fa▫ade Inspection Reports (NYC)			
Roof survey and warranty			
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)			
ADA Survey or Barrier Removal Plan			
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title:		***Date:***	

APPENDIX D

Record of all Documents Reviewed, Interviews, and Supporting Information

CookViewer
Cook County Map Application

○10 digit PIN ◉Address ○Intersection

14921 RAVINIA AVENUE, ORLAND PARK, 604

Home GIS Data Help

14911 RAVINIA AVE (back)
Assessment Information:

Address
14911 RAVINIA AVE

City
ORLAND PARK

PIN
27-09-401-041-0000

Township
Orland

Neighborhood
039

Total Value
$0.00

Building Value
$0.00

Class
EX

Estimated Building Sq Ft.
N/A

Land Square Footage
N/A

Construction Type
N/A

Age
0

View More Data Layers
View District Details
Compare this property to others

Select surrounding parcels within: mi

Select

Launch Oblique Aerial Tool
Launch Assessor Website
Launch Property Portal
Launch Historical Photo
Print Property Info

measure | select parcels | print map | layers

0 100 200ft

The best source for your PIN is your deed or tax bill, or other documents from the purchase of your home. Matches from this site are not guaranteed.

FEMA (//www.fema.gov/)

FEMA Flood Map Service Center: Search By Address

Navigation

Search

Languages

MSC Home (/portal/)

MSC Search by Address(/portal/search)

MSC Search All Products (/portal/advanceSearch)

MSC Products and Tools (/portal/resources/productsandtools)

Hazus (/portal/resources/hazus)

LOMC Batch Files (/portal/resources/lomc)

Product Availability (/portal/productAvailability)

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptionHome)

Contact MSC Help (/portal/resources/contact)

Enter an address, place, or coordinates

14921 South Ravinia Ave., Orland Park, IL Search

Whether you are in a high risk zone or not, you may need flood insurance (https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take (https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for **ORLAND PARK, VILLAGE OF**

Show ALL Products »(https://msc.fema.gov/portal/availabilitySearch?addcommunity=170140&communityName=ORLAND PARK, VILLAGE OF#searchresult

The flood map for the selected area is numbe**17031C0701J** effective on **08/19/2008**

DYNAMIC MAP

PRINT MAP/ FIRMette

MAP IMAGE

DOWNLOAD FIRM PANEL (https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=17031C0701J)

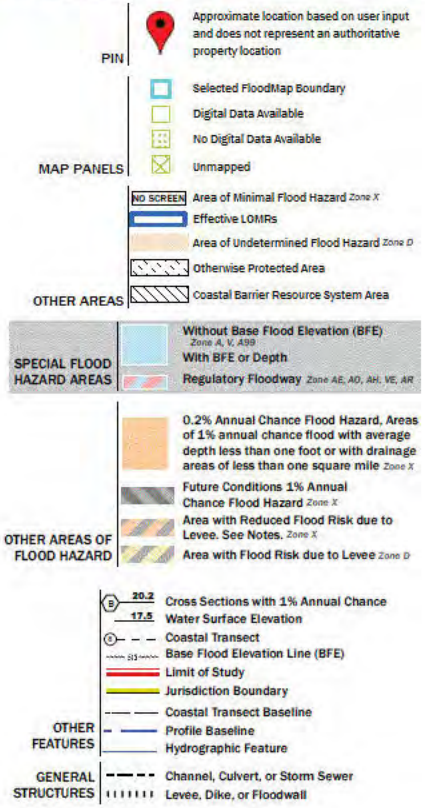
Changes to this FIRM

Revisions (0)
Amendments (2)
Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

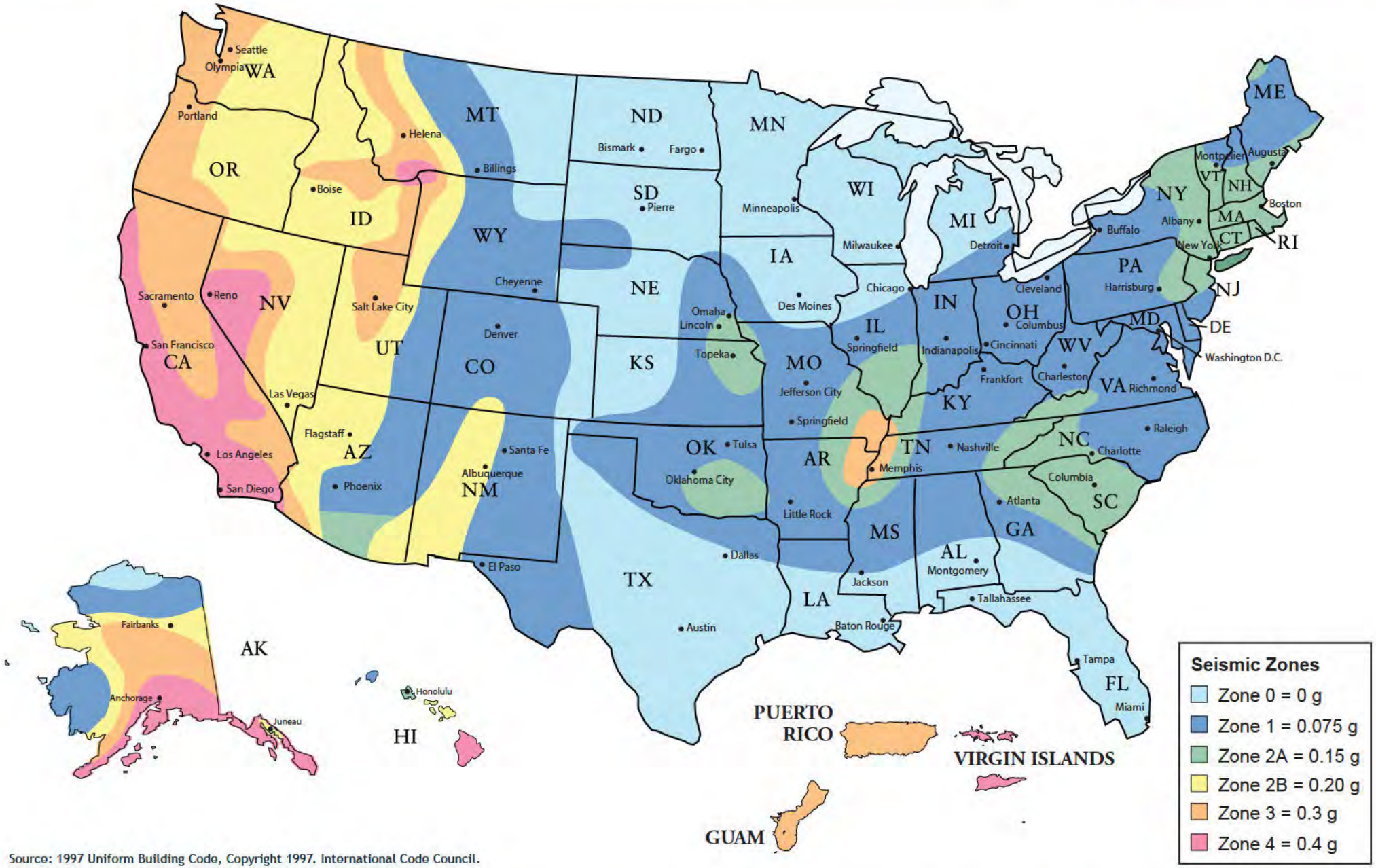
Go To NFHL Viewer » (https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-87.8

The Coastal Barrier Resources System (CBRS) data is unavailable at this time. Please visit the U.S. Fish & Wildlife Service website https://www.fws.gov/cbra/ (https://www.fws.gov/cbra/) for official maps and additional information regarding CBRS property determinations.



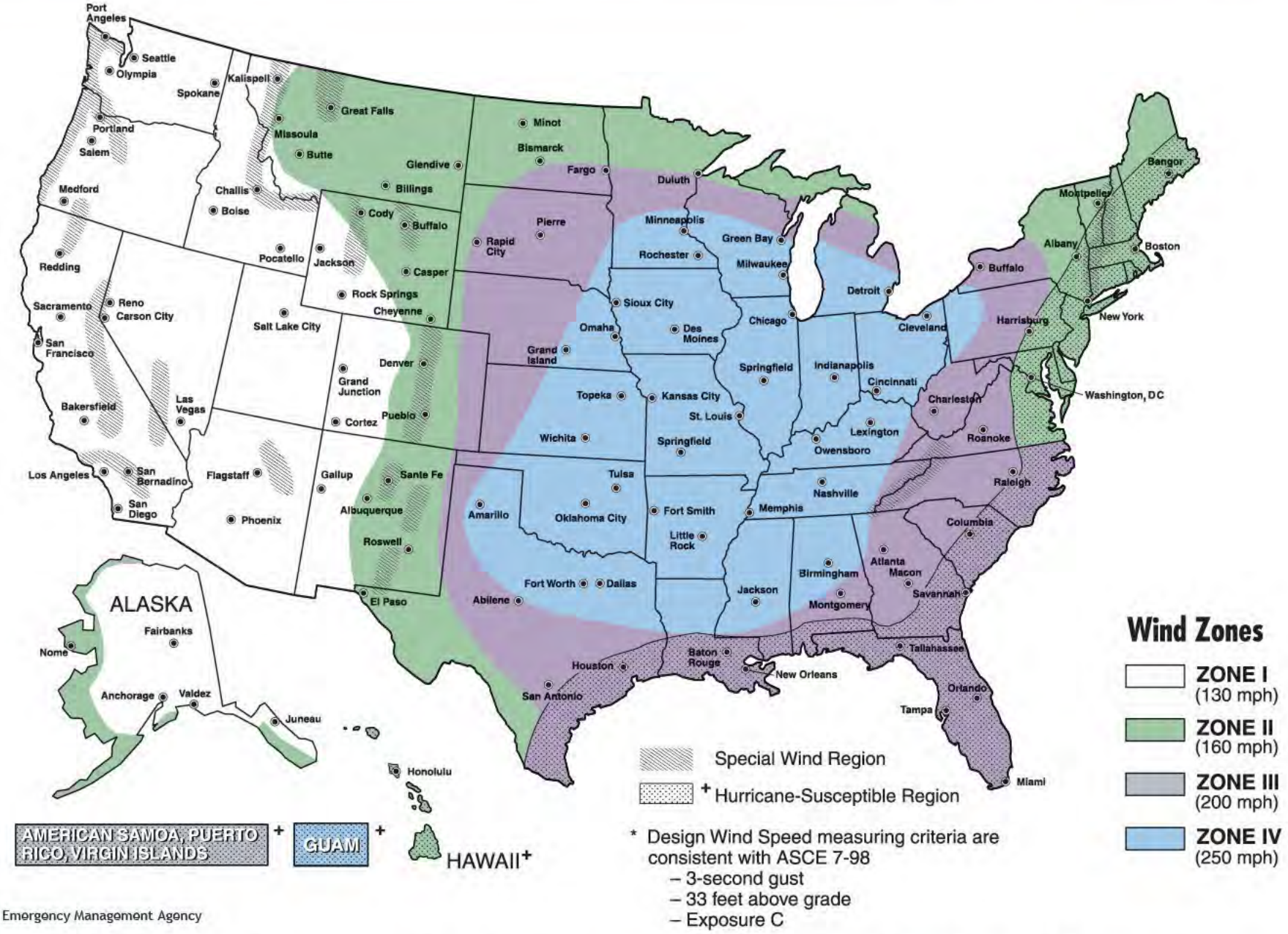
Share This Page.

AEI UBC Seismic Zone Map



For more information about AEI Consultants or Seismic Inspections in your area, please call: 1.800.801.3224 | aeiconsultants.com

AEI US Wind Zone Map



* Design Wind Speed measuring criteria are consistent with ASCE 7-98
- 3-second gust
- 33 feet above grade
- Exposure C

Source: Federal Emergency Management Agency

APPENDIX E

Property Evaluator Qualifications

CHRIS A. GAZSO
ASSOCIATE CONSULTANT

EDUCATION

- Master of Architecture
- Bachelor of Landscape Architecture

CERTIFICATIONS

- Licensed Architect in Illinois and Wisconsin
- Professional Design Firm-Architect Corporation

SUMMARY OF PROFESSIONAL EXPERIENCE

Since 1998, Mr. Gazso has experience as a field professional, preparing over 200 Word/Excel and proprietary template-based Midwest and West Coast region debt and equity level PCAs. Property types have included low and high-rise commercial office buildings, low and high-rise multi-family housing (including Fannie Mae and Freddie Mac assignments), retail, industrial/office park properties, banks, medical offices, cold-storage facilities, restaurants, hospitality, and self-storage properties among others.

PROJECT EXPERIENCE

Project experience for Mr. Gazso includes:

- **Healthcare Office Facilities Portfolio, Duluth, MN**; Debt-level PCA/PCR services for five small medical office buildings all approximately the same age, size, and condition. Deliverables included PCRs, repair costs/ reserves and photo documents.
- **Retail Facility, Appleton, WI**; Equity-level PCA/PCR services for a small housewares retail building. Deliverables included PCR with deficiency photos included in the report, a mechanical equipment schedule, insurable worksheet, repair costs/ reserves and photo documents.
- **52-story high-rise multi-family building, Chicago, IL**; Debt-level PCA/PCR services for a large modern residential high-rise structure. Deliverables included PCR, repair costs/ reserves and photo documents.
- **Multi-family building Freddie Mac SBL portfolio, South Bend, IN**; Debt-level PCA/PCR services for two residential low-rise buildings. Deliverables included standard Freddie Mac SBL forms including 1104-A, Transaction Screen Questionnaire, Site Plan and Photo Log.
- **Branch Bank, Evansville, WI**; Debt-level PCA/PCR services for a branch bank building. Deliverables included PCR, repair costs/ reserves and photo documents.
- **Hotel Facility, Vernon Hills, IL**; Equity-level PCA/PCR services for a mid-size boutique hotel building. Deliverables included PCR, a mechanical equipment schedule, repair costs/ reserves and photo documents. Consultants produced accessibility and EIFS reports, which were incorporated into final PCR.
- **Industrial Portfolio, IL**; Equity-level PCA/PCR services for 3 medium-to-large industrial R&D buildings of varying ages. Deliverables included PCRs, mechanical equipment schedules, repair costs/ reserves and photo documents. Consultants produced roof reports which were incorporated into final PCR.

Matthew E. Wasson

Vice President, Capital Planning Services

EDUCATION

- BS – Bachelors of Science, Civil and Environmental Engineering, University of Cincinnati

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Wasson has more than 26 years' experience with engineering and environmental assessments. He has performed thousands of site surveys and directed thousands of due diligence assessments for Commercial Clients, Federal and State clientele, Higher and Lower Education Institutions, Capital Market entities, and Equity Investors in all 50 states and two United States territories.

Mr. Wasson is knowledgeable with the ASTM Standard Guide for Property Condition Assessments and Phase I Environmental Site Assessments, accessibility standards including UFAS, FHAA, ADA, and Section 504. Mr. Wasson has a thorough understanding of the various site and building components and systems that make up a property, the types of issues that arise, and needs of the clients.

RELEVANT PROJECT EXPERIENCE

- **Mimms/MDM Portfolio -** Managed and supervised building site and component inventory across 6+ million square feet, across 82 properties in six states. AEI developed software application enabling client to manage equipment serving individual tenant spaces, prioritizing repairs and tracking assets as well as site owned assets.
- **Department of Defense Manufacturing Facility -** Directed and managed Facility Condition Assessments and Accessibility Survey at a campus composed of 49, multi-use buildings, some dating from before 1945. Aided Client in developing repair/replacement hierarchy and prioritization schedule.
- **General Services Administration** - Development and implementation of Facility Condition Assessment Program to comply with the GSA Building Engineering Report program evaluating 40 facilities with over 15 million square feet utilizing architectural, engineering, and specialty service personnel.
- **University of Alabama** – Directed and managed multi-disciplinary team to develop 10-Year forecast of site and building component maintenance and life cycle replacement recommendations as well as accessibility barriers. Included developing inventory of mechanical equipment with bar coding to import in to computer maintenance monitoring system. Evaluation scope included over 10 million square feet comprised of 195 structures composed of modern construction, historical buildings, residential high-rise buildings, sports complexes, science institutions, and senior living facilities.
- **Arlington County Government, VA -** Responsible for designing and implementing a project approach that provided comprehensive facility condition assessments services consisting of evaluating backlog maintenance and costs required to remedy deteriorating conditions, identify near-term needs to maintain standards, and assure the service integrity of aging systems and building components. In addition, established a facility condition baseline for benchmarking and tracking progress, and developing cost estimates and priorities for major repair and replacement projects. Portfolio consisted of 65 properties which equated to over 1.5 million square feet.
- **Diocese of Arlington, Arlington VA** - Created and implemented a assessment model to identify, evaluate, and prioritize Capital Improvement Projects, Healthy and Safety repairs, and Accessibility deficiencies. The goal of the facility condition assessments was to enable

the Diocese to prioritize funding and allow a global view of the condition of the school systems in the Parishes. The program was executed with the use of three assessment teams. Each assessment team was comprised of a registered architect and a mechanical engineer. The total contract value was $74,000.00 and was completed in February 2006.

- **Archdiocese of Chicago, IL –** The Facility Condition Assessment Program for the Archdiocese of Chicago is a customized approach. Parish facilities typically included a Cathedral, rectory, schools, housing, bell towers, and gathering halls. The Parish facilities were generally late 1800's or early 1900's construction and had not seen significant improvements. As such, a team approach was developed with a slant towards historical preservation.

- **City of Charlottesville, VA** - Directed multi-disciplinary team to conduct Facility Condition Assessments to develop recommendations for building life cycle replacement needs. This project approach included addressing deterioration of the buildings and maintenance requirements, security, energy efficiency, and historic preservation. In determining the needs of the client, an inventory of each buildings' systems and components was developed. Project enabled City Department to approach City Council for budgetary needs.
- **Clark County Housing, NV** - Program was designed to provide on-site facility assessments that focused on current building conditions, building code deficiencies, and non-compliant ADA issues. The field data collected was used to populate a custom designed Microsoft Access database.

- **National Church Residences (NCR)** - National senior housing provider Oversaw portfolio of senior housing projects for National Church Residences (NCR), which is the largest Non-Profit Housing organization in the United States with over 300 properties. As Program Manager, responsibilities included: developing a relationship with the client, generating a scope of work consistent with the goals of NCR and their funding needs, development of a software platform that would collect field data and transfer inventory items to the NCR database, development and training of 22 Engineers and Architects that performed the field work, reviewing technical reports and consulting with client on findings and conclusions, and meeting with HUD Offices across the country in support of NCR's funding needs.

- **National Property Broker** - Responsible for technical development and implementation of property condition and environmental assessments of over 34 properties with a total of 2,784 apartment units. While with a former employer Mr. Wasson assisted a HUD appointed Broker in developing property profiles which enabled HUD to understand its portfolio and determine their credit exposure.

- **Equity Property Owner** - Program Manager of the Project Capital Needs Assessment of a multi-state 25 property, 3,087 bed assisted living portfolio. Mr. Wasson was responsible for insuring the 232 Projects were completed in conformance with the HUD MAP Guidelines.

EDUCATION

Bachelor of Science, Civil Engineering, University of Cincinnati (1996)
Trained as an Asbestos Inspector
OSHA 40 Hour Occupational Safety and Training
HUD MAP Training, Fort Worth, TX (2005)
HUD MAP Training, Columbus, OH (2010)
HUD MAP Training, Chicago, IL (2010)
ASTM Training, Detroit (2011)
HUD MAP Training, Cleveland (2011)

APPENDIX F

List of Commonly Used Acronyms

ABBREVIATIONS AND ACRONYMS

ADA	The Americans with Disabilities Act	HVAC	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	IAQ	Indoor Air Quality
AHU	Air Handling Unit	IM / IR	Immediate Repair
ASTM	American Society for Testing and Materials	LFCA	Limited Facility Condition Assessment
BOMA	Building Owners & Managers Association	MEP	Mechanical, Electrical & Plumbing
BUR	Built-up Roof System	MDP	Main Distribution Panel
BTU	British Thermal Unit (a measurement of heat)	NA	Not Applicable
DWV	Drainage, Waste, Ventilation	NFPA	National Fire Protection Association
EIFS	Exterior Insulation and Finish System	OPC	Opinion of Probable Cost
EMS	Energy Management System	PCA	Property Condition Assessment
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)	PCR	Property Condition Report
EUL	Expected/Effective Useful Life	PGA	Peak Ground Acceleration
FCU	Fan Coil Unit	PML	Probable Maximum Loss
FEMA	Federal Emergency Management Agency	PSQ	Pre-Survey Questionnaire
FFHA	Federal Fair Housing Act	PTAC	Packaged Through-wall Air Conditioning (Unit)
FHA	Forced Hot Air	R&M	Repair and Maintain - Routine Maintenance
FHW	Forced Hot Water	RR	Replacement Reserve
FIRMS	Flood Insurance Rate Maps	RUL	Remaining Useful Life
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.	RTU	Rooftop Unit
FOIL	Freedom of Information Letter	SEL	Scenario Estimated Loss
FTRP	Fire Retardant Treated Plywood	SF	Square Feet
GFCI	Ground Fault Circuit Interrupter	SUL	Scenario Upper Limit
GFI	Ground Fault Interrupt (circuit)	TPO	Thermoplastic Polyolefin Roof Membrane
GPNA	Green Physical Needs Assessment	VAV	Variable Air Volume Box
GWB	Gypsum Wall Board	WDO	Wood Destroying Organism