FACILITY CONDITION ASSESSMENT

Prepared for

Marathon County
500 Forest Street
Marathon, Wisconsin 54403

FACILITY CONDITION ASSESSMENT

OF

MARATHON/NORTH CENTRAL HEALTHCARE
1100 LAKE VIEW DRIVE
WAUSAU, WISCONSIN 54403

PREPARED BY:
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EMG PROJECT #:
125533.17R000-015.322

DATE OF REPORT:
June 20, 2017

ONSITE DATE:
May 16 to 19, 2017

emg | DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

Immediate Repairs Report

6/20/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
North Central Healthcare**	3.1	611101	ADA, Restroom, Lavatory Pipe Wraps, Install	12	EA	$75.90	$911	**$911**
North Central Healthcare**	6.3	603711	Roof, Asphalt Shingle, Repair	1200	SF	$4.62	$5,544	**$5,544**
Immediate Repairs Total								**$6,455**

* Location Factor included in totals.

Replacement Reserves Report

6/20/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
North Central Healthcare**	3.1	611101	ADA, Restroom, Lavatory Pipe Wraps, Install	0	0	0	12	EA	$75.90	$911	$911																				**$911**
North Central Healthcare**	5.2	611160	Parking Lots, Asphalt Pavement, Mill & Overlay	25	23	2	102000	SF	$3.28	$334,601			$334,601																		**$334,601**
North Central Healthcare**	5.2	611163	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	102000	SF	$0.38	$38,709					$38,709					$38,709					$38,709					$38,709	**$154,836**
North Central Healthcare**	5.2	611111	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	26	4	7600	SF	$19.82	$150,646					$150,646																**$150,646**
North Central Healthcare**	5.3	605339	Landscaping, Flat Areas, Re-slope, Regrade/Establish	25	24	1	1800	SF	$3.24	$5,824		$5,824																			**$5,824**
North Central Healthcare**	5.4	611170	Retaining Wall, Brick/Stone (per SF Face), Replace	40	32	8	900	SF	$130.61	$117,550									$117,550												**$117,550**
North Central Healthcare**	5.5	611167	Fences & Gates, Chain Link, 6' High, Replace	30	25	5	1010	LF	$37.54	$37,913						$37,913															**$37,913**
North Central Healthcare**	6.3	603711	Roof, Asphalt Shingle, Repair	0	0	0	1200	SF	$4.62	$5,544	$5,544																				**$5,544**
North Central Healthcare**	6.3	603706	Roof, Single-Ply EPDM Membrane, Replace	20	18	2	137800	SF	$10.52	$1,449,656			$1,449,656																		**$1,449,656**
North Central Healthcare**	6.3	603710	Roof, Asphalt Shingle, Replace	20	18	2	16200	SF	$3.42	$55,412			$55,412																		**$55,412**
North Central Healthcare**	6.4	616876	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3500	SF	$2.87	$10,047						$10,047										$10,047					**$20,095**
North Central Healthcare**	6.6	605330	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	26	4	186	EA	$870.45	$161,903					$161,903																**$161,903**
North Central Healthcare**	6.6	605338	Curtain Wall, Aluminum-Framed System w/ Glazing, Replace	30	29	1	2400	SF	$101.42	$243,398		$243,398																			**$243,398**
North Central Healthcare**	6.6	605324	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	25	5	24	EA	$2,106.57	$50,558						$50,558															**$50,558**
North Central Healthcare**	6.6	611282	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	25	5	1200	SF	$48.00	$57,600						$57,600															**$57,600**
North Central Healthcare**	6.6	605325	Exterior Door, Steel Insulated, Replace	25	20	5	12	EA	$1,577.53	$18,930						$18,930															**$18,930**
North Central Healthcare**	6.6	601173	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	28	7	6	EA	$4,025.54	$24,153								$24,153													**$24,153**
North Central Healthcare**	7.1	605506	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	12	3	1	EA	$4,473.11	$4,473				$4,473															$4,473		**$8,946**
North Central Healthcare**	7.1	605342	Air Handler, Interior, 10,001 to 15,000 CFM, Replace	30	28	2	1	EA	$41,979.17	$41,979			$41,979																		**$41,979**
North Central Healthcare**	7.1	611329	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	15	12	3	260	EA	$4,983.58	$1,295,730				$1,295,730															$1,295,730		**$2,591,459**
North Central Healthcare**	7.1	605077	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605075	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605078	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605072	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605079	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605074	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605343	Exhaust Fan, Centrifugal, 3,501 to 5,000 CFM, Replace	15	13	2	1	EA	$4,322.55	$4,323			$4,323															$4,323			**$8,645**
North Central Healthcare**	7.1	605076	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605080	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605081	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	605070	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare**	7.1	607059	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	11	9	10	EA	$1,516.80	$15,168										$15,168											**$15,168**
North Central Healthcare**	7.1	611110	Building Automation System (HVAC Controls), Upgrade	20	9	11	188664	SF	$5.36	$1,011,711												$1,011,711									**$1,011,711**
North Central Healthcare**	7.2	611102	Toilet, Flush Tank (Water Closet), Replace	20	9	11	24	EA	$1,055.15	$25,324												$25,324									**$25,324**
North Central Healthcare**	7.2	611105	Urinal, Vitreous China, Replace	20	9	11	12	EA	$1,193.44	$14,321												$14,321									**$14,321**
North Central Healthcare**	7.2	611103	Sink, Enameled Steel, Replace	20	9	11	24	EA	$616.03	$14,785												$14,785									**$14,785**
North Central Healthcare**	7.4	608948	Secondary Transformer, Dry, 150 kVA, Replace	30	18	12	1	EA	$15,803.27	$15,803													$15,803								**$15,803**
North Central Healthcare**	7.6	611108	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	48	2	62888	SF	$8.00	$503,022			$503,022																		**$503,022**
North Central Healthcare**	7.6	611183	Fire Extinguisher, Replace	15	7	8	42	EA	$356.54	$14,975									$14,975												**$14,975**
North Central Healthcare**	7.6	611107	Fire Alarm System, Office Building, Install	20	9	11	188664	SF	$2.36	$445,153												$445,153									**$445,153**
North Central Healthcare**	7.6	611177	Exit Lighting Fixture, w/ Battery, Replace	10	6	4	32	EA	$418.95	$13,406					$13,406										$13,406						**$26,813**
North Central Healthcare**	7.6	611106	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	4	6	12	EA	$1,227.87	$14,734							$14,734										$14,734				**$29,469**
North Central Healthcare**	8.1	611153	Interior Door, Steel, Replace	25	16	9	640	EA	$950.12	$608,076										$608,076											**$608,076**
North Central Healthcare**	8.1	611149	Interior Door, Wood Solid-Core, Replace	20	9	11	860	EA	$1,423.11	$1,223,878												$1,223,878									**$1,223,878**
North Central Healthcare**	8.1	605510	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	141500	SF	$1.45	$205,317					$205,317								$205,317								**$410,633**
North Central Healthcare**	8.1	605511	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	141500	SF	$1.42	$201,383					$201,383								$201,383								**$402,766**
North Central Healthcare**	8.1	605509	Interior Floor Finish, Ceramic Tile, Replace	50	44	6	9000	SF	$15.76	$141,795							$141,795														**$141,795**
North Central Healthcare**	8.1	605507	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	90000	SF	$4.80	$432,054								$432,054													**$432,054**
North Central Healthcare**	8.1	605508	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	4	6	40000	SF	$7.26	$290,252							$290,252										$290,252				**$580,504**
North Central Healthcare**	8.1	605512	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	4	6	94000	SF	$1.94	$182,040							$182,040										$182,040				**$364,081**
North Central Healthcare**	8.1	605513	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	8	12	94000	SF	$3.11	$292,434													$292,434								**$292,434**
North Central Healthcare** / A - Unit	6.6	605327	Dock Leveler w/Truck Restraint, 20,000 LB, 110", Replace	20	18	2	1	EA	$4,868.53	$4,869			$4,869																		**$4,869**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
North Central Healthcare** / A - Unit	7.1	602882	Booster Pump, 7.5 HP, Replace	20	11	9	1	EA	$11,641.34	$11,641										$11,641											**$11,641**
North Central Healthcare** / A - Unit	7.1	602883	Booster Pump, 7.5 HP, Replace	20	11	9	1	EA	$11,641.34	$11,641										$11,641											**$11,641**
North Central Healthcare** / A - Unit	7.1	602887	Booster Pump, 7.5 HP, Replace	20	11	9	1	EA	$11,641.34	$11,641										$11,641											**$11,641**
North Central Healthcare** / A - Unit	7.1	603201	Water Storage Tank, 251 to 500 GAL, Replace	20	5	15	1	EA	$4,446.52	$4,447																$4,447					**$4,447**
North Central Healthcare** / A - Unit	7.1	602382	Air Compressor, 15 HP, Replace	20	10	10	1	EA	$16,154.71	$16,155											$16,155										**$16,155**
North Central Healthcare** / A - Unit	7.1	602417	Boiler, Gas, 4,201 to 10,000 MBH, Replace	25	22	3	1	EA	$332,867.50	$332,867				$332,867																	**$332,867**
North Central Healthcare** / A - Unit	7.1	602572	Boiler, Gas, 4,201 to 10,000 MBH, Replace	25	22	3	1	EA	$332,867.50	$332,867				$332,867																	**$332,867**
North Central Healthcare** / A - Unit	7.1	602570	Boiler, Gas, 4,201 to 10,000 MBH, Replace	25	22	3	1	EA	$332,867.50	$332,867				$332,867																	**$332,867**
North Central Healthcare** / A - Unit	7.1	602877	Deaerator, Replace	25	22	3	1	EA	$75,139.68	$75,140				$75,140																	**$75,140**
North Central Healthcare** / A - Unit	7.1	603193	Air Separator, 8", Replace	15	9	6	1	EA	$6,624.65	$6,625							$6,625														**$6,625**
North Central Healthcare** / A - Unit	7.1	603186	Heat Exchanger, Steam-to-Water, 106 to 130 GPM, Replace	35	27	8	1	EA	$15,777.86	$15,778									$15,778												**$15,778**
North Central Healthcare** / A - Unit	7.1	603177	Cooling Tower, 301 to 500 Ton, Replace	20	17	3	1	EA	$79,548.05	$79,548				$79,548																	**$79,548**
North Central Healthcare** / A - Unit	7.1	603174	Cooling Tower, 301 to 500 Ton, Replace	20	17	3	1	EA	$79,548.05	$79,548				$79,548																	**$79,548**
North Central Healthcare** / A - Unit	7.1	601125	Chiller, Centrifugal, 401 to 500 Ton, Replace	25	14	11	1	EA	$449,841.18	$449,841												$449,841									**$449,841**
North Central Healthcare** / A - Unit	7.1	606996	Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	11	4	1	EA	$6,577.13	$6,577					$6,577															$6,577	**$13,154**
North Central Healthcare** / A - Unit	7.1	606998	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	11	4	1	EA	$4,473.11	$4,473					$4,473															$4,473	**$8,946**
North Central Healthcare** / A - Unit	7.1	605271	Air Handler, Interior, 20,001 to 25,000 CFM, Replace	30	28	2	1	EA	$64,706.81	$64,707			$64,707																		**$64,707**
North Central Healthcare** / A - Unit	7.1	605270	Air Handler, Interior, 30,001 to 40,000 CFM, Replace	30	28	2	1	EA	$93,684.69	$93,685			$93,685																		**$93,685**
North Central Healthcare** / A - Unit	7.1	605063	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	20	18	2	1	EA	$44,658.41	$44,658			$44,658																		**$44,658**
North Central Healthcare** / A - Unit	7.1	607003	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	20	16	4	1	EA	$44,658.41	$44,658					$44,658																**$44,658**
North Central Healthcare** / A - Unit	7.1	603907	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	20	11	9	1	EA	$44,658.41	$44,658										$44,658											**$44,658**
North Central Healthcare** / A - Unit	7.1	603716	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	605061	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	605060	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	603917	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	13	2	1	EA	$889.90	$890			$890															$890			**$1,780**
North Central Healthcare** / A - Unit	7.1	603915	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	605059	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	605062	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	603911	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	603913	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	605065	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / A - Unit	7.1	605326	Exhaust Fan, Propeller, 4,700 CFM, Replace	15	13	2	1	EA	$2,285.72	$2,286			$2,286															$2,286			**$4,571**
North Central Healthcare** / A - Unit	7.1	603900	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	12	3	1	EA	$2,021.87	$2,022				$2,022															$2,022		**$4,044**
North Central Healthcare** / A - Unit	7.1	603827	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	12	3	1	EA	$2,021.87	$2,022				$2,022															$2,022		**$4,044**
North Central Healthcare** / A - Unit	7.1	603825	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	12	3	1	EA	$2,021.87	$2,022				$2,022															$2,022		**$4,044**
North Central Healthcare** / A - Unit	7.1	605064	Exhaust Fan, Propeller, 7,500 CFM, Replace	15	7	8	1	EA	$2,638.78	$2,639									$2,639												**$2,639**
North Central Healthcare** / A - Unit	7.1	603196	Circulation Pump, Heating Water, 12.5 to 15 HP, Replace	20	10	10	1	EA	$6,860.74	$6,861											$6,861										**$6,861**
North Central Healthcare** / A - Unit	7.1	603199	Circulation Pump, Heating Water, 12.5 to 15 HP, Replace	20	10	10	1	EA	$6,860.74	$6,861											$6,861										**$6,861**
North Central Healthcare** / A - Unit	7.1	602581	Circulation Pump, Chiller & Condenser Water, 30 to 50 HP, Replace	20	11	9	1	EA	$20,175.70	$20,176										$20,176											**$20,176**
North Central Healthcare** / A - Unit	7.1	602583	Circulation Pump, Chiller & Condenser Water, 30 to 50 HP, Replace	20	11	9	1	EA	$20,175.70	$20,176										$20,176											**$20,176**
North Central Healthcare** / A - Unit	7.1	602372	Circulation Pump, Chiller & Condenser Water, 12.5 to 15 HP, Replace	20	3	17	1	EA	$6,860.74	$6,861																		$6,861			**$6,861**
North Central Healthcare** / A - Unit	7.1	602373	Circulation Pump, Chiller & Condenser Water, 20 to 25 HP, Replace	20	3	17	1	EA	$12,424.64	$12,425																		$12,425			**$12,425**
North Central Healthcare** / A - Unit	7.1	602375	Circulation Pump, Chiller & Condenser Water, 12.5 to 15 HP, Replace	20	3	17	1	EA	$6,860.74	$6,861																		$6,861			**$6,861**
North Central Healthcare** / A - Unit	7.1	601183	Circulation Pump, Chiller & Condenser Water, 20 to 25 HP, Replace	20	3	17	1	EA	$12,424.64	$12,425																		$12,425			**$12,425**
North Central Healthcare** / A - Unit	7.1	605275	Unit Heater, Hydronic, 161 to 250 MBH, Replace	20	18	2	1	EA	$4,239.16	$4,239			$4,239																		**$4,239**
North Central Healthcare** / A - Unit	7.1	601165	Unit Heater, Hydronic, 161 to 250 MBH, Replace	20	17	3	1	EA	$4,239.16	$4,239				$4,239																	**$4,239**
North Central Healthcare** / A - Unit	7.1	606999	Unit Heater, Natural Gas, 126 to 180 MBH, Replace	20	14	6	1	EA	$6,183.48	$6,183							$6,183														**$6,183**
North Central Healthcare** / A - Unit	7.1	607007	Unit Heater, Hydronic, 101 to 160 MBH, Replace	20	14	6	1	EA	$2,469.66	$2,470							$2,470														**$2,470**
North Central Healthcare** / A - Unit	7.1	603903	Air Handler, Exterior, 4,001 to 6,000 CFM, Replace	15	7	8	1	EA	$27,804.57	$27,805									$27,805												**$27,805**
North Central Healthcare** / A - Unit	7.1	605514	Air Conditioner, Computer Room, Air-Cooled, 4 to 5 Ton, Replace	20	7	13	1	EA	$29,100.55	$29,101														$29,101							**$29,101**
North Central Healthcare** / A - Unit	7.2	603189	Emergency Eye Wash & Shower Station, Replace	15	9	6	1	EA	$2,114.70	$2,115							$2,115														**$2,115**
North Central Healthcare** / A - Unit	7.2	602829	Domestic Boiler, Gas, 801 to 1,400 MBH, Replace	22	5	17	1	EA	$42,853.38	$42,853																		$42,853			**$42,853**
North Central Healthcare** / A - Unit	7.2	602824	Domestic Boiler, Gas, 801 to 1,400 MBH, Replace	22	5	17	1	EA	$42,853.38	$42,853																		$42,853			**$42,853**
North Central Healthcare** / A - Unit	7.2	602825	Domestic Boiler, Gas, 801 to 1,400 MBH, Replace	22	5	17	1	EA	$42,853.38	$42,853																		$42,853			**$42,853**
North Central Healthcare** / A - Unit	7.4	603693	Transfer Switch, Automatic (ATS), 600 V, 400 Amp, Replace	18	15	3	1	EA	$12,045.75	$12,046				$12,046																	**$12,046**
North Central Healthcare** / A - Unit	7.4	603203	Building/Main Switchgear, 480 Y, 277 V, 2,000 Amp, Replace	30	26	4	1	EA	$285,917.81	$285,918					$285,918																**$285,918**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
North Central Healthcare** / A - Unit	7.4	603704	Generator, Diesel, 130 to 300 kW, Replace	25	21	4	1	EA	$139,939.51	$139,940					$139,940																**$139,940**
North Central Healthcare** / Adult Day Services	7.1	608939	Unit Heater, Hydronic, 37 to 85 MBH, Replace	20	16	4	1	EA	$1,900.28	$1,900					$1,900																**$1,900**
North Central Healthcare** / Adult Day Services	7.4	608919	Secondary Transformer, Dry, 113 kVA, Replace	30	18	12	1	EA	$11,920.05	$11,920													$11,920								**$11,920**
North Central Healthcare** / B - Unit	7.1	605066	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / B - Unit	7.1	605068	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / B - Unit	7.1	605067	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / B - Unit	7.1	605069	Package Unit, 8 to 10 Ton, Replace	15	13	2	1	EA	$18,554.44	$18,554			$18,554															$18,554			**$37,109**
North Central Healthcare** / Behavioral Health Services	7.4	608815	Secondary Transformer, Dry, 225 kVA, Replace	30	18	12	1	EA	$17,034.70	$17,035													$17,035								**$17,035**
North Central Healthcare** / Behavioral Health Services	8.2	608862	Commercial Kitchen, Icemaker, Tabletop, Replace	10	6	4	1	EA	$2,196.00	$2,196					$2,196										$2,196						**$4,392**
North Central Healthcare** / Copy Room	7.1	605281	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	16	4	1	EA	$9,413.96	$9,414					$9,414																**$9,414**
North Central Healthcare** / Crisis Center	8.2	608861	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	16	4	1	EA	$2,126.92	$2,127					$2,127																**$2,127**
North Central Healthcare** / Evergreen Place	7.1	605319	Air Handler, Interior, 15,001 to 20,000 CFM, Replace	30	28	2	1	EA	$54,822.31	$54,822			$54,822																		**$54,822**
North Central Healthcare** / Evergreen Place	7.1	605320	Unit Heater, Hydronic, 37 to 85 MBH, Replace	20	18	2	1	EA	$1,900.28	$1,900			$1,900																		**$1,900**
North Central Healthcare** / Evergreen Place	8.2	608913	Commercial Kitchen, Icemaker, Tabletop, Replace	10	4	6	1	EA	$2,196.00	$2,196							$2,196										$2,196				**$4,392**
North Central Healthcare** / Evergreen Place	8.2	608906	Commercial Kitchen, Salad Table, Replace	15	9	6	1	EA	$4,301.96	$4,302							$4,302														**$4,302**
North Central Healthcare** / Food Services	6.6	605328	Dock Leveler w/Truck Restraint, 20,000 LB, 110", Replace	20	18	2	1	EA	$4,868.53	$4,869			$4,869																		**$4,869**
North Central Healthcare** / Food Services	7.1	607205	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	10	5	1	EA	$4,473.11	$4,473						$4,473															**$4,473**
North Central Healthcare** / Food Services	7.1	607210	Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	9	6	1	EA	$6,577.13	$6,577							$6,577														**$6,577**
North Central Healthcare** / Food Services	7.1	607209	Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	8	7	1	EA	$6,577.13	$6,577								$6,577													**$6,577**
North Central Healthcare** / Food Services	7.1	605284	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	20	12	8	1	EA	$13,371.48	$13,371									$13,371												**$13,371**
North Central Healthcare** / Food Services	7.4	607367	Secondary Transformer, Dry, 150 kVA, Replace	30	27	3	1	EA	$15,803.27	$15,803				$15,803																	**$15,803**
North Central Healthcare** / Food Services	7.6	608691	Kitchen Fire Suppression System (CO2), Replace	15	8	7	2	EA	$4,447.10	$8,894								$8,894													**$8,894**
North Central Healthcare** / Food Services	8.2	607195	Commercial Kitchen, Convection Oven, Single, Replace	10	8	2	1	EA	$5,077.62	$5,078			$5,078										$5,078								**$10,155**
North Central Healthcare** / Food Services	8.2	607185	Commercial Kitchen, Mixer, Freestanding, Replace	25	23	2	1	EA	$12,890.60	$12,891			$12,891																		**$12,891**
North Central Healthcare** / Food Services	8.2	607198	Commercial Kitchen, Dishwasher, Replace	10	8	2	1	EA	$19,661.82	$19,662			$19,662										$19,662								**$39,324**
North Central Healthcare** / Food Services	8.2	607183	Commercial Kitchen, Mixer, Freestanding, Replace	25	23	2	1	EA	$12,890.60	$12,891			$12,891																		**$12,891**
North Central Healthcare** / Food Services	8.2	607193	Commercial Kitchen, Mixer, Freestanding, Replace	25	23	2	1	EA	$12,890.60	$12,891			$12,891																		**$12,891**
North Central Healthcare** / Food Services	8.2	608673	Commercial Kitchen, Convection Oven, Double, Replace	10	7	3	1	EA	$8,643.00	$8,643				$8,643										$8,643							**$17,286**
North Central Healthcare** / Food Services	8.2	607604	Commercial Kitchen, Steamer, Freestanding, Replace	10	7	3	1	EA	$9,516.00	$9,516				$9,516										$9,516							**$19,032**
North Central Healthcare** / Food Services	8.2	607447	Commercial Kitchen, Steam Kettle, Replace	20	17	3	1	EA	$26,840.00	$26,840				$26,840																	**$26,840**
North Central Healthcare** / Food Services	8.2	608747	Commercial Kitchen, Icemaker, Tabletop, Replace	10	7	3	1	EA	$2,196.00	$2,196				$2,196										$2,196							**$4,392**
North Central Healthcare** / Food Services	8.2	608620	Commercial Kitchen, Steamer, Freestanding, Replace	10	7	3	1	EA	$9,516.00	$9,516				$9,516										$9,516							**$19,032**
North Central Healthcare** / Food Services	8.2	607603	Commercial Kitchen, Steamer, Freestanding, Replace	10	7	3	1	EA	$9,516.00	$9,516				$9,516										$9,516							**$19,032**
North Central Healthcare** / Food Services	8.2	607206	Commercial Kitchen, Dishwasher, Replace	10	7	3	1	EA	$19,661.82	$19,662				$19,662										$19,662							**$39,324**
North Central Healthcare** / Food Services	8.2	607449	Commercial Kitchen, Steam Kettle, Replace	20	17	3	1	EA	$26,840.00	$26,840				$26,840																	**$26,840**
North Central Healthcare** / Food Services	8.2	608616	Commercial Kitchen, Steamer, Freestanding, Replace	10	7	3	1	EA	$9,516.00	$9,516				$9,516										$9,516							**$19,032**
North Central Healthcare** / Food Services	8.2	607450	Commercial Kitchen, Steam Kettle, Replace	20	17	3	1	EA	$26,840.00	$26,840				$26,840																	**$26,840**
North Central Healthcare** / Food Services	8.2	607416	Commercial Kitchen, Food Puree, Replace	10	7	3	1	EA	$1,890.00	$1,890				$1,890										$1,890							**$3,780**
North Central Healthcare** / Food Services	8.2	607605	Commercial Kitchen, Steamer, Freestanding, Replace	10	6	4	1	EA	$9,516.00	$9,516					$9,516										$9,516						**$19,032**
North Central Healthcare** / Food Services	8.2	608528	Commercial Kitchen, Griddle, Replace	15	11	4	1	EA	$6,344.00	$6,344					$6,344															$6,344	**$12,688**
North Central Healthcare** / Food Services	8.2	607599	Commercial Kitchen, Salad Table, Replace	15	10	5	1	EA	$4,301.96	$4,302						$4,302															**$4,302**
North Central Healthcare** / Food Services	8.2	607370	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,838.00	$2,838							$2,838														**$2,838**
North Central Healthcare** / Food Services	8.2	607258	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,256.00	$4,256							$4,256														**$4,256**
North Central Healthcare** / Food Services	8.2	607260	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,256.00	$4,256							$4,256														**$4,256**
North Central Healthcare** / Food Services	8.2	607589	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,515							$2,515														**$2,515**
North Central Healthcare** / Food Services	8.2	608736	Commercial Kitchen, Food Warmer, Replace	15	9	6	1	EA	$1,551.91	$1,552							$1,552														**$1,552**
North Central Healthcare** / Food Services	8.2	607408	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,515							$2,515														**$2,515**
North Central Healthcare** / Food Services	8.2	607257	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,256.00	$4,256							$4,256														**$4,256**
North Central Healthcare** / Food Services	8.2	608746	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,256.00	$4,256							$4,256														**$4,256**
North Central Healthcare** / Food Services	8.2	608678	Commercial Kitchen, Convection Oven, Double, Replace	10	4	6	1	EA	$8,643.00	$8,643							$8,643										$8,643				**$17,286**
North Central Healthcare** / Food Services	8.2	607259	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,256.00	$4,256							$4,256														**$4,256**
North Central Healthcare** / Food Services	8.2	608544	Commercial Kitchen, Food Warmer, Replace	15	9	6	1	EA	$1,551.91	$1,552							$1,552														**$1,552**
North Central Healthcare** / Food Services	8.2	607272	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,515							$2,515														**$2,515**
North Central Healthcare** / Food Services	8.2	608535	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,515							$2,515														**$2,515**
North Central Healthcare** / Food Services	8.2	608741	Commercial Kitchen, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,118.55	$6,119							$6,119														**$6,119**
North Central Healthcare** / Food Services	8.2	607409	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,515							$2,515														**$2,515**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
North Central Healthcare** / Food Services	8.2	608611	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,515							$2,515														**$2,515**
North Central Healthcare** / Food Services	8.2	608537	Commercial Kitchen, Food Warmer, Replace	15	9	6	1	EA	$1,551.91	$1,552							$1,552														**$1,552**
North Central Healthcare** / Food Services	8.2	607590	Commercial Kitchen, Food Warmer, Replace	15	9	6	1	EA	$1,551.91	$1,552							$1,552														**$1,552**
North Central Healthcare** / Food Services	8.2	607411	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,515.00	$2,515							$2,515														**$2,515**
North Central Healthcare** / Food Services	8.2	608625	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	9	6	1	EA	$4,128.00	$4,128							$4,128														**$4,128**
North Central Healthcare** / Food Services	8.2	607593	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	$1,551.91	$1,552								$1,552													**$1,552**
North Central Healthcare** / Food Services	8.2	607598	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	$1,551.91	$1,552								$1,552													**$1,552**
North Central Healthcare** / Food Services	8.2	608733	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	$1,551.91	$1,552								$1,552													**$1,552**
North Central Healthcare** / Food Services	8.2	608734	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	$1,551.91	$1,552								$1,552													**$1,552**
North Central Healthcare** / Food Services	8.2	608735	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	$1,551.91	$1,552								$1,552													**$1,552**
North Central Healthcare** / Food Services	8.2	607591	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	$1,551.91	$1,552								$1,552													**$1,552**
North Central Healthcare** / Food Services	8.2	608681	Commercial Kitchen, Exhaust Hood, Replace	15	7	8	1	EA	$7,571.72	$7,572									$7,572												**$7,572**
North Central Healthcare** / Food Services	8.2	608685	Commercial Kitchen, Exhaust Hood, Replace	15	7	8	1	EA	$7,571.72	$7,572									$7,572												**$7,572**
North Central Healthcare** / Food Services	8.2	607601	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,515.00	$2,515									$2,515												**$2,515**
North Central Healthcare** / Food Services	8.2	608744	Commercial Kitchen, Salad Table, Replace	15	7	8	1	EA	$4,301.96	$4,302									$4,302												**$4,302**
North Central Healthcare** / Food Services	8.2	608525	Commercial Kitchen, Steam Kettle, Replace	20	11	9	1	EA	$26,840.00	$26,840										$26,840											**$26,840**
North Central Healthcare** / Food Services	8.2	608526	Commercial Kitchen, Steam Kettle, Replace	20	11	9	1	EA	$26,840.00	$26,840										$26,840											**$26,840**
North Central Healthcare** / Food Services	8.2	607418	Commercial Kitchen, Mixer, Freestanding, Replace	25	16	9	1	EA	$12,890.60	$12,891										$12,891											**$12,891**
North Central Healthcare** / Food Services	8.2	607091	Commercial Kitchen, Walk-In Freezer, Replace	20	10	10	1	EA	$22,317.14	$22,317											$22,317										**$22,317**
North Central Healthcare** / Food Services	8.2	607093	Commercial Kitchen, Walk-In Refrigerator, Replace	20	10	10	1	EA	$12,255.00	$12,255											$12,255										**$12,255**
North Central Healthcare** / Food Services	8.2	607109	Commercial Kitchen, Walk-In Refrigerator, Replace	20	9	11	1	EA	$12,255.00	$12,255												$12,255									**$12,255**
North Central Healthcare** / Food Services	8.2	607107	Commercial Kitchen, Walk-In Refrigerator, Replace	20	9	11	1	EA	$12,255.00	$12,255												$12,255									**$12,255**
North Central Healthcare** / Food Services	8.2	607108	Commercial Kitchen, Walk-In Freezer, Replace	20	9	11	1	EA	$22,317.14	$22,317												$22,317									**$22,317**
North Central Healthcare** / Gardenside Crossing	7.1	605317	Air Handler, Interior, 15,001 to 20,000 CFM, Replace	30	28	2	1	EA	$54,822.31	$54,822			$54,822																		**$54,822**
North Central Healthcare** / Gardenside Crossing	7.1	605085	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605094	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605082	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605092	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605097	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605084	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605093	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605098	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Gardenside Crossing	7.1	605318	Unit Heater, Hydronic, 37 to 85 MBH, Replace	20	18	2	1	EA	$1,900.28	$1,900			$1,900																		**$1,900**
North Central Healthcare** / Gardenside Crossing	7.4	608943	Secondary Transformer, Dry, 113 kVA, Replace	30	18	12	1	EA	$11,920.05	$11,920													$11,920								**$11,920**
North Central Healthcare** / Gardenside Crossing	7.6	607088	Backflow Preventer, 3", Replace	15	7	8	1	EA	$4,756.10	$4,756									$4,756												**$4,756**
North Central Healthcare** / Gardenside Crossing	7.6	607090	Backflow Preventer, 4", Replace	15	7	8	1	EA	$6,001.42	$6,001									$6,001												**$6,001**
North Central Healthcare** / Gardenside Crossing	7.6	605316	Fire Alarm Control Panel, Addressable, Replace	15	1	14	1	EA	$20,297.59	$20,298															$20,298						**$20,298**
North Central Healthcare** / Gardenside Crossing	8.2	608784	Commercial Kitchen, Icemaker, Tabletop, Replace	10	7	3	1	EA	$2,196.00	$2,196				$2,196										$2,196							**$4,392**
North Central Healthcare** / Gardenside Crossing	8.2	608814	Commercial Kitchen, Salad Table, Replace	15	9	6	1	EA	$4,301.96	$4,302							$4,302														**$4,302**
North Central Healthcare** / Gardenside Crossing	8.2	608781	Commercial Kitchen, Salad Table, Replace	15	9	6	1	EA	$4,301.96	$4,302							$4,302														**$4,302**
North Central Healthcare** / Lakeview Heights	7.1	605345	Air Handler, Interior, 30,001 to 40,000 CFM, Replace	30	28	2	1	EA	$93,684.69	$93,685			$93,685																		**$93,685**
North Central Healthcare** / Lakeview Heights	7.1	605188	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605191	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605195	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605104	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605200	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605193	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605197	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605105	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605201	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605187	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605103	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605102	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022															$2,022			**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605186	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	11	4	1	EA	$2,021.87	$2,022					$2,022															$2,022	**$4,044**
North Central Healthcare** / Lakeview Heights	7.1	605346	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	18	2	1	EA	$2,126.92	$2,127			$2,127																		**$2,127**
North Central Healthcare** / Lakeview Heights	8.2	608903	Commercial Kitchen, Icemaker, Tabletop, Replace	10	6	4	1	EA	$2,196.00	$2,196					$2,196										$2,196						**$4,392**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
North Central Healthcare** / Lakeview Heights	8.2	608905	Commercial Kitchen, Salad Table, Replace	15	9	6	1	EA	$4,301.96	$4,302							$4,302														**$4,302**
North Central Healthcare** / Lakeview Heights	8.2	608867	Commercial Kitchen, Salad Table, Replace	15	8	7	1	EA	$4,301.96	$4,302								$4,302													**$4,302**
North Central Healthcare** / Pharmacy	7.1	607216	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	11	4	1	EA	$4,473.11	$4,473					$4,473															$4,473	**$8,946**
North Central Healthcare** / Purchasing	7.1	607042	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	16	4	1	EA	$9,413.96	$9,414					$9,414																**$9,414**
North Central Healthcare** / Purchasing	7.1	607046	Unit Heater, Hydronic, 401 to 800 MBH, Replace	20	14	6	1	EA	$9,819.10	$9,819							$9,819														**$9,819**
Totals, Unescalated											**$6,455**	**$249,222**	**$2,985,336**	**$2,724,366**	**$1,302,532**	**$183,824**	**$748,835**	**$485,292**	**$224,836**	**$848,458**	**$64,448**	**$3,231,840**	**$780,551**	**$101,751**	**$86,321**	**$14,494**	**$497,866**	**$278,102**	**$1,306,268**	**$62,598**	**$16,183,393**
Totals, Escalated (3.0% inflation, compounded annually)											**$6,455**	**$256,699**	**$3,167,142**	**$2,976,988**	**$1,466,011**	**$213,102**	**$894,148**	**$596,848**	**$284,815**	**$1,107,045**	**$86,613**	**$4,473,622**	**$1,112,879**	**$149,425**	**$130,568**	**$22,581**	**$798,928**	**$459,660**	**$2,223,834**	**$109,766**	**$20,537,130**

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1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

PROPERTY INFORMATION	
Address:	1100 Lake View Drive, Wausau, Marathon County, Wisconsin 54403
Year Constructed/Renovated:	1972
Current Occupants:	Hospital facilities and offices
Percent Utilization:	100%
Management Point of Contact:	Marathon County, Troy Torgerson, Facility Planner 715.581.0198 phone
Property Type:	Hospital
Site Area:	13.74 acres
Building Area:	188,664 SF
Number of Buildings:	One building with six units: A, B,C, D, E & F
Number of Stories:	Two stories at Unit D only, one story rest of the building
Parking Type and Number of Spaces:	208 spaces in open lots
Building Construction:	Masonry and concrete tilt-up bearing walls and precast concrete double-T beam floors and roofs
Roof Construction:	Flat roofs with EPDM membrane and pyramid roofs with asphalt shingles
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air Conditioning:	Central systems of boilers, chillers, cooling towers and air handlers. Supplemental components: ductless split-systems, unit heaters and furnaces
Fire and Life/Safety:	Sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, and emergency lights
Dates of Visit:	May 16 to 19, 2017
On-Site Point of Contact (POC):	Steve Belanger
Assessment and Report Prepared by:	Henry Guo
Reviewed by:	Daniel White, Report Reviewer for Bill Champion, Program Manager BChampion@emgcorp.com 800.733.0660 x6234

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SYSTEMIC CONDITION SUMMARY			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Good
Roof	Fair	Electrical	Good
Vertical Envelope	Fair	Elevators	Fair
Interiors	Fair	Fire	Fair

The following bullet points highlight the most significant short term and modernization recommendations:

- Replacement of single-ply roofing system
- Replacement of steam boilers
- Replacement of cooling towers
- Replacement of air handling units
- Replacement of exhaust fans
- Curtain walls replacement at units C, D, & E
- Regrade site at west of building unit D to relieve standing water
- Add sprinkler system to units A, B and F
- Asphalt parking lot mill and overlay

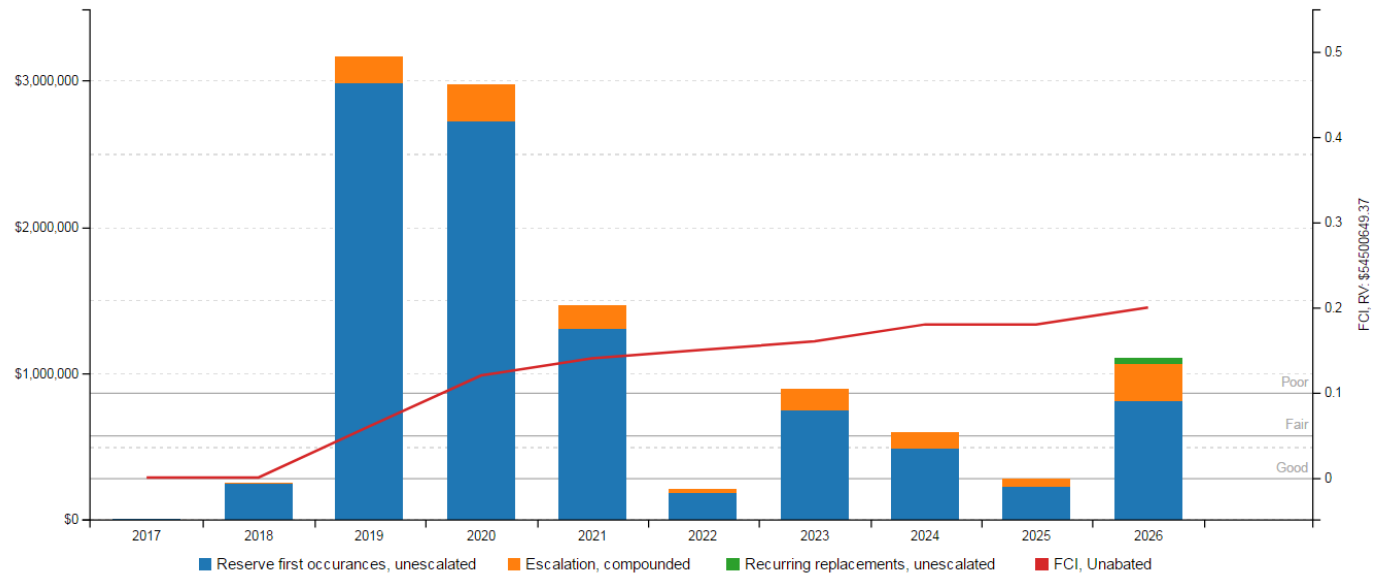
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in overall fair condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of building envelope tuck pointing and lintel replacement. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. FACILITY CONDITION INDEX (FCI)

FCI Analysis: North Central Healthcare**

Replacement Value: $ 54,500,649; Inflation rate: 3.0%



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

KEY FINDING	METRIC	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.01%	Good

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KEY FINDING	METRIC	
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	20.3%	Poor
Current Replacement Value (CRV)	188,664 SF * 288.88 / SF = $54,500,649	

Year **0** (Current Year) - Immediate Repairs (IR)	$6,455
Years **1-10** – Replacement Reserves (RR)	$11,049,410
Total Capital Needs	**$11,055,865**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Repair asphalt shingle roofs with missing shingles
- Missing insulation on restroom sink drain pipes

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

No follow up studies are recommended.

1.4. OPINIONS OF PROBABLE COST

Cost estimates are attached at the front of this report (following the cover page).

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* 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 of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that 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.

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1.4.1. 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. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances 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.

1.4.2. IMMEDIATE REPAIRS

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, 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.

1.4.3. REPLACEMENT RESERVES

Replacement Reserves are for recurring probable 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 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 in the Immediate Repair Cost Estimate.

2. PURPOSE AND SCOPE

2.1. 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 at municipal offices, 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.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

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.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

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. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a 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.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. 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 general statement of 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.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order 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.
- Prepare a mechanical equipment inventory list.

2.3. PERSONNEL INTERVIEWED

The management and maintenance staff were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Troy Torgerson Facility Planner	Marathon County	715.581.0198
Steve Belanger HVAC Tech Facility Manager	Marathon County	715.581.1369
Terry Kaiser Assistant Facility Director	Marathon County	715.581.0802

The FCA was performed with the assistance of Steve Belanger, HVAC Tech Facility Manager, Marathon County, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past twenty one years.

2.4. DOCUMENTATION REVIEWED

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- Original construction documents prepared by Brust & Brust Architects, dated May 15, 1970

2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. WEATHER CONDITIONS

May 16 to 19, 2017: Clear, with temperatures in the 60s (°F) and light winds.

3. ACCESSIBILITY & PROPERTY RESEARCH

3.1. 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 the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does 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, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Restrooms

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

3.2. MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

These are not included within the scope of this report.

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4. EXISTING BUILDING ASSESSMENT

4.1. UNIT OR SPACE TYPES

All 188,664 square feet of the building are occupied by hospital facilities and offices for North Central Healthcare. The spaces are hospital facilities, offices and supporting restrooms, laundry room, mechanical and other utility spaces.

4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

All 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, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

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5. SITE IMPROVEMENTS

5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

SITE UTILITIES		
UTILITY	SUPPLIER	CONDITION AND ADEQUACY
Sanitary sewer	Wausau Water Work	Good
Storm sewer	City of Wausau	Good
Domestic water	Wausau Water Work	Good
Electric service	Wisconsin Public Service	Good
Natural gas service	Wisconsin Public Service	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Lake View Drive
Access from	East
Additional Entrances	Lake View Drive
Additional Access from	East

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Asphalt	1990	Poor
Parking Lot	Asphalt	1990	Poor
Drive Aisles	Asphalt	1990	Poor
Service Aisles	Asphalt	1990	Poor
Sidewalks	Concrete	1990	Fair
Curbs	Concrete	1990	Fair
Pedestrian Ramps	Cast-in-place concrete	2015	Good

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PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Pedestrian Ramps	Cast-in-place concrete	2015	Good

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
208	0	0	0	0
Total Number of ADA Compliant Spaces			7	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			208	
Parking Ratio (Spaces/1,000SF)			1.1	
Method of Obtaining Parking Count			Physical count	

SITE STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
East of building	Concrete stairs	Metal	Fair

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, heavy overall surface wear, and localized depressions throughout the site. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work.
- The concrete sidewalks, curbs, and gutters are in fair condition. Routine maintenance is required.

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5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Surface Flow	X	Fair
Inlets	X	Good
Swales	X	Good
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	X	Good
Pits	☐	--
Municipal System	X	Good
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity.
- There is some evidence of ponding at landscaped and pedestrian areas to the west of building. Re-grading is required soon.

5.4. TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Slopes gently down from the southeast side of the property to the northwest property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	X	X	X	X	X	X	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	X	☐			
Irrigation Condition	Good						

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RETAINING WALLS		
TYPE	LOCATION	CONDITION
Stone masonry	South of building	Fair

Anticipated Lifecycle Replacements:

- Masonry retaining wall

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Post mounted wood
Street Address Displayed?	No

SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	X	☐	☐	☐
	Good				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	X	☐		
	Good				

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	East and north of building	Fair

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition

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REFUSE DISPOSAL				
Southwest of building	Asphalt paving	None	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Chain link fence

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

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6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
Foundation	Concrete spread footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.

6.2. SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Concrete beams	Good
Upper Floor Decking	Concrete, precast planks	Good
Roof Framing	Concrete beams	Good
Roof Decking	Concrete, precast planks	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

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6.3. ROOFING

PRIMARY ROOF			
Type / Geometry	Flat	Finish	EPDM with stone ballasts
Maintenance	Outside Contractor	Roof Age	18 Yrs
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	None	Roof Drains	Internal drains
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	Yes
Attics	Pre-cast floor slabs	Ponding	No
Ventilation Source-1	Power Vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Fair

The primary roof is located at main building.

SECONDARY ROOF			
Type / Geometry	Pyramid Roof	Finish	Asphalt shingles
Maintenance	Outside Contractor	Roof Age	18 Yrs
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	None	Roof Drains	Edge drainage to ground
Fascia	None	Insulation	Rigid Board
Soffits	None	Skylights	No
Attics	Steel beams	Ponding	No
Ventilation Source-1	Power Vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Fair

The secondary roof is located within the main building.

Anticipated Lifecycle Replacements:

- EPDM membrane roofs
- Asphalt shingle roofs

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Actions/Comments:

- The roof finishes were reportedly installed in 2000. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks; however, there is significant loss of 3-tab shingles in various places due to wind damage that requires immediate attention.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.

6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Brick veneer	Good
Secondary Finish	Concrete tilt-up walls, painted	Fair
Accented with	None	--
Soffits	Concealed	Fair

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. EXTERIOR AND INTERIOR STAIRS

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Building Exterior Stairs	None	--	--	--	--
Building Interior Stairs	Steel framed with pan-filled concrete	Closed	Metal	Metal	Good

Anticipated Lifecycle Replacements:

- No components of significance

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Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6.6. EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, fixed	Double glaze	Main Building	☐	Fair
Aluminum framed storefront	Double glaze	Main Building	☐	Fair
Curtain wall	Double glaze	Main Building	☐	Poor

BUILDING DOORS		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Fully glazed, metal framed	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	Aluminium	Fair

Anticipated Lifecycle Replacements:

- Aluminum Windows
- Storefront windows
- Curtain walls
- Storefront exterior doors
- Steel exterior doors
- Overhead doors
- Dock leveler at cargo ramp

Actions/Comments:

- The POC reported there are leaks in the curtain wall systems, especially in units C, D and E.
- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.7. PATIO, TERRACE, AND BALCONY

Not applicable. There are no patios, terraces, or balconies.

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

7.1. BUILDING HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

INDIVIDUAL UNITS	
Primary Components	Suspended unit heaters
Cooling (if separate from above)	None; no cooling
Quantity and Capacity Ranges	Twelve units ranging from 13 MBTUH to 250 MBTUH
Total Heating or Cooling Capacity	Approximately 1,600 MBTUH
Heating Fuel	Hot water
Location of Equipment	Throughout interior spaces
Space Served by System	Mechanical spaces
Age Ranges	1989 to 1998
Primary Component Condition	Fair

BUILDING CENTRAL HEATING SYSTEM	
Primary Heating System Type	Steam boilers
Quantity and Capacity of Major Components	Three boilers at 8,369 MBH each
Total Heating Capacity	25,107 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	All spaces
Age Ranges	All units dated 1970
Boiler Condition	Fair
Heat Exchanger Condition	Fair

BUILDING CENTRAL COOLING SYSTEM	
Primary Cooling System Type	Water-cooled chillers, centrifugal
Quantity and Capacity of Major Components	Two chillers at 485 tons and 500 tons
Total Cooling Capacity	985 tons

BUILDING CENTRAL COOLING SYSTEM	
Refrigerant	R-123
Cooling Towers	Galvanized steel
Location of Major Equipment	Mechanical rooms
Space Served by System	All areas
Age Ranges	All units dated 2002 to 2013
Chiller Condition	Good
Cooling Tower Condition	Fair

DISTRIBUTION SYSTEM	
HVAC Water Distribution System	Four-pipe
Heating Water Circulation Pump Size & Quantity	Two pumps at fifteen HP each
Chilled Water Circulation Pump Size & Quantity	Two pumps at fifteen HP each. Two pumps at 50 HP each.
Condenser Water Circulation Pump Size & Quantity	Two pumps at 25 HP each
Pump Condition	Good
Air Distribution System	Constant volume
Quantity and Capacity of Air Handlers	Twelve air handlers ranging from 4,000 to 40,000 CFM
Location of Air Handlers	Mechanical rooms
Large Spaces the Larger Dedicated AHU's Serve	NA
Age of Air Handlers	All units dated 1972 to 2007
Air Handler Condition	Poor
Terminal Units	VAV boxes
Quantity and Capacity of Terminal Units	Approximately 260 VAV boxes ranging from 400 to 800 CFM each
Location of Terminal Units	Along ceilings
Spaces Served by Terminal Units	Throughout facility
Terminal Unit Condition	Fair

CONTROLS AND VENTILATION	
HVAC Control System	BAS, direct digital controls (DDC)

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CONTROLS AND VENTILATION	
HVAC Control System Condition	Fair
Building Ventilation	Central AHU, with fresh air intake
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Building automation system
- Air handling units
- Circulation pumps
- Rooftop power exhaust fans
- VAV units
- Heat exchanger
- Unit heaters
- Ductless split system
- Boilers
- Chillers
- Cooling towers
- Rooftop packaged unit

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment have been installed and replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff were interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper	Good
Waste/Sewer Piping	PVC	Good
Vent Piping	PVC	Good
Water Meter Location	Mechanical room	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	Three units at 970 MBTUH each
Storage Capacity	NA
Water Heater Condition	Good
Supplementary Storage Tanks?	Yes
Storage Tank Quantity & Volume	One at 400 gallon
Quantity of Storage Tanks	One
Storage Tank Condition	Good
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

PLUMBING FIXTURES	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	1.6 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Domestic water heater
- Toilets
- Sinks
- Urinals

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulators are located along the exterior walls of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	1,600 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Unit A mechanical room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Good		

Anticipated Lifecycle Replacements:

- Secondary transformers
- Main switchgear
- Diesel generator
- Transfer switch

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels and secondary transformers are mostly 1972 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and transformers and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

	ELEVATOR-1
Building Name	Building Unit D
Elevator Category	Passenger
Elevator Type	Hydraulic
Elevator Capacity	4,000 Lbs
Elevator Manufacturer	ThyssenKrupp
Equipment Location	Ground floor or basement adjacent to shaft
Elevator Safety Stop	Mechanical
Elevator Emergency Communication	Yes
Elevator Cab Floor	Vinyl-tiled
Elevator Cab Wall	Plastic-laminated wood
Elevator Cabin Lighting	F42T8
Machinery Condition	Poor
Controls Condition	Good
Cab Finish Condition	Fair

Anticipated Lifecycle Replacements:

- Elevator renovation

Actions/Comments:

- The elevators appear to provide adequate service. The elevators are serviced by an outside contractor on a routine basis. The elevator machinery and controls are originally installed in 1972 and renovated in 2006. The elevators will require continued periodic maintenance. Full modernization is recommended in the future. A budgetary cost for this work is included.
- The elevators are inspected on an annual basis by the municipality.
- The finishes in the elevator cabs will require replacement. The cost to replace the finishes is relatively insignificant and the work can be performed as part of the property management's operations program.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION
Type	Wet pipe

ITEM	DESCRIPTION					
Fire Alarm System	Central Alarm Panel	X	Battery-Operated Smoke Detectors	X	Alarm Horns	X
	Annunciator Panels	X	Hard-Wired Smoke Detectors	X	Strobe Light Alarms	X
	Pull Stations	X	Emergency Battery-Pack Lighting	X	Illuminated EXIT Signs	X
Alarm System Condition	Fair					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	X
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Mechanical Room		2015			
Fire Extinguishers	Last Service Date		Servicing Current?			
	11-7-2016		Yes			
Hydrant Location	Along main street nearby					
Siamese Location	NA					
Special Systems	Kitchen Suppression System	X	Computer Room Suppression System			☐

Anticipated Lifecycle Replacements:

- Central alarm panel
- Exit lights
- Fire extinguishers
- Kitchen suppression systems

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- Existing sprinkler system covers about two thirds of the building. EMG recommends the rest of the building to be protected by the sprinkler system.

7.7. LIFE SUPPORT SYSTEMS

This is not included within the scope of this report.

8. INTERIOR SPACES

8.1. INTERIOR FINISHES

The facility is used mainly as a hospital building for North Central Healthcare.

The most significant interior spaces include medical facilities, offices and entrance lobbies. Supporting areas include hallways, restrooms, employee break rooms, mechanical rooms, utility closets and back-of-house areas.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
VCT	Hallways, lobbies, activity rooms, etc.	Fair
Ceramic tile	Restrooms	Fair
Carpet	Offices, treatment rooms, break-rooms, etc.	Fair
Concrete	Storage rooms, mechanical rooms, electric rooms, etc.	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Lobbies, offices, treatment rooms, restrooms, hallways, etc.	Fair
Painted CMU walls	Hallways, restrooms, mechanical rooms, etc.	Fair
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-bar (Acoustic)	Lobbies, offices, treatment rooms, restrooms, hallways, etc.	Fair
Painted drywall	Lobbies, hallways, restrooms, etc.	Fair
Exposed structure	Mechanical rooms, electric rooms, etc.	Good

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INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Solid core wood	Fair
Interior Doors	Solid core steel	Fair
Door Framing	Metal	Good
Fire Doors	Yes	Good

Anticipated Lifecycle Replacements:

- Carpet
- Ceramic tile
- VCT flooring
- Interior paint
- Suspended acoustic ceiling tile
- Interior doors

Actions/Comments:

- The interior areas were renovated as needed.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.2. COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

The cafeteria kitchen includes the following major appliances, fixtures, and equipment:

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT	CONDITION
Refrigerators	Walk-in & Up-right	Fair
Freezers	Walk-in & Up-right	Fair
Ranges	Gas	Fair
Ovens	Gas	Fair
Griddles / Grills	Gas	Fair
Fryers	Electric	Fair
Hood	Exhaust ducted to exterior	Fair
Dishwasher	Owned	Fair

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT	CONDITION
Microwave	X	Fair
Ice Machines	X	Fair
Steam Tables	X	Fair
Work Tables	X	Fair
Shelving	X	Fair

Anticipated Lifecycle Replacements:

- Food mixers
- Cooking range
- Food puree
- Salad tables
- Steam kettles
- Food warmers
- Walk-in refrigerators
- Reach-in refrigerators
- Walk-in freezers
- Reach-in freezers
- Steamers
- Ice maker
- Dishwashers
- Griddle
- Convection oven

Kitchen exhaust hoods

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

9. OTHER STRUCTURES

Not applicable. There are no major accessory structures.

10. CERTIFICATION

Marathon County retained EMG to perform this Facility Condition Assessment in connection with its continued operation of North Central Healthcare, 1100 Lake View Drive, Wausau, WI, the "Property". It is our understanding that the primary interest of Marathon County 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.

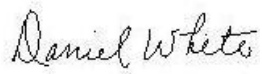
No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). 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 Marathon County for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than Marathon County or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

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

Prepared by: Henry Guo
Project Manager

Reviewed by:



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11. APPENDICES

Appendix A: PHOTOGRAPHIC RECORD

Appendix B: SITE PLAN

Appendix C: EMG ACCESSIBILITY CHECKLIST

Appendix D: PRE-SURVEY QUESTIONNAIRE

APPENDIX A:
PHOTOGRAPHIC RECORD

#1:	MAIN ENTRANCE

#2:	EAST ELEVATION

#3:	SOUTHWEST ELEVATION

#4:	SOUTHEAST ELEVATION

#5:	NORTH ELEVATION

#6:	ADA, RESTROOM, LAVATORY DRAIN PIPE HAS NO WRAP

#7:	PARKING LOTS, ASPHALT PAVEMENT

#8:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#9:	LANDSCAPING, FLAT AREAS, NEED RE-GRADING

#10:	RETAINING WALL

#11:	CHAIN LINK FENCE

#12:	ROOF, ASPHALT SHINGLE

#13:	ROOF, SINGLE-PLY EPDM MEMBRANE WITH STONE BALLASTS

#14:	OVERHEAD DOOR, ALUMINUM

#15:	DOCK LEVELER

#16:	DOCK LEVELER

#17:	WINDOW, ALUMINUM DOUBLE-GLAZED

#18:	STOREFRONT ENTRANCE DOOR

#19:	EXTERIOR DOOR, STEEL INSULATED

#20:	STOREFRONT WINDOWS

#21:	CURTAIN WALL

#22:	UNIT HEATER, HYDRONIC

#23:	CIRCULATION PUMP

#24:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#25:	AIR COMPRESSOR

#26:	CHILLER, CENTRIFUGAL

#27:	MAKE-UP AIR UNIT

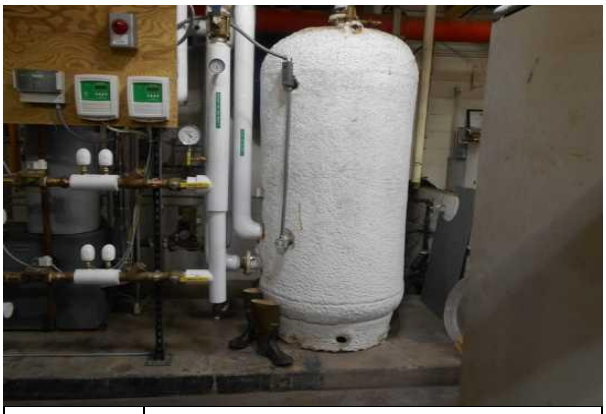
#28:	ROOF EXHAUST FAN

#29:	BOILER, GAS

#30:	ROOF EXHAUST FAN

#31:	BOOSTER PUMP

#32:	EXHAUST FAN, PROPELLER



#33:	WATER STORAGE TANK

#34:	ROOF MAKE-UP AIR UNIT

#35:	CABINET HEATER, HYDRONIC

#36:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#37:	EXHAUST FAN

#38:	AIR HANDLER, INTERIOR

#39:	COOLING TOWER

#40:	AIR CONDITIONER, COMPUTER ROOM

#41:	DEAERATOR

#42:	CIRCULATION PUMP

#43:	AIR HANDLER, INTERIOR

#44:	HEAT EXCHANGER, STEAM-TO-WATER

#45:	PACKAGE UNIT

#46:	AIR SEPARATOR

#47:	URINAL AND SINK

#48:	DOMESTIC BOILER

#49:	EMERGENCY EYE WASH & SHOWER STATION

#50:	TOILET, FLUSH TANK

#51:	SECONDARY TRANSFORMER

#52:	TRANSFER SWITCH, AUTOMATIC

#53:	GENERATOR, DIESEL

#54:	MAIN SWITCHGEAR

#55:	ELEVATOR, HYDRAULIC

#56:	FIRE ALARM CONTROL PANEL, ADDRESSABLE

#57:	FIRE EXTINGUISHER

#58:	BACKFLOW PREVENTER

#59:	KITCHEN FIRE SUPPRESSION SYSTEM (CO2)

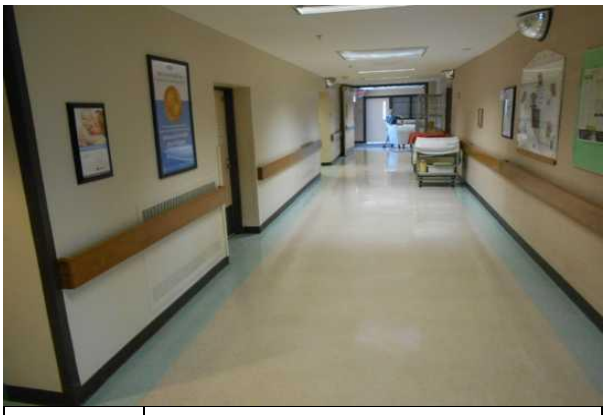
#60:	EXIT LIGHTING FIXTURE, W/ BATTERY

#61:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)

#62:	INTERIOR WOOD DOOR AND CARPET FLOOR

#63:	INTERIOR WALL FINISH, GYPSUM BOARD

#64:	INTERIOR CEILING FINISH, GYPSUM BOARD



#65:	INTERIOR FLOOR FINISH, VINYL TILE (VCT)

#66:	KITCHEN EXHAUST HOOD

#67:	REFRIGERATOR

#68:	STEAMER

#69:	WALK-IN REFRIGERATOR

#70:	SALAD TABLE

#71:	FOOD PUREE

#72:	STEAM KETTLE

#73:	MIXER, FREESTANDING

#74:	STEAMER, FREESTANDING

#75:	ICEMAKER, TABLETOP

#76:	FOOD WARMER

#77:	REFRIGERATOR

#78:	STEAMER, FREESTANDING

#79:	WALK-IN FREEZER

#80:	ICEMAKER, TABLETOP

#81:	FREEZER

#82:	ICEMAKER, FREESTANDING

#83:	RANGE, 4-BURNER

#84:	REFRIGERATOR

#85:	GRIDDLE

#86:	DISHWASHER

#87:	CONVECTION OVEN

#88:	CABINET HEATER, HYDRONIC

APPENDIX B:
SITE PLAN

Site Plan

	Project Name: Marathon/North Central Healthcare	**Project Number:** 125533.17R000-015.322
	Source: Google Map	**On-Site Date:** May 16 - 19, 2017

APPENDIX C:
EMG ACCESSIBILITY CHECKLIST

Date Completed: May 17, 2017

Property Name: Marathon/North Central Healthcare

EMG Project Number: 125533.17R000-015.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	✓			
2	Have any ADA improvements been made to the property?	✓			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			
2	Are there sufficient van-accessible parking spaces available?	✓			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?	✓			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	✓			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?	✓			

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	✓			
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✓			
2	Are there visual and audible signals inside cars indicating floor change?	✓			
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✓			
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	✓			
2	Are pull handles push/pull or lever type?	✓			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✓			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	✓			
6	In unisex toilet rooms, are there safety alarms with pull cords?	✓			
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	✓			
8	Are grab bars provided in toilet stalls?	✓			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	✓			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11	Are exposed pipes under sink sufficiently insulated against contact?		✓		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

APPENDIX D:
PRE-SURVEY QUESTIONNAIRE

FCA (EMG-Dude Solutions) Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	Marathon County
Name of Building: Facilities and Capital Management	Building #: North Central Healthcare
Name of person completing questionnaire: Bob Gierman – Terry Kaiser Steve Belanger/Terry Kaiser	
Length of Association With the Property: 30 years	Phone Number: 715-261-6980

21 YRS HVAC TECH Facility Manager 715 581 1369
28 YRS Assistant Facility Director 715 581 0802

Site Information	
Year of Construction?	1972
No. of Stories?	2 story on D unit.
Total Site Area?	13.74 ACRES
Total Building Area?	188664

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	1st Quarter 2017	Quarterly Inspection done on all elevators, One in D unit Hydraulic, upgraded 10 yrs ago.
2. HVAC Mechanical, Electric, Plumbing?	November 2016	PLBG backflow preventors
3. Life-Safety/Fire?	Monthly	MC Conducts Monthly Inspections
4. Roofs?	N/A	EPDM ballasted approx. 18 + years old

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	Building Envelope – Tuck pointing and lintel replacement, 2 yrs ago
Planned Capital Expenditure For Next Year?	Air Handler replacement, cooler / freezer replacement 12 AHU TOTAL
Age of the Roof?	18 years A & B AHU's being replaced. A B C D E all original AHU
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	MARATHON COUNTY FACILITIES IS RESPONSIBLE FOR ALL SYSTEMS ON SITE.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			

FCA (EMG-Dude Solutions)
Pre-Survey Questionnaire

4	Are there any unresolved construction defects at the property?		x			Some Window Leaks 5% of all windows E, C, D units Curtains need to be replaced
5	Has any part of the property ever contained visible suspect mold growth?		x			
	QUESTION	**Y**	**N**	**Unk**	**NA**	**COMMENTS**
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		x			A & office part of B are not sprinklered. Wet system. West of site not draining because of clapsed storm underground line.
8	Have there been indoor air quality or mold related complaints from tenants?		x			
	GENERAL SITE					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	Y	⊗			
10	Are there any problems with the landscape irrigation systems?		x			
	BUILDING STRUCTURE					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?	x				Tunnel has water issues periodically.
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	BUILDING ENVELOPE					
14	Are there any wall, or window leaks?	x				Sun Room windows sloped glazing leak throughout. also vertical windows leak
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?	x				20 year warranty – 18 year old roof – remainder of warranty
17	Are there any poorly insulated areas?		x			
18	Is Fire Retardant Treated (FRT) plywood used?		x			

FCA (EMG-Dude Solutions)
Pre-Survey Questionnaire

19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?		x			
21	Does any part of the electrical system use aluminum wiring?			x		Feed to the building is unknown.
22	Do Residential units have a less than 60-Amp service?				x	
23	Do Commercial units have less than 200-Amp service?		x			
24	Are there any problems with the utilities, such as inadequate capacities?		x			
	ADA					
25	Has the management previously completed an ADA review?		x			
26	Have any ADA improvements been made to the property?	x				Outpatient area has been upgraded,
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?		x			
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			

FCA (EMG-Dude Solutions)
Pre-Survey Questionnaire

34	Are there any plumbing leaks or water pressure problems?		x			

Additional Issues or Concerns That EMG Should Know About?
1. Some shingles are missing because of winds
2. Unit A & B AHU need to be replaced
3. Parking lots are poor 4. Boilers are original
5. chillers 5 yrs & 10 yrs old. 6. cooling towers rebuilt 10 yrs ago.

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	x	☐	☐	
Access to Roof/Attic Space	x	☐	☐	
Access to Building As-Built Drawings		☐	x	**As builts not available**
Site plan with bldg., roads, parking and other features	x	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	x	☐	☐	
List of Commercial Tenants in the property	☐	☐	x	**NCHC**
Previous reports pertaining to the physical condition of property.	☐	☐	x	
ADA survey and status of improvements implemented.	☐	☐	x	
Current / pending litigation related to property condition.	☐	☐	x	
Any brochures or marketing information.		☐	x	

Steve Belyn
Signature of person Interviewed or completing form

5-16-2017
Date

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide 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).

4. For apartment properties, provide 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.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.

7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).

11. Any brochures or marketing information.

12. Appraisal, either current or previously prepared.

13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).

14. Previous reports pertaining to the physical condition of property.

15. ADA survey and status of improvements implemented.

16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.