

FACILITY CONDITION ASSESSMENT

prepared for

Bloomington Public Transportation Corporation
130 West Grimes Lane
Bloomington, Indiana 47403
Procurement Person



FACILITY CONDITION ASSESSMENT
OF
MAINTENANCE AND ADMINISTRATION FACILITY
130 WEST GRIMES LANE
BLOOMINGTON, INDIANA 47403

PREPARED BY:

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EMG PROJECT #:

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ON SITE DATE:

January 29 – February 1, 2019



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview & Assessment Details

General Information	
Property Type	Office and Garage/Maintenance
Main Address	130 West Grimes Lane, Bloomington, Indiana 47403, Monroe County
Site Developed	1997
Number of Buildings	4
Current Occupants	Bloomington Transportation Corporation & Indiana University
Percent Utilization	100%
Date(s) of Visit	January 30 -February 1, 2019
Management Point of Contact	Bloomington Public Transportation Corporation, Lew May, General Manager 812.332.5688 phone mayl@bloomingtontransit.com email
On-site Point of Contact (POC)	same as above
Assessment & Report Prepared By	Penny Mavrikis & Travis White
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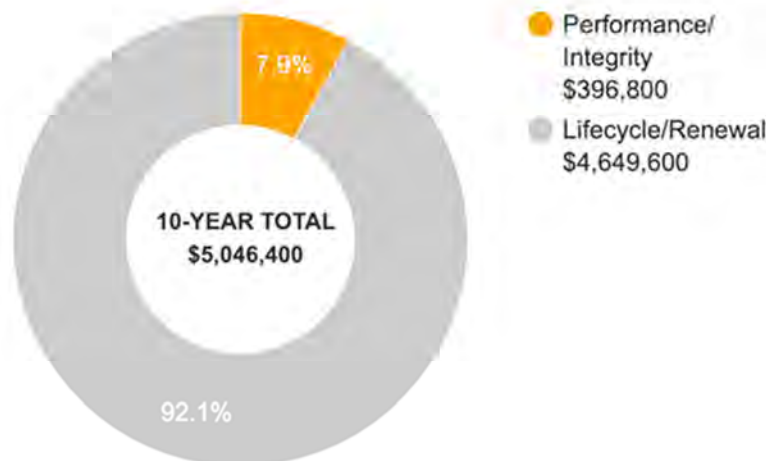
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



Campus Findings & Deficiencies

Historical Summary

The transportation facilities consist of an administration and operations building connected to a garage building through an open breezeway. A bus parking structure and a fuel pump structure are also located on the site. All buildings and structures were constructed in 1997 and serve both the Bloomington Public Transportation Corporation and Indiana University

Architectural

The administration/operations and garage buildings are single story buildings constructed of concrete masonry unit construction on concrete slabs with strip foundations. The garage building has two mezzanines. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Masonry joint repairs have occurred at gutter and downspout locations. The windows, storefront glazing, doors and roof are original. The roof membrane shows signs of significant wear, with evidence of leakage in the meeting and copy rooms in the office areas and exterior walls at supporting columns in the garage and will require replacement. The interior finishes have been periodically replaced as-needed over the years in the office building. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

The bus parking and fuel pump structures are open to the elements and are showing initial signs of corrosion at the steel structural beams and cross bracing. The concrete curbs at the fuel pump structure exhibits sections of exposed reinforcement. Refinishing the structural elements and curb repair is budgeted and anticipated as short-term recommendations. The metal roofs at these structures are budgeted and anticipated as typical lifecycle-based replacements.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The heating for the administration/operations and garage buildings are provided by a pair of gas fired boilers located in the mechanical mezzanine of the garage. One of the boilers was replaced in 2018 and the remaining original boiler is scheduled to be replaced during 2019. Cooling is provided to the administration/operations building by a pad mounted heat pump and to the office area of the garage by a roof mounted condensing unit. Spaces in the administration/operations building are conditioned by a combination of VAVs and hydronic unit heaters. The garage is heated by hydronic unit heaters with the exceptions of the office area which is served by a split system furnace and the bus washing area which is served by a gas unit heater. The HVAC system is controlled by an older BAS system which will be replaced by a newer system when it reaches the end of its useful life. Domestic water heating is provided by a gas fired commercial water heating in the garage and by an electric hot water in the administration/operations building.

Both buildings are fully sprinklered and have a fire detection/suppression system consisting of smoke detectors, heat sensors, pull stations, fire extinguishers, strobe alarms and emergency exit lighting. The addressable central alarm panel which serves both buildings is located in the mechanical room in the administration/operations building. The main electrical service for the property is controlled by a 1,600 Amp switchboard in the electrical mezzanine area of the garage and consists of subpanels throughout the property, secondary transformers in the administration/operations and garage buildings, a diesel generator and an automatic transfer switch.

Site

The parking lot and sidewalks have been periodically repaved and sectionally replaced as-needed over the years at the administration and operations building.

The concrete pavement at the bus parking and fuel building structures is 22 years old. The drive aisle concrete is showing the most surface wear and has developed cracks and will require large areas of sectional repair. The chain-link fencing is in good condition however the section along the east side of the site bordering the stormwater creek has vegetative growth in the fence and should be maintained.

Underground Tanks and facilities: Three oil/water separators, two 10,000 gallon diesel underground tanks and one 3,000 gallon underground gasoline tank are located on the site. Typical lifecycle-based replacements are budgeted and anticipated.

The majority of the site lighting consists of energy inefficient metal halide fixtures and lamps. The bus parking lighting is reported to be inadequate and should be upgraded.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building’s Facility Condition Index (FCI), which provides a theoretical objective indication of a building’s overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges & Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Bloomington Public Transportation Corporation / Administration & Operations Building	\$200	8,800	\$1,760,000	2.0%	2.0%	21.0%	44.0%
Bloomington Public Transportation Corporation / Bus Parking Structure	\$200	33,000	\$6,600,000	0.0%	0.0%	5.0%	10.0%
Bloomington Public Transportation Corporation / Fuel Island (1997)	\$200	1,750	\$350,000	0.0%	2.0%	4.0%	4.0%
Bloomington Public Transportation Corporation / Garage (1997)	\$200	28,058	\$5,611,600	5.0%	6.0%	16.0%	26.0%

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration & Operations Building	2	\$33,600
Bloomington Public Transportation Corporation	5	\$297,000
Bus Parking Structure	0	\$0
Fuel Island	0	\$0
Garage	2	\$262,900
Site	1	\$500
Total	10	\$594,000

Administration & Operations Building

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1157833	Bloomington Public Transportation Corporation / Administration & Operations Building	B2021	Window, SF, Replace	Poor	Performance/Integrity	\$600
1159068	Bloomington Public Transportation Corporation / Administration & Operations Building	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$33,000
Total (2 items)						\$33,600

Bloomington Public Transportation Corporation

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1157833	Bloomington Public Transportation Corporation / Administration & Operations Building	B2021	Window, SF, Replace	Poor	Performance/Integrity	\$600
1159085	Bloomington Public Transportation Corporation / Garage	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$257,800
1159068	Bloomington Public Transportation Corporation / Administration & Operations Building	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$33,000
1159137	Bloomington Public Transportation Corporation / Garage	C3012	Interior Wall Finish, Concrete/Masonry, Prep & Paint	Poor	Performance/Integrity	\$5,100
1158962	Bloomington Public Transportation Corporation / Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	Poor	Performance/Integrity	\$500
Total (5 items)						\$297,000

Garage

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1159085	Bloomington Public Transportation Corporation / Garage	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$257,800
1159137	Bloomington Public Transportation Corporation / Garage	C3012	Interior Wall Finish, Concrete/Masonry, Prep & Paint	Poor	Performance/Integrity	\$5,100
Total (2 items)						\$262,900

Site

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1158962	Bloomington Public Transportation Corporation / Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	Poor	Performance/Integrity	\$500
Total (1 items)						\$500

Key Findings



Roof in Poor condition.

Single-Ply EPDM Membrane
Garage Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$257,700

\$\$\$\$

Roof leaks in several locations - AssetCALC ID: 1159085



Roof in Poor condition.

Single-Ply EPDM Membrane
Administration & Operations Building Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$32,900

\$\$\$\$

Roof has several small active leaks and has exceeded expected useful life. - AssetCALC ID: 1159068



Structural Flooring/Decking in Poor condition.

Metal
Fuel Island Throughout building

Uniformat Code: B1012
Recommendation: **Refinish in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Metal support structure has rust in many places, should be refinished to protect from further rust damage. - AssetCALC ID: 1159063



Window in Poor condition.

SF
Administration & Operations Building 100
Vestibule

Uniformat Code: B2021
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Cracked pane at entrance vestibule. - AssetCALC ID: 1157833



Boiler in Poor condition.

2500 MBH
Garage Boiler room

Uniformat Code: D3021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$54,200

\$\$\$\$

Boiler #2 scheduled for replacement summer 2019. - AssetCALC ID: 1159082



Roadways in Poor condition.

Concrete Curb & Gutter
Fuel Island Throughout building

Uniformat Code: G2012
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,300

\$\$\$\$

Metal edges of curbs is rusted through and failed in many locations, will need to be replaced throughout. - AssetCALC ID: 1159062



Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Large Areas
Site Site- Side Parking

Uniformat Code: G2031
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Isolated areas of concrete sidewalks exhibiting cracks. - AssetCALC ID: 1158962



Oil/Water Separator in Poor condition.

Site Site - Garage

Uniformat Code: D2093
Recommendation: **Replace in 2021**

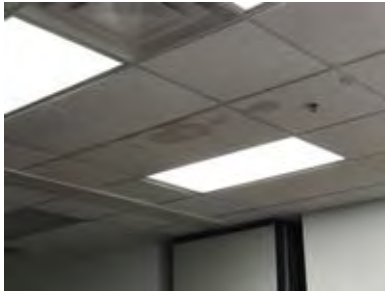
Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,300

\$\$\$\$

Of the three oil/water separators, the one near the garage is showing the most wear with a bent filter. - AssetCALC ID: 1158967



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)
Administration & Operations Building
Conference & Copy Room

Uniformat Code: C3032
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Roof leaks have damaged areas of the ceiling in the conference and copy rooms - AssetCALC ID: 1157260



Interior Wall Finish in Poor condition.

Concrete/Masonry
Garage Bus Wash

Uniformat Code: C3012
Recommendation: **Prep & Paint in 2019**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,100

\$\$\$\$

Paint has worn away on the walls and needs to be redone. - AssetCALC ID: 1159137



Interior Wall Finish in Poor condition.

Concrete/Masonry
Garage Vehicle Service Bays

Uniformat Code: C3012
Recommendation: **Prep & Paint in 2020**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Paint peeling in vehicle service area - AssetCALC ID: 1159157



Parking Lots in Poor condition.

Concrete Pavement
Site Site - Bus Parking

Uniformat Code:
Recommendation: **Replace in 2020**

Priority Score: **82.0**

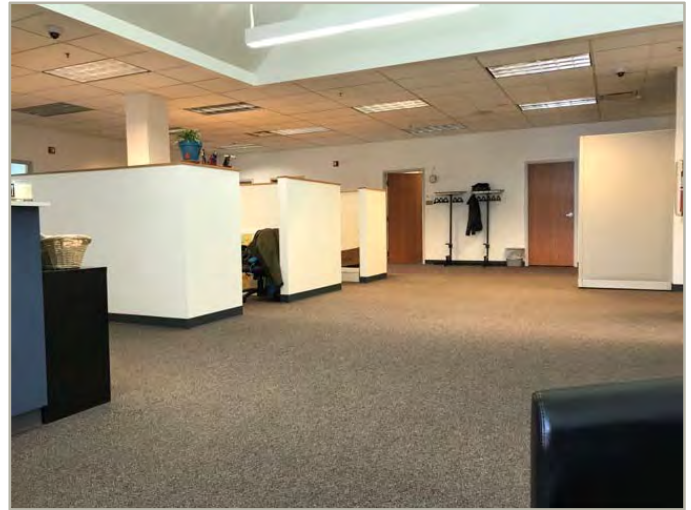
Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Large areas of concrete paving exhibiting cracks, depressions and isolated areas of exposed reinforcing bars. - AssetCALC ID: 1157845

2. Administration & Operations Building



Administration & Operations Building: Systems Summary

Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	8,800 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and steel-framed roofs	Good
Façade	Exposed CMU with aluminum windows Metal Panels	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--

Administration & Operations Building: Systems Summary		
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, air handlers, feeding VAV terminal units Heat pump and condensing unit Supplemental components: Hydronic unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source & Distribution: Fed from Garage building with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Diesel generator; refer to Garage section for details	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	The breezeway sloped roof terminating at the rear office wall contributes to moisture build up. Masonry joints have required recent repairs. Roof leaks have damaged areas of the ceiling in the conference and copy rooms. One cracked window at entrance vestibule.	

Administration & Operations Building: Systems Expenditure Forecast

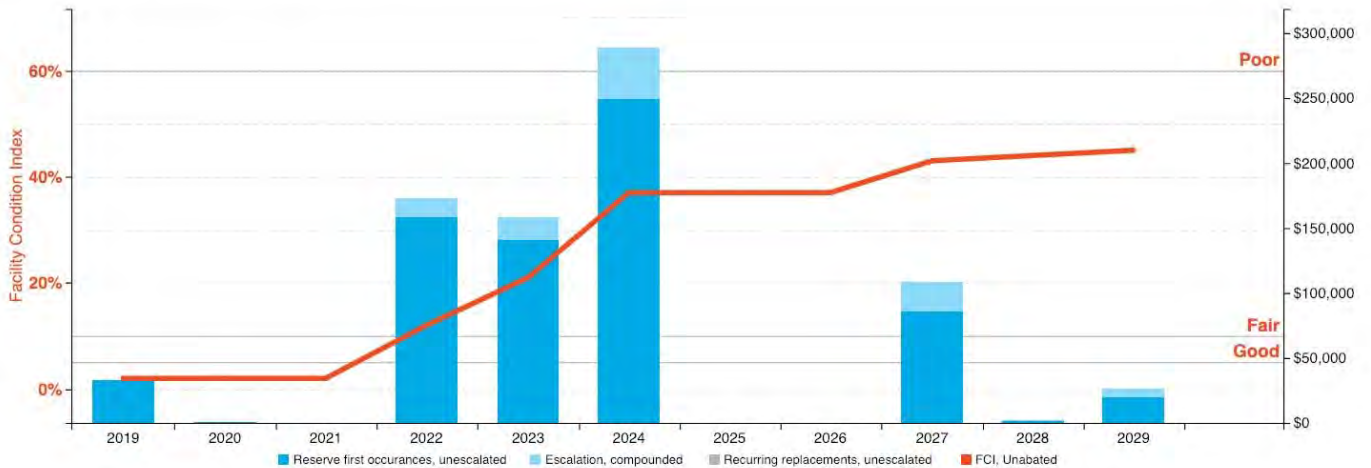
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$600	\$3,700	\$9,600	\$49,500	\$41,700	\$105,000
Roofing	\$32,900	-	-	\$2,900	\$137,400	\$173,200
Interiors	-	\$42,400	\$180,000	-	\$173,000	\$395,400
Plumbing	-	\$2,000	\$25,600	-	\$21,500	\$49,100
Fire Suppression	-	-	\$13,600	-	\$2,200	\$15,700
HVAC	-	\$37,500	\$128,300	\$38,500	\$150,600	\$355,000
Electrical	-	\$88,900	\$6,400	\$19,200	\$414,500	\$528,900
Fire Alarm & Comm	-	-	\$69,400	\$25,700	\$59,600	\$154,800
Equipment/Special	-	-	\$14,700	\$600	\$3,300	\$18,500
Site Development	-	-	-	\$2,000	-	\$2,000
TOTALS	\$33,500	\$174,500	\$447,600	\$138,400	\$1,003,800	\$1,797,600

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

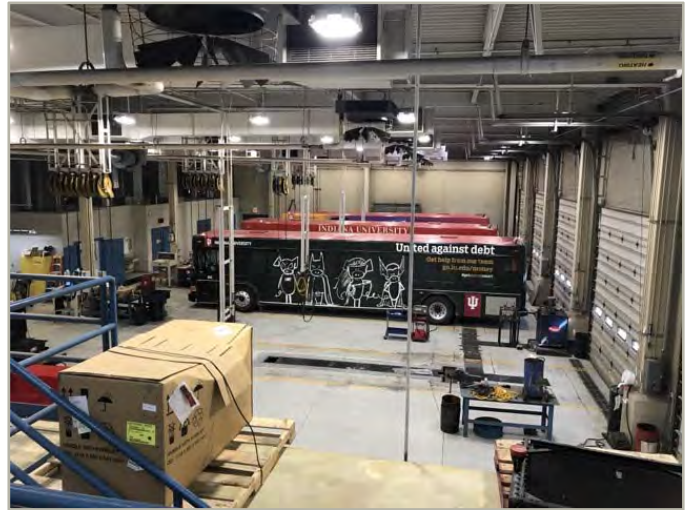
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Administration & Operations Building

Replacement Value: \$ 1,760,000; Inflation rate: 3.0%



3. Garage



Garage: Systems Summary

Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	28,058 SF	
Number of Stories	2 (single story building with two mezzanines)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and steel-framed roofs	Good
Façade	Exposed CMU with metal siding	Good
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Gable construction with fiberglass paneling	Fair
Interiors	Walls: Painted CMU Floors: Painted Concrete and Ceramic tile Ceilings: Unfinished/exposed, Painted gypsum board	Fair
Elevators	None	--

Garage: Systems Summary		
Plumbing	Copper supply and cast-iron waste & venting Gas water Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, hydronic unit heaters Individual split-system unit Supplemental components: suspended gas unit heater	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: Diesel generator	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Hydraulic Bus Lifts, Vehicle Fluid Storage Tanks	Good
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Leaking roof, peeling and worn interior paint	

Garage: Systems Expenditure Forecast

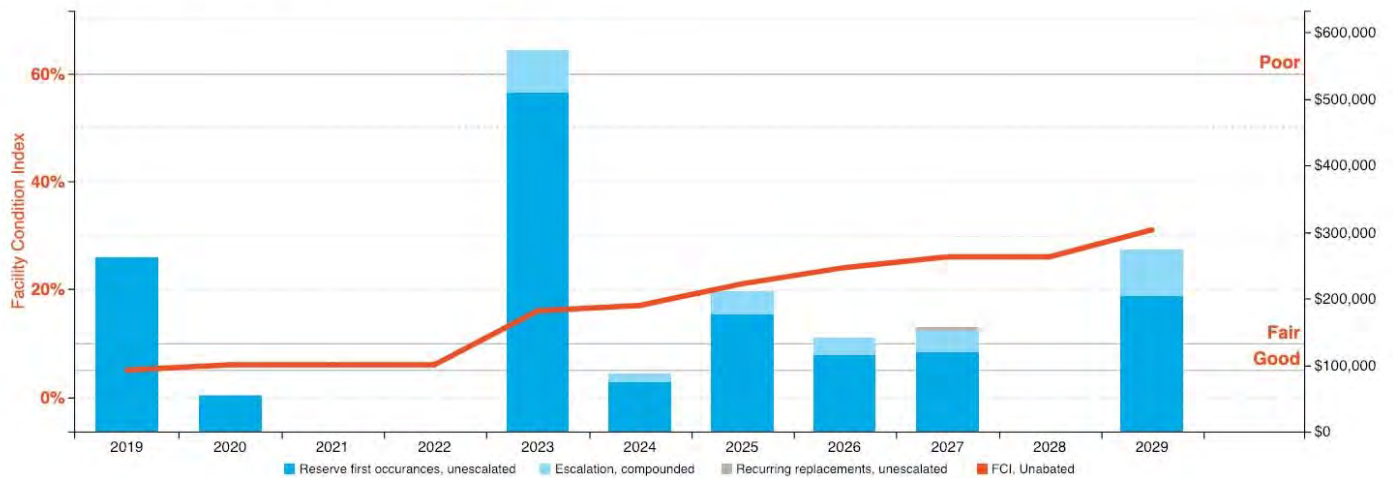
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$36,600	\$18,200	\$120,100	\$174,900
Roofing	\$257,700	-	\$13,700	\$111,400	\$1,300	\$384,200
Interiors	\$5,100	\$700	\$40,700	\$267,500	\$328,800	\$642,800
Plumbing	-	-	\$49,200	\$12,800	\$186,500	\$248,500
Fire Suppression	-	-	\$38,900	-	-	\$38,900
HVAC	-	\$55,800	\$255,200	\$135,100	\$552,200	\$998,300
Electrical	-	-	\$153,100	\$101,500	\$1,206,200	\$1,460,800
Fire Alarm & Comm	-	-	\$69,100	\$139,100	\$186,900	\$395,100
Equipment/Special	-	-	\$4,600	-	\$133,400	\$138,000
TOTALS	\$262,800	\$56,500	\$661,100	\$785,600	\$2,715,400	\$4,481,500

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Garage

Replacement Value: \$ 5,611,600; Inflation rate: 3.0%



4. Bus Parking Structure



Bus Parking Structure: Systems Summary

Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	33,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with open web bar joists and metal decks	Good
Façade	Metal siding with open sides	Good
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: None Floors: Concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--

Bus Parking Structure: Systems Summary		
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--
Electrical	Fed from Garage building with copper wiring Interior Lighting: T-8 Emergency: Diesel generator; refer to Garage section for details	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Primary steel beams and cross bracing exhibiting initial stages of corrosion. Large areas of drive aisle concrete paving exhibiting cracks, depressions and isolated areas of exposed reinforcing bars. Refer to Site Section for additional details.	

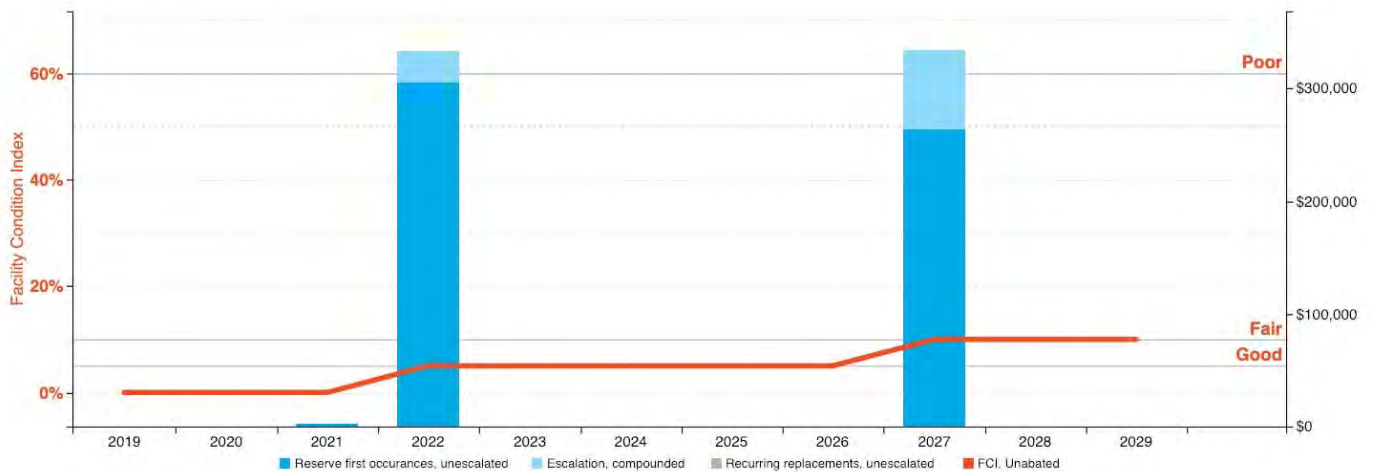
Bus Parking Structure: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$2,700	-	-	\$3,700	\$6,400
Facade	-	-	-	-	\$39,900	\$39,900
Roofing	-	-	-	-	\$701,600	\$701,600
Electrical	-	\$333,200	\$800	-	-	\$334,000
Pavement	-	-	-	\$334,400	-	\$334,400
TOTALS	-	\$335,900	\$800	\$334,400	\$745,200	\$1,416,300

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Bus Parking Structure

Replacement Value: \$ 6,600,000; Inflation rate: 3.0%



5. Fuel Island



Fuel Island: Systems Summary

Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	1,750 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame and metal-framed roofs	Fair
Façade	None	--
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: None Floors: Concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--

Fuel Island: Systems Summary		
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Fed from Garage building with copper wiring Interior Lighting: Halogen Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	Diesel and unleaded vehicle fueling equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues & Findings	Rust damage to curbs, surface rust on steel structure	

Fuel Island: Systems Expenditure Forecast

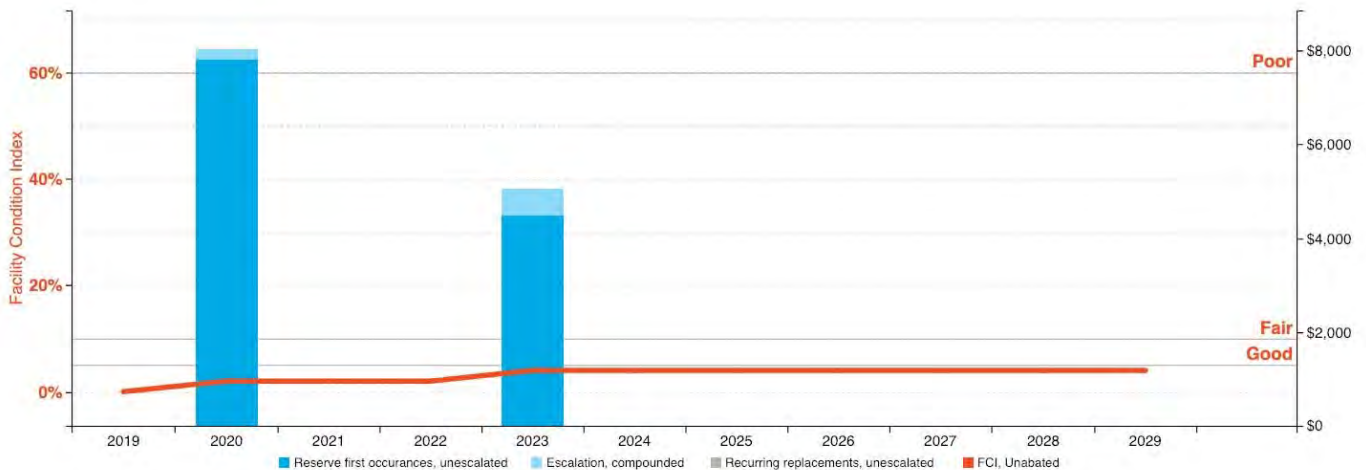
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$2,600	-	-	\$3,500	\$6,100
Roofing	-	-	-	-	\$37,100	\$37,100
Electrical	-	-	\$5,100	-	-	\$5,100
Equipment/Special	-	-	-	-	\$41,900	\$41,900
Pavement	-	\$5,400	-	-	-	\$5,400
TOTALS	-	\$8,000	\$5,100	-	\$82,500	\$95,600

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Fuel Island

Replacement Value: \$ 350,000; Inflation rate: 3.0%



6. Site Summary



Site Information		
Lot Size	4.07 acres (estimated)	
Parking Spaces	67 total spaces all in open lots; 2 of which are accessible 25 of the above spaces are for employees only	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork Administration & Operations Building	Asphalt lots with areas of concrete and concrete sidewalks, curbs	Good
Pavement/Flatwork Garage Building, Bus Parking & Fuel Pump Structures	Concrete lots with concrete sidewalks, curbs, and stairs	Fair
Site Development	Property entrance signage, chain-link and metal tube fencing,	Good
Landscaping & Topography	No significant landscaping features Irrigation not present One retaining wall Relatively flat	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with local diesel and gasoline underground tanks	Good

Site Information		
Site Lighting	Pole-mounted: Metal halide Building-mounted: Metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues & Findings	Severe cracking at concrete drive aisles in the Bus Parking area. The oil/water separator adjacent to the Garage building is showing wear and the filter is bent.	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$100	-	-	\$100	\$200
Plumbing	-	\$20,500	\$44,700	-	\$87,600	\$152,800
Fire Alarm & Comm	-	-	\$166,400	-	\$223,600	\$390,100
Utilities	-	\$135,500	-	-	-	\$135,500
Site Development	-	-	-	\$82,100	-	\$82,100
Site Lighting	-	-	\$62,500	-	-	\$62,500
Pavement	\$500	\$65,400	-	\$22,700	\$19,700	\$108,200
Other ()	-	\$6,200	-	\$1,195,800	-	\$1,202,000
TOTALS	\$500	\$227,700	\$273,600	\$1,300,600	\$331,000	\$2,133,400

7. Property Space Use & Observed Areas

Unit Allocation

All 71,608 square feet of the property are occupied by Bloomington Public Transit Corporation and Indiana University. The spaces are a combination of offices, garage service bays, covered bus parking and a covered fuel pump structure with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1997. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey would reveal specific aspects of the property that are not in full compliance.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Accessibility Issues Administration & Operations Building

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Accessibility Issues Garage

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Accessibility Issues Garage

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Accessibility Issues Bus Parking Structure

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Accessibility Issues Fuel Island

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Purpose & Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

10. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. 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*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, 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.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment 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 funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

11. Certification

Bloomington Public Transit Corporation (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Maintenance & Administration Facility, 130 West Grimes Lane, Bloomington, Indiana 47403, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Penny Mavrikis, RA
Project Manager
Travis White
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Reviewed by:



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12. Appendices

- Appendix A: Photographic Record
- Appendix B: Site and Floor Plans
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Replacement Reserves
- Appendix E: Equipment Inventory List

Appendix A: Photographic Record



#1	FRONT ELEVATION
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#2	LEFT ELEVATION
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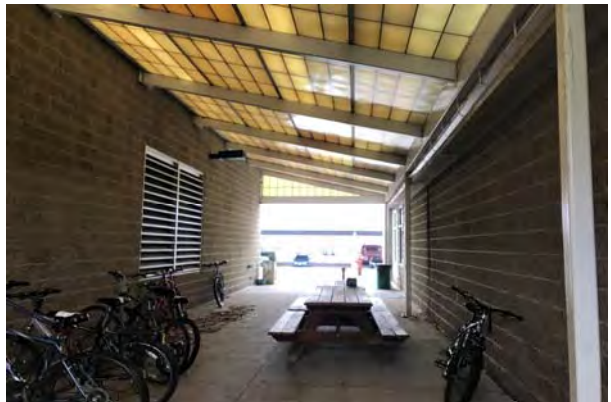
#3	REAR ELEVATION
----	----------------



#4	RIGHT ELEVATION
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#5	BREEZEWAY CONNECTING OFFICES TO GARAGE
----	--



#6	BREEZEWAY CONNECTING OFFICES TO GARAGE
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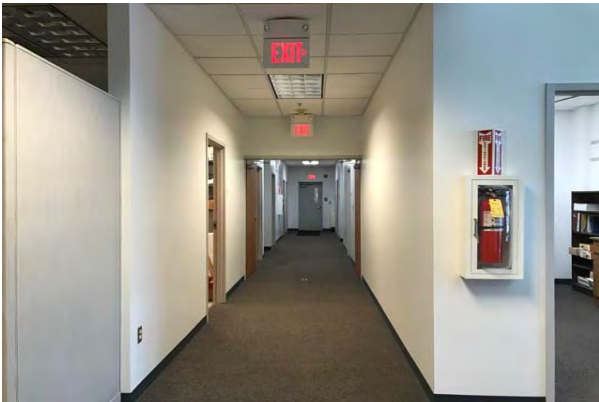




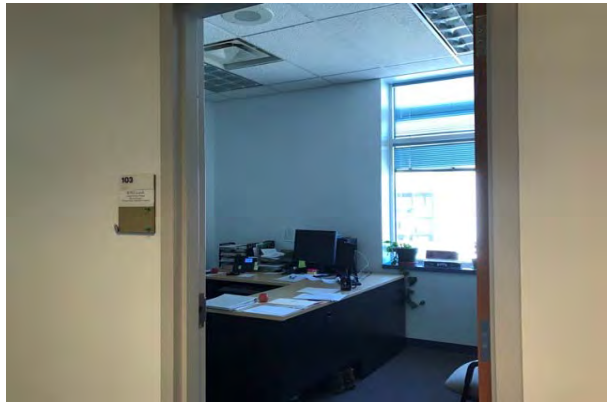
#7	VESTIBULE
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#8	LOBBY
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#9	HALLWAY
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#10	OFFICE
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#11	MEETING ROOM
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#12	SPACE 112
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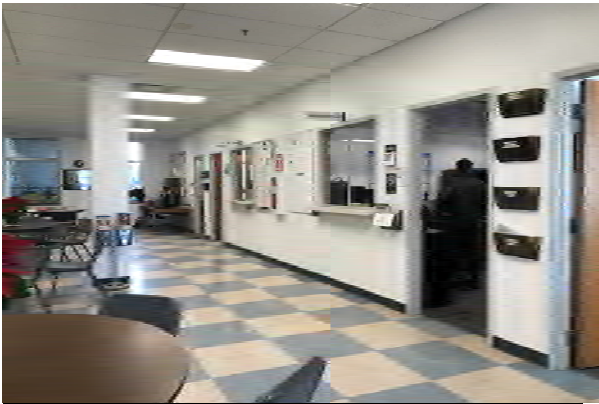




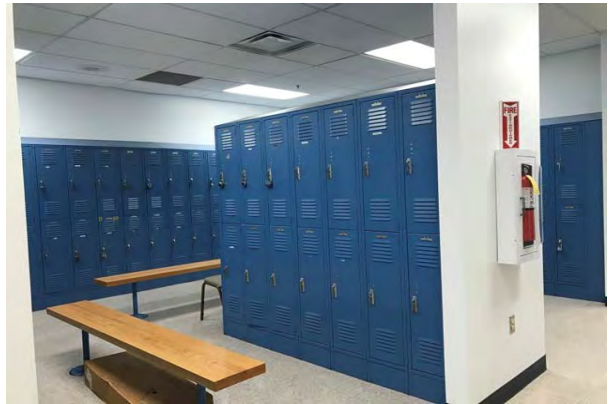
#13 CONFERENCE ROOM 111



#14 DRIVERS LOUNGE



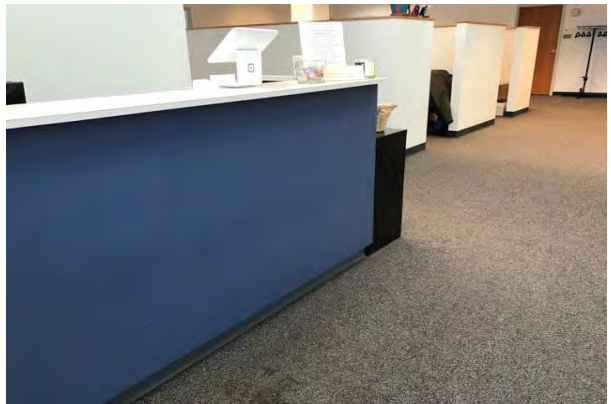
#15 DISPATCH OFFICES



#16 LOCKER ROOM



#17 KITCHEN CABINET, BASE AND WALL SECTION, WOOD



#18 RECEPTION COUNTER





#19	RESTROOM
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#20	FIRE SUPPRESSION
-----	------------------



#21	EXTERIOR WALL, ALUMINUM SIDING
-----	--------------------------------



#22	EXTERIOR WALL, CONCRETE/MASONRY (CMU), REQUIRES CLEANING
-----	--



#23	EXTERIOR WALL, JOINT CAULKING
-----	-------------------------------



#24	WINDOW, ALUMINUM DOUBLE-GLAZED
-----	--------------------------------





#25	WINDOW, ALUMINUM DOUBLE-GLAZED
-----	--------------------------------



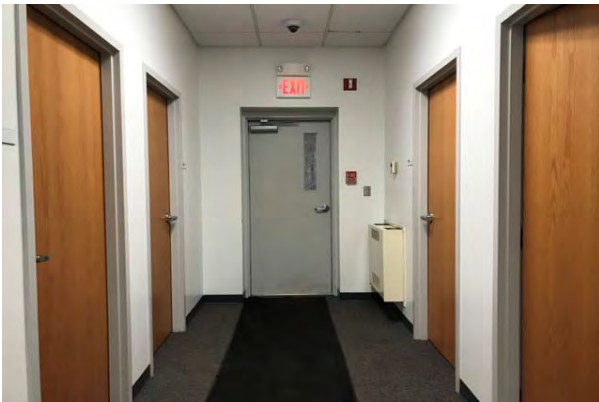
#26	WINDOW, ALUMINUM DOUBLE-GLAZED, CRACKED PANE
-----	--



#27	STOREFRONT, METAL-FRAMED WINDOWS W/OUT DOOR(S)
-----	--



#28	STOREFRONT, METAL-FRAMED
-----	--------------------------



#29	EXTERIOR DOOR, STEEL W/ SAFETY GLASS AND INTERIOR WOOD DOORS
-----	--



#30	ROOF, METAL
-----	-------------





#31	ROOF, SINGLE-PLY EPDM MEMBRANE
-----	--------------------------------



#32	GUTTERS & DOWNSPOUTS, ALUMINUM W/ FITTINGS
-----	--



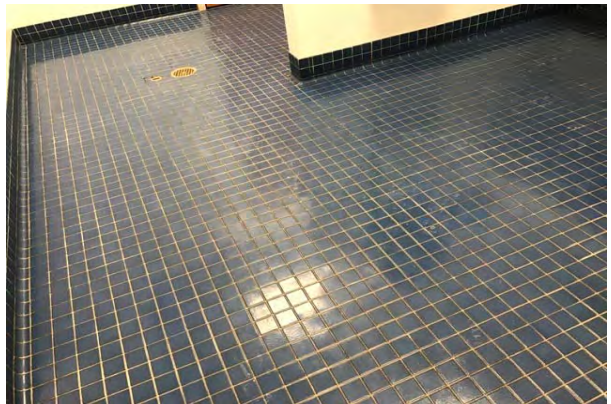
#33	GUTTERS & DOWNSPOUTS, ALUMINUM W/ FITTINGS
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#34	GUTTERS & DOWNSPOUTS, ALUMINUM W/ FITTINGS
-----	--



#35	INTERIOR WALL FINISHES
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#36	INTERIOR FLOOR FINISH, CERAMIC TILE
-----	-------------------------------------





#37 INTERIOR FLOOR FINISH, VINYL TILE (VCT),



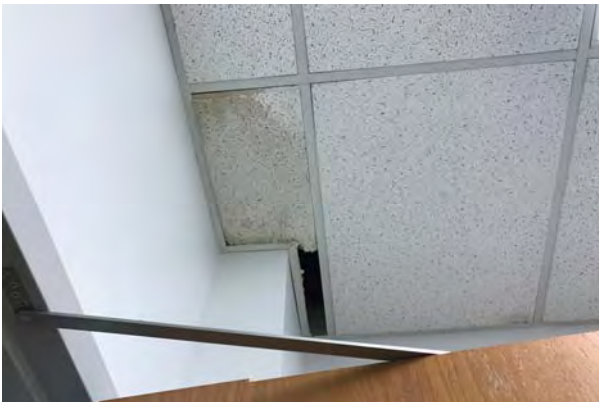
#38 INTERIOR CEILING FINISH, METAL, ENTRANCE



#39 INTERIOR CEILING FINISH, PAINTED DRYWALL



#40 INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT), CONFERENCE ROOM



#41 INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT), COPY ROOM



#42 TOILET, TANKLESS (WATER CLOSET)





#43 URINAL, VITREOUS CHINA



#44 SINK/LAVATORY, VITREOUS CHINA



#45 SERVICE SINK, FLOOR



#46 DRINKING FOUNTAIN, REFRIGERATED



#47 WATER HEATER, ELECTRIC, COMMERCIAL



#48 DOMESTIC CIRCULATOR OR BOOSTER PUMP



#49	CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM
-----	---



#50	AIR HANDLER, INTERIOR
-----	-----------------------



#51	UNIT HEATER, HYDRONIC
-----	-----------------------



#52	EXHAUST FAN, ROOF MOUNTED
-----	---------------------------



#53	HVAC CONTROLS, BUILDING AUTOMATION SYSTEM (BAS)
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#54	SECONDARY TRANSFORMER, DRY
-----	----------------------------





#55	SECONDARY TRANSFORMER, DRY
-----	----------------------------



#56	FIRE ALARM CONTROL PANEL
-----	--------------------------



#57	ANNUNCIATOR ALARM PANEL
-----	-------------------------



#58	EMERGENCY/EXIT COMBO LED
-----	--------------------------



#59	FIRE EXTINGUISHER
-----	-------------------



#60	SPRINKLER HEADS (PER SF)
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#1	PROPERTY SIGNAGE
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#2	FENCES AND GATES, METAL TUBE
----	------------------------------



#3	FENCES AND GATES, CHAIN LINK
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#4	FENCES AND GATES, CHAIN LINK, WITH VEGETATIVE GROWTH
----	--



#5	CHAIN-LINK FENCE AT PARKING AREA
----	----------------------------------



#6	PARKING LOTS, CONCRETE PAVEMENT
----	---------------------------------



#7	PARKING LOTS, CONCRETE PAVEMENT, LARGE CRACKS IN DRIVE AISLES
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#8	PARKING LOTS, CONCRETE PAVEMENT, LARGE CRACKS IN DRIVE AISLES
----	---



#9	PARKING LOTS, CONCRETE PAVEMENT, EXPOSED REINFORCING BAR
----	--



#10	PARKING LOTS, CONCRETE PAVEMENT, DEPRESSED SLAB AT BUS WASH
-----	---



#11	EXTERIOR STAIR RAILS AT GARAGE
-----	--------------------------------



#12	EXTERIOR STAIR RAILS AT GARAGE
-----	--------------------------------



#13	RETAINING WALL AT GARAGE
-----	--------------------------



#14	POLE LIGHT, EXTERIOR
-----	----------------------



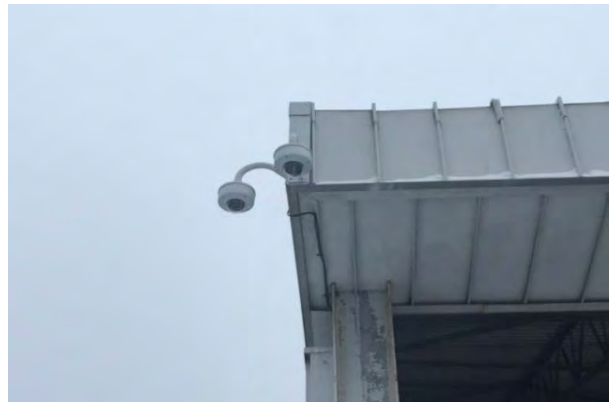
#15	UNDERGROUND STORAGE TANK, 10,000-GAL DIESEL
-----	---



#16	UNDERGROUND STORAGE TANK, 3,000-GAL GASOLINE
-----	--



#17	OIL/WATER SEPARATOR - SOUTH
-----	-----------------------------



#18	SECURITY/SURVEILLANCE SYSTEM, CAMERAS AND CCTV
-----	--



#1	FRONT ELEVATION
----	-----------------



#2	FRONT ELEVATION
----	-----------------



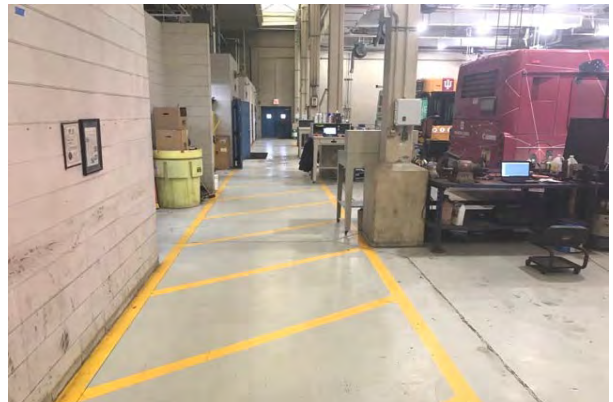
#3	REAR ELEVATION
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#4	RIGHT ELEVATION
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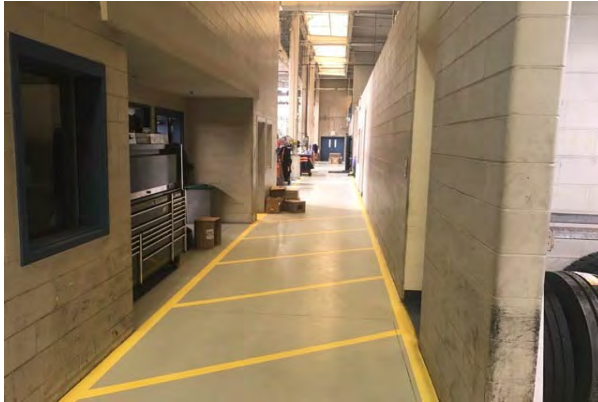


#5	LEFT ELEVATION
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#6	HALLWAY - INDIANA UNIVERSITY SIDE
----	-----------------------------------

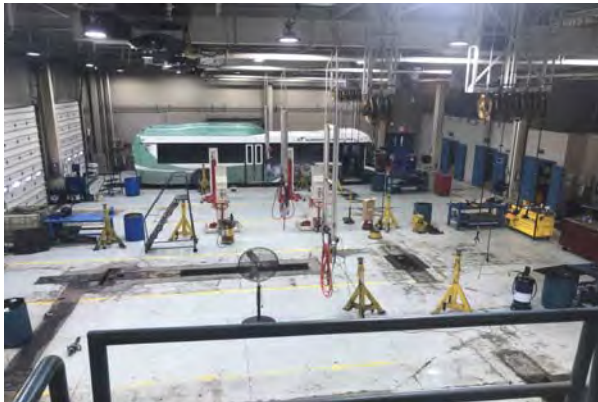




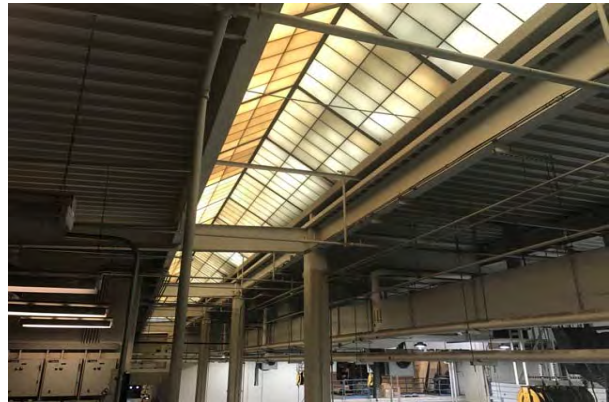
#7	HALLWAY - BLOOMINGTON TRANSIT SIDE
----	------------------------------------



#8	VEHICLE SERVICE BAYS - INDIANA UNIVERSITY SIDE
----	--



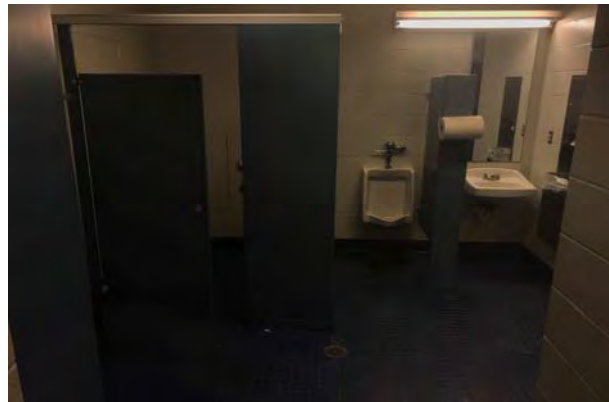
#9	VEHICLE SERVICE BAYS - BLOOMINGTON TRANSIT SIDE
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#10	SKYLIGHT
-----	----------



#11	ROOF STRUCTURE
-----	----------------



#12	RESTROOM
-----	----------





#13	BOILER ROOM
-----	-------------



#14	EPDM ROOF
-----	-----------



#15	ROOF SKYLIGHT
-----	---------------



#16	LED LIGHTING SYSTEM
-----	---------------------



#17	MAIN ELECTRICAL FOR PROPERTY
-----	------------------------------



#18	OFFICE AREA HVAC
-----	------------------





#19	NEWER BOILER
-----	--------------



#20	ORIGINAL BOILER
-----	-----------------



#21	HEATING WATER DISTRIBUTION PUMP
-----	---------------------------------



#22	WATER HEATER
-----	--------------



#23	NEWER AIR COMPRESSOR
-----	----------------------



#24	OLDER AIR COMPRESSOR
-----	----------------------





#25	COMPRESSED AIR DRYER
-----	----------------------



#26	FIRE EXTINGUISHER
-----	-------------------



#27	BUS WASH WATER SOFTENING SYSTEM
-----	---------------------------------



#28	DIESEL GENERATOR
-----	------------------



#29	VEHICLE LIFT
-----	--------------



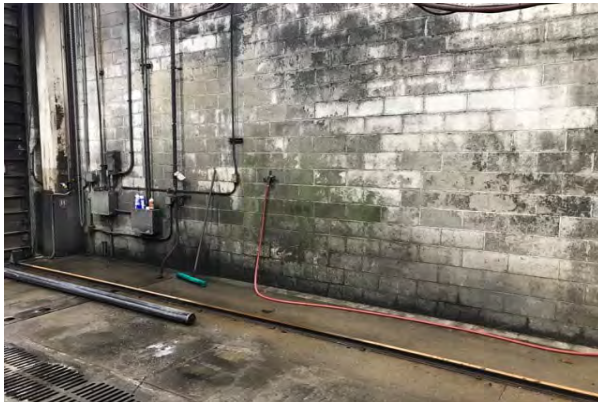
#30	VEHICLE FLUID STORAGE TANK
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#31	OVERHEAD DOOR
-----	---------------



#32	OVERHEAD DOOR
-----	---------------



#33	DAMAGED WALL FINISH IN BUS WASHING AREA
-----	---



#34	BUILDING STRUCTURE WHICH SHOWS WATER STAINS FROM ROOF LEAK
-----	--



#35	WALL WITH PEELING AND FLAKING PAINT IN VEHICLE SERVICE AREA
-----	---





#1	EXTERIOR VIEW
----	---------------



#2	BUILDING STRUCTURE
----	--------------------



#3	LIGHTING FIXTURE
----	------------------



#4	DIESEL FUEL PUMP
----	------------------



#5	UNLEADED GASOLINE PUMP
----	------------------------



#6	DIESEL FUEL PUMP
----	------------------





#7	UNLEADED FUEL SIDE
----	--------------------



#8	DIESEL FUEL SIDE
----	------------------



#9	CURB DETERIORATION
----	--------------------



#10	CURB DETERIORATION
-----	--------------------



#1	FRONT ELEVATION
----	-----------------



#2	RIGHT ELEVATION
----	-----------------



#3	LEFT ELEVATION
----	----------------



#4	REAR ELEVATION
----	----------------



#5	BUS PARKING
----	-------------



#6	ROOF
----	------





#7	STRUCTURAL FRAMING, METAL EXHIBITING CORROSION
----	--



#8	STRUCTURAL FRAMING, METAL EXHIBITING CORROSION
----	--



#9	EXTERIOR WALL, ALUMINUM SIDING
----	--------------------------------



#10	METAL HALIDE LIGHTING FIXTURE, WALL MOUNT
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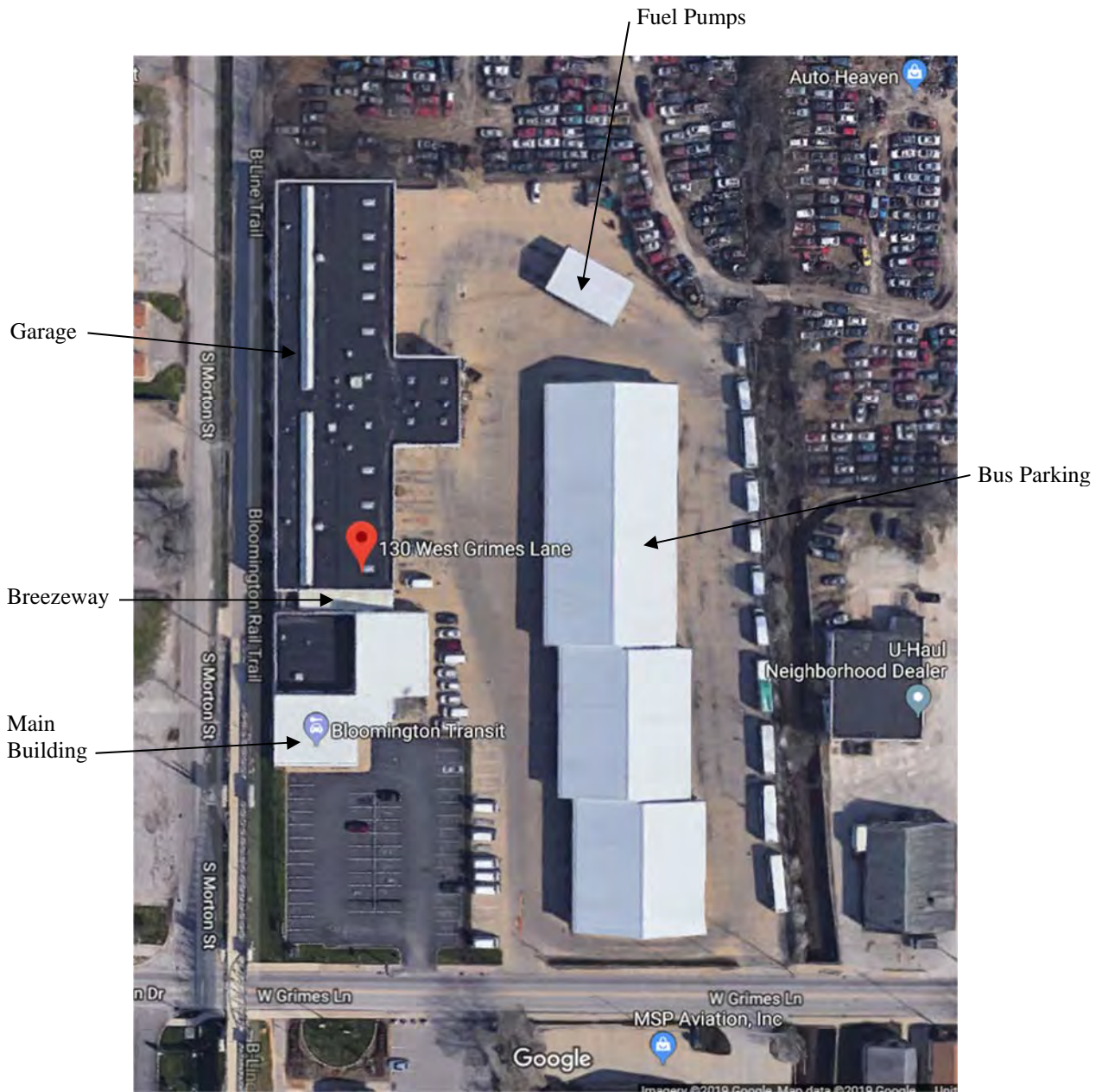


#11	POLE LIGHT, EXTERIOR
-----	----------------------



Appendix B: Site and Floor Plans


Site Plan



	Project Name: Maintenance and Administration Facility	Project Number: 135055.19R000-001.017
	Source: Google	On-Site Date: January 28 – February 1, 2019

Garage Floor Plan



	<p>Project Name: Maintenance and Administration Facility - Garage</p>	<p>Project Number: 135055.19R000-001.017</p>
	<p>Source: Client</p>	<p>On-Site Date: January 28 – February 1, 2019</p>

*****Administration and Operations – Office Floor Plan



Project Name:
Maintenance and Administration Facility – Office

Project Number:
135055.19R000-001.017

Source:
Client

On-Site Date:
January 28 – February 1,
2019

Appendix C: Pre-Survey Questionnaire

PCA: PRE-SURVEY QUESTIONNAIRE



Name of person completing questionnaire: Lew May

Association with property: General Manager

Length of association with property: 20 years

Phone Number: 812.961.0522 (direct office line) 812.325.3511 (cell)

Property Name: Bloomington Public Transportation Corporation

EMG Project Number: 135055.19R000-001.017

Signature: _____ Date: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.

GENERAL PROPERTY INFORMATION			
Year constructed:	1997	Number of units:	1
Number of buildings:	2	Gross SF:	App. 70,000 square feet
Number of stories:	2	Net rentable SF:	

INSPECTIONS	DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS OR IMPROVEMENTS REQUIRED
Elevators:	None	
HVAC:	January 2019	One boiler replaced in last few months. Second boiler and controls to be replaced later this year
Electrical:	2018	
Plumbing:	2018	
Fire Alarm:	2018	
Fire Sprinklers:	2018	
Roofs:	2018	
ADA / Accessibility:	NA	
Termites / Wood Destroying Insects:	NA	

QUESTION		RESPONSE
1	List any major capital improvement within the last five years.	Vehicle exhaust system in garage upgraded. Hydraulic lifts upgraded. Gates being reduced in size currently. Air compressor replaced. One boiler replaced.
2	Provide date and summary of the most recent renovation.	None
3	List any major capital expenditures planned for the next year.	Replace second boiler and control systems.
4	What is the age of the roof(s)?	Original to 1997.
5	What building systems (HVAC, roof, finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	All
6	Are any of the buildings ground lease pads (building is owned by the tenant)?	Indiana University Campus Bus owns the land. Bloomington Transit owns the facilities and buildings. Both systems jointly occupy and share the use of the facility.

QUESTION	RESPONSE				COMMENTS
	Y	N	Unk	NA	
7	Are there any unresolved building, fire, or zoning code issues?		X		
8	Are there any unresolved construction defects?		X		
9	Is there any pending litigation concerning the physical condition of the property?		X		
10	Are there any "down" or unusable units?		X		
11	Are there any problems with the utilities, such as inadequate capacities?		X		
12	Are there any plumbing leaks, water pressure problems, or waste line problems?	X			Oil/water separators suspected in need of replacement or repair.
13	Is polybutylene or galvanized steel water piping used? If so, describe the history of any issues or repairs			X	
14	Is the property served by a private water well, septic system or waste water treatment plant? If so, please describe and provide a copy of permits and operator's information.				On city sewer lines.
15	Are there any leaks or pressure problems with natural gas service?		X		



QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
16	Do the electrical system branch circuits (between panels and fixtures) use aluminum wiring? If so, how has it been mitigated?			X		
17	Do Residential units have a less than 60-Amp service?				X	
18	Do Commercial units have less than 200-Amp service?			X		
19	Is GFCI circuit protection provided in kitchens and bathrooms or other wet locations?	X				
20	Are there any issues with the circuit breakers or circuit breaker panels?			X		
21	Are there any problems with inadequate exterior lighting?			X		
22	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?			X		
23	Are there any recalled fire sprinkler heads (such as Star, GEM, Central, Omega)?			X		
24	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?	X				Oil/water separators may need repair or replacement
25	Are there any problems with the landscape irrigation systems?				X	
26	Are there any problems with foundations or structures?			X		Some minor subsidence of a few inches noted in a few parking lot areas
27	Is there any water infiltration in basements or crawl spaces?		X			
28	Are there any roof leaks?	X				A few leaks in known spots
29	Is the roofing covered by a warranty or bond? If so, please provide a copy.		X			
30	For buildings constructed 1955-1989, is Fire Retardant Treated (FRT) plywood used? If so, please describe.				X	
31	Are there any roofs with phenolic foam roof insulation (PFRI)?			X		
32	Are there any areas of the building with inadequate insulation?	X				Office windows seem to radiate cold in winter
33	Is exterior insulation and finish system (EIFS) used? If so, please indicate if there are any issues.			X		
34	Are there any wall or window leaks?			X		
35	Has any part of the property ever contained visible suspect mold or fungal growth?		X			



QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
36	Have there been any indoor air quality related complaints from tenants/occupants?		X			
37	Has "Chinese drywall" been identified at the property?		X			
38	For hotel/residential properties, are there currently, or is there a history of, bed bug infestations?				X	
39	If a swimming pool is present, do the drains comply with the Virginia Graeme Baker Act?				X	
40	Has an ADA survey previously been completed for the property?		X			
41	Has building ownership or management received any ADA related complaints or litigation?		X			
42	Have any ADA improvements been made to the property since the original construction?		X			
43	Are there any other significant issues/hazards with the property?		X			

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below.

- Construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
- A site plan which depicts the arrangement of buildings, roads, parking stalls, and other site features.
- Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
- The names of the local utility companies which serve the property.
- A summary of recent (over the last 5 years) capital improvement work.
- Historical costs for repairs, improvements, and replacements.
- Records of system & material ages (roof, MEP, paving, finishes, and furnishings).
- Brochures or marketing information.
- Mold Operations and Maintenance Program.
- Previous reports pertaining to the physical condition of property.
- ADA survey and status of improvements implemented.
- For commercial properties, a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
- For apartment properties, a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
- A summary of hotel room types and quantities, including the number and type of ADA rooms.



Appendix D: Replacement Reserves

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate				
G2041	1158990	Fences & Gates, Metal Tube, 6' High, Replace	30	22	8	220	LF	\$80.01	\$17,602									\$17,602														\$17,602			
G2041	1157850	Fences & Gates, Chain Link, 6' High, Replace	30	22	8	790	LF	\$37.54	\$29,655									\$29,655														\$29,655			
G2044	1159449	Signage, Property, Monument/Pylon, Replace	20	10	10	1	EA	\$8,602.00	\$8,602											\$8,602												\$8,602			
G3063	1157854	Underground Storage Tank, 3000 GAL, Replace	25	22	3	1	EA	\$21,996.59	\$21,997				\$21,997																			\$21,997			
G3063	1157852	Underground Storage Tank, 10000 GAL, Replace	25	22	3	1	EA	\$51,005.90	\$51,006				\$51,006																			\$51,006			
G3063	1157847	Underground Storage Tank, 10000 GAL, Replace	25	22	3	1	EA	\$51,005.90	\$51,006				\$51,006																			\$51,006			
G4021	1157848	Pole Light, 135 - 1000 WATT, Replace/Install	20	16	4	12	EA	\$4,630.42	\$55,565				\$55,565																			\$55,565			
Totals, Unescalated										\$450	\$6,000	\$19,356	\$183,849	\$55,565	\$182,132	\$0	\$0	\$1,017,616	\$0	\$8,602	\$0	\$19,356	\$6,213	\$0	\$182,132	\$0	\$0	\$6,213	\$0	\$0	\$0	\$0	\$1,687,486		
Totals, Escalated (3.0% inflation, compounded annually)										\$450	\$6,180	\$20,535	\$200,897	\$62,539	\$211,141	\$0	\$0	\$1,289,086	\$0	\$11,560	\$0	\$27,597	\$9,124	\$0	\$283,756	\$0	\$0	\$10,577	\$0	\$0	\$0	\$0	\$0	\$0	\$2,133,443

* Markup/LocationFactor (1) has been included in unit costs.

Appendix E: Equipment Inventory List

1157835	Bloomington Public Transportation Corporation / Administration & Operations Building	D3051 - Unit Heater, 2 MBH, Replace; Lifespan:20	POWERS	No tag/plate found	No tag/plate found		CUH-1	1	EA	1997		2029	\$881
1157263	Bloomington Public Transportation Corporation / Administration & Operations Building	D3051 - Unit Heater, 14 MBH, Replace; Lifespan:20	POWERS				CUH-3	1	EA	1997		2029	\$1,517
1157277	Bloomington Public Transportation Corporation / Administration & Operations Building	D3051 - Unit Heater, 1 MBH, Replace; Lifespan:20	POWERS				CUH-4	1	EA	1997		2029	\$881
1159100	Bloomington Public Transportation Corporation / Garage	D3051 - Unit Heater, 251 - 400 MBH, Replace; Lifespan:20						11	EA	1997		2029	\$69,739
1159155	Bloomington Public Transportation Corporation / Garage	D3051 - Unit Heater, Natural Gas, 56 to 75 MBH, Replace; Lifespan:20	Reznor					1	EA	2009		2029	\$4,468
1159090	Bloomington Public Transportation Corporation / Garage	D3051 - Furnace, 51 - 100 MBH, Replace; Lifespan:20	Trane	TUD100C936H3	L431AY2G		FURN-1	1	EA	1997		2024	\$3,801
1159136	Bloomington Public Transportation Corporation / Garage	D3051 - Unit Heater, 13 - 36 MBH, Replace; Lifespan:20	Trane					15	EA	1997		2029	\$22,752
1157287	Bloomington Public Transportation Corporation / Administration & Operations Building	D3068 - HVAC Controls, Building Automation System (BAS), Upgrade; Lifespan:20	Siemens	System 600	No tag/plate found		MBC-1	8800	SF	1997		2023	\$47,168
1159095	Bloomington Public Transportation Corporation / Garage	D3068 - HVAC Controls, Building Automation System (BAS), Upgrade; Lifespan:20						26000	SF	1997		2023	\$139,360
1157288	Bloomington Public Transportation Corporation / Administration & Operations Building	D4019 - Sprinkler Heads (per SF), , Replace; Lifespan:20						8800	SF	1997		2024	\$11,704
1159097	Bloomington Public Transportation Corporation / Garage	D4019 - Sprinkler Heads (per SF), , Replace; Lifespan:20						26000	SF	1997		2023	\$34,580
1157257	Bloomington Public Transportation Corporation / Administration & Operations Building	D4031 - Fire Extinguisher, , Replace; Lifespan:15						4	EA	2018		2033	\$1,426
1159072	Bloomington Public Transportation Corporation / Administration & Operations Building	D5012 - Secondary Transformer, 15 kVA, Replace; Lifespan:30	GE	9T21J1702			Transformer APE1	1	EA	1997		2029	\$5,455
1159075	Bloomington Public Transportation Corporation / Administration & Operations Building	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874			Transformer AT1	1	EA	1997		2029	\$8,845
1159089	Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 150 kVA, Replace; Lifespan:30	GE	9T23B3876			Transformer BT-1	1	EA	1997		2029	\$15,803
1159147	Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874			Transformer MT3	1	EA	1997		2029	\$8,845
1159117	Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874			Transformer MT2	1	EA	1997		2029	\$8,845
1159158	Bloomington Public Transportation Corporation / Garage	D5012 - Transfer Switch, 125 AMP, Replace; Lifespan:18	Cummins	OT 125	I960616012			1	EA	1997		2023	\$8,478
1159141	Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 15 kVA, Replace; Lifespan:30	GE	9T21J1702			Transformer MTE1	1	EA	1997		2029	\$5,455
1159153	Bloomington Public Transportation Corporation / Garage	D5012 - Switchboard, 1600 AMP, Replace; Lifespan:30	GE					1	EA	1997		2027	\$29,404
1159127	Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874			Transformer MT1	1	EA	1997		2029	\$8,845
1157827	Bloomington Public Transportation Corporation / Administration & Operations Building	D5019 - Electrical Distribution System, Office Building, Upgrade; Lifespan:40						8800	SF	1997		2037	\$239,800
1162447	Bloomington Public Transportation Corporation / Garage	D5019 - Electrical Distribution System, Office Building, Upgrade; Lifespan:40						26000	SF	1997		2037	\$708,500
1157258	Bloomington Public Transportation Corporation / Administration & Operations Building	D5022 - Compact Fluorescent Lighting Fixture, 32 WATT, Replace; Lifespan:20						11	EA	1997		2024	\$1,496
1158965	Bloomington Public Transportation Corporation / Bus Parking Structure	D5022 - Metal Halide Lighting Fixture, 150 WATT, Replace; Lifespan:20						1	EA	1997		2023	\$678
1159065	Bloomington Public Transportation Corporation / Fuel Island	D5022 - Metal Halide Lighting Fixture, 250 WATT, Replace; Lifespan:20						6	EA	1997		2023	\$4,489
1159126	Bloomington Public Transportation Corporation / Garage	D5022 - Metal Halide Lighting Fixture, 150 WATT, Replace; Lifespan:20						20	EA	1997		2023	\$13,569
1157256	Bloomington Public Transportation Corporation / Administration & Operations Building	D5029 - Lighting System, Interior, Office Building, Upgrade; Lifespan:25						8800	SF	1997		2022	\$81,312
1159160	Bloomington Public Transportation Corporation / Bus Parking Structure	D5029 - Lighting System, Exterior Structure Lighting, Upgrade; Lifespan:25						33000	SF	1997		2022	\$304,920
1159081	Bloomington Public Transportation Corporation / Garage	D5029 - Lighting System, Interior, Office Building, Upgrade; Lifespan:25						26000	SF	2016		2041	\$240,240
1157261	Bloomington Public Transportation Corporation / Administration & Operations Building	D5037 - Annunciator Alarm Panel, , Replace; Lifespan:15	Notifier	No tag/plate found	No tag/plate found			1	EA	1997		2024	\$1,448
1162399	Bloomington Public Transportation Corporation / Administration & Operations Building	D5037 - Fire Alarm System, Office Building, Install; Lifespan:20						8800	SF	1997		2023	\$20,768
1159069	Bloomington Public Transportation Corporation / Administration & Operations Building	D5037 - Fire Alarm Control Panel, Addressable, Replace; Lifespan:15	Notifier	AFP-200				1	EA	2012		2027	\$20,298
1159120	Bloomington Public Transportation Corporation / Garage	D5037 - Fire Alarm System, Office Building, Upgrade/Install; Lifespan:20						26000	SF	1997		2023	\$61,360
1157837	Bloomington Public Transportation Corporation / Administration & Operations Building	D5039 - Security/Surveillance System, Cameras and CCTV, Upgrade/Install; Lifespan:10						8800	SF			2024	\$38,280
1159142	Bloomington Public Transportation Corporation / Garage	D5039 - Security/Surveillance System, Cameras and CCTV, Upgrade/Install; Lifespan:10						26000	SF	2016		2026	\$113,100
1158966	Bloomington Public Transportation Corporation / Site	D5039 - Security/Surveillance System, Cameras and CCTV, Upgrade/Install; Lifespan:10						33000	SF			2024	\$143,550
1157267	Bloomington Public Transportation Corporation / Administration & Operations Building	D5092 - Emergency/Exit Combo LED, , Replace; Lifespan:10						6	EA	2006		2023	\$4,125
1159105	Bloomington Public Transportation Corporation / Garage	D5092 - Generator, 80 kW, Replace; Lifespan:25	Cummins	80DGDA	I960617001		No tag/plate found	1	EA	1997		2023	\$113,996
1159101	Bloomington Public Transportation Corporation / Garage	E103X - Vehicle Lift, In-Ground, 20, 000 lb, Replace; Lifespan:15						4	EA	2015		2030	\$96,118
1157285	Bloomington Public Transportation Corporation / Administration & Operations Building	E1094 - Residential Appliances, Refrigerator, 14-18 CF, Replace; Lifespan:15	Sears	2539668011	B708 3891			1	EA	1997		2023	\$956
1157272	Bloomington Public Transportation Corporation / Administration & Operations Building	E1094 - Residential Appliances, Microwave, Replace; Lifespan:10	Panasonic	ACLAP7A01	6F87200377			1	EA	2017		2027	\$452
1159139	Bloomington Public Transportation Corporation / Garage	E1094 - Residential Appliances, Refrigerator, 14-18 CF, Replace; Lifespan:15						1	EA	2009		2024	\$956
1157854	Bloomington Public Transportation Corporation / Site	G3063 - Underground Storage Tank, 3000 GAL, Replace; Lifespan:25						1	EA	1997		2022	\$21,997
1157852	Bloomington Public Transportation Corporation / Site	G3063 - Underground Storage Tank, 10000 GAL, Replace; Lifespan:25					2	1	EA	1997		2022	\$51,006
1157847	Bloomington Public Transportation Corporation / Site	G3063 - Underground Storage Tank, 10000 GAL, Replace; Lifespan:25					1	1	EA	1997		2022	\$51,006
Total													\$3,674,883