SAUL EWING
LLP

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March 30, 2026

Via E-File
Matthew L. Homsher, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17105

Re: American Transmission Systems, Incorporated, Application for the Acquisition of Certain Real Property from The Cleveland Illuminating Company - Docket Nos. A-2026-3061170, G-2026-3061176

Dear Secretary Homsher:

On behalf of American Transmission Systems, Incorporated ("ATSI") please accept this filing made in connection with the above-referenced action, filed with the Commission on March 17, 2026. The Bureau of Technical Utility Services is reviewing the filing and asked via letter dated March 25, 2026, that ATSI address certain requests for additional information. Those requests are addressed herein.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Courtney L. Schultz

Encls.

Cc: Jordan Van Order (via E-Mail jvanorder@pa.gov)
Per Certificate of Service

TUS Request No. 1:

Please confirm the transaction between affiliates is limited to the acquisition of Lot #1 by ATSI from CEI.

RESPONSE:

The transaction between affiliates is limited to the acquisition of Lot #1 by ATSI from CEI, together with the associated reciprocal easements and access agreements between the two entities to accommodate common use of shared facilities.

TUS Request No. 2:

Please provide a detailed explanation as to why the sale needs to be closed on May 1, 2026.

RESPONSE:

The sale needs to be closed by May 1, 2026 to allow ATSI and FirstEnergy to complete internal construction and other required work on the Property by the fourth quarter of 2026, which is the target for transmission employees to occupy the Property.

TUS Request No. 3:

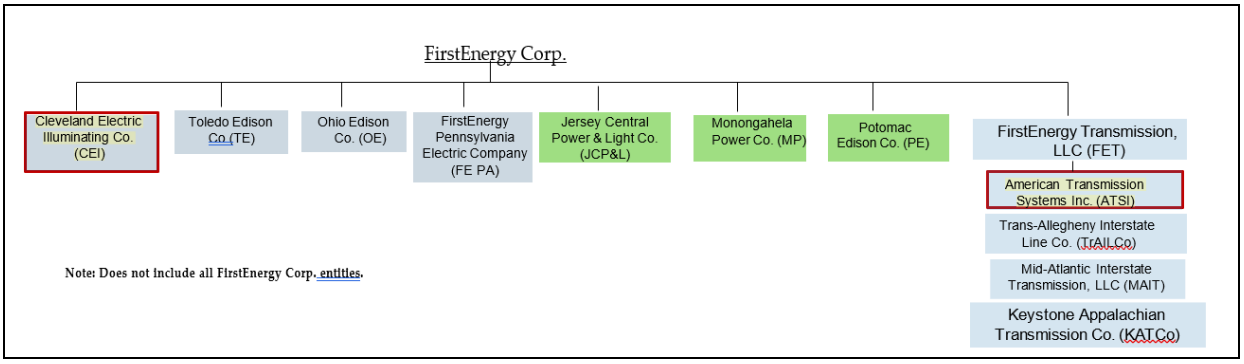
Please provide a general description of The Cleveland Electric Illuminating Company.

RESPONSE:

The Cleveland Electric Illuminating Company ("CEI") was organized under the laws of the State of Ohio in 1892 and does business as an electric public utility in Ohio, providing distribution services to approximately 800,000 customers in northeastern Ohio, with a rate base of $1.7 billion as of December 31, 2025. CEI has 752 employees and serves an area that has a population of approximately 1.7 million.

TUS Request No. 4:
Please provide an organizational chart which clearly shows the relationship between ATSI and CEI.

RESPONSE:



TUS Request No. 5:

Please explain whether ATSI has made a similar filing with the Public Utilities Commission of Ohio. If so, please state the status of the filing. If not, please provide a detailed explanation as to why.

RESPONSE:

Yes. On March 17, 2026, CEI and ATSI filed a Verified Joint Petition and Request for Expedited Treatment in PUCO Case No. 26-254-EL-ATR. The joint applicants requested PUCO approval no later than April 30, 2026. On March 25, 2026, a PUCO Administrative Law Judge issued an Entry ordering that any interested persons be permitted to file comments in response to the application by April 10, 2026.

TUS Request No. 6:

The filing appears to include more than one Exhibit C. Please explain.

RESPONSE:

The filing only contains one Exhibit C, ATSI's responses to TUS's standard data requests. Perhaps the confusion was caused by the fact that there was an additional excel file provided in the sharefile site, which was a referenced attachment to Exhibit C and sent separately from the Application due to it having been provided in its native file format. *See* Exhibit C – Attachment TUS-2 (excel file). Alternatively, it may simply be that confusion was created because Exhibit B, the Appraisal Report, itself contains an exhibit marked as "C".

TUS Request No. 7:

Please provide a detailed explanation as to why the current location of FirstEnergy employees who work primarily on transmission is not adequate.

RESPONSE:

The current location of FirstEnergy employees who work primarily on transmission is not adequate because the FirstEnergy Headquarters cannot accommodate all the employees, requiring the assignment of employees to different sites and, for some departments, requiring employees to be on-site on a rotational basis because there are insufficient workspaces for employee needs. FirstEnergy also intends to increase the number of transmission employees, and the Property can accommodate the planned growth.

TUS Request No. 8:

Please provide a detailed explanation as to why the acquisition of Lot #1 is necessary.

RESPONSE:

With the planned construction upgrades, the Lot #1 Property will provide workspace to accommodate almost all Ohio-based FirstEnergy employees who work primarily on transmission.

TUS Request No. 9:

Please explain whether the acquisition will result in increased operating costs to ATSI. If so, please quantify these costs.

RESPONSE:

ATSI will incur the costs to operate the Property then will be reimbursed by its transmission-owning affiliates that will benefit from the reconfigured Property. Together with Lot #2, total facility operating costs are estimated at $500,000 annually. ATSI will own 75% of the combined facility, with estimated annual operating costs at $375,000. Also, over the longer term will avoid potential increased costs to lease and furnish office space to accommodate current and additional transmission employees.

Please also see response to TUS Request No. 13 below, which discusses the total costs associated with the Property, of which these operating expenses are a component thereof.

TUS Request No. 10:

Please explain how ATSI will finance the purchase of the CEI property.

RESPONSE:

ATSI will finance the purchase of the Property consistent with other long term capital projects.

TUS Request No. 11:

Please explain whether inspections of the property and buildings have been completed. If so, please provide a detailed description of the conditions and provide photos documenting the interior condition of the buildings.

RESPONSE:

Inspections of the Property have been completed. The building was constructed around 1999 and has not been updated since. The 2021 facility assessment is attached to these responses as Exhibit 1. The building has been mostly unoccupied since then with few improvements. Additional recent inspections have been completed in preparation for ATSI ownership and renovations: asbestos testing, lead paint testing, soil testing (all clear).

TUS Request No. 12:

Please explain whether any repairs or upgrades are necessary prior to ATSI occupying the subject property or buildings. Additionally, please provide the approximate cost associated with these repairs or upgrades.

RESPONSE:

There will be repairs and upgrades prior to ATSI occupying the Property. These include approximately $20-$25 million in facility renovations including roof and façade weather sealant and replacements, mechanical and electrical system replacements, security enhancements, parking modifications to accommodate the appropriate occupancy, and interior renovations including furniture replacement.

TUS Request No. 13:

Please state the approximate dollar amount that will be allocated to rate payers in the Commonwealth of Pennsylvania.

RESPONSE:

ATSI will own and operate the building and will include the cost of the building in its rate base and the costs to operate in its annual expenses. ATSI will charge rent to those affiliates that benefit from the facility. The level of benefit and associated rent will be determined based on appropriate allocation methods for the related cost components which will be updated at a minimum annually. The current estimated range of annual costs that will be allocated to Pennsylvania is approximately 25% of the total costs.

TUS Request No. 14:

Please state the name of any other entity that will be allocated a portion of the costs and provide the corresponding dollar amount.

RESPONSE:

Please see the response to TUS Request No. 13.

VERIFICATION

I, Mark D. Mroczynski, President of American Transmission Systems, Incorporated ("ATSI"), hereby state that the facts above set forth in the letter of Counsel for ATSI dated March 30, 2026, addressing information requests of the Bureau of Technical Utility Services in the matter at Docket Nos. A-2026-3061170 and G-2026-3061176 are true and correct to the best of my knowledge, information and belief, and I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Signature: 

Title: President, American Transmission Systems, Incorporated

Date: March 30, 2026

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

APPLICATION OF AMERICAN TRANSMISSION SYSTEMS, INCORPORATED ("ATSI") FOR EXPEDITED APPROVAL, PURSUANT TO 66 PA.C.S. §§ 1102(A)(3) AND 2102, OF ACQUISITION OF REAL PROPERTY FROM AFFILIATED INTEREST, CLEVELAND ELECTRIC ILLUMINATING COMPANY	:	**Docket No. A-2025-**

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of the foregoing document upon the entities listed below in accordance with the requirements of 52 Pa. C.S. § 1.54 (relating to service by a participant) via email:

Darryl Lawrence
Office of Consumer Advocate
555 Walnut Street, 5th Floor
Harrisburg, PA 17101-1923
dlawrence@paoca.org

NazAarah Sabree
Office of Small Business Advocate
Suite 1102, Commerce Building
300 North Second Street
Harrisburg, PA 17101
Ra-sba@pa.gov

Alison Kaster
Bureau of Investigation & Enforcement
Pennsylvania Public Utility Commission
P.O. Box 3265
Harrisburg, PA 17105-3265
akaster@pa.gov

Paul Diskin, Director
Darren Gill, Deputy Director
Bureau of Technical Utility Services
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120
pdiskin@pa.gov
dgill@pa.gov

Dated: March 30, 2026

/s/ Courtney L. Schultz
Courtney L. Schultz, Esq.
Devan McCarrie, Esq.
Saul Ewing LLP
Counsel for American Transmission Systems, Incorporated

EXHIBIT 1

Facility Condition Assessment

FirstEnergy Corp.

76 South Main Street
Akron, Ohio 44308

Facility Condition Assessment

of

Northern Region Headquarters

6896 Miller Road
Brecksville, Ohio 44141

Prepared by:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG Contact:

Andrew Hupp
Program Manager
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project #: 125164.18R000-045.170
Date of Report: June 5, 2018
On site Date: April 16, 2018

Updated Project #: 148371.21R000-020.170
Updated Date of Report: March 25, 2021
Updated On site Date: April 16, 2018

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CERTIFICATION

FirstEnergy Corp. retained EMG to perform this Facility Condition Assessment in connection with its Northern Region Headquarters, 6896 Miller Road, Brecksville, Cuyahoga County, Ohio 44141, the "Property". It is our understanding that the primary interest of FirstEnergy Corp. 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

Prepared by: Stephen Davis, PE, Project Manager

Reviewed by:

Kathleen Sullivan, Technical Report Reviewer
kasullivan@emgcorp.com

FCA Update Reviewed by:

Al Diefert
adiefert@emgcorp.com

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:	6896 Miller Road, Brecksville, Cuyahoga County, Ohio 44141
Year constructed:	1979- Phase I / 2000 -Phase II
Current owner of property:	CEI
Management Point of Contact:	CEI, Robert Breetz, 216.287.0045 phone **FCA Update:** Joyce Russell, 216.295.5174 phone
Property type:	Distribution and Office
Site area:	5.616 Acres
Gross floor area:	74,000 Square Feet
Net Leasable area:	Not provided
Number of buildings:	One
Number of stories:	Two
Parking type and number of spaces:	269 spaces in open lots.
Building construction:	Steel frame with concrete-topped metal decks concrete tilt-up bearing walls.
Interior vertical clearance:	12 Feet
Exterior Finishes:	Painted precast reinforced concrete tilt-up wall panels
Heating and/or Air-conditioning:	Central system with boiler, water-source heat pumps, cooling tower. Package roof top units, Split system electric fan coil units both rooftop and grade-mounted and Electric space heaters.
Fire and Life/Safety:	Fire sprinklers, FM-200 fire suppression system, hydrants, smoke detectors, alarms and extinguishers.
Dates of visit:	April 16, 2018 **FCA Update:** March 9, 2021
Point of Contact (POC):	Robert Breetz, Facilities Supervisor **FCA Update:** Steve Gil, Joyce Russell
Assessment and Report Prepared by:	Kevin Kunkemoeller **FCA Update:** Thomas Tate
Reviewed by:	Kathleen Sullivan **FCA Update:** Al Diefert

Executive Summary
Northern Region Headqua
3/22/2021

Report Section		2021	2022	2023	2024	2025	Deficiency Repair Total, Unescalated *	Total, Escalated **
5.2	Parking, Paving and Sidewalks	$0	$0	$81,000	$0	$0	$81,000	$85,933
8.1	Interior Finishes	$0	$0	$75,000	$0	$0	$75,000	$79,568
	Other	$0	$0	$22,000	$27,000	$0	$49,000	$52,843
	Other	$0	$0	$42,000	$0	$0	$42,000	$44,558
Totals, Unescalated		$0	$0	$220,000	$27,000	$0	$247,000	
Location Factor (1.00)		$0	$0	$0	$0	$0	$0	
Totals, Escalated (3.0%, compounded annually)		$0	$0	$233,398	$29,504	$0	$262,902	$262,902

* Markup included in totals.
** Includes location factor, markup, soft costs and inflation.

1.2. BUILDING INFORMATION

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 since it was first occupied and is in good overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of hot tar sealing of asphalt cracks, pavement seal coating and striping, and a renovation of the Dispatch Conference Room. Supporting documentation was not provided in support of these claims but some of the work is evident.

Property management personnel indicated that several capital projects are planned for the coming year:

The two 1,860-gallon underground fuel-oil storage tanks will be replaced.

Summary of Significant Issues:

- The precast concrete wall panels have slight depressions in the upper edge of the panels that allow the collection of moisture. The moisture then evaporates leaving a black microbial growth substance that then is washed down the walls during the next rainstorm creating an ugly black stain streak on the exterior walls around the perimeter of the building. These depressions need to be cleaned and the depression filled to prevent the future accumulation of moisture. See discussion in Section 6.3.

FCA Update: USTs still in place, other comments still apply.

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 mold, conditions conducive to mold growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected mold, 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 interior mold growth, conditions conducive to mold growth, or evidence of moisture in representative readily accessible areas of the property.

Exterior mold occurs along the perimeter of the building under the windows where a depression in the top of the precast concrete wall panels underneath the windows tends to catch and hold rain which then evaporates and leaves a black substance that resides in the depression and tends to run down the exterior walls leaving black stain streaks down the sides of the wall panels. The discolored areas under the windows include approximately 1,500-2,000 square feet of wall area. See discussion in Section 6.3.

Exposure to mold or mold producing materials can be hazardous and should be avoided. The presence of mold does not necessarily constitute an exposure. This assessment does not constitute a comprehensive mold survey of the Project, and any conclusions are based solely on conditions readily observable in accessed areas.

Since mold is not evident in interior areas of the Project, there does not appear to be a significant health threat to the occupants of the Project. The affected exterior materials should be cleaned as part of the property's routine maintenance program. The cost to clean the affected materials is included in Section 6.4.

It is recommended that a plumber inspect the grease traps and sewer lines to ensure that they have been properly maintained.

It is recommended that the purchaser ensure that the commercial kitchen exhaust vents are cleaned regularly to avoid grease fires.

The following issues should be considered:

- Verify that all warranties are transferable.
- Verify that any alterations, installations, or other improvements since the project was first constructed and occupied have been properly permitted and approved by municipal agencies.
- Verify that no defective materials or equipment are used at the property.

Copies of the documents listed below should be obtained:

- All roof, equipment and system warranties/guarantees and transfers. Manufacturers often levy a warranty transfer fee and require that the equipment or system be in pristine condition in order to provide such transfers. This requirement often necessitates upgrades, repairs, or servicing.
- All available site and building construction drawings and specifications.
- All government documents such as Certificates of Occupancy, permits, zoning variances, easements, tax receipts, and other pertinent records.

1.4. OPINIONS OF PROBABLE COST

Cost estimates included in the 5-Year Table and in the AssetCalc Database.

These estimates are based on documents provided by representatives of the facility, 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.

1.4.1. Methodology

Facility Condition Assessment:

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 tenants 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.

The evaluation period identified in this report is defined as 20 years.

The physical condition of building component to be repaired is typically defined as being in one of five categories: Priority One through Five. For the purposes of this report, the following definitions are used:

Priority One - These items are to be addressed as Immediate. Items in this category require immediate action and include corrective measures to:

1. Repair item permitting water leaks into the building or structure
2. Repair mold or mildew conditions
3. Down unit repairs
4. Further study investigations

Priority Two - These items are to be addressed within the next 1 year. Items in this category require corrective measures to:

1. Return a system to normal operation
2. Stop deterioration to other systems
3. Stop accelerated deterioration
4. Replace items that have reached or exceeded their useful service life

Priority Three - These items are to be addressed within the next 2-3 years. Items in this category, if not corrected expeditiously, will become critical in the next several years. Items in this category include corrective measures to:

1. Stop intermittent interruptions
2. Correct rapid deterioration
3. Replace items that will reach or exceed their useful service life
4. Correct functionality and/or aesthetic issues that are not critical

Priority Four - These items are to be addressed within the next 3-5 years. Items in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority Five - These items are to be addressed within 6-20 years. Items in this category represent a sensible improvement to the existing conditions. These are not required for the most basic function of the facility; however, Priority 5 projects will improve overall usability and/or reduce long-term maintenance costs.

1.4.2. Immediate Repairs and Short Term Costs

Immediate repairs are opinions of probable costs that require immediate action as a result of 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.

Short term costs are opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but that require repairs or replacements, which should be undertaken on a priority basis in addition to routine preventive maintenance. Opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services is beyond the FCA scope of work. Generally, the time frame for such repairs is within one to two years. Short Term costs are included in the online capital planning database.

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 systems 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 online capital planning database.

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 that affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building components is typically defined as being in one of seven categories: Excellent, Good, Fair, Poor, Bad, Very Bad, and Failed. For the purposes of this report, the following categories and definitions are used:

Excellent	New or nearly new condition. Requires only routine maintenance during the assessment period.
Good	Satisfactory as-is. Requires only routine maintenance during the assessment period. Repair or replacement may be required due to a system's estimated useful life.
Fair	Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.
Poor	Within 3-5 years repair, replacement, and/or significant maintenance is required.
Bad	Within 1-2 year repair or replacement is required.
Very Bad	Immediate repair or replacement is required.
Failed	Inoperable. Requires Immediate repair or replacement.

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, Short Term, 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 National Building Code Accessibility standards. This will not constitute a full 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 mold, conditions conducive to mold growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected mold, 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 tenant 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 mechanical, electrical and elevator equipment rooms.
- Appropriate inquiries of municipal officials regarding the existence of pending unresolved building or fire code violations on file, and a determination of the current zoning category, flood hazard area, and seismic zone for the Property.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Tenant responsibility for maintenance, repair or replacement of finishes, fixtures, or equipment is not addressed by this scope of services.
- Provide an Executive Summary at the beginning of this report with cost estimates as a quick, user-friendly summary of the Property's condition and the assigned costs by category. These costs are tied to the report sections where reference to the issues is clearly defined and expanded.

2.3. PERSONNEL INTERVIEWED

The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Robert Breetz, Facilities Supervisor **FCA Update:** Joyce Russell, Facility Coordinator	Northern Region Headquarters	216.295.5174
Jeanne Magistis, Permit Assistant	City of Brecksville Building and Planning Department	440.526.2630
Nick Zamiska, Fire Fighter	Brecksville Fire Department	440.526.2640
Dan Sherbine, Principal	Dan's HVAC	330.618.8835

The FCA was performed with the assistance of Robert Breetz, Facilities Supervisor, CEI The Illuminating Company, the on site Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on site 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 six 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.

FCA Update: See attached policy memorandum issued in regard to Digital Recording Media Compliance Guidelines, this site meets the criteria for a secure site.

A prior property condition report was reviewed while performing the FCA. The report, dated June 5, 2018, was prepared by EMG. Property condition and/or factual information discrepancies between the prior report and actual conditions are not readily apparent.

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.

FCA Update: A pre-survey questionnaire was completed with the POC for this update.

2.6. WEATHER CONDITIONS

One-site-date, April 16, 2018; Clear, with temperatures in the 40s (°F) and light winds.

FCA Update: One-site-date, March 9, 2021; Clear, with temperatures in the high 40s (°F) and light winds.

3. CODE INFORMATION AND ACCESSIBILITY

3.1. CODE INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to Jeanne Magistis of the City of Brecksville Building Department, there are no outstanding building code violations on file. The Building Department does not have an annual inspection program. They only inspect new construction, work that requires a building permit, and citizen complaints. A copy of the original Certificates of Occupancy was requested but was not available.

According to Jeanne Magistis of the City of Brecksville Planning Department, the property is located within a M-D (Manufacturing and Distribution) zoning district and is a conforming use.

According to Nick Zamiska of the Brecksville Fire Department, there are no outstanding fire code violations on file. The most recent inspection was conducted by the Fire Department on April 19, 2014. The Fire Department attempts to inspect the property on an annual basis. The Fire Department plans to hire a full time fire inspector in the coming year to continue the annual inspection program. Presently they only inspect new construction, work that requires a building permit, citizen complaints and occasional annual inspections.

According to the Flood Insurance Rate Map, #39035C0317E published by the Federal Emergency Management Agency (FEMA) and dated December 3, 2010, the property is located in Zone X, defined as areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 1, defined as an area of low probability of damaging ground motion.

According to the Wind Zone Map, published by the Federal Emergency Management Agency (FEMA), the property is located in Zone IV and is not located in a Hurricane-Susceptible Region or Special Wind Region.

FCA Update: No changes to the code, flood and seismic zone information.

3.2. 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 scope of the visual observation did not include any areas within tenant spaces.

At an industrial property, there are no areas considered as a public accommodation. The general public does not interact with the services offered at this facility.

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

FCA Update: No changes to ADA Compliance or Accessibility, comments still apply.

4. EXISTING BUILDING ASSESSMENT

4.1. TENANT UNIT TYPES

All 74,000 square feet of the building are owned and occupied by a single tenant, CEI The Illuminating Company.

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	Brecksville Department of Public Works	Good and adequate
Storm sewer	Brecksville Department of Public Works	Good and adequate
Domestic water	City of Brecksville	Good and adequate
Electric service	CEI The Illuminating Company	Good and adequate
Natural gas service	Not provided	Good and adequate

Observations/Comments:

- The utilities appear to be adequate for the property. There are no unique, on site utility systems such as septic systems, water or waste water treatment plants, or propane gas tanks.
- See Section 7.4. for descriptions and comments regarding the emergency electrical generator.

FCA Update: No changes, comments still apply.

5.2. PARKING, PAVING, AND SIDEWALKS

The main entrance drive is located along Miller Road on the north side of the property. The parking areas, drive aisles and service drives are paved with asphaltic concrete. The entrance driveway aprons are paved with concrete.

Based on a physical count, parking is provided for 269 cars. The parking ratio is 3.6 spaces per thousand square feet of floor area. All of the parking stalls are located in open lots. There are nine handicapped-accessible parking stalls, none of which are reserved for vans.

The sidewalks throughout the property are constructed of cast-in-place concrete. Deteriorated or disturbed sidewalk sections are replaced as needed.

The curbs and gutters are constructed of cast-in-place concrete.

Observations/Comments:

- The property does not have a dedicated paving repair and maintenance contractor. On site personnel maintain the paving and flatwork or a contractor is retained when required.
- The asphalt pavement is in good condition. There are some significant signs of cracks or surface deterioration. In order to maximize the pavement life, pothole patching, hot-tar crack sealing, seal coating, and re-striping of the asphalt paving will be required during the assessment period. The cost of this work is included in the online capital planning database.
- The concrete pavement is in good condition. There are no significant signs of cracks or surface deterioration. Epoxy sealing of minor cracks will be required during the assessment period as part of the property management's routine maintenance program.

- The concrete curbs, gutters, and sidewalks throughout the property are in good condition. Routine cleaning and maintenance will be required during the assessment period.

FCA Update: Asphalt and concrete are in fair condition; other comments still apply.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system.

Observations/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.
- Several surface drain grates in bad condition and severely deteriorated and require replacement within the next year. The cost of this work is included in the online capital planning database.

FCA Update: No changes, comments still apply.

5.4. TOPOGRAPHY AND LANDSCAPING

The property slopes gently down from the north side of the property to the lower collection area at the rear of the property along the south property line.

The landscaping consists of trees, shrubs, and grasses. Flower beds are located throughout the site.

Landscaped areas are irrigated by an in-ground sprinkler system, which consists of underground piping, shut-off valves, pop-up sprinkler heads, and automatic timers.

Surrounding properties include commercial business developments.

Observations/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property.
- The landscape materials are in good condition and will require routine maintenance during the assessment period.
- The underground irrigation system is reported to be failed and not in use. Repair is required within the next year. The cost of this work is included in the online capital planning database.

FCA Update: No changes, comments still apply.

5.5. GENERAL SITE IMPROVEMENTS

Property identification is provided by a monument sign adjacent to the main entrance drive. Street address numbers are displayed on the exterior elevations.

Site lighting is provided by metal street light standards. The light standards are spaced along the drive aisles throughout the parking areas. Metal bollard-mounted light fixtures are located along walkways throughout the property.

Exterior building illumination is provided by light fixtures surface-mounted on the exterior walls and grade-mounted along the north and west sides. Recessed light fixtures are located in the exterior soffits.

A dumpster is located in the parking area and is placed on a concrete pad. The dumpster is enclosed by concrete masonry unit fences. There are no gates.

Observations/Comments:

- The property and tenant identification signs are in good condition. Routine maintenance will be required during the assessment period.
- There are six 20-feet tall metal pole lights with dual fixtures. Their lamps are reportedly 400-watt halogen. There are 11 wall packs. There are four grade-mounted building façade lights on the North side and five grade-mounted building façade lights along the West side. Their lamps are reported to be 400-watt metal halide. The lamps of a pole light and a grade-mounted façade light are burned out and need to be replaced. A grade-mounted facade light along the north side of the building is presently blocked by shrubbery. The plants need to be pruned.
- The exterior site and building light fixtures are in good condition with the replacement of burned-out bulbs being part of routine maintenance. Routine maintenance will be required during the assessment period.
- The dumpster is owned and maintained by the refuse contractor. The dumpster enclosure and slab are in good condition and will require routine maintenance during the assessment period.

FCA Update: The exterior site and building light fixtures are in fair condition, all other comments still apply.

5.6. COMMERCIAL KITCHEN EQUIPMENT

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

Appliance	Comment
Refrigerators	Up-right
Freezers	Up-right
Ranges	Electric
Hood	Exhaust ducted to exterior
Dishwasher	Owned
Microwave	Yes

Observations/Comments:

- The kitchen appliances appear to be in good condition. Based on their estimated Remaining Useful Life (RUL), some of the kitchen appliances will require replacement during the assessment period. An allowance for replacement is included in the online capital planning database.

FCA Update: The kitchen appliances appear to be in fair condition, all other comments still apply.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

Based on structures of similar size, configuration, and geographic location, it is assumed that the foundations consist of conventional reinforced concrete spread footings, which support wall and column loads. and column pad footings bearing directly on the soil.

Observations/Comments:

- The foundations and footings could not be directly observed during the site visit. There is no evidence of movement that would indicate excessive settlement.

FCA Update: No changes, comments still apply.

6.2. SUPERSTRUCTURE

The building has structural steel columns, which support the upper floor and roof diaphragms. The upper floors have concrete-topped metal decks and are supported by steel beams and open-web steel joists.

Observations/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.

FCA Update: No changes, comments still apply.

6.3. ROOFS

- Not applicable. All roof inspections and repairs performed under a separate contract.

6.4. EXTERIOR WALLS

The buildings have unfinished, precast concrete panel exterior walls with metal framed window system.

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

Observations/Comments:

- The exterior finishes are in good condition. Painting and patching will be required during the assessment period. The cost of this work is included in the online capital planning database.

- The precast concrete wall panels have slight depressions in the upper edge of the panels that allow the collection of moisture. The moisture then evaporates leaving a black microbial growth substance that then is washed down the walls during the next rainstorm creating an ugly black stain streak on the exterior walls around the perimeter of the building. These depressions need to be cleaned and the depression filled to prevent the future accumulation of moisture. This should be performed as part of the exterior painting of the building walls. The discolored area under the windows includes approximately 1,500-2,000 square feet of wall area. The cost of this work is included in the online capital planning database.
- The sealant is flexible, smooth, and in good condition and will require routine maintenance during the assessment period.

FCA Update: The exterior finishes are in fair condition; other comments still apply.

6.5. EXTERIOR AND INTERIOR STAIRS

The interior stairs are constructed of steel and have closed risers and concrete-filled steel pan treads covered by rubber tread covers. The handrails and balusters are constructed of metal.

Observations/Comments:

- The interior stairs, balusters, and handrails are in good condition and will require routine maintenance during the assessment period.

FCA Update: No changes, comments still apply.

6.6. EXTERIOR WINDOWS AND DOORS

The windows are metal-framed units with fixed panes of double-glazed tinted glazing.

The doors are fully glazed aluminum-framed set in the aluminum framing system. The entrance doors are metal set in metal frames. The entrance doors have cylindrical locksets with lever handle hardware and keyed deadbolts.

The service doors are painted metal set in metal frames. The doors have cylindrical locksets with lever handle hardware.

A total of two overhead doors are located at the loading dock and mechanical equipment room at the rear of the building. The overhead doors are flush-paneled metal doors and are equipped with automatic openers.

- The loading dock is equipped with bumpers.

Observations/Comments:

- There is some limited evidence of window leaks or window condensation. The windows are reported to be in good condition and will require routine maintenance during the assessment period. The failed seal panels can be replaced as part of the routine maintenance program.
- The exterior doors and door hardware are in good condition and will require routine maintenance during the assessment period.
- The overhead doors are in good condition and will require routine maintenance during the assessment period.
- The dock equipment is in good condition and will require routine maintenance during the assessment period.

FCA Update: The exterior doors and hardware, overhead doors and dock equipment are in fair condition, other comments still apply.

6.7. PATIO, TERRACE, AND BALCONY

A terrace surfaced with brick pavers is located along the front of the building adjacent to the atrium that connects the two-story office building to the one-story Regional distribution center along the north side of the building. The terrace serves as an outdoor dining area.

Observations/Comments:

- The terrace is in good condition. There are no significant signs of movement, settlement, or cracking.

FCA Update: The terrace is in fair condition.

6.8. INTERIOR FINISHES

The lobby contains security desk and reception area, mailboxes and directories. Elevators, corridors, and stairways are accessed directly from the lobby.

The following table identifies the interior common areas and generally describes the finishes in each common area.

Area s	Floors	Walls	Ceilings
Lobby	Carpet	Vinyl wall covering	Suspend T-Bar with acoustic tiles
Elevator Lobby	Carpet	Vinyl wall covering	Suspend T-Bar with acoustic tiles
Corridor	Carpet	Vinyl wall covering	Suspend T-Bar with acoustic tiles
Office interiors	Carpet	Vinyl wall covering	Suspend T-Bar with acoustic tiles
Common Area Restroom	Ceramic tile	Painted drywall Marlite wainscots	Suspend T-Bar with acoustic tiles
Atrium	Carpet	Painted drywall	Suspend T-Bar with acoustic tiles
Kitchen	Quarry tile	Painted drywall	Suspend T-Bar with acoustic tiles

There are an estimated six restrooms. Two of the restrooms have metal storage lockers for employees.

The restrooms have residential-grade fixtures and accessories including water closets and lavatories. There are six restrooms, four in the two-story section and two in the single-story Regional Dispatch Office with a total of eight toilets, three urinals, six showers and six sinks.

The interior doors are stained hollow-core wood doors set in metal frames. The interior doors have cylindrical locksets with lever handle hardware.

Observations/Comments:

- The interior finishes in the common areas are in good condition.
- The interior doors and door hardware are in good condition and will require routine maintenance during the assessment period.

- Based on its estimated Remaining Useful Life (RUL), the common area carpet will require replacement during the assessment period. The cost of this work is included in the online capital planning database.
- Replacement of the interior vinyl wall covering will also be required during the assessment period. The cost of this work is also included in the online capital planning database.
- Based on their estimated Remaining Useful Life (RUL), the ceiling tiles will require replacement during the assessment period. The cost of this work is included in the online capital planning database.
- The accessories and fixtures in the restrooms are in good to fair condition. The plumbing fixtures are older and require upgrading for accessibility purposes during the assessment period. The cost of this work is included in the online capital planning database.

FCA Update: Interior finishes in the common areas, interior doors, and hardware, are in fair condition, other comments still apply.

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

The major HVAC systems for the Northern Region Headquarters consist of:

a) Two 15 ton roof top units, installed in 1999.

b) Two 7.5 ton roof top split-system units, installed in 2001

c) Three 7.5 ton split system units installed in 2001

d) Two 5 ton split-system units, installed in the in the early to mid-1990s

e) One 12 ton split-system unit, installed in the in mid-2000s.

f) One 15 ton Trane roof top unit, installed in 2007

g) One 3 ton Sanyo split-system unit, installed in 2000

h) Forty water source heat pump units in offices, installed in 2000

i) Five electric space heaters in mechanical rooms, installed in 2000

j) Five hot water convectors, installed in 2000

The cooling equipment uses R-22 as a refrigerant.

Air distribution for the rooftop package units is provided to supply air registers by ducts concealed above the ceilings.

Air distribution for the split system units is provided by air handling units located above the ceilings or in mechanical closets. Return air grilles are located in each space. The heating and cooling system are controlled by local thermostats.

Hot water for the central heating system is supplied by one electric Precision hot water boiler. The boiler has a rated input capacity of 682,400 BTUH and is located in a mechanical penthouse on the roof.

Heating and cooling are provided to the tenant offices by water source heat pumps. The heat pumps are concealed above the ceilings. The loop is heated by the central hot water system described above. The heat pumps are serviced by a circulating water loop that is cooled by a cooling tower.

The Marley cooling tower is constructed of galvanized steel and is located on the roof. The cooling tower has a capacity of 250 tons.

Circulating pumps provide hot heating water during the heating season and carry away warm water to the cooling tower during cooling season for each temperature-controlled space by a two-pipe distribution system. There is a heat exchanger in the closed water loop that services the cooling tower. Warmed water discharge from the heat pumps is circulated to the cooling tower by four circulating water pumps. The closed heat pump system has a water treatment station and filter installed to maintain the water quality.

The stair wells, bathrooms, and other areas are ventilated by mechanical exhaust fans. Large capacity ventilation fans are mounted on the roof in a single cabinet and are connected by concealed ducts to each ventilated space.

Observations/Comments:

- The property does not have a dedicated HVAC repair and maintenance contractor. On site personnel maintain the HVAC equipment or a contractor is retained when required.

- Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment have been maintained since the property was first occupied. HVAC equipment is reportedly replaced on an "as-needed" basis.
- The boiler appears to be in good condition requiring routine maintenance.
- The HVAC equipment appears to be in good to fair condition. Based on their estimated Remaining Useful Life (RUL), the two rooftop package units will require replacement during the assessment period. The cost of this work is included in the online capital planning database.
- The split system units appear to be in good to fair condition. Based on their estimated Remaining Useful Life (RUL), some of the split system units and air handlers will require replacement during the assessment period. The cost of this work is included in the online capital planning database.
- The water source heat pumps are reported to be in good condition. Based on their estimated Remaining Useful Life (RUL), approximately 50 percent of the water source heat pumps will require replacement during the assessment period. The cost of this work is included in the online capital planning database.
- The closed loop water treatment system is in good condition requiring routine maintenance.
- The cooling tower and circulating pumps appear to be in good condition requiring routine maintenance.
- The mechanical ventilation system and equipment appear to be in good condition and will require routine maintenance during the assessment period. Equipment or component replacements can be performed as part of the property management's routine maintenance program.

FCA Update: A total of 6 rooftop units have been replaced within the past 4 years. There are 2 new 6 ton and 25 ton units, as well as 2 new 5 ton units.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

The plumbing systems include the incoming water service, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are copper. The soil and vent systems are PVC and cast iron.

The water meter is located in a vault adjacent to the public streets.

Domestic hot water is supplied by two 80-gallon electric water heaters. The water heaters are located in the mechanical equipment room.

Observations/Comments:

- The plumbing systems appear to be well maintained and in fair condition. The water pressure appears to be adequate. There is no evidence that the property uses polybutylene piping for the domestic water distribution system.
- The pressure and quantity of hot water appear to be adequate.
- The water heaters appear to be in good condition requiring routine maintenance.

FCA Update: Water heaters were not made available; other comments still apply.

7.3. BUILDING GAS DISTRIBUTION

Not applicable. The property is not supplied with natural gas.

7.4. BUILDING ELECTRICAL

The electrical supply lines run underground to pad-mounted transformers, which feed exterior-mounted electrical meters.

The main electrical service size is 1,600 amps, 277/480 volt three-phase four-wire alternating current (AC). Step down transformers are located in the electrical equipment rooms. The electrical wiring is copper, installed in metallic conduit. Circuit breaker panels are located throughout the building.

Two diesel-powered 187.5 KVA emergency electrical generators are located in a mechanical equipment building adjacent to the rear of the main building. The generators provide back-up power for elements of the fire and life safety systems and tenant-installed equipment. There are two 1600-gallon underground fuel tanks located outside adjacent to the generator building.

Observations/Comments:

- The on site electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The switchgear, circuit breaker panels, and electrical meters appear to be in good condition and will require routine maintenance during the assessment period.
- The generators are in good condition and reportedly tested on a weekly basis. The generators will require routine maintenance over the assessment period.
- The underground oil storage tanks are reported to be in fair condition and are planned for replacement next year. The cost of this work is included in the online capital planning database.

FCA Update: The generators are in fair condition; other comments still apply.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

There is a single hydraulic passenger elevator. The elevator was manufactured by Otis Elevator Company. The elevator has a rated capacity of 2,500 pounds and an estimated speed of 100 fpm. The elevator machinery is located in a room adjacent to the shaft.

The elevator cab has vinyl-tiled floors, plastic-laminated wood wall panels, and recessed ceiling light fixtures. The doors are fitted with electronic safety stops. Emergency communication equipment is provided in each cab.

Observations/Comments:

- The elevator is serviced by Otis Elevator Company on a routine basis. The elevator machinery and controls are the originally installed system.
- Attempts to contact the elevator maintenance contractor, have been unsuccessful. A detailed voice message was left with the contractor. If the contractor responds to the voice message request, any pertinent information will be conveyed to the client.
- The elevator appears to provide adequate service. The elevator will require routine maintenance during the assessment period.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is on file in the management office.
- The emergency communication equipment in the elevators appears to be functional and will require routine maintenance during the assessment period.

- The finishes in the elevator cabs appear to be in good condition. Based on their estimated Remaining Useful Life (RUL), some of the cab finishes will require replacement during the assessment period. The cost to replace the finishes is relatively insignificant, and the work can be performed as part of the property management's routine maintenance program. The cost of this work is not included in the cost tables.

FCA Update: No changes, comment still applies.

7.6. Fire Protection and Security Systems

The fire protection system consists of fire extinguishers and smoke detectors. Fire extinguishers are located throughout the common areas. Hard-wired smoke detectors are located throughout the common areas. The nearest fire hydrants are located along the property's drive aisles and are approximately 50 feet from the building.

Common areas and corridors are equipped with battery back-up exit lights, illuminated exit signs, pull stations, alarm horns, and strobe light alarms.

A Cerberrtus Pyrotechnics central fire alarm panel is located in the electric equipment room and monitors the pull stations, and smoke detectors. The alarm panel also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble.

The Regional Dispatch Office is equipped with a dry chemical fire extinguishing system.

Interior fire exit stairwells are accessed from the corridors. The walls of the fire stairwells are exposed masonry. The stairs discharge at the ground floor, directly to the exterior of the building and to the main entrance lobby.

Observations/Comments:

- The building is sprinklered.
- The fire extinguishers are serviced annually and appear to be in good condition. The fire extinguishers were serviced and inspected within the last year.
- The pull stations and alarm horns appear to be in good condition and will require routine maintenance during the assessment period.
- Smoke detector replacement is considered to be routine maintenance.
- Exit sign and emergency light replacement is considered to be routine maintenance.
- Based on inspection documents displayed by the panel, the central alarm panel has been inspected within the last year. Fire alarm panels contain sophisticated electronic circuits that are constantly energized. Over time, circuit components deteriorate or become obsolete. Even though an alarm panel may continue to function well past its estimated design life, replacement parts may become difficult to obtain and in many cases the alarm panel will not communicate with new devices it is supposed to monitor. Based on its estimated Remaining Useful Life (RUL), replacement is recommended during the reserve term. The estimated cost of this work is included in the online capital planning database.
- The exit stairwells appear to be constructed in accordance with applicable codes in force at the time of construction.
- The stairwell doors and door hardware are fire-rated. Components bearing certification labels are displayed on the doors.

FCA Update: The pull stations and alarm horns appear to be in fair condition, other comments still apply.

8. INTERIOR SPACES

8.1. INTERIOR FINISHES – TENANT SPACES

Not applicable. There are no Tenant spaces.

8.2. HVAC– TENANT SPACES

Not applicable. See Section 7.1. for descriptions and comments regarding the HVAC systems.

8.3. PLUMBING – TENANT SPACES

Not applicable. See Section 7.2. for descriptions and comments regarding the building plumbing systems.

8.4. ELECTRICAL – TENANT SPACES

Not applicable. See Section 7.4. for descriptions and comments regarding the building electrical systems.

9. OTHER STRUCTURES

A storage/generator building is located at the rear of the Regional Distribution Office. The maintenance building is constructed of, and finished with, materials similar to the office building. See Section 6 for structural and exterior cladding descriptions and comments.

Observations/Comments:

- The storage/generator building is in good condition and will require routine maintenance during the assessment period.

FCA Update: The storage/generator building is in fair condition; remaining comment still applies.

10. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ACCESSIBILITY CHECKLIST

APPENDIX E: TERMINOLOGY

APPENDIX A:
PHOTOGRAPHIC RECORD

1	FRONT ELEVATION

2	MAIN ENTRANCE

3	RIGHT SIDE ENTRANCE

4	RIGHT ELEVATION

5	LEFT ELEVATION

6	REAR ELEVATION

7	PROPERTY SIGN, MONUMENT

8	PATIO

9	FLAGPOLE

10	EMPLOYEE PARKING

11	UST

12	GENERATOR BUILDING

13	TRANSFER SWITCH

14	SECONDARY TRANSFORMER

15	PACKAGED UNIT, RTU

16	EXHAUST FAN, ROOF

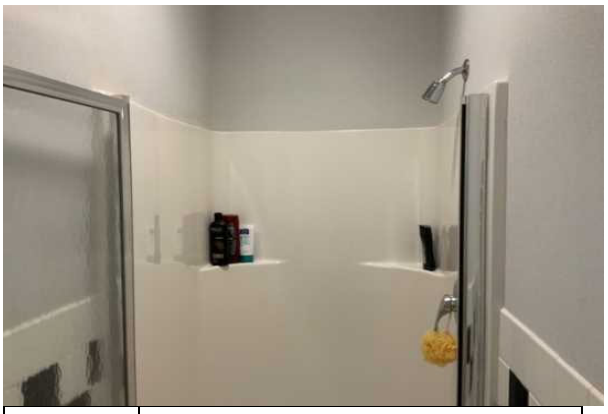
17	TOILET, COMMERCIAL WATER CLOSET

18	URINAL, STANDARD

19	SINK/LAVATORY

20	COMMERCIAL KITCHEN SINK

21	DRINKING FOUNTAIN



22	SHOWER, FIBERGLASS

23	FOOD WARMER CABINET ON WHEELS

24	COFFEE MACHINE

25	FOODSERVICE EQUIPMENT, FREEZER

26	FOODSERVICE EQUIPMENT, REFRIGERATOR

27	PASSENGER ELEVATOR, HYDRAULIC

28	HEAT EXCHANGER, PLATE AN FRAME

29	BAS/HVAC CONTROLS

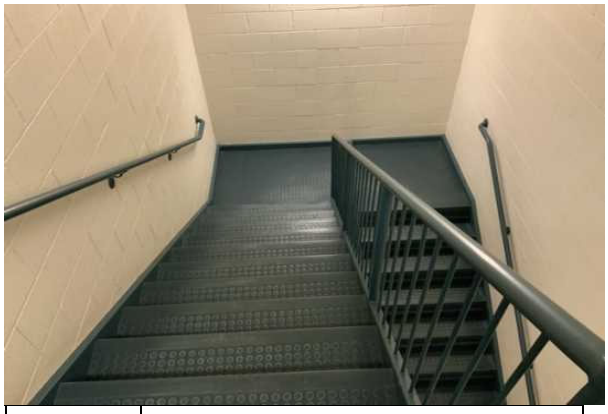
30	UNINTERRUPTIBLE POWER SUPPLY, UPS

31	COOLING TOWER

32	INTERIOR DOOR, STEEL

33	CASEWORK, CABINETRY

34	SUSPENDED CEILINGS, ACOUSTICAL TILE (ACT)



35	STAIR TREADS, RAISED RUBBER TILE

36	FLOORING, VINYL TILE (VCT)

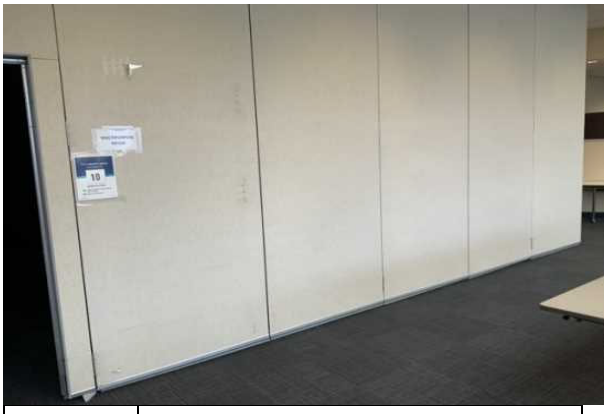
37	FLOORING, CARPET, COMMERCIAL

38	FLOORING, TERRAZZO, REPLACE

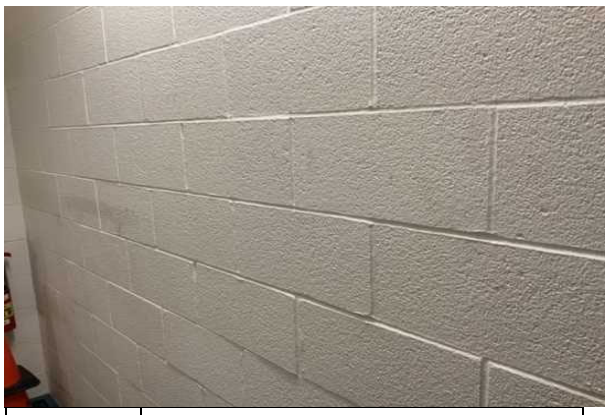
39	BASEBOARD HEATER, ELECTRIC, 4 LF, 1 KW, REPLACE

40	FLOORING, CERAMIC TILE

41	EXTERIOR WALLS



42	INTERIOR WALL CONSTRUCTION, MOVABLE PARTITIONS, FABRIC



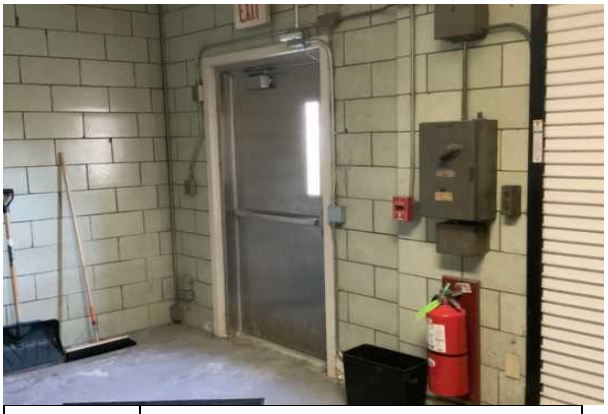
43	WALL FINISHES

44	WALL FINISHES, WALLPAPER

45	WALL FINISHES, QUARRY TILE

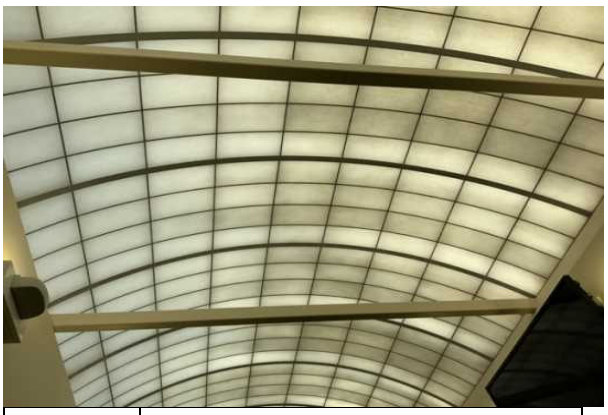
46	EXTERIOR DOORS

47	INTERIOR DOORS, WOOD



48	EXTERIOR DOOR, STEEL

49	WINDOWS



50	ROOF SKYLIGHT

APPENDIX B:
SITE PLAN

Site Plan

emg	**Project Name:** Northern Region Headquarters	**Project Number:** 148371.21R000-020-170
	Source: Google Earth	**On-Site Date:** March 9, 2021

APPENDIX C:
SUPPORTING DOCUMENTATION

RECORD OF COMMUNICATION

Date:	June 15, 2015 UPDATE: April 16, 2018
Recorded by:	Stephen Davis
Project Name:	Northern Region Headquarters
Project Number:	113175.15R-045.017 UPDATE: 148371.21R000-020.170

Communication with:	Robert Breetz UPDATE: Steve Gil
of:	CEI Illuminating
Phone:	216.287.0045 UPDATE: 330-413-1512

Communication via:

	Telephone Conversation
✓	Discussions During Site Inspection
	Office Visitation/Meeting

Re:

Outstanding violations, Certificate of Occupancy, and other record information.

Summary of Communication:

The FCA was performed with the assistance of Robert Breetz, Facilities Supervisor, CEI The Illuminating Company, the on site Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on site 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 six years

RECORD OF COMMUNICATION

Date:	June 15, 2015
Recorded by:	Stephen Davis
Project Name:	Northern Region Headquarters
Project Number:	113175.15R-045.017 UPDATE: 148371.21R000-020.170

Communication with:	Jeanne Magistis
of:	Brecksville Building Department
Phone:	440.526.2630

Communication via:

	Telephone Conversation
	Discussions During Site Inspection
✓	Office Visitation/Meeting

Re:

Outstanding violations, Certificate of Occupancy, and other record information.

Summary of Communication:

According to Jeanne Magistis of the City of Brecksville Building Department, there are no outstanding building code violations on file. The Building Department does not have an annual inspection program. They only inspect new construction, work that requires a building permit, and citizen complaints. A copy of the original Certificates of Occupancy was requested but was not available.

RECORD OF COMMUNICATION

Date:	June 15, 2015
Recorded by:	Stephen Davis
Project Name:	Northern Region Headquarters
Project Number:	113175.15R-045.017 UPDATE: 148371.21R000-020.170

Communication with:	Jeanne Magistis
of:	Brecksville Planning Department
Phone:	440.526.2630

Communication via:

	Telephone Conversation
	Discussions During Site Inspection
✓	Office Visitation/Meeting

Re:

Zoning information and zoning conformance

Summary of Communication:

According to Jeanne Magistis of the City of Brecksville Planning Department, the property is located within a M-D (Manufacturing and Distribution) zoning district and is a conforming use.

RECORD OF COMMUNICATION

Date:	June 15, 2015
Recorded by:	Stephen Davis
Project Name:	Northern Region Headquarters
Project Number:	113175.15R-045.017 UPDATE: 148371.21R000-020.170

Communication with:	Nick Zamiska
of:	Brecksville Fire Department
Phone:	440.526.2640

Communication via:

	Telephone Conversation
	Discussions During Site Inspection
✓	Office Visitation/Meeting

Re:

Outstanding fire code violations and inspection history

Summary of Communication:

According to Nick Zamiska of the Brecksville Fire Department, there are no outstanding fire code violations on file. The most recent inspection was conducted by the Fire Department on April 19, 2014. The Fire Department attempts to inspect the property on an annual basis. The Fire Department plans to hire a full time fire inspector in the coming year to continue the annual inspection program. Presently they only inspect new construction, work that requires a building permit, citizen complaints and occasional annual inspections.

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: **Northern Region Headquarters**

Name of person completing form: Joyce Russell

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 2/24/2021

Phone Number:

Method of Completion:

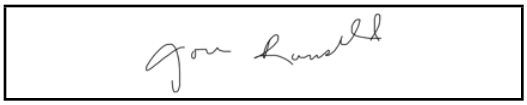
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1999	Renovated:	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2020	Stucco repairs
		Roof	2019	
		Interiors		Ongoing
		HVAC	2017	Limited
		Electrical		None
		Site Pavement		2020
		Accessibility		Most in place, not latest
4	List other significant capital improvements (focus on recent years; provide approximate date).	See above comments		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Lighting in parking lots , roofing, carpeting, expansion joint caulking, AST, HVAC		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, when?	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?		X			

Signature of Assessor



Signature of POC

APPENDIX D:
EMG ABBREVIATED ACCESSIBILITY CHECKLIST

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Northern Region Headquarters

BV Project Number: 148371.21R000-020.170

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	Interior does not appear to have had any renovations since 2000.
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.		X		Facility is not open to public.
3	Has building ownership/management reported any ADA complaints or litigation?		X		There are no indications of recent ADA accommodations reflected in the current guidelines.

Northern Region Headquarters: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues	None*
Parking				☒
Exterior Route				☒
Building Entrances				☒
Interior Route				☒
Elevators			x	☐
Public Restrooms				☒
Kitchens/Kitchenettes			x	☐
Playgrounds & Pools		NA		☐

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Northern Region Headquarters, Accessibility: Photographic Overview

Overview of accessible parking area

2nd area of accessible parking

Main accessible entrance and primary path of travel

Additional entrance or 2nd path of travel

Accessible interior path

Door hardware

Toilet stall overview

Sink, faucet handles and/or accessories

Kitchen cabinets/sink

Bi-level drinking fountain

Access ramp to the Atrium

Elevator cab interior

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *Key Findings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

APPENDIX E:
TERMINOLOGY

The following are definitions of terms utilized in this report.

Terminology	
Actual Knowledge	Information or observations known first hand by EMG.
ADA	The Americans with Disabilities Act
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
Appropriate Inquiry	A request for information from appropriate entity conducted by a Freedom of Information Letter (FOIL), verbal request, or by written request made either by fax, electronic mail, or mail. A good-faith one time effort conducted to obtain the information in light of the time constraints to deliver the FCA.
ASTM	American Society for Testing and Materials
Baluster	Also called spindle or stair stick. One of various forms of spindle made of wood or sometimes of metal, standing on a unifying footing.
BAS	Building Automation System used to monitor, modify, and control building systems especially HVAC equipment.
Base Building	That portion of the building () and its systems that are not typically subject to improvements to suit tenant requirements.
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Facility Condition Assessment as normally conducted by EMG.
BOMA	Building Owners and Managers Association
Building	Referring to the primary building or buildings on the Property, which are within the scope of the FCA as defined under Section 2.
Building Codes	A compilation of rules adopted by the municipal, county and/or Ohio governments having jurisdiction over the Property that govern the property's design and/or construction of buildings.
Building Department Records	Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by EMG within the time frame required for production of the Facility Condition Assessment.
Building Systems	Interacting or interdependent components that comprise a building such as structural, roofing, side wall, plumbing, HVAC, water, sanitary sewer and electrical systems.
BUR	Built Up Roof
Client	The entity identified on the cover of this document as the Client.
CMU	Concrete Masonry Unit
Commercial Real Estate	Real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes, and property used for residential purposes that has more than four (4) residential dwelling units.
Commercial Real Estate Transaction	The transfer of a mortgage, lease, or deed; the re-financing of a commercial property by an existing mortgagee; or the transferring of an equity interest in commercial property.
Component	A piece of equipment or element in its entirety that is part of a system.
Consultant	The entity or individual that prepares the Facility Condition Assessment and that is responsible for the observance of, and reporting on the physical condition of Commercial Property.
Dangerous or Adverse Conditions	Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures.
DDC	Direct Digital Control system. A computerized HVAC controller that operates the building.

Terminology	
Deferred Maintenance	Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property.
Dismantle	To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means.
DWV	Drainage Waste Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any Ohio of the 50 States.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
Fire Department Records	Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to EMG within the time frame required for production of the FCA.
FIRM	Flood Insurance Rate Maps
FM	Factory Mutual
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.)
FOIL	Freedom of Information Letter
FRT	Fire Retardant Treated
Guide	A series of options or instructions that do not recommend a specific course of action.
His	Referring to either a male or female Project Manager, or individuals interviewed by the Project Manager.
HVAC	Heating, Ventilating and Air-conditioning
IAQ	Indoor Air Quality
Immediate Repairs	Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year.
Interviews	Interrogatory with those knowledgeable about the Property.
Material	Having significant importance or great consequence to the asset's intended use or physical condition.
MEP	Mechanical, Electrical, and Plumbing
NFPA	National Fire Protection Association
Observations	The results of the Project Manager's Walk-through Survey.
Observe	The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through.

Terminology	
Obvious	That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of his Walk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment.
Owner	The entity holding the deed to the Property that is the subject of the FCA.
FCA	Facility Condition Assessment, the Purpose and Scope of which is defined in Section 2. of this report.
Physical Deficiency	Patent, conspicuous defects or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey. Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.
PML	Probable Maximum Loss
POC	Point of Contact for the property
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.
Practice	A definitive procedure for performing one or more specific operations or functions that does not produce a test result.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Project Manager	The individual Professional Engineer or Registered Architect having a general, well rounded knowledge of all pertinent site and building systems and components that conducts the on site visit and walk-through observation.
Property	The site and building improvements, which are specifically within the scope of the FCA to be prepared in accordance with the agreement between the Client and EMG.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available provided to EMG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.
Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems. Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.

Terminology	
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as *Means* and *Dodge*, EMG's experience with past costs for similar properties, or the current owner's historical incurred costs.
Replacement Reserves	Major recurring probable expenditures, which are neither commonly classified as an operation or maintenance expense. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve term.
RTU	Rooftop Unit
RUL	Remaining Useful Life (See definition)
Short Term Repair Costs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included.
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Significant	Important, material, and/or serious.
Site Visit	The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Facility Condition Assessment.
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, assessment, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building, which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employee Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.
Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by EMG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.

Terminology	
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations. Such efforts are not part of this report unless specifically called for under Section 2.2.
Term	Reserve Term: The number of years that Replacement Reserves are projected for as specified in the Replacement Reserves Cost Estimate.
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.