



FACILITY CONDITION ASSESSMENT

MIAMI TOWNSHIP MUNICIPAL FACILITIES

6101 MEIJER DRIVE, MILFORD, OHIO

American Structurepoint Project No. 202500629

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AMERICAN
STRUCTUREPOINT
INC.

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EXECUTIVE SUMMARY

OVERVIEW

American Structurepoint was retained by the Miami Township (Township) in Clermont County to conduct a Facility Condition Assessment (FCA) and provide a comprehensive report for the facilities owned by the municipality. The purpose of this assessment is to evaluate the condition of the existing facility and provide recommendations for improvements to identify deficiencies, life cycle costs, and industry trends to ensure the continued success and growth of the township within the local communities.

SCOPE OF WORK

This assessment and findings are based upon a review of obtained building documents, interviews of key facility personnel and staff, along with multiple site visits to conduct walk-through surveys of 13 municipal buildings, 14 parks structures, and 2 cemetery buildings. Any review of documents obtained is for the sole purpose of executing the agreed scope of work. Any evaluation or review of building design, plan specifications, or adequacy of systems is considered outside the scope of this assessment. The walk-through surveys are intended to identify and describe the building and property systems in order to assess the overall condition of the property, identify physical deficiencies, and establish remaining useful life and associated capital costs.

This assessment is limited to components that are readily visible and not obstructed by equipment, storage, finishes, etc. This assessment included a visual evaluation of the site components, structural framing systems, and the architectural components; as well as a visual evaluation of each facility's mechanical, electrical, plumbing, conveying equipment, life safety systems. An ADA evaluation of identified architectural barriers present at publicly accessible buildings is also included in this assessment.

The consolidated assessment findings, supplemented by building documentation and system-level research, informed the analysis of the existing building systems' physical condition and supported the development of a 10-year capital needs forecast. The use of a one-thousand-dollar (\$1,000) cost threshold was applied to identified deficiencies. Individual building system data is provided and includes a narrative description of the major building systems and components that were included in this assessment.

The results of our assessment are presented in the following report. This report is not technically exhaustive but can be considered a comprehensive overview of the property. The entire report must be considered in order to rely on the findings contained therein. Otherwise, sampling information in the report may be inadvertently taken out of context. The dollar amounts presented in this report are provided in current (2025) dollar values.

FACILITY EVALUATION

This assessment included multiple site visits that consisted of interviews with key stakeholders and personnel, an evaluation of existing facility systems, a review of current facility operations, and discussions of the desired outcomes for the facilities going forward. The interviews aimed to gather insights on identifying system deficiencies, asset performance, and maintenance priorities. The facility systems evaluated in this assessment include architectural components, building and parking structures, roof systems, food and beverage equipment, parking systems. Major building systems evaluated in this assessment include vertical transportation systems, mechanical systems, electrical systems and fire protection systems. These systems were evaluated to determine deferred maintenance, establish remaining useful life, and to identify any visual deficiencies.

DATA ANALYSIS

Data collected during the facility evaluation, in conjunction with a review of publicly available and client-provided documents, were analyzed to identify opportunities for building operational improvements and to create a 10-year capital needs forecast. The following reflects our analysis of the data collected during the evaluation.

An opinion of the capital cost was created for identified deferred maintenance items, observed deficiencies, and anticipated capital needs for each of the systems and building components included in this assessment. This information was then projected out over the study term after referencing industry-accepted average effective useful life data. The cost information listed in the table includes the total cost for all building systems without regard to

priority of particular deficiencies. Please refer to Appendix A for more detailed information on these values by facility.

System/Component	2025 -2026 (1-2 years)	2027-2030 (3-5 years)	2031-2035 (6-10 years)	10-Year Total Capital Needs
Civic Center	\$4,715,200	\$184,400	\$528,300	\$5,427,900
Service Department & Storage	\$406,200	\$180,200	\$294,900	\$881,300
Police Department	\$483,900	\$6,900	\$320,800	\$811,600
Public Safety Training Center	\$314,400	\$54,800	\$ -	\$369,200
Fire House 26 & Annex	\$937,900	\$244,200	\$17,300	\$1,199,400
Fire Station 27	\$652,800	\$444,700	\$11,500	\$1,109,000
Fire Station 28 & Outbuilding	\$848,900	\$250,800	\$29,400	\$1,129,100
Fire Station 29	\$167,800	\$ -	\$338,200	\$506,000
Annex Building	\$346,400	\$ -	\$ -	\$346,400
Salt Dome	\$97,700	\$ -	\$ -	\$97,700
Garage & Storage Buildings	\$393,200	\$ -	\$ -	\$393,200
Evergreen Cemetery	\$488,700	\$ -	\$3,100	\$491,800
Paxton-Ramsey Park	\$48,800	\$13,500	\$104,500	\$166,800
Meadows Park	\$451,300	\$13,300	\$409,500	\$874,100
Riverview Park	\$277,000	\$17,900	\$30,900	\$325,800
Community Park	\$550,600	\$7,100	\$86,900	\$644,600
Total	\$11,180,800	\$1,417,800	\$2,175,300	\$14,773,900

A facility condition index (FCI) was prepared and provides a benchmark used to compare the facilities. The FCI is a widely used measurement that compares and prioritizes buildings of differing costs, sizes, or types by showing the relative physical condition of the facilities. The FCI, generally presented as a percentage, measures the estimated cost of the identified current period needs to include identified deficiencies, deferred maintenance, and life cycle costs. This information is then compared to the estimated current replacement value (CRV) of the facility. The higher the FCI, the poorer the relative condition of the facility as shown in the following table:

FCI % Range	Criteria
< 5%	Facility is in good condition , minimal capital funding needed
5% to 10%	Facility in fair condition , system replacements needed
11% to 20%	Facility in poor condition , major capital funding needed
21% to 30%	Facility should be considered for major renovation
> 30%	Facility should be considered for replacement

The Assessment Team estimated the costs of the identified deficiencies, deferred maintenance, identified code violations, and anticipated capital needs to calculate a Facility Condition Index (FCI) for the facilities included in this assessment. The following table displays the facility's current FCI ranking and provides a 10-year Extended FCI (EFCI) that would reflect the condition of the facility if no capital investments were considered during the next 10 years.

FACILITY	Current FCI	10-Year EFCI
Civic Center	34.4%	39.6%
Service Department & Storage	3.0%	6.4%
Police Department	3.5%	5.9%
Public Safety Training Center	2.3%	2.7%
Fire House 26 & Annex	6.8%	8.8%
Fire Station 27	4.8%	8.1%
Fire Station 28 & Outbuilding	6.2%	8.2%
Fire Station 29	1.2%	3.7%
Annex Building	2.5%	2.5%
Salt Dome	0.7%	0.7%
Garage & Storage Buildings	2.9%	2.9%
Evergreen Cemetery	3.6%	3.6%
Paxton-Ramsey Park	0.4%	1.2%
Meadows Park	3.3%	6.4%
Riverview Park	2.0%	2.4%
Community Park	4.0%	4.7%
Average FCI	5.4%	7.20%

CONCLUSIONS

Based on the results of the 10-year capital needs forecast generated in the Data Analysis section of this assessment, it is the recommendation of the Assessment Team that the following capital needs be considered during future budget preparation. The below capital expense table displays the anticipated capital needs. The full 10-year capital schedule can be found in Appendix A of this report.

System/Component	2025 -2026 (1-2 years)	2027-2030 (3-5 years)	2031-2035 (6-10 years)	10-Year Total Capital Needs
Site Components	\$1,885,800	\$ -	\$344,900	\$2,230,700
Architectural Systems	\$6,613,000	\$1,026,400	\$889,400	\$8,528,800
Structural Systems	\$95,500	\$ -	\$ -	\$95,500
Mechanical Systems	\$1,846,800	\$157,000	\$514,400	\$2,518,200
Electrical Systems	\$557,700	\$231,300	\$343,700	\$1,132,700
Plumbing Systems	\$99,300	\$3,100	\$72,300	\$174,700
Fire Protection Systems	\$82,700	\$ -	\$10,600	\$93,300
Total	\$11,180,800	\$1,417,800	\$2,175,300	\$14,773,900

PRIORITIES OF EFFORT

The recommendations for this assessment are sorted into priority levels to ensure resources are allocated efficiently, addressing the most critical issues first while planning for long-term maintenance and improvements. This prioritization is intended to help facility managers and stakeholders make informed decisions based on the Assessment Team's professional opinion, the remaining useful life of the system of components and the impact the system has on the facility. This will be a cornerstone for any future planning efforts and will allow the Miami Township to appropriately invest and plan for future investments for any facility repairs, replacements, or improvements. These priorities are paired with the detailed recommendations listed in the Recommendation sections of this report.

System/Component	Priority 1 (2025-2030)	Priority 2 (2025-2030)	Priority 3 (2025-2030)	Priority 4 (2031-2035)	Priority 5 (2031-2035)	Priority 6 (2031-2035)	Priority 7 (2036-2040)
Site Components	\$12,200	\$ -	\$ -	\$1,861,200	\$ -	\$344,900	\$12,400
Structural Systems	\$70,400	\$985,700	\$778,000	\$381,300	\$571,500	\$246,800	\$5,495,100
Architectural Systems	\$ -	\$95,500	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical Systems	\$ -	\$ -	\$1,731,000	\$115,800	\$157,000	\$514,400	\$ -
Electrical Systems	\$ -	\$ -	\$532,100	\$25,600	\$231,300	\$343,700	\$ -
Plumbing Systems	\$ -	\$ -	\$78,600	\$20,700	\$3,100	\$72,300	\$ -
Fire Protection Systems	\$ -	\$ -	\$66,800	\$15,900	\$ -	\$10,600	\$ -
Total	\$82,600	\$1,081,200	\$3,186,500	\$2,420,500	\$962,900	\$1,532,700	\$5,507,500

CLOSING STATEMENTS

We hope this report provides you with a greater understanding and overview of the general condition of the facilities within the Miami Township. We appreciate the opportunity to support your efforts in maintaining and improving this critical asset. We trust this information is of value to you.

The findings and recommendations presented in this Facility Condition Assessment are intended to provide a clear understanding of the current state of the municipal facilities and to assist in planning for its future maintenance, repair, and improvement needs. By addressing the identified deficiencies and prioritizing the recommended actions, the Township can extend the life of the facilities, enhance its operational efficiency, and ensure a safe and functional environment for all users.

It is important to approach the outlined recommendations as a strategic guide, with a focus on proactive and preventive maintenance to minimize costly emergency repairs and to sustain the facility's value over time. Regular updates to this assessment, alongside routine inspections, will help ensure that the facility remains aligned with organizational goals and evolving requirements. Please feel free to reach out with any questions or if further assistance is required in implementing the recommendations outlined in this report.

We would like to extend our gratitude to all individuals that contributed to this Facility Condition Assessment Report. Special thanks to Steve Kelly, Chris Burdsall, and other Project Stakeholders and Decision Makers for providing invaluable insights and strategic direction. We would like to thank the facility management teams for sharing detailed information in their field, asset data, and for providing operational priorities and future needs that shaped the recommendations. Your collaboration has been instrumental in creating a roadmap to guide long-term planning and investment.

Sincerely,

American Structurepoint, Inc.,

INTRODUCTION

PURPOSE

American Structurepoint was retained by the Miami Township (Township) in Clermont County to conduct a Facility Condition Assessment (FCA) and provide a comprehensive report for the facilities owned by the municipality. The purpose of this assessment is to evaluate the condition of the existing facility and provide recommendations for improvements to identify deficiencies, life cycle costs, and industry trends to ensure the continued success and growth of the township within the local communities.

SCOPE OF WORK

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METHODOLOGY

The purpose of this assessment is to present a comprehensive and detailed report on the overall condition of the building systems of the facilities. The following methods were used to ensure a timely and complete assessment of the Miami Township facilities.

ASSESSMENT TEAM

In order to address the complexity and size of this assessment, including scope development, task item determination, and delivering solutions, American Structurepoint built a team of professionals that are experienced with industry and are committed to excellence. The Assessment team for this project consisted of Preston Ray, PMP, CEA, RRO; Brian Scott, PE; Tyler Waldron, PE; Nolan Schacherer, PE; and Will Baker, EI.

INTERVIEWS

To gain a deeper understanding of current facility challenges and capital needs requirements, interviews were conducted with facility managers, operational staff, and key stakeholders. These interviews were designed to uncover valuable insights, focusing on specific issues such as asset performance, known deficiencies, and maintenance priorities. These insights were instrumental in shaping the recommendations and prioritizations outlined in this report.

FACILITY DATA COLLECTION

This assessment began with a cursory review of readily available and obtainable building and property documents. These documents include but are not limited to building plans and construction documents, maintenance agreements, publicly available documents, and any other documents, in each case only to the extent they are provided or otherwise obtained for this assessment. The Assessment Team reviewed obtained documents and other facility information provided and conducted interviews with key stakeholders and personnel.

The Assessment Team conducted multiple site visits to assess and evaluate the condition of each building system and components included in this assessment. The data collected is analyzed to identify physical deficiencies and establish the remaining useful life of each system and component.

EXPECTED USEFUL LIFE

The data collected from the obtained facility documents, interviews, and site visits was reviewed and analyzed. This analysis compares the age of each system and component to its expected useful life (EUL). The EUL is the average number of years that a system or component is estimated to function once manufactured. This analysis provided the remaining useful life (RUL) for the building systems and components. The Assessment Team used EUL data provided by Building Owners and Managers Association (BOMA), American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE), and RS Means Life Cycle Cost Data. The data collected for each facility can be found within the individual facility reports in Appendix B of this report.

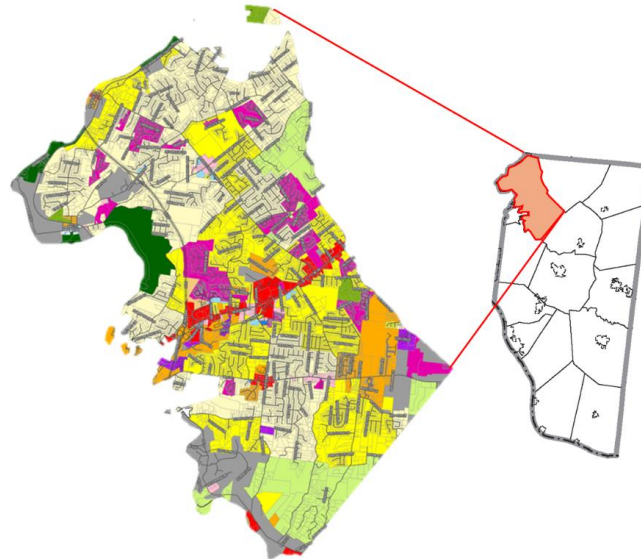
COST ESTIMATING

The Assessment Team used RS Means Cost Data to establish estimated cost assemblies for the recommended capital needs and concept models. RS Means provides nationally recognized cost data used by construction professionals to generate project cost estimations. The cost estimating included in this assessment should be construed as preliminary rough order of magnitude costs and not quotes. These cost estimates should not be interpreted as a bid, offer, or project cost to perform services. The provided estimates do not address mobilization, shipping, or the cost impact of environmentally regulated materials on renovation or demolition activities that typically accompany a contractor provided estimate. Actual costs will likely vary from the consultant's opinions of cost 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 work (if applicable), quality of contractor, quality of project management exercised, market conditions, whether competitive pricing is solicited, etc. Qualified professionals should be contacted for quotations concerning each individual system or component. All cost estimates are stated in present (2025) dollar value.

FACILITY EVALUATIONS

BACKGROUND

Miami Township, located in Clermont County, Ohio, has a rich history dating back to its establishment in the early 19th century. Originally known as O'Bannon Township, it was one of Clermont County's five original townships, established on February 15, 1801, by the First Court of the Justices of General Quarter Sessions in Williamsburg, the county's initial seat. The township was named in honor of John O'Bannon, the first surveyor in Clermont County, who conducted the initial survey on Virginia Military District land on November 13, 1787, at the site of the village of Neville. Shortly after its establishment, the township's name was changed to Miami, reflecting the Little Miami River that flows through the area, which itself was named after the Miami Indians who once inhabited the region. Throughout its history, Miami Township has grown and evolved, encompassing various communities. Today, Miami Township is recognized for its blend of historical significance and modern development, reflecting a rich legacy that continues to shape its identity within Clermont County. Sources used for the historical background include the Miami Township website and Wikipedia website.



This assessment includes 13 municipal buildings, 14 parks structures, and 2 cemetery buildings and are listed in the following table:

FACILITY NAME	FACILITY ADDRESS	FACILITY AGE	FACILITY SIZE
Civic Center	6101 Meijer Drive	53 Years	8.34 acres
Service Department & Storage	6007 Meijer Drive	26 Years	4.64 acres
Police Department	5900 McPicken Drive	49 Years	0.11 acres
Public Safety Training Center	5900 McPicken Drive	31 Years	0.11 acres
Fire House 26 & Annex	5888 McPicken Drive	38 Years	0.86 acres
Fire Station 27	6492 Branch Hill-Guinea Pike	38 Years	1.69 acres
Fire Station 28 & Outbuilding	1154 State Route 50 E	36 Years	1.50 acres
Fire Station 29	5644 Sugar Camp Road	35 Years	1.12 acres
Annex Building	5901 Wolfpen Pleasant Hill Road	8 Years	0.48 acres
Salt Dome	5900 McPicken Drive	29 Years	0.92 acres
Garage & Storage Buildings	5900 McPicken Drive	43 Years	0.24 acres
Evergreen Cemetery*	234 Center Street	155 Years	20.00 acres
Paxton-Ramsey Park*	6265 Price Road	31 Years	12.61 acres
Meadows Park*	1546 State Route 131	31 Years	28.64 acres
Riverview Park*	587 Branch Hill-Loveland Rd	40 Years	25.02 acres
Community Park*	5951 Buckwheat Road	181 Years	17.31 acres

* - The cemetery and parks include a combination of structures and site components at each location and for the purpose of this report were combined into one report location.

CIVIC CENTER

According to public records, the property is approximately 8.34 acres in size and contains a single building and multiple paved parking areas. The building was originally constructed in 1972 and totals approximately 43,950 square feet. An east addition to the building was completed in 1990, and the building was later purchased and occupied by Miami Township in 2007. The interior of the building is comprised of multiple offices, event, and community spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple drain basins within the parking areas and grass lawns as well as into multiple drainage swales on the north and south sides of the property. The south drainage swales are connected to subgrade culverts which run under roadways and are connected to adjacent properties. Vehicular access to the property is provided from the south and west sides of the property off of Meijer Drive. The parking areas and vehicular entrances are asphalt paved surfaces. The property contains approximately 184 parking spaces, six were identified as accessible. Multiple concrete walkways provide access to the building entrances. Brick paver steps at the main entrance connect the parking area to the main entrance. The elevation difference between the pavement surface is less than four inches, making it a potential tripping hazard. Around the exterior of the building, there were seven retaining wall structures that varied in conditions. Two of the four walls were multi-wythe brick retaining walls that were on entrance ramps at the front of the structure. At the rear of the building there was a mortar bond rubble stone wall and on the left side of the building there was a modular block retaining wall. The remaining retaining walls were cast-in-place concrete walls on either side of the lower-level overhead door.

ARCHITECTURAL COMPONENTS

The exterior of the building is clad with multiple façade systems including brick veneer and fiberboard cladding with storefront windows. Doors consist primarily of aluminum framed glass panels, insulated metal panels, and overhead sectional doors. Windows systems are exclusively aluminum-framed fixed systems. The low sloped portions of the roof consist of EPDM membrane, with stone and/or concrete tiles as ballast, while the remaining portions of the roof consist of standing seam metal panels. Water shedding system consists of internal drains to an unknown discharge location with an overflow scupper drain at one location. Ponded water or accumulated debris surrounding internal drains were observed at several locations.

Interior finishes throughout the building primarily consist of acoustic ceiling tile (ACT) ceilings. Wall finishes are painted gypsum board, and floor finishes are a mix of carpet, vinyl composite tile (VCT), vinyl plank, and wood plank. A portion of the building consists of an elevated floor finished with carpet tiles. The building contains several single- and multiple-occupancy washrooms designated for male and female use.

STRUCTURAL SYSTEM

The building structure is primarily a steel-framed tube system with wood stud in-fill walls on the first floor. Concrete masonry unit (CMU) walls provide additional support throughout the building and are used as infill walls on the lower floor. The roof is supported by open web steel joists (OWSJ). The foundation is cast-in-place concrete stem walls and footings. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The building is provided conditioned air primarily by three air-cooled condensers located outside of the building. The conditioned air from these units is filtered and distributed throughout the building by two air handling units (AHU). The condensers were manufactured by Carrier in 1993. The AHUs manufacturers labels were inaccessible, and the units were assumed to be the same age as the condensers. The expected useful life of a condenser and air handling

unit is approximately 15 and 20 years, respectively. Additionally, conditioned air is provided by a rooftop package unit (RTU) located on the north side of the building. The RTU was manufactured by York in 1993. The expected useful life of an RTU is approximately 20 years.

Heating is provided to the building by two hot water boilers. Four circulation pumps circulate the hot water to multiple baseboard radiators located at building entrances and along the building perimeter. The boilers were manufactured by Burnham in 2012. The circulation pumps were manufactured by Bell & Gossett in 2015. The manufacturer age of the radiators is unknown but are assumed to be original to the building. The expected useful life of a hot water boiler, circulation pump, and baseboard radiator is approximately 30, 15, and 20 years, respectively.

Supplemental air conditioning is provided to the offices on the east side of the building by multiple split systems. Each split system is comprised of an AHU paired with an air-cooled condenser. Both the AHUs and condensers were manufactured by Carrier and York in various years. The expected useful life of an air-cooled condenser is approximately 15 years.

The building contains a single hydraulic passenger elevator which provides access to the first level and walkout basement. The elevator was manufactured by ThyssenKrupp in 2006. The elevator appears to be up to date with annual inspections. The expected useful life of elevator machinery is approximately 20 years.

The building is supplied with natural gas by the local utility provider. This service is monitored by a single meter located at the southwest corner of the building and is distributed primarily by steel pipe.

ELECTRICAL SYSTEM

The building is provided a 480-volt, 3-phase electrical service from a 4-wire connection through a pad-mounted transformer. This service is connected to a 1,200-Amp switchboard panel serving as the main service disconnect. Electricity is distributed throughout the building to panelboards, transformers, and end use devices through electrical metal tubing (EMT) and armored electrical cable. Secondary transformers are used to step down the voltage to 120 volts. The majority of the electrical distribution equipment appears to be original to the building. The expected useful life of electrical distribution equipment is approximately 30 years. However, it is not uncommon for electrical equipment to continue to operate past its expected useful life with the proper maintenance performed. A 230-kW diesel generator provides standby power to the administration building and part of the service department building. An automatic transfer switch is located in the basement level of the administration building and is assumed to be connected to the standby generator. The standby generator was installed in 2009. The expected useful life of a power generator and automatic transfer switch is approximately 25 years.

The building and property are illuminated by multiple pole-mounted lighting fixtures located throughout the parking areas as well as building-mounted high intensity discharge (HID) wall-pack fixtures. The building interior is illuminated by multiple assumed incandescent lighting fixtures including ceiling panel fixtures, recessed can fixtures, and pendant fixtures. Fluorescent tube lighting (FTL) fixtures are located in utility rooms.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. A backflow prevention valve was observed at the service entrance. No service tag was attached to the backflow prevention valve. Hot water is provided to the building through a single water heater. The water heater was manufactured by Rheem in 2010. The expected useful life of this water heater is approximately 10 years. The building's sanitary system was not entirely visible but is believed to be primarily cast-iron pipe. The building is assumed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The building is protected by a wet-type automatic sprinkler system. The sprinkler riser was last serviced by Dalmatian Fire in 2024. Dry chemical fire extinguishers are located throughout the building and were last serviced by Silco Fire & Security in 2024. The building is protected by a fire alarm system connected to pull-down stations and strobe/siren fixtures. Illuminated exit signs and battery backed-up emergency lighting fixtures identified building egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- Lower-level washrooms in publicly accessible areas:
 - Signage outside the washrooms do not contain the symbol of accessibility that indicates the washrooms are accessible.
 - Door knobs require twisting or turning of the wrist.
- Designated accessible washroom on non-public accessible side of lower level
 - Door knobs require twisting or turning of the wrist.
 - No front approach to lavatories
 - No grab bars around water closet
- Designated accessible washroom, near the main entrance on the main level, has grab bars in the ambulatory configuration not in wheel chair configuration and lacks the proper turning radius and transfer space next to the water closet.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
EPDM membrane	23 years	25 years	2 years	Fair
EPDM membrane	4 years	25 years	21 years	Good
Standing seam metal roof	17 years	50 years	33 years	Good
Acoustic tile/drop ceiling	17 years	15 years	Exceeded	Fair
Carpet floor finish	17 years	7 years	Exceeded	Fair
VCT tile floor	17 years	15 years	Exceeded	Fair
Hardwood floor finish	17 years	50 years	33 years	Good
Linoleum tile floor	17 years	15 years	Exceeded	Fair
Painted Gypsum board wall finish	17 years	35 years	18 years	Good
Ceramic wall tile	17 years	30 years	13 years	Good
Hot Water Boilers, Burnham	13 years	30 years	17 years	Good
Circulation pumps, Bell & Gossett	10 years	15 years	5 years	Good
Baseboard radiators, Unknown	13 years	20 years	7 years	Good
Expansion tank, Bell & Gossett	13 years	50 years	37 years	Good
Unit heater, Unknown	32 years	15 years	Exceeded	Fair
Air handling units, Carrier	32 years	20 years	Exceeded	Fair
Air handling units, Carrier	11 years	20 years	9 years	Good
Air handling unit, Unknown	17 years	20 years	3 years	Good
Air-cooled condenser, Carrier	12 years	15 years	3 years	Good
Air-cooled condenser, York	7 years	15 years	8 years	Good
Air-cooled condenser, York	17 years	15 years	Exceeded	Fair
Air-cooled condensers, Carrier	32 years	15 years	Exceeded	Fair
Air-cooled condenser, Sanyo	20 years	15 years	Exceeded	Fair
Package rooftop unit, York	32 years	20 years	Exceeded	Fair

Item	Effective AGE	Average EUL	RUL	Physical Condition
Ductless air conditioner, Sanyo	20 years	20 years	Exceeded	Fair
Elevator: machinery, ThyssenKrupp	19 years	20 years	1 year	Fair
Switchboard, 1200-Amp	32 years	30 years	Exceeded	Fair
Panelboard, 800-Amp	32 years	30 years	Exceeded	Fair
Panelboard, 400-Amp	32 years	30 years	Exceeded	Fair
Panelboards, 225-Amp	32 years	30 years	Exceeded	Fair
Safety Switches, 400-Amp	32 years	50 years	18 years	Good
Safety Switches, 200-Amp	32 years	50 years	18 years	Good
Electrical transformer, 112.5-kVA	32 years	30 years	Exceeded	Fair
Electrical transformer, 75-kVA	32 years	30 years	Exceeded	Fair
Electrical transformer, 45-kVA	32 years	30 years	Exceeded	Fair
Electrical transformer, 30-kVA	32 years	30 years	Exceeded	Fair
Power generator, 230-kW	16 years	25 years	9 years	Good
Transfer switch	16 years	25 years	9 years	Good
Tank style water heaters, Rheem	15 years	10 years	Exceeded	Fair
Backflow prevention valve	32 years	15 years	Exceeded	Fair
Backflow prevention valve, heavy duty	32 years	30 years	Exceeded	Fair
Fire alarm panel	32 years	15 years	Exceeded	Fair

SERVICE DEPARTMENT BUILDING AND STORAGE

According to public records, the property is approximately 4.64 acres in size and contains two buildings and a paved parking area. The main building was originally constructed in 1999 and totals approximately 14,270 square feet. A wood framed pole barn storage garage was constructed in 2019 and totals approximately 9,500 square feet. The main building was later purchased and occupied by Miami Township in 2009. The buildings are comprised of offices, warehouse, and garage storage space.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple drain basins within the parking areas around the building and towards a low-lying wooded area. The drainage basins appear to be connected to the local stormwater system. Vehicular access to the property is provided from the east side of the property off of Meijer Drive. The parking areas and vehicular entrances are asphalt paved surfaces. The property contains approximately 25 parking spaces in front of the building for public use. One of these parking spaces was identified as accessible. The property also contains approximately 12 outdoor parking spaces for facility vehicles. A concrete walkway provides access to the building entrances.

ARCHITECTURAL COMPONENTS

The exterior of the service department building is clad with multiple façade systems including textured concrete masonry unit (CMU), corrugated metal panels and metal trimming. The low roof was covered with a single-ply thermoplastic polyolefin (TPO) membrane and the water shedding system includes a low-slope roof grade with aluminum gutters and downspouts, the high roof was covered with painted corrugated metal panels, and the water shedding system includes a low-slope roof grade with aluminum gutters and downspouts. Doors consist primarily of aluminum framed glass panel, insulated metal panel, and overhead sectional doors. Windows systems are exclusively aluminum-framed fixed systems.

The exterior of the service department storage building is enclosed by metal panel siding. Doors consist of insulated metal panel and overhead sectional doors. The building does not contain any window systems. The building's interior is exclusively exposed structure with polished concrete slab-on-grade. The building does not contain any washrooms.

STRUCTURAL SYSTEM

The building structure was not entirely visible but is assumed to be largely a pre-engineered steel-frame supported by a cast-in-place concrete slab. Internal partition walls are also not entirely visible and are assumed to be light-gauge steel-framed walls.

The service department storage building structure is a wood-framed pole barn with metal plate connected wood trusses supported by concrete slab-on-grade. The foundation was not entirely visible but is assumed to be standard depth stem walls with cast-in-place concrete footing.

No major deficiencies were identified in the structural systems.

MECHANICAL SYSTEMS

The administration area of the Service Department building is conditioned by two split systems, each consisting of a gas-fired furnace paired with an air-cooled condenser. The furnaces were manufactured by York. A package terminal air-conditioning (PTAC) units provides conditioned air for an office space in the storage area of the Service Department building. The storage area of the Service Department building is heated by multiple gas-fired tube heaters, a single unit heater, and a waste-oil burner.

The service department storage building is not provided with conditioned air by any mechanical systems nor is the building provided with natural gas.

ELECTRICAL SYSTEM

The building is provided with a 120-volt, 3-phase electrical service from a 4-wire connection through a pole-mounted utility transformer. The electrical service enters the Service Department building and is connected to two 200-Amp panelboards. Electricity is distributed throughout the building and to the service department garage through electrical metal tubing (EMT) and armored electrical cable. A 60-kW Kohler diesel generator provides standby power to the Service Department building. An automatic transfer switch is co-located with the generator.

PLUMBING SYSTEMS

The Service Department building is supplied with domestic water by the local utility. A backflow prevention valve was observed at the service entrance. Hot water is provided to the building through a single 82-gallon water heater. The building's sanitary waste system was not entirely visible but is believed to be originally cast-iron pipe with polyvinyl chloride (PVC) pipe repairs. The building is believed to be adequately served by sanitary sewers.

The service department storage building is not supplied domestic or hot water and is not connected to the local sanitary system.

FIRE & LIFE SAFETY COMPONENTS

Dry chemical fire extinguishers are located throughout the Service Department building and storage garage. These canisters were last serviced by Silco Fire and Security in October of 2024. The Service Department building is equipped with a Silent Knight fire alarm panel manufactured by Honeywell. Both buildings contain illuminated exit signs that identify the building points of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA; however, the buildings on this property are largely not public accessible and therefore are not required to comply with the 2010 Standards for Accessible Design.

- Signage outside the office washroom does not contain the symbol of accessibility that indicates the washrooms are accessible.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
TPO membrane	26 years	20 years	Exceeded	Fair
R-panel roof, Main Bldg.	26 years	30 years	4 years	Good
R-panel roof, Garage	6 years	30 years	24 years	Good
Acoustic tile/drop ceiling	16 years	15 years	Exceeded	Fair
Painted Gypsum board wall finish	16 years	35 years	19 years	Good
Carpet floor finish	16 years	7 years	Exceeded	Fair
VCT tile floor	16 years	15 years	Exceeded	Fair
Forced-air gas-fired furnace, York	27 years	20 years	Exceeded	Fair
Forced-air gas-fired furnace, York	26 years	20 years	Exceeded	Fair
Packaged terminal air-conditioning (PTAC) unit, GE	26 years	10 years	Exceeded	Fair
Unit heater, Reznor	4 years	15 years	11 years	Good
Infrared tube heater, Re-Verber-Ray	26 years	15 years	Exceeded	Fair
Waste oil burner, Reznor	15 years	20 years	5 years	Good

Item	Effective AGE	Average EUL	RUL	Physical Condition
Panelboard, 200-Amp	15 years	30 years	15 years	Good
Panelboard, 200-Amp	6 years	30 years	24 years	Good
Transfer switch, 25-Amp	16 years	25 years	9 years	Good
Power generator, 60-kW	16 years	25 years	9 years	Good
Backflow prevention valve	15 years	15 years	Exceeded	Fair
Tank style water heaters, 82-gal - State	26 years	12 years	Exceeded	Fair
Fire alarm panel	23 years	15 years	Exceeded	Fair

POLICE DEPARTMENT

According to public records, the property is located on a shared parcel which is approximately 3.49 acres in size and contains four buildings and multiple paved parking areas. The police department was originally constructed in 1976 and totals approximately 9,880 square feet. Miami Township has original ownership of the building. The interior of the building comprised primarily of office and storage spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple drain basins within the parking areas around the building. The drainage basins appear to be connected to the local stormwater system. Vehicular access to the property is provided from the east and west sides of the property off of Meijer Drive and McPicken Drive, respectively. The parking areas and vehicular entrances are asphalt paved surfaces. The property contains approximately 40 parking spaces between the east and west parking areas. Two of these parking spaces were identified as accessible. Multiple concrete and stamped concrete walkways provide access to the building entrances.

ARCHITECTURAL COMPONENTS

The exterior of the building is clad with brick and wood trimming. The roof is covered with laminated shingles and the water shedding system includes copper gutters and flashing with aluminum downspouts. The asphalt shingles exhibited widespread granule loss which is consistent with the natural aging and weathering of the shingles. Doors consist primarily of aluminum framed glass panel and insulated metal panel doors. Windows are exclusively vinyl-framed double-hung systems. Interior finishes throughout the building primarily consist of acoustic ceiling tile (ACT) and painted gypsum board ceilings. Wall finishes are painted gypsum board, and floor finishes are a mix of carpet, vinyl composite tile (VCT), and polished concrete. The building contains multiple washrooms designated for male and female use.

Standing water was observed in the utility room. The water appears to be infiltrating the building through the foundation wall. Additional ponding water was reported inside the women's locker room following rain storms. The source of this intrusion appears to be located below the concrete ramp in the southwest corner of the building.

STRUCTURAL SYSTEM

The building is a combination of a steel- and wood-framed structure supported by a concrete masonry unit and cast-in-place concrete foundation. The foundation was not entirely visible but is assumed to be standard cast-in-place concrete footing. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The building is conditioned by multiple air handling units (AHU) connected to a hot water boiler and paired with heat pumps. The hot water boiler was manufactured by Bryant in 1975. The expected useful life of a hot water boiler is approximately 30 years. The AHU were manufactured by Carrier in 2007, 2011, and 2019. These units have an expected useful life of approximately 20 years. The heat pumps were manufactured by Carrier in 2018, 2019, and 2020. The expected useful life of these heat pumps is approximately 15 years. A ductless heat pump is located in the IT Server room. This unit was manufactured by Mitsubishi in 2015 and as an expected useful life of approximately 20 years.

ELECTRICAL SYSTEM

The building is provided a 240-volt, 3-phase electrical service through a pad-mounted utility transformer. This service is connected to electrical distribution equipment throughout the building through electrical metal tubing (EMT) and armored electrical cable. An 80-kW Kohler diesel generator provides standby power to the building. This generator was manufactured and has an expected useful life of approximately 25 years.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. A backflow prevention valve was observed at the service entrance. Hot water is provided to the building through a single water heater. The building's sanitary waste system was not entirely visible but is believed to be primarily polyvinyl chloride (PVC) pipe with polyvinyl chloride (PVC) pipe repairs. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

Dry chemical fire extinguishers are located throughout the Police Department building with a Halotron extinguisher located in the IT room. These canisters were last serviced by Silco Fire and Security in October of 2024. The building is equipped with a fire alarm panel manufactured by Bosch and connected to pull-down stations and strobe/siren fixtures. The building contains illuminated exit signs that identify the building points of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- The flush controls for the water closet inside the two unisex washrooms are on the non-transfer side of the water closet.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	49 years	25 years	Exceeded	Fair
Gutters and Downspouts	49 years	20 years	Exceeded	Fair
Aluminum framed glass panel door	49 years	50 years	1 year	Fair
Aluminum frame and insulated door	49 years	50 years	1 year	Fair
Acoustic tile/drop ceiling	8 years	15 years	7 years	Good
Painted gypsum board ceiling finish	8 years	35 years	27 years	Good
Painted Gypsum board wall finish	8 years	35 years	27 years	Good
Carpet floor finish	8 years	7 years	Exceeded	Fair
VCT tile floor	8 years	15 years	7 years	Good
Hot Water Boiler, Bryant	50 years	30 years	Exceeded	Fair
Air handling units, Carrier	18 years	20 years	2 years	Fair
Air handling units, Carrier	14 years	20 years	6 years	Good
Air handling units, Carrier	6 years	20 years	14 years	Good
Heat Pump, Carrier	7 years	15 years	8 years	Good
Heat Pumps, Carrier	6 years	15 years	9 years	Good
Heat Pumps, Carrier	5 years	15 years	10 years	Good
Ductless heat pump, Mitsubishi	10 years	20 years	10 years	Good
Panelboard, 100-Amp	49 years	30 years	Exceeded	Fair
Panelboard, 150-Amp	49 years	30 years	Exceeded	Fair
Panelboard, 225-Amp	49 years	30 years	Exceeded	Fair
Circuit Breaker, 225-Amp	49 years	30 years	Exceeded	Fair
Safety Switch, 200-Amp	49 years	50 years	1 year	Fair
Standby power generator, 80-kW	49 years	25 years	Exceeded	Fair

Item	Effective AGE	Average EUL	RUL	Physical Condition
Backflow prevention valve	49 years	15 years	Exceeded	Fair
Tank style water heaters, 50-gal - AO Smith	3 years	10 years	7 years	Good
Fire alarm panel	49 years	15 years	Exceeded	Fair

PUBLIC SAFETY TRAINING CENTER

According to public records, the property is located on a shared parcel which is approximately 3.49 acres in size and contains four buildings and multiple paved parking areas. The training center was originally constructed in 1994 and totals approximately 4,900 square feet. Miami Township has original ownership of the building. The interior of the building comprised primarily of office and storage spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple catch basins within the parking area and grade. The drainage basins appear to be connected to the local stormwater system. Vehicular access to the property is provided from the west off McPicken Drive. The parking areas and vehicular entrances are asphalt paved surfaces. The property contains 38 parking spaces. None of the parking spaces were identified as accessible. A concrete walkway provided access to the building entrances.

ARCHITECTURAL COMPONENTS

The exterior of the building is clad with multiple façade systems including brick veneer, fiber cement siding, painted concrete masonry unit (CMU), metal wall panels, and vertical wood siding. The gable sloped roof is covered with laminated asphalt shingles, and the water shedding system includes aluminum gutters and downspouts. Doors consist primarily of aluminum framed glass panel, insulated metal panel, and overhead sectional doors. Windows systems are aluminum-framed and commercial glass block systems.

Interior finishes throughout the building are suspended metal grid with acoustic ceiling tile (ACT). Walls are painted gypsum board and exposed structure. Floors are polished concrete slab-on-grade, carpet, and ceramic tile. The building contains two single-occupancy washrooms designated for male and female use.

STRUCTURAL SYSTEM

The building structure is not entirely visible but is assumed to be comprised of reinforced CMU load bearing walls supported by cast-in-place concrete foundation. The roof structure is assumed to be metal-plate connected wood trusses. The foundation is assumed to be standard depth stem walls with cast-in-place concrete footing. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The building is provided conditioned air by a single split system. The split system consists of a gas-fired furnace and an air-cooled condenser. The furnace was manufactured by Maratherm in 2024. The air-cooled condenser was manufactured by Comfortmaker in 2023. The expected useful life of a furnace and air-cooled condenser is approximately 20 and 15 years, respectively. Supplemental heating is provided by a unit heater located in the east garage and a ductless heat pump. The unit heater manufacturer label was inaccessible due to mounting height and is assumed to be original to the building. The heat pump was manufactured by Mitsubishi in 2003. The expected useful life of a unit heater and ductless heat pump is approximately 15 and 20 years, respectively.

The local utility company provides the building with natural gas. This service is monitored by a single meter located on the north side of the building and is distributed throughout the building by steel pipe and corrugated stainless-steel tubing (CSST).

ELECTRICAL SYSTEM

The building service appears to be connected to the police department service. The service is connected to a 225-Amp panelboard serving as the main disconnect. Electricity is distributed to end use devices through armored electrical cable. A diesel generator adjacent to the police department provides standby power to the building.

The property and building are illuminated by multiple pole-mounted lighting fixtures located in the parking area as well as wall-mounted fixtures at building entrances. The interior of the building is illuminated by assumed incandescent lighting fixtures. Fluorescent tube lighting (FTL) fixtures are used in utility rooms and storage garages.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. A backflow prevention valve was identified at the service entrance which was last serviced by Becker Plumbing in 2023. Hot water is supplied to the building through a single water heater. The water heater was manufactured by Rheem in 2001. The expected useful life of this water heater is approximately 10 years. The building's sanitary waste system was not entirely visible but is believed to be primarily cast-iron pipe. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The building is equipped with multiple dry chemical fire extinguishers throughout. The extinguishers were last serviced by Silco Fire & Security in 2024. The building is protected by a fire alarm system connected to pull-down stations and strobe/siren fixtures. Illuminated exit signs and battery backed-up emergency lighting fixtures identified building egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- The parking areas do not contain accessible parking spaces. Based on the current parking provided, at least two accessible parking spaces are required with a minimum of one van-accessible parking space.
- The washrooms in the building contain multiple architectural barriers to include lack of grab bars around the water closet, protection from contact with the lavatory drainpipe, and lack of clear floor space within washroom.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	11 years	25 years	14 years	Good
Point and refinish brick veneer	31 years	25 years	Exceeded	Fair
Ceramic tile floor	10 years	40 years	30 years	Good
Ceramic wall tile	10 years	30 years	20 years	Good
Painted Gypsum board wall finish	10 years	35 years	25 years	Good
Acoustic tile/drop ceiling	10 years	15 years	5 years	Good
Carpet floor finish	10 years	7 years	Exceeded	Fair
Remove architectural barrier	16 years	100 years	0 years	Poor
Forced-air gas-fired furnace, Maratherm	1 year	20 years	19 years	Good
Air-cooled condenser, Comfortmaker	2 years	15 years	13 years	Good
Unit heater, Reznor	31 years	15 years	Exceeded	Fair
Ductless heat pump, Mitsubishi	22 years	20 years	Exceeded	Fair
Panelboard, 225-Amp	31 years	30 years	Exceeded	Fair
Tank style water heaters, Rheem	24 years	10 years	Exceeded	Fair
Backflow prevention valve	31 years	15 years	Exceeded	Fair
Fire alarm panel	31 years	15 years	Exceeded	Fair

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	11 years	25 years	14 years	Good
Point and refinish brick veneer	31 years	25 years	Exceeded	Fair

FIRE STATION 26 AND ANNEX

According to public records, the property is approximately 0.86 acres in size and contains two buildings and multiple paved parking areas. The fire station and annex were originally constructed in 1987 and total approximately 8,850 and 2,100 square feet, respectively. Miami Township has original ownership of the building. The interior of the buildings are comprised of multiple office, living, garage, and gym spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple drainage swales located on the property. Vehicular access is provided to the property from the west and south off McPicken Drive and Business 28, respectively. The parking areas and vehicular entrances are asphalt paved surfaces. The property contains 29 parking spaces. Two of the spaces were identified as accessible parking spaces. Multiple concrete walkways provide access to the building entrances. Concrete pavement pads are located at the garage bays on the north and south sides of the building.

ARCHITECTURAL COMPONENTS

The exterior of the fire station is clad with brick veneer. The combination of gable and hip roof slopes are covered with laminated asphalt shingles, and the water shedding system includes copper gutters and downspouts. Doors consist primarily of insulated metal panel, wood, and overhead sectional doors. Windows systems are aluminum-framed.

The exterior of the annex is clad with multiple façade systems including brick veneer, concrete masonry unit (CMU), and pre-manufactured metal walls. The gable roof slopes are covered with standing seam metal roof panels and include a flood coat. The water shedding system includes metal gutters and downspouts. Doors consist primarily of insulated metal panel and aluminum framed glass panel doors. Windows systems are aluminum-framed fixed glass and glass block systems.

The interior finishes for both buildings are comprised of suspended metal ceiling grid with acoustic ceiling tiles (ACT) and painted gypsum board ceilings. Walls are brick masonry, exposed structure, and painted gypsum board. The floor finishes are a mix of carpet, ceramic tile, and polished concrete. The fire stations contains four multiple-occupancy washrooms designated for male and female use. The annex building contains one single-occupancy washroom.

STRUCTURAL SYSTEM

The building structure is primarily multi-wythe brick and concrete masonry unit (CMU) load bearing walls supported by a slab-on-grade foundation. The roof is supported by metal plate connected with wood trusses. Previous repairs were reportedly completed on the wood trusses above the garage bays. The foundation was not entirely visible but is assumed to be standard depth stem walls with cast-in-place concrete footing. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The fire station is provided conditioned air by four split systems. The split systems each consist of an air handling unit (AHU) paired with an air-cooled condenser. The AHU and condensers were manufactured by Bryant in 2008 and 2009. The expected useful life of an AHU and air-cooled condenser is approximately 20 and 15 years, respectively. Additional heating is provided by a hot water boiler connected to a circulation pump that circulates hot water to baseboard radiators at building entrances. The expected useful life of a hot water boiler, circulation pump, and baseboard radiator is approximately 30, 15, 20 years, respectively. Supplemental unit heaters are suspended in the fire station garage. The expected useful life of a unit heater is approximately 15 years. The boiler systems and unit heater manufacturers labels were inaccessible, and they appear to be original to the building.

The annex building is provided conditioned air by a single split system. The AHU and condenser were manufactured by Trane and York in 2017 and 2024, respectively.

The local utility company provides the property with natural gas. This service is monitored by a single meter located on the east side of the fire station and is distributed throughout both buildings by steel pipe.

ELECTRICAL SYSTEM

The buildings are provided with a 120-volt, 3-phase electrical service from a 4-wire connection through a pad-mounted utility transformer. This service is connected to a 225-Amp panelboard serving as the main service disconnect. Electricity is distributed throughout the building to panelboards and end use devices through electrical metal tubing (EMT) and armored electrical cable. The electrical distribution equipment is original to the building. The expected useful life of electrical distribution equipment is approximately 30 years. However, it is not uncommon for electrical distribution equipment to continue to operate past its expected useful life with the proper maintenance performed. A 40-kW diesel generator provides standby power to both buildings. An automatic transfer switch is located adjacent to the generator and is assumed to be connected to the standby generator. The expected useful life of a power generator and automatic transfer switch is approximately 25 years.

The property and buildings are illuminated by multiple pole-mounted lighting fixtures located in the parking area as well as wall-mounted fixtures at building entrances. The interior of the building is illuminated by assumed incandescent lighting fixtures including ceiling panel and pendant fixtures. Fluorescent tube lighting (FTL) fixtures are used in utility rooms and the fire station garage.

PLUMBING SYSTEMS

Both buildings are supplied with domestic water by the local utility company. A backflow prevention valve was identified at the service entrance within the fire station. Hot water is provided to each building by their own single water heater. These water heaters were manufactured by Kenmore and Bradford White in 1996 and 2023, respectively. The expected useful life of these water heaters is approximately 12 and 10 years for the Kenmore and Bradford White unit, respectively. Neither buildings' sanitary systems were entirely visible but are assumed to be primarily cast-iron pipe. The buildings are believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

Both buildings have dry chemical fire extinguishers located throughout and were last serviced by Silco Fire & Security in 2024. The west entrance to the fire house is equipped with fire sprinkler heads on the first level. The sprinkler heads appear to be connected to the domestic water system. A kitchenette in the fire station is equipped with a fire suppression hood located above the kitchen range. No service tag was identified on the suppression hood. The facility is protected by a fire alarm system connected to pull-down stations and strobe/sire fixtures. Illuminated exit signs identified primary means of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- A concrete walkway section has settled resulting in elevation changes greater than ½", classifying as a potential tripping hazard.
- The washrooms for both buildings contain multiple architectural barriers to include lack of grab bars around the water closet, protection from contact with the lavatory drainpipe, and clear floor space within washroom.
- The second-floor level to the fire station is not currently accessible.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	20 years	25 years	5 years	Good
Standing seam metal roof	38 years	50 years	12 years	Good
Acoustic tile/drop ceiling, FS	38 years	15 years	Exceeded	Fair
Painted gypsum board ceiling finish, FS	38 years	35 years	Exceeded	Fair
Painted Gypsum board wall finish, FS	38 years	35 years	Exceeded	Fair
Carpet floor finish, FS	38 years	7 years	Exceeded	Fair
Ceramic tile floor, FS	38 years	40 years	2 years	Fair
Ceramic wall tile, FS	38 years	30 years	Exceeded	Fair
Acoustic tile/drop ceiling, Annex	1 year	15 years	14 years	Good
Painted Gypsum board wall finish, Annex	1 year	35 years	34 years	Good
Ceramic tile floor, Annex	1 year	40 years	39 years	Good
Ceramic wall tile, Annex	1 year	30 years	29 years	Good
Hot Water Boiler, Burnham	38 years	30 years	Exceeded	Fair
Circulation pump, Bell Gossett	38 years	15 years	Exceeded	Fair
Air handling unit, Bryant	17 years	20 years	3 years	Good
Air handling units, Bryant	16 years	20 years	4 years	Good
Forced-air gas-fired furnace, Trane	8 years	20 years	12 years	Good
Air-cooled condenser, Bryant	17 years	15 years	Exceeded	Fair
Air-cooled condensers, Bryant	16 years	15 years	Exceeded	Fair
Air-cooled condenser, York	1 year	15 years	14 years	Good
Unit heaters, Unknown	38 years	15 years	Exceeded	Fair
Baseboard radiator, Unknown	38 years	20 years	Exceeded	Fair
Panelboard, 225-Amp	38 years	30 years	Exceeded	Fair
Panelboard, 200-Amp	1 year	30 years	29 years	Good
Safety Switch, 400-Amp	38 years	50 years	12 years	Good
Power generator, 40-kW	38 years	25 years	Exceeded	Fair
Transfer switch	38 years	25 years	Exceeded	Fair
Tank style water heaters, Kenmore	29 years	12 years	Exceeded	Fair
Tank style water heaters, Bradford White	2 years	10 years	8 years	Good
Backflow prevention valve	38 years	15 years	Exceeded	Fair
Fire alarm panel	38 years	15 years	Exceeded	Fair

FIRE STATION 27

According to public records, the property is approximately 1.69 acres in size and contains a single building and multiple paved parking areas. The fire station was originally constructed in 1989 and totals approximately 9,000 square feet. Miami Township has original ownership of the building. The interior of the building is comprised of multiple offices, living, and garage spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple catch basins within the parking area and grade as well as to multiple curb basins within the municipal roadways. The catch basins appear to be connected to the local stormwater system. Vehicular access to the property is provided from the north and west off Wards Corner Road and Branch Hill Guinea Pike, respectively. The parking areas and vehicular entrances are asphalt paved surfaces. The property contains 22 parking spaces. Two of the parking spaces were identified as accessible. Multiple concrete walkways provide access to the building entrances.

ARCHITECTURAL COMPONENTS

The exterior of the fire station is clad with brick veneer. The hip roof slopes are covered with laminated asphalt shingles, and the water shedding system includes copper gutters and downspouts. Doors consist primarily of insulated metal panel and overhead sectional doors. Windows are aluminum and wood-framed systems. Interior finishes throughout the building are suspended metal grid with acoustic ceiling tiles (ACT). Wall finishes are painted gypsum board. Floors are a mix of carpet, ceramic tile, and rubber tile. The building contains four multiple-occupancy washrooms designated for male and female use.

STRUCTURAL SYSTEM

The building structure was not entirely visible but appears to consist primarily of concrete masonry unit (CMU) load bearing walls with open web steel floor joists (OWSJ). The roof is assumed to be supported by metal plate connected wood trusses. The foundation was not entirely visible but is assumed to be cast-in-place basement walls and standard depth stem walls with cast-in-place concrete footing. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The building is provided conditioned air by two split systems. The split systems each consist of an air handling unit (AHU) and air-cooled condenser. The AHUs and condensers were manufactured by Bryant in 2006 and 2012. The expected useful life of an AHU and condenser is approximately 20 and 15 years, respectively. Supplemental heating is provided to the building by a hot water boiler connected to a circulation pump that circulates hot water to several baseboard radiators located throughout the building. The boiler was manufactured by Prestige in 2007. The circulation pump was manufactured by Bell & Gossett in 2021. The baseboard radiator manufacturers labels were inaccessible and assumed to be original to the building. The expected useful life of a boiler, circulation pump, and baseboard radiator is approximately 30, 15, and 20 years, respectively. Four suspended unit heaters are located in the fire station garage. The expected useful life of a unit heater is approximately 15 years.

ELECTRICAL SYSTEM

The building is provided a 120-volt, 3-phase electrical service from a 4-wire connection through a pole-mounted utility transformer. This service is connected to a 400-Amp panelboard serving as the main service disconnect. Electricity is distributed throughout the building to panelboards and end use devices through electrical metal tubing (EMT) and armored electrical cable. The electrical distribution equipment appears to be original to the building. The expected useful life of electrical distribution equipment is approximately 30 years. However, it is not uncommon for

electrical distribution equipment to continue to operate past its expected useful life with the proper maintenance performed. A 20-kW diesel generator provides standby power to the building. An automatic transfer switch is located on the north elevation of the building and is assumed to be connected to the standby generator. The expected useful life of a power generator and automatic transfer switch is approximately 25 years.

The property and building are illuminated by multiple pole-mounted lighting fixtures located in the parking areas. The interior of the building is illuminated by assumed incandescent lighting fixtures including ceiling panel and pendant fixtures. Fluorescent tube lighting (FTL) fixtures are used in utility rooms and the fire station garage.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility company. A backflow prevention valve was identified as the service entrance. No service tag was attached to the backflow prevention valve. Hot water is provided to the building by a single water heater. This water heater was manufactured by Rheem in 2008. This water heater has an expected useful life of approximately 12 years. The building's sanitary water system was not entirely visible but is assumed to be primarily cast-iron pipe. The buildings are believed to be adequately served by sanitary sewers.

A sump pump is located within the basement mechanical room and appears to be original to the building. Recent repairs were performed on the building plumbing systems as water was infiltrating into a subgrade basement window. The cause of the water infiltration appears to have been remediated.

FIRE & LIFE SAFETY COMPONENTS

The building is equipped with a dry-pipe sprinkler system and appears to be current with all required maintenance. This system uses a riser located in the basement level that is connected to sprinkler heads located throughout the building. An air compressor is connected to the fire riser. Dry chemical fire extinguishers are located throughout the building. The kitchenette is serviced by a fire suppression hood located over the kitchen range. Both the fire extinguisher and suppression hood were last serviced by Silco Fire & Security in 2024. The facility is protected by a fire alarm system connected to pull-down stations and strobe/siren fixtures. Illuminated exit signs and battery backed-up emergency lighting fixtures identified primary means of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- The parking area contains two accessible parking spaces. Neither space contains accessible parking signage. Accessible parking signage is required to be mounted at the head of each parking space a minimum of 60 inches above the parking surface.
- The washrooms in the building contain multiple architectural barriers to include lack of grab bars around the water closet, protection from contact with the lavatory drainpipe, clear floor space within washroom, and non-accessible showers.
- The basement floor-level is not currently accessible.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	20 years	25 years	5 years	Good
Point and refinish brick veneer	36 years	25 years	Exceeded	Fair
Acoustic tile/drop ceiling	36 years	15 years	Exceeded	Fair
Painted Gypsum board wall finish	36 years	35 years	Exceeded	Fair
Carpet floor finish	36 years	7 years	Exceeded	Fair
Ceramic tile floor	36 years	40 years	4 years	Good

Item	Effective AGE	Average EUL	RUL	Physical Condition
Rubber tile floor	36 years	40 years	4 years	Good
Baseboard radiators, Unknown	36 years	20 years	Exceeded	Fair
Hot Water Boiler, Prestige	18 years	30 years	12 years	Good
Circulation pump, Bell & Gossett	4 years	15 years	11 years	Good
Air handling unit, Bryant	19 years	20 years	1 year	Fair
Air handling unit, Bryant	13 years	20 years	7 years	Good
Air-cooled condensers, Bryant	13 years	15 years	2 years	Fair
Unit heaters, Unknown	36 years	15 years	Exceeded	Fair
Panelboard, 400-Amp	36 years	30 years	Exceeded	Fair
Panelboards, 200-Amp	36 years	30 years	Exceeded	Fair
Safety Switch, 400-Amp	36 years	50 years	14 years	Good
Power generator, 20-kW	20 years	25 years	5 years	Good
Transfer switch	20 years	25 years	5 years	Good
Tank style water heaters, Rheem	17 years	12 years	Exceeded	Fair
Sump pump	36 years	15 years	Exceeded	Fair
Backflow prevention valve	36 years	15 years	Exceeded	Fair
Fire alarm panel	36 years	15 years	Exceeded	Fair

FIRE STATION 28 AND OUTBUILDING

According to public records, the property is approximately 1.50 acres in size and contains a single building, storage outbuilding, and multiple paved parking areas. The fire station was originally constructed in 1990 and totals approximately 9,000 square feet. The outbuilding was constructed in 2000 and totals approximately 460 square feet. Miami Township has original ownership of the building. The interior of the buildings are comprised of multiple offices, living, and garage spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple drain basins within the parking areas around the building. The drainage basins appear to be connected to the local stormwater system. Vehicular access to the property is provided from the southwest side of the property off of US-50. The parking areas and vehicular entrances are asphalt paved surfaces. The property contains approximately 17 parking spaces. One of these parking spaces were identified as accessible. Multiple concrete walkways provide access to the building entrances.

ARCHITECTURAL COMPONENTS

The exterior of the building is clad with brick with wood trimming. The roof is covered with laminated shingles, and the water shedding system includes aluminum gutters and flashing with a gutter guard. Doors consist primarily of insulated metal panel and overhead sectional doors. Windows are a combination of fixed vinyl clad and vinyl clad wood framed systems. The exterior of the outbuilding is clad with wood panels and wood trimming. The outbuilding is covered with 3-tab shingles, and the water shedding system includes aluminum gutters. Doors consist primarily of insulated metal panel and overhead sectional doors. The two windows were aluminum framed glass panels.

Interior finishes throughout the building primarily consist of acoustic ceiling tile (ACT) ceilings and painted gypsum board wall finishes. Floor finishes are a mix of carpet and ceramic tile. The building contains four single-occupancy washrooms, two designated for male and two for female use.

STRUCTURAL SYSTEM

The building structure was not fully visible and is assumed to be a combination of wood-framed and concrete masonry units (CMU) walls supported by a concrete foundation. The foundation is assumed to be standard depth stem walls with cast-in-place concrete footing. The roof structure was not visible but is assumed to be pre-engineered wood trusses. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The building is heated by a hot water boiler connected to ducted heaters and baseboard radiators. The boiler was manufactured by Triangle Tube. The age of the boiler was not identified but is assumed to have been manufactured in 2013. The expected useful life of a hot water boiler is approximately 30 years. Active leaks were observed at multiple locations along the boiler pipes. Two air handling units (AHU) are located on the lower level and are each paired with an air-cooled condenser. These units were manufactured by Bryant in 2011. The expected useful life of the AHUs is approximately 20 years and 15 years for the air-cooled condensers.

ELECTRICAL SYSTEM

The building is provided a 120-volt, 3-phase electrical service through a pad-mounted utility transformer. This service is connected to a 400-Amp safety switch serving as the main service disconnect. Electricity is distributed throughout the building to panelboards and end use devices through electrical metal tubing (EMT) and armored electrical cable. A 26-kW Kohler diesel generator provides standby power to the building. An automatic transfer switch (ATS) is located on the exterior of the building. The expected useful life of the generator and ATS is approximately 25 years.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. A backflow prevention valve was observed at the service entrance. Hot water is provided to the building through a single water heater. The building's sanitary waste system is originally cast-iron pipe with polyvinyl chloride (PVC) pipe repairs. The building is believed to be adequately served by sanitary sewers.

A sump pit and pump are located in the utility room on the lower level of the main building. The pit was not accessible but is assumed to contain a single standard sump pump.

FIRE & LIFE SAFETY COMPONENTS

The building is equipped with a dry-pipe sprinkler system and appears to be current with all required maintenance. This system uses risers located on the lower level that are connected to sprinkler heads located throughout the building. Dry chemical fire extinguishers are located throughout the facility. The facility is also equipped with a Silent Knight fire alarm system connected to pull-down stations and strobe/siren fixtures. The fire alarm was manufactured by Honeywell.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- The washrooms in the building contains multiple architectural barriers to include lack of grab bars around the water closet, protection from contact with the lavatory drainpipe, height of the urinal fixture in men's washroom, and the flush controls for one water closet was on the non-transfer side of the fixture.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	35 years	25 years	Exceeded	Fair
Asphalt shingles	25 years	20 years	Exceeded	Fair
Ceramic tile floor	35 years	40 years	5 years	Good
Carpet floor finish	35 years	7 years	Exceeded	Fair
Painted Gypsum board wall finish	35 years	35 years	Exceeded	Fair
Ceramic wall tile	35 years	30 years	Exceeded	Fair
Acoustic tile/drop ceiling	35 years	15 years	Exceeded	Fair
Hot Water Boiler, Triangle Tube	12 years	30 years	18 years	Good
Boiler plumbing fixtures	35 years	20 years	Exceeded	Fair
Circulation pump	6 years	15 years	9 years	Good
Baseboard radiator	35 years	20 years	Exceeded	Fair
Air handling unit, Bryant	14 years	20 years	6 years	Good
Ducted Heater	35 years	15 years	Exceeded	Fair
Air-cooled condenser, Bryant	14 years	15 years	1 year	Fair
Panelboard, 400-Amp	35 years	30 years	Exceeded	Fair
Panelboard, 225-Amp	35 years	30 years	Exceeded	Fair
Panelboard, 200-Amp	35 years	30 years	Exceeded	Fair
Safety Switch, 400-Amp	35 years	50 years	15 years	Good

Item	Effective AGE	Average EUL	RUL	Physical Condition
Transfer switch, 90-Amp	21 years	25 years	4 years	Good
Power generator, 26-kW	21 years	25 years	4 years	Good
Backflow prevention valve	4 years	15 years	11 years	Good
Sump pump	35 years	15 years	Exceeded	Fair
Tank style water heaters, Rheem	1 year	10 years	9 years	Good
Backflow prevention valve, heavy duty	35 years	30 years	Exceeded	Fair
Fire alarm panel, Silent night	5 years	15 years	10 years	Good

FIRE STATION 29

According to public records, the property is approximately 1.12 acres in size and contains a single building and multiple paved parking areas. The fire station was originally constructed in 2017 and totals approximately 10,530 square feet. Township has original ownership of the building. The interior of the buildings are comprised of offices, living, and garage spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward a mix of drain basins within the parking areas around the building and drainage swales located on the west and south sides of the building. The drainage basins appear to be connected to the local stormwater system. Vehicular access to the property is provided from the west side of the property off of Sugar Camp Road. The parking areas and vehicular entrances are asphalt paved surfaces. The overhead door entrances and exits are concrete paved surfaces. The property contains approximately 16 parking spaces. Two of these parking spaces were identified as accessible. Multiple concrete walkways provide access to the building entrances.

ARCHITECTURAL COMPONENTS

The exterior of the building is clad with multiple façade systems including ARRIS-clip panels and Resysta panels with aluminum trimming. The roof is covered with a single-ply thermoplastic polyolefin (TPO) membrane and the water shedding system includes a low-slope roof grade with scuppers and aluminum downspouts. Doors consist primarily of aluminum framed glass panels and overhead aluminum framed glass sectional doors. Windows are exclusively aluminum-framed fixed systems.

Interior finishes throughout the building primarily consist of acoustic ceiling tile (ACT) ceilings. Wall finishes are painted gypsum board, and floor finishes are a mix of carpet, vinyl composite tile (VCT), ceramic tile. The building contains three single-occupancy washrooms. The washrooms consisted of a floor mounted water closet and a wall mounted lavatory. Two of the washrooms consisted of a shower stall. While all three washrooms appear to comply with the 2010 Standards for Accessible Design, only one washroom contained signage designating it as an accessible washroom.

STRUCTURAL SYSTEM

The building structure is primarily a steel-framed system supported by a concrete foundation. The foundation was not entirely visible but is assumed to be standard depth stem walls with cast-in-place concrete footing. Concrete masonry unit (CMU) walls provide additional support throughout the building with light-gauge metal-framed partition walls. The roof is supported by open web steel joists. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The building is conditioned primarily by multiple packaged rooftop units (RTU). These units were manufactured by Trane in 2016 and 2017. The expected useful life of these units is approximately 20 years. The facility is equipped with a dehumidifying system manufactured by Desert Aire. The expected useful life of this unit is approximately 15 years.

A ductless split system is located in the server room. This unit was manufactured by Daikin in 2017. These units have an expected useful life of approximately 20 years.

ELECTRICAL SYSTEM

The building is provided a 120-volt, 3-phase electrical service through a pad-mounted utility transformer. This service is connected to a 400-Amp panelboard serving as the main service disconnect. Electricity is distributed throughout the building to panelboards and end use devices through electrical metal tubing (EMT). Electrical distribution equipment has an expected useful life of approximately 30 years. A 135-kW Kohler natural gas generator provides standby power to the fire station. The automatic transfer switch (ATS) is located in the electrical room. The generator and ATS have an expected useful life of approximately 25 years.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. A backflow prevention valve was observed at the service entrance. A second backflow prevention valve was located in the garage area. Hot water is provided to the building through a single 100-gallon water heater manufactured by State Industries in 2016. The expected useful life of this water heater is approximately 15 years. The building's sanitary waste system was not entirely visible but is believed to be polyvinyl chloride (PVC) pipe. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The building is equipped with a wet-pipe sprinkler system and appears to be current with all required maintenance. This system uses a riser located in the garage and is connected to sprinkler heads located throughout the building. A wet chemical suppression system is located above the cooking range in the kitchen area along with a wet chemical fire extinguisher. The facility is protected by a Simplex fire alarm system connected to pull-down stations and strobe/siren fixtures. Illuminated exit signs and emergency lights illuminated the building's means of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. No architectural barriers were identified, and the facility appears to be in compliance with the 2010 Standards for Accessible Design.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
TPO membrane	8 years	20 years	12 years	Good
VCT tile floor	8 years	15 years	7 years	Good
Ceramic tile floor	8 years	40 years	32 years	Good
Carpet floor finish	8 years	7 years	Exceeded	Fair
Painted Gypsum board wall finish	8 years	35 years	27 years	Good
Acoustic tile/drop ceiling	8 years	15 years	7 years	Good
Package rooftop unit, Trane	9 years	20 years	11 years	Good
Package rooftop unit, Trane	8 years	20 years	12 years	Good
Ductless heat pump, Daikan	4 years	20 years	16 years	Good
Infrared tube heater	8 years	15 years	7 years	Good
Air-cooled condenser, Luvata	8 years	15 years	7 years	Good
Dehumidifier, Desert Aire	8 years	15 years	7 years	Good
Panelboard, 400-Amp	9 years	30 years	21 years	Good
Panelboard, 225-Amp	9 years	30 years	21 years	Good
Panelboard, 200-Amp	9 years	30 years	21 years	Good
Panelboard, 100-Amp	9 years	30 years	21 years	Good

Item	Effective AGE	Average EUL	RUL	Physical Condition
Transfer switch, 475-Amp	8 years	25 years	17 years	Good
Power generator, 135-kW	8 years	25 years	17 years	Good
Backflow prevention valve	8 years	15 years	7 years	Good
Sump pump	8 years	15 years	7 years	Good
Tank style water heaters, State	9 years	15 years	6 years	Good
Backflow prevention valve, heavy duty, Simplex	8 years	30 years	22 years	Good
Fire alarm panel	8 years	15 years	7 years	Good

ANNEX BUILDING

According to public records, the property is approximately 0.48 acres in size and contains a single building and a paved parking area. The building was originally constructed in 1976 and totals approximately 3,850 square feet. Township has original ownership of the building. The interior of the buildings are comprised of multiple office, storage, and garage spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward a wooded area south of the property as well as into the adjacent municipal roadways and drainage swales. Vehicular access to the property is provided from the east off Wolfpen Pleasant Hill Road. The parking areas and vehicular entrances are asphalt paved surfaces. The asphalt pavement exhibited multiple fatigue cracks and deterioration throughout. The property contains approximately 12 parking spaces. None of the parking spaces were identified as accessible. Multiple concrete pads are located around the perimeter of the building. One concrete pad on the north side of the building was significantly cracked.

ARCHITECTURAL COMPONENTS

The exterior of the building is primarily enclosed in concrete masonry unit (CMU) and brick veneer. There appears to be a storage shed addition which is clad in wood siding. What appear to be settlement cracks were identified in the north CMU wall. The building contains two roof systems. One is a mansard sloped roof consisting of three-tab asphalt composition shingles. Several missing and damaged shingles were identified on the roof, and multiple previous spot repairs were identified. The low slope roof is covered with built-up membrane roofing with a flood coat. The water shedding system consists of internal roof drains to an unknown location. Ponded water was observed on the roof covering. Doors consist of aluminum overhead and insulated metal panel doors. Windows are vinyl clad aluminum-framed systems. Interior finishes are comprised of epoxy coated concrete slab, polished concrete slab, and tile floors. Walls are primarily painted CMU, painted gypsum board, and ceramic tile. Ceilings are Wood panel, acoustic ceiling tile (ACT), and painted gypsum board. The building contains two single-occupancy washrooms.

STRUCTURAL SYSTEM

The building structure consists of reinforced CMU load bearing walls supported by cast-in-place concrete foundation. The roof is supported by metal-plate connected wood trusses. The foundation is not entirely visible but is assumed to be standard depth stem walls with cast-in-place concrete footing. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The building is only provided with heating by a single forced-air gas-fired furnace and two unit heaters. The furnace was manufactured by York in 2018. The unit heaters were manufactured by Big Maxx and appear to be original to the building. The furnace and unit heaters have an expected useful life of approximately 20 and 15 years, respectively.

ELECTRICAL SYSTEM

The building is provided a 120-volt, 1-phase electrical service from a 3-wire connection through a pole-mounted utility transformer. This service is connected to a 100-Amp panelboard serving as the main service disconnect. Electricity is distributed throughout the building to panelboards and end use devices through EMT and armored electrical cable. Electrical distribution equipment appears to be original to the building. Electrical distribution equipment have an expected useful life of approximately 30 years. However, it is not uncommon for electrical equipment to continue past its expected useful life with the proper maintenance performed.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. No backflow prevention valve was observed at the service entrance. Hot water is provided to the building through a single water heater. This water heater was manufactured by AO Smith in 2024. The expected useful life of this water heater is approximately 10 years. The building's sanitary waste system was not entirely visible but is assumed to be primarily cast-iron pipe. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The building is equipped with multiple dry chemical fire extinguishers located throughout the building. These were last serviced by Silco Fire & Security in 2024. Illuminated exit signs and battery backed-up emergency lighting fixtures identified primary means of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- The property does not contain any accessible parking spaces. Based on the current available parking spaces, at least one van accessible parking space is required.
- The washrooms in the building contain multiple architectural barriers to include lack of grab bars around the water closet, protection from contact with the lavatory drainpipe, clear floor space within washroom, and non-accessible showers.
- Building side door entrances are not accessible with concrete pads which result in elevation differences greater than ½ of an inch.
- Building side door hardware is not accessible with hardware requiring turning of the wrist to operate.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Painted Gypsum board wall finish	49 years	35 years	Exceeded	Fair
Painted gypsum board ceiling finish	49 years	35 years	Exceeded	Fair
Acoustic tile/drop ceiling	49 years	15 years	Exceeded	Fair
Ceramic wall tile	49 years	30 years	Exceeded	Fair
Built-up roof membrane	49 years	25 years	Exceeded	Fair
Asphalt shingles	49 years	20 years	Exceeded	Fair
Forced-air gas-fired furnace, York	7 years	20 years	13 years	Good
Unit heater, Big Maxx	49 years	15 years	Exceeded	Fair
Panelboard, 125-Amp	49 years	30 years	Exceeded	Fair
Panelboard, 100-Amp	49 years	30 years	Exceeded	Fair
Tank style water heaters, AO Smith	21 years	10 years	Exceeded	Fair

SALT DOME

According to public records, the property is approximately 0.92 acres in size and contains a single building. The salt dome was originally constructed in 1976 and totals approximately 7,850 square feet. Township has original ownership of the building. The building is exclusively used to store traffic salt.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward the road where it is directed towards catch basin. The drainage basins appear to be connected to the local stormwater system. Vehicular access to the property is provided from the west and east, sides of the property off of Meijer drive, and McPicken drive, respectively. There is no parking areas and vehicular entrances are asphalt paved surfaces. A concrete walkway provides access around the building.

ARCHITECTURAL COMPONENTS

The exterior of the building is clad with composite asphalt shingles and poured concrete walls. The steel gate in front of the entrance is severely corroded at the base.

STRUCTURAL SYSTEM

The building structure is primarily a wood-framed roofing system with plywood decking and asphalt shingles, supported by cast-in-place concrete walls. These walls may be susceptible to salt damage when the structure is filled with road salt. The foundation was not entirely visible, but it is assumed to consist of standard depth stem walls with cast-in-place concrete footings. The concrete walls adjacent to the opening show severe corrosion on the steel angles, and the concrete near the entrance is cracked and spalling.

Throughout the exterior walls, there are hairline cracks caused by temperature fluctuations and shrinkage of the concrete. These temperature and shrinkage cracks are of minimal concern. On the face of the wall that is east of the entrance, there is a corroding piece of steel embedded into the wall. Throughout the interior of the structure, the concrete walls were blocked due to the salt being present in the salt dome.

MECHANICAL SYSTEMS

This building does not contain any mechanical equipment.

ELECTRICAL SYSTEM

This building does not contain any electrical equipment.

PLUMBING SYSTEMS

This building does not contain any plumbing systems.

FIRE & LIFE SAFETY COMPONENTS

This building does not contain any fire protection or life safety systems.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA; however, the buildings on this property are not public accessible and therefore are not required to comply with the 2010 Standards for Accessible Design. No other architectural barriers were identified on the property.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	11 years	25 years	14 years	Good

GARAGE AND STORAGE BUILDING

According to public records, the property is located on a shared parcel which contains two buildings and multiple paved storage lots. The garage and storage buildings were originally constructed in 1982 and 1976 each totaling approximately 8,000 and 3,500 square feet, respectively. Miami Township has original ownership of the buildings. The interior of the buildings is comprised primarily of garage and township equipment storage spaces.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff the sheet flow away from the building toward adjacent properties and a detention basin on the east side of the property. Vehicular access to the property is provided from the west and east off McPicken Drive and Meijer Drive, respectively. Vehicular access aisles are asphalt paved surfaces. Cracks in and deterioration of the asphalt pavement was observed. The property does not contain any exterior parking. Multiple concrete pads are located around the buildings and support various equipment.

ARCHITECTURAL COMPONENTS

The exterior of the police garage building is enclosed by concrete masonry unit (CMU) with some brick veneer and metal panel siding. What appear to be settlement cracks were identified in the CMU. The brick expansions joints had deteriorated exhibiting gaps and cracks.

The storage building is entirely enclosed by metal panel siding. What appears to be impact related dents and tears to the siding were identified on the east elevation. The gable roof slopes are covered with overlapping metal roof panels with a flood coat on the garage roof. The garage roof also consists of fiberglass skylight panels.

The water shedding systems include metal gutters and downspouts. Advanced stages of corrosion were observed on the police garage building. Doors for both buildings are metal overhead sectional and insulated metal panel doors. Neither building contains any window systems. Both buildings have exposed wall and roof structure interiors. Damage to the roof insulation was identified.

STRUCTURAL SYSTEM

Both building structures are primarily pre-fabricated steel frame systems with concrete masonry unit (CMU) walls. Steel purlins span the length of each building and provide support to their respective roofs. The foundation was not entirely visible but is assumed to be standard depth stems walls with cast-in-place concrete footing. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

Both buildings are heated via multiple infrared tube heaters suspended from the building structure. These units were inaccessible due to mounting height, and all appear to be original to each building. The expected useful life of a tube heater is approximately 20 years.

ELECTRICAL SYSTEM

Both building services appear to be connected to the police station and share a single service. Each building contains a single panelboard serving as their respective main disconnects. Electricity is distributed to end use devices through armored electrical cable. The electrical distribution equipment appears to be original to each building. Electrical distribution equipment have an expected useful life of approximately 30 years. However, it is not uncommon for electrical equipment to continue past its expected useful life with the proper maintenance performed.

PLUMBING SYSTEMS

Neither building is supplied with domestic water nor do they have a sanitary system.

FIRE & LIFE SAFETY COMPONENTS

Both buildings are equipped with dry chemical fire extinguishers which were last serviced by Silco Fire & Security in 2024. The buildings are also connected to the police department fire alarm with pull-down stations and strobe/siren fixtures located throughout each building. Illuminated exit signs and battery backed-up emergency lighting fixtures identified primary means of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA; however, the buildings on this property are not public accessible and therefore are not required to comply with the 2010 Standards for Accessible Design. No other architectural barriers were identified on the property.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
R-panel roof, Garage	49 years	30 years	Exceeded	Fair
R-panel roof, Storage	49 years	30 years	Exceeded	Fair
Infrared tube heater, Garage	49 years	20 years	Exceeded	Fair
Infrared tube heater, Storage	49 years	20 years	Exceeded	Fair
Panelboard, 225-Amp	49 years	30 years	Exceeded	Fair
Panelboard, 100-Amp	49 years	30 years	Exceeded	Fair

EVERGREEN CEMETERY

According to public records, the cemetery is approximately 20 acres in size and contains two storage buildings and paved vehicular roadways. The out-storage building appears to be original to the cemetery and was constructed in 1870 totaling approximately 400 square feet. An additional office/garage building was constructed in 1994 and totals approximately 1,600 square feet. The office building was recently renovated in 2023. Both buildings are used for storage/garage space, while the newest building contains a small office.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building toward multiple drain basins and drainage swales. The drainage swales and catch basins appear to outlet near the river located west of the cemetery. Vehicular access to the property is provided from the south off of Gendale Milford Road (Highway 126). The vehicular entrances and driving surfaces are asphalt paved. Pavement cracks, including fatigue cracks, were observed throughout the driving surfaces. According to historical aerial imagery, the pavement surface appears to have been previously repaired, and seal coated in 2015.

A split-rail wood fence is located along a portion of the southern property line and the entire length of the eastern property line. Several repairs to the fence were observed along with several deteriorated rails.

ARCHITECTURAL COMPONENTS

The exterior of the out-storage building is enclosed by multi-wythe brick masonry with an interior parge coating. The mortar in the brick masonry has deteriorated at multiple locations. The storage entrance consists of a steel swing gate. The building does not contain any window systems. The sloped-roof consists of architectural slate tiles. Rust staining was observed throughout the roof flashings and metals.

The main office garage building is clad in wood panel siding. The sloped-roof contains laminated asphalt composition shingles. Doors are aluminum overhead sectional and metal panel doors. Windows are vinyl clad fixed systems. Interior finishes consists of painted CMU and gypsum board walls. Ceilings are painted gypsum board, and floors are polished concrete and laminated wood flooring.

STRUCTURAL SYSTEM

The main storage building structure is primarily concrete masonry unit (CMU) bearing walls supported by a concrete foundation. The roof framing was not visible but is assumed to be a conventional wood roof framing system. The out-storage building structure consists of multi-wythe brick masonry bearing walls supported by concrete foundation. The roof framing was not visible but is assumed to be a steel frame. Neither building foundation was entirely visible but were assumed to be standard depth stem walls with cast-in-place concrete footing. No major deficiencies were identified in the structural system.

MECHANICAL SYSTEMS

The main storage building is provided conditioned air by a thru-wall air conditioning unit. The manufacturer label for this unit was inaccessible and appear to be original to the building. The expected useful life of a thru-wall air conditioner is approximately 10 years. Heating is provided to the building by two electric radiators as well as a unit heater. The manufacturer of the radiators is unknown, and the unit heater was manufactured by Reznor. The expected useful life of a baseboard radiator and unit heater are 10 and 15 years, respectively.

The out-storage building is not provided conditioned air.

ELECTRICAL SYSTEM

The main storage building is provided a 120-volt, 1-phase electrical service from a 3-wire connection through a pole-mounted utility transformer. This service is connected to a 100-Amp panelboard serving as the main disconnect. Electricity is distributed throughout the building to end use devices through armored electrical cable. Electrical distribution equipment have an expected useful life of approximately 30 years. However, it is not uncommon for electrical equipment to continue past its expected useful life with the proper maintenance performed.

PLUMBING SYSTEMS

The main storage building is supplied with domestic water by the local utility. A backflow prevention valve was observed at the service entrance. The backflow prevention valve was installed in 2024. The expected useful life of a backflow prevention valve is approximately 15 years. Hot water is provided to the building through a single water heater. The water heater was manufactured by AO Smith in 2023. This water heater has an expected useful life of approximately 10 years. The building's sanitary waste system was not entirely visible but is believed to be primarily cast-iron pipe. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The mains storage building is equipped with dry chemical fire extinguishers which were last serviced by Silco Fire & Security in 2024. A fire alarm panel is connected to pull-down stations and strobe/siren fixtures located throughout the building.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA; however, the buildings on this property are not public accessible and therefore are not required to comply with the 2010 Standards for Accessible Design. No other architectural barriers were identified on the property.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Painted gypsum board ceiling finish	2 years	35 years	33 years	Good
Painted Gypsum board wall finish	2 years	35 years	33 years	Good
Laminated wood floor	2 years	20 years	18 years	Good
Slate tile roof	155 years	75 years	Exceeded	Fair
Thru-wall air conditioner, Unknown	42 years	10 years	Exceeded	Fair
Baseboard radiator, Unknown	42 years	20 years	Exceeded	Fair
Unit heater, Reznor	42 years	15 years	Exceeded	Fair
Panelboard, 100-Amp	42 years	30 years	Exceeded	Fair
Tank style water heaters, up to 20 gallon, AO Smith	2 years	10 years	8 years	Good
Backflow prevention valve	1 year	15 years	14 years	Good
Fire alarm panel	42 years	15 years	Exceeded	Fair

PAXTON-RAMSEY PARK

According to public records, the property is approximately 12.61 acres in size and contains a washroom facility and picnic pavilion as well as multiple paved parking areas and walkways. Both the washrooms and pavilion were constructed in 1994. Various park amenities are also located on the property.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is sloped to allow runoff to sheet flow away from the structures toward multiple drain basins and drainage swales. The drainage swales and catch basins appear to outlet into low areas on the north side of the property. Vehicular access to the property is provided from the west off of Loveland-Milford Road/Price Road. The driving surfaces and parking areas are asphalt paved. Pavement cracks, including fatigue cracks, were observed throughout the driving surfaces. According to historical aerial imagery, the pavement surface appears to have been previously repaired, and seal coated in 2021.

Asphalt paved walkways connect the parking area to the washrooms and picnic shelter, as well as the playground area. Several low areas were observed along with evidence of pavement repairs. According to historical aerial imagery, these walkways were last seal coated around 2010.

The parking area contained 135 parking spaces with four identified as accessible parking spaces. No van-accessible spaces were marked. According to the 2010 Standards for Accessible Design, the park should have a minimum of five accessible parking spaces with one of those spaces identified as a van-accessible space.

ARCHITECTURAL COMPONENTS

The washroom facility is enclosed by concrete masonry unit (CMU) with some metal paneling siding on roof gable ends. Minor efflorescence staining was identified on the CMU. The sloped roof consists of laminated asphalt composition shingles. Doors are insulated metal panel doors, and there are no windows. The interior finishes are painted CMU, epoxy coated concrete slab, and painted gypsum board ceiling.

STRUCTURAL SYSTEM

The washroom facility structure is CMU load bearing walls supported by concrete foundation. The roof structure was not visible but is assumed to be conventional metal-plate connected wood trusses. The foundation was not entirely visible but is assumed to be standard depth stem walls with cast-in-place concrete footing.

The picnic pavilion structure is metal plate connected timber columns down to concrete foundation. The timber columns are embedded in the concrete slab. No flashing or column standoffs were identified. Early indications of wood rot were identified at column bases. The roof structure is wood glulam arches supporting a wood deck. The foundation was not entirely visible but is assumed to be cast-in-place concrete spread footings at columns.

MECHANICAL SYSTEMS

The washroom facilities are heated by multiple ceiling panel unit heaters. The manufacturer of these units is unknown, and they appear to be original to the building. The expected useful life of these units is approximately 15 years.

ELECTRICAL SYSTEM

The building is provided a 120-volt, 1-phase electrical service from a 3-wire connection through a pad-mounted utility transformer. This service is connected to a 100-Amp panelboard serving as the main service disconnect. Electricity is distributed throughout the building to end use devices through armored electrical cable. Electrical distribution equipment have an expected useful life of approximately 30 years. However, it is not uncommon for electrical equipment to continue past its expected useful life with the proper maintenance performed.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. No backflow prevention valve was observed at the service entrance. The building is not provided with hot water. The building's sanitary waste system was not entirely visible but is believed to be primarily polyvinyl chloride (PVC) pipes. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The building is equipped with a single dry chemical fire extinguisher located in the utility storage room. The fire extinguisher was last serviced by Silco Fire & Security in 2024.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- No van-accessible parking spaces were identified. According to 2010 Standards for Accessible Design, the parking area should contain a minimum of one Van-accessible parking space.
- The female designated washroom has flush controls on the non-transfer side of the water closet.
- The washrooms are not accessible. The elevation difference between the building slab and asphalt walkway is greater than ½ of an inch.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Painted gypsum board ceiling finish	31 years	35 years	4 years	Good
Laminated asphalt shingles, Washroom	31 years	25 years	Exceeded	Fair
Laminated asphalt shingles, Pavilion	31 years	25 years	Exceeded	Fair
Unit heater	31 years	15 years	Exceeded	Fair
Panelboard, 100-Amp	31 years	30 years	Exceeded	Fair

MEADOWS PARK

According to public records, the property is approximately 28.64 acres in size and contains several picnic structures, washroom facilities, and a concession building. The park was originally constructed in 1994 with various building and structural additions overtime. The park also includes various amenities including a dog park, memorial walkways, baseball diamonds, sport fields, and a playground area.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the buildings toward multiple drainage swales and catch basins. The drainage basins appear to be connected to the local stormwater system that is suspected to outlet into the retention ponds. Vehicular access to the property is provided from the south sides of the property off of Highway 131. The park has multiple asphalt paved parking areas connected by an asphalt paved driving lane. Pavement cracks were observed across the entire parking and driving lanes. Evidence of pavement repairs were also observed. The property contains approximately four parking areas for a total of 706 parking spaces; 21 of these parking spaces were identified as accessible. No 'van-accessible' spaces were identified. Multiple concrete walkways provide access to the building entrances. Sections of the walkways have settled resulting in an elevation difference that is greater than one-quarter (1/4) of an inch, making it a potential tripping hazard.

ARCHITECTURAL COMPONENTS

The concession stand building is enclosed by load-bearing concrete masonry unit (CMU) wall. Building entrances consist of steel-framed metal doors. Concession and observation openings consist of a metal roll-up overhead doors. The roof is covered with laminated asphalt shingles.

The west washroom facility is enclosed by concrete masonry unit (CMU) with some metal paneling siding on roof gable ends. The sloped roof consists of laminated asphalt composition shingles. Doors are insulated metal panel doors. Windows are glass block systems. The interior finishes are painted CMU, epoxy coated concrete slab, and painted gypsum board ceiling.

STRUCTURAL SYSTEM

The concession stand building is a combination of CMU load-bearing walls and wood-framed structure supported by a concrete foundation. The main level floor is slab on grade constructions. Partition walls appear to be a combination of wood-framed and CMU walls.

The west washroom structure is CMU load bearing walls supported by concrete foundation. The roof structure was not visible but is assumed to be conventional metal-plate connected wood trusses. The foundation was not entirely visible but is assumed to be standard depth stem walls with cast-in-place concrete footing.

The picnic pavilion structures are metal plate connected timber columns down to concrete foundation. The timber columns are embedded in the concrete slab. No flashing or column standoffs were identified. Early indications of wood rot were identified at column bases. The roof structure is wood glulam arches supporting a wood deck. The foundation was not entirely visible but is assumed to be cast-in-place concrete spread footings at columns.

Various picnic and gazebo structures are located throughout the park. These structures consist of conventional wood framing supported by cast-in-place concrete spread footings.

MECHANICAL SYSTEMS

The main building and west washrooms are provided with heat through multiple radiant unit heaters. These units were manufactured by Marley in 1998. The expected useful life of these units is approximately 15 years.

ELECTRICAL SYSTEM

The main building is provided a 120-volt electrical service through a pad-mounted utility transformer. This service is connected to a 225-Amp panelboard. Electricity is distributed throughout the building through electrical metal tubing (EMT). The expected useful life of electrical distribution equipment is approximately 30 years.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. A backflow prevention valve was observed at the service entrance. Hot water is provided to the building through a single water heater. The building's sanitary waste system was not entirely visible but is believed to be polyvinyl chloride (PVC) pipe repairs. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

Dry chemical fire extinguishers are located throughout the building. These canisters were last serviced by Silco Fire and Security in October of 2024. The facility is protected by a fire alarm system.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- No van-accessible parking was identified. According to the 2010 Standards, the property should contain a minimum of four van-accessible parking spaces.
- Multiple concrete walkways were not accessible from the asphalt paved parking areas due to settlement and/or deterioration of the pavement.
- The accessible concrete pond overlook contained a section of concrete walkway with an elevation difference greater than ½ of an inch thereby classifying it as a potential tripping hazard.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Painted gypsum board ceiling finish	26 years	35 years	9 years	Good
Laminated asphalt shingles, Main building & pavilion	17 years	25 years	8 years	Good
Laminated asphalt shingles, West gazebo	2 years	25 years	23 years	Good
Laminated asphalt shingles, West pavilion	2 years	25 years	23 years	Good
Laminated asphalt shingles, West washroom	2 years	25 years	23 years	Good
Laminated asphalt shingles, East gazebo	26 years	25 years	Exceeded	Fair
Laminated asphalt shingles, Southern park structures	26 years	25 years	Exceeded	Fair
R-panel roof	1 year	30 years	29 years	Good
Unit heaters, main building	27 years	15 years	Exceeded	Fair
Unit heater, Pond Washroom	26 years	15 years	Exceeded	Fair
Panelboard, 225-Amp	26 years	30 years	4 years	Good
Panelboard, 150-Amp	26 years	30 years	4 years	Good
Tank style water heaters, AO Smith	26 years	12 years	Exceeded	Fair
Tank style water heaters, AO Smith	7 years	10 years	3 years	Good
Backflow prevention valve, Pond Washroom	26 years	15 years	Exceeded	Fair
Fire alarm panel	26 years	15 years	Exceeded	Fair

RIVERVIEW PARK

According to public records, the property is approximately 25.01 acres in size and contains several picnic structures, storage garages, and a washroom facility. The park was originally constructed in 1985 with various building and structural additions overtime. The park also includes various amenities including walking paths, baseball diamonds, sport courts, and a playground area.

PROPERTY CHARATERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the buildings toward multiple drainage swales and catch basins. The drainage basins appear to be connected to the local stormwater system that is suspected to outlet into the retention basin which discharge into nearby stream. Vehicular access to the property is provided from the north sides of the property off of Branch Hill-Loveland road. The park has multiple asphalt paved parking areas connected by an asphalt paved driving lane.

The property contains approximately 308 parking spaces. Eight of these parking spaces were identified as accessible. Multiple concrete walkways provide access to the building entrances.

ARCHITECTURAL COMPONENTS

The storage garages on the southeast corner of the property were clad in metal panels with asphalt shingles. The bathroom structure was clad in painted concrete masonry blocks with asphalt shingle roof. The picnic structures were open air structures with asphalt shingles.

STRUCTURAL SYSTEM

The storage garages on the southeast corner of the property were wood framed trusses with wood framed bearing walls that bear on shallow concrete foundations. The bathroom structure was load-bearing concrete masonry blocks with shallow concrete foundation. The picnic structures were open air structures framed with wood and steel members that bear on concrete foundations.

MECHANICAL SYSTEMS

The washroom facilities are heated by multiple ceiling panel unit heaters. The manufacturer of these units is unknown, and they appear to be original to the building. The expected useful life of these units is approximately 15 years. The storage garages were heated and/or cooled by two single split systems that provide heat to the facility.

ELECTRICAL SYSTEM

The building is provided a 120-volt, 1-phase electrical service from a 3-wire connection through a pad-mounted utility transformer. This service is connected to a 100-Amp panelboard serving as the main service disconnect. Electricity is distributed throughout the building to end use devices through armored electrical cable. Electrical distribution equipment have an expected useful life of approximately 30 years. However, it is not uncommon for electrical equipment to continue past its expected useful life with the proper maintenance performed.

The building and property are illuminated by multiple pole-mounted lighting fixtures located throughout the parking areas as well as building-mounted high intensity discharge (HID) wall-pack fixtures. The building interior is illuminated by multiple assumed incandescent lighting fixtures including ceiling panel fixtures, recessed can fixtures, and pendant fixtures. Fluorescent tube lighting (FTL) fixtures are located in utility rooms.

PLUMBING SYSTEMS

The bathroom building is supplied with domestic water by the use of a well. No backflow prevention valve was observed at the service entrance. Hot water is provided to the bathroom building through one water heater. The

building's sanitary waste system was not entirely visible but is believed to be primarily cast-iron pipe with polyvinyl chloride (PVC) pipe repairs. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The buildings are equipped with a single dry chemical fire extinguisher located near the man door. The fire extinguisher was last serviced by Silco Fire & Security in 2024.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA; however, the buildings on this property are not public accessible and therefore are not required to comply with the 2010 Standards for Accessible Design. No other architectural barriers were identified on the property.

- The concrete walkway ramp on the southwest side of the building is located within an accessible parking aisle. No changes in surface slope are permitted within accessible aisles.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Painted gypsum board ceiling finish	25 years	35 years	10 years	Good
Laminated asphalt shingles, North garage	9 years	25 years	16 years	Good
Laminated asphalt shingles, South garage	9 years	25 years	16 years	Good
Laminated asphalt shingles, Pavilion	25 years	25 years	Exceeded	Fair
Laminated asphalt shingles, Entrance gazebo	25 years	25 years	Exceeded	Fair
Laminated asphalt shingles, Playground gazebo	25 years	25 years	Exceeded	Fair
Laminated asphalt shingles, Washroom	22 years	25 years	3 years	Good
Unit heater	25 years	15 years	Exceeded	Fair
Panelboards, 100-Amp	40 years	30 years	Exceeded	Fair
Tank style water heaters	9 years	10 years	1 year	Fair

COMMUNITY PARK

According to public records, the property is approximately 17.31 acres in size and contains several picnic structures and a community building. The park was originally constructed in 1844 with various building and structural additions overtime. The park also includes various amenities including walking paths, a frisbee golf course, miscellaneous sporting courts, and a playground area.

PROPERTY CHARACTERISTICS

The following provides descriptions of the various property and building components along with observations from the assessment team.

SITE COMPONENTS

The property is graded to allow runoff to sheet flow away from the building and pavilions toward multiple drain basins and drainage swales that outlet to subgrade culverts. The drainage basins appear to be connected to the local stormwater sewer. Vehicular access to the property is provided off Buckwheat Road to the east. The parking areas and vehicular entrances are asphalt paved surfaces. Several cracks and deterioration of the pavement was identified. The property contains approximately 156 parking spaces. Four of the parking spaces were identified as accessible. The parking space striping had faded and was barely visible. The property contains multiple concrete and asphalt paved walking surfaces which provide access to the various park amenities and the community building.

ARCHITECTURAL COMPONENTS

The building is clad in a combination of brick veneer and wood siding. The building entrances are a combination of wood-framed and steel-framed window systems. Deterioration of the wood frame and soffits was observed. The wood-framed windows appear to be original to the building construction. Single pane glass and disconnected dumbwaiters were observed. The roof is comprised of a wood deck over wood-framed rafters and is covered with laminated asphalt shingles. The roof was reported to have been installed in 2021.

The interior of the building contains multiple finishes that include wood plank and ceramic tile floors. The walls are a combination of painted or papered gypsum board or plaster along with ceramic tile and wood paneling. The ceiling finishes are a combination of a suspended metal grid with acoustic ceiling tiles and painted gypsum board or plaster. Peeling wall paper and deterioration of plaster on the walls and ceiling are indicated of moisture intrusion. Damaged, warped, and loose wood plank flooring was also identified. Suspected lead-based paint and suspected microbial growth were observed within the building.

STRUCTURAL SYSTEM

The building is a wood-framed structure supported by limestone masonry and cast-in-place concrete foundation. The foundations was not entirely visible. Multiple repairs to the wood-framed structure and limestone foundation was observed. A portion of the roof structure has been rebuilt with engineered trusses. Broken floor joists were observed on the lower level.

The picnic and show pavilion structures are metal plate connected timber columns down to concrete foundation. The timber columns are embedded in the concrete slab. No flashing or column standoffs were identified. Early indications of wood rot were identified at column bases. The roof structure is wood glulam arches supporting a wood deck. The foundation was not entirely visible but is assumed to be cast-in-place concrete spread footings at columns.

MECHANICAL SYSTEMS

The building is provided conditioned air primarily by two split systems. Each split system consists of a gas-fired furnace paired with an air-cooled condenser. One split system was manufactured by Rheem in 1999 and the other manufactured by Payne in 2021. The expected useful life of a gas-fired furnace and air-cooled condenser are 20 and 15 years, respectively.

Supplemental heating is provided by package heat pump as well as a hot water boiler connected to multiple cast-iron radiators located throughout the residential part of the building. The heat pump was manufactured by Rheem in 2015 and has an expected useful life of approximately 15 years. The hot water boiler was manufactured by Burnham in 2006 and has an expected useful life of approximately 30 years. The cast-iron radiators appear to be original to the building and have an expected useful life of approximately 50 years.

ELECTRICAL SYSTEM

The building is provided a 120-volt, 3-phase electrical service from a 4-wire connection through a pad-mounted utility transformer. This service is connected to a 250-Amp panelboard serving as the main service disconnect. Electricity is distributed throughout the building and park pavilions to end use devices through electrical metal tubing (EMT) and armored electrical cable. Electrical distribution equipment have an expected useful life of approximately 30 years. However, it is not uncommon for electrical equipment to continue past its expected useful life with the proper maintenance performed.

PLUMBING SYSTEMS

The building is supplied with domestic water by the local utility. Two backflow prevention valves were observed at the service entrance. Both backflow prevention valves appear to have exceeded their expected useful life of approximately 15 years. Hot water is provided to the building through two water heaters. These water heaters were manufactured by Rheem and AO Smith in 2016 and 2006, respectively. The expected useful life of these water heaters is approximately 10 years. The building's sanitary waste system was not entirely visible but is believed to be primarily cast-iron pipe with polyvinyl chloride (PVC) pipe repairs. The building is believed to be adequately served by sanitary sewers.

FIRE & LIFE SAFETY COMPONENTS

The building is equipped with multiple dry chemical fire extinguishers throughout. The extinguishers were last serviced by Silco Fire & Security in 2024. The building is protected by a fire alarm system connected to pull-down stations and strobe/siren fixtures. Illuminated exit signs and battery backed-up emergency lighting fixtures identified primary means of egress.

ACCESSIBILITY COMPLIANCE

The subject facility falls under the Title II regulations of the ADA. The following architectural barriers were identified at the facility which were not in compliance with the 2010 Standards for Accessible Design.

- Multiple sections of concrete walkways have settled resulting in elevation differences greater than ½ of an inch classifying as a potential tripping hazard.
- Based on the current available parking spaces, a minimum of 6 accessible parking spaces is required with at least two of those being van accessible spaces.

EXPECTED USEFUL LIFE TABLE

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles	4 years	25 years	21 years	Good
Hardwood floor finish	155 years	50 years	Exceeded	Fair
Ceramic tile floor	5 years	40 years	35 years	Good
Papered Gypsum board wall finish	5 years	35 years	30 years	Good
Papered plaster & lath walls	155 years	50 years	Exceeded	Fair
Acoustic tile/drop ceiling	5 years	15 years	10 years	Good
Painted plaster & lath ceiling finish	155 years	50 years	Exceeded	Fair

Item	Effective AGE	Average EUL	RUL	Physical Condition
Laminated asphalt shingles, Show pavilion	18 years	25 years	7 years	Good
Laminated asphalt shingles, Picnic pavilion	2 years	25 years	23 years	Good
Forced-air gas-fired furnace, Rheem	26 years	20 years	Exceeded	Fair
Forced-air gas-fired furnace, Payne	4 years	20 years	16 years	Good
Air-cooled condenser, Rheem	26 years	15 years	Exceeded	Fair
Air-cooled condenser, Payne	4 years	15 years	11 years	Good
Hot Water Boiler, Burnham	19 years	30 years	11 years	Good
Cast iron radiator, Unknown	155 years	50 years	Exceeded	Fair
Package rooftop unit, Rheem	10 years	20 years	10 years	Good
Unit heater	26 years	15 years	Exceeded	Fair
Panelboard, 250-Amp	26 years	30 years	4 years	Good
Tank style water heaters, Rheem	9 years	10 years	1 year	Fair
Tank style water heaters, AO Smith	19 years	10 years	Exceeded	Fair
Fire alarm panel	155 years	15 years	Exceeded	Fair

DATA ANALYSIS

ACCESSIBILITY COMPLIANCE

The Americans with Disabilities Act (ADA) sets the groundwork for people with disabilities to successfully interact with many types of organizations and businesses. The ADA is a civil rights law, not building code, enacted in 1990, which prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The application of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) is slightly different depending on whether the building is covered by Title II or Title III of the ADA. Title II is focused toward state and local governments (public entities), while Title III is focused toward commercial buildings and places of public accommodations that are open to the public.

Title I of the ADA requires employers to make reasonable accommodations for their employees to allow for equal opportunity at the workplace. These modifications or adjustments to a job, physical environment, or a process enable an individual with a disability to perform the job to the same extent as people without disabilities.

This assessment included the following accessible elements: vehicular parking, exterior accessible routes, interior accessible routes, access to amenities and services, elevator accessibility, washroom accessibility, and signage. Within the context of this report, access to amenities and services includes the accessible features of service counters, waiting areas, breakrooms and other features of the location which may be used by the public or employees. The following table displays the results of the assessment and how the township facilities and parks comply with the 2010 Standards for Accessible Design using the ranking scale provided within the Methodology section of this report.

Accessibility Rankings	Criteria
C	Compliant: No architectural barriers were observed
P	Partially Compliant: At least one architectural barrier was identified whose removal is readily achievable and may be accomplished without additional capital funding requests.
N	Non-Compliant: At least one architectural barrier was identified whose removal is not readily achievable and may require additional planning or capital funding in order to remove it.

Facility Name	Parking	Exterior Routes	Interior Routes	Access to Amenities & Services	Elevators	Washrooms	Signage
Civic Center	C	C	C	C	C	N	P
Service Department	C	C	C	C	-	C	P
Police Department	C	C	C	C	-	P	C
Public Safety T.C.	N	C	C	C	-	N	P
Fire Station 26 & Annex	C	P	N	C	-	N	P
Fire Station 27	P	C	N	C	-	N	P
Fire Station 28	C	C	C	C	-	N	C
Fire Station 29	C	C	C	C	-	C	C
Annex	N	N	C	-	-	N	P
Salt Dome	-	-	-	-	-	-	-
Garage & Storage	-	-	-	-	-	-	-
Evergreen Cemetery	-	-	-	-	-	-	-
Paxton-Ramsey Park	N	P	C	P	-	P	C
Meadows Park	N	N	C	C	-	C	C
Riverview Park	N	C	C	C	-	C	C
Community Park	N	N	C	C	-	C	C

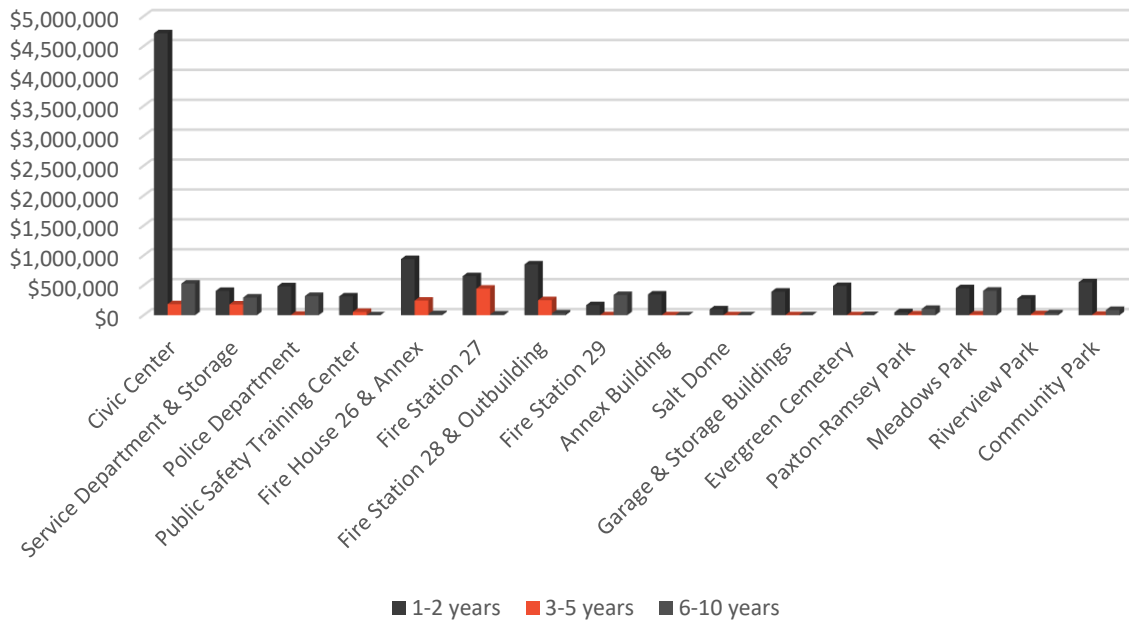
CAPITAL NEEDS REVIEW

This section of the report displays the results of the building evaluation and cost analysis of the facilities systems. This information is provided in various tables and charts to objectively present the assessment team's findings and summarize the results of this assessment.

CURRENT AND FORECASTED CAPITAL NEEDS

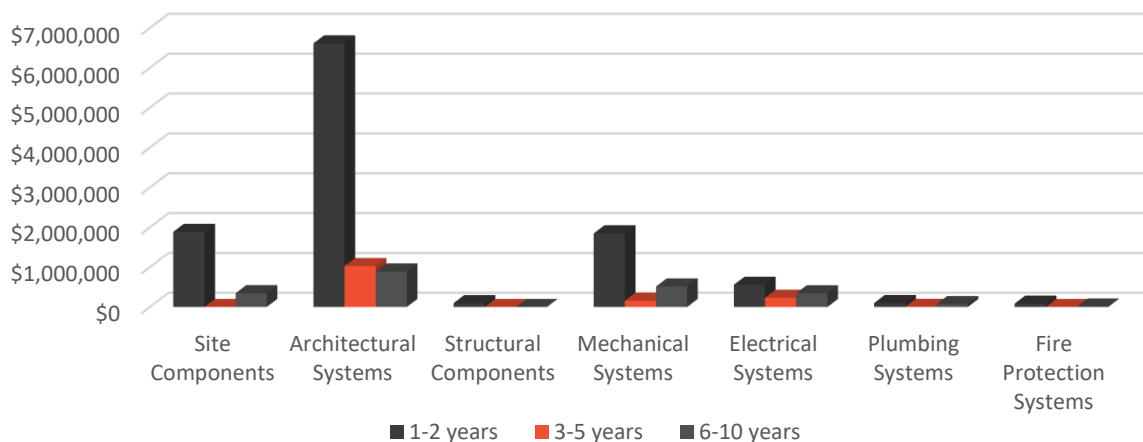
An opinion of the capital cost was created for identified deferred maintenance items, observed deficiencies, and anticipated capital needs for each of the systems and building components included in this assessment. This information was then projected out over the study term after referencing industry-accepted average effective useful life data. The cost information listed in the table includes the total cost for all building systems. The table lists total costs without regard to priority of particular deficiencies. Please refer to Appendix A for more detailed information on these values by facility.

System/Component	2025 -2026 (1-2 years)	2027-2030 (3-5 years)	2031-2035 (6-10 years)	10-Year Total Capital Needs
Civic Center	\$4,715,200	\$184,400	\$528,300	\$5,427,900
Service Department & Storage	\$406,200	\$180,200	\$294,900	\$881,300
Police Department	\$483,900	\$6,900	\$320,800	\$811,600
Public Safety Training Center	\$314,400	\$54,800	\$ -	\$369,200
Fire House 26 & Annex	\$937,900	\$244,200	\$17,300	\$1,199,400
Fire Station 27	\$652,800	\$444,700	\$11,500	\$1,109,000
Fire Station 28 & Outbuilding	\$848,900	\$250,800	\$29,400	\$1,129,100
Fire Station 29	\$167,800	\$ -	\$338,200	\$506,000
Annex Building	\$346,400	\$ -	\$ -	\$346,400
Salt Dome	\$97,700	\$ -	\$ -	\$97,700
Garage & Storage Buildings	\$393,200	\$ -	\$ -	\$393,200
Evergreen Cemetery	\$488,700	\$ -	\$3,100	\$491,800
Paxton-Ramsey Park	\$48,800	\$13,500	\$104,500	\$166,800
Meadows Park	\$451,300	\$13,300	\$409,500	\$874,100
Riverview Park	\$277,000	\$17,900	\$30,900	\$325,800
Community Park	\$550,600	\$7,100	\$86,900	\$644,600
Total	\$11,180,800	\$1,417,800	\$2,175,300	\$14,773,900



The following table displays the current and forecasted needs by facility system and component classifications within the various priorities for the five-year evaluation term.

System/Component	2025 -2026 (1-2 years)	2027-2030 (3-5 years)	2031-2035 (6-10 years)	10-Year Total Capital Needs
Site Components	\$1,885,800	\$ -	\$344,900	\$2,230,700
Structural Systems	\$6,613,000	\$1,026,400	\$889,400	\$8,528,800
Site Components	\$95,500	\$ -	\$ -	\$95,500
Mechanical Systems	\$1,846,800	\$157,000	\$514,400	\$2,518,200
Electrical Systems	\$557,700	\$231,300	\$343,700	\$1,132,700
Plumbing Systems	\$99,300	\$3,100	\$72,300	\$174,700
Fire Protection Systems	\$82,700	\$ -	\$10,600	\$93,300
Total	\$11,180,800	\$1,417,800	\$2,175,300	\$14,773,900



FACILITY CONDITION INDEX

A facility condition index (FCI) was prepared for the township and provides a benchmark used to compare the facility. The FCI is a widely used measurement that compares and prioritizes buildings of differing costs, sizes, or types by showing the relative physical condition of the facilities. The FCI, generally presented as a percentage, measures the estimated cost of the identified current period needs to include identified deficiencies, deferred maintenance, and life cycle costs. This information is then compared to the estimated current replacement value (CRV) of the facility. The higher the FCI, the poorer the relative condition of the facility as shown in the following table:

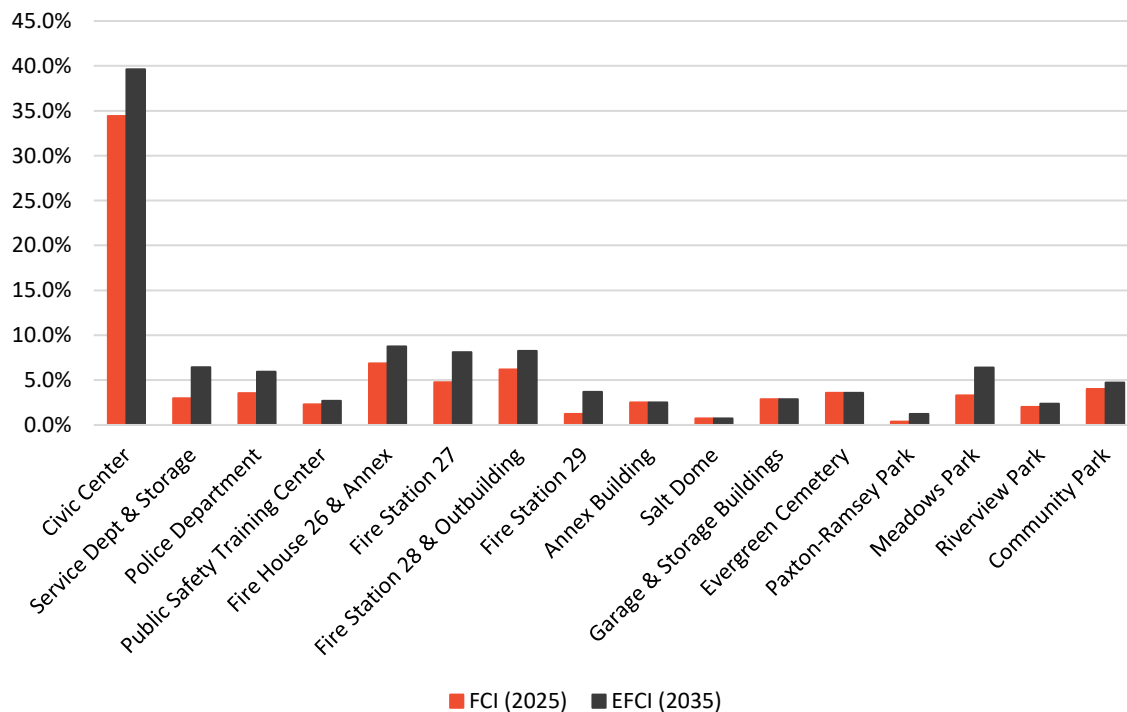
FCI % Range	Criteria
< 5%	Facility is in good condition , minimal capital funding needed
5% to 10%	Facility in fair condition , system replacements needed
11% to 20%	Facility in poor condition , major capital funding needed
21% to 30%	Facility should be considered for major renovation
> 30%	Facility should be considered for replacement

The current replacement value (CRV) is the estimated cost to replace the entire facility with one of similar size and functionality. Applying an accurate replacement cost to the facility becomes a strategic tool that allows the Assessment Team to compare the estimated cost for a new facility to the overall capital needs identified during this assessment. The estimated CRV for each facility is listed in the following table:

FACILITY	CURRENT REPLACEMENT VALUE
Civic Center	\$8,654,528
Service Department & Storage	\$2,084,243
Police Department	\$3,182,545
Public Safety Training Center	\$2,157,229
Fire House 26 & Annex	\$2,971,452
Fire Station 27	\$2,038,281
Fire Station 28 & Outbuilding	\$2,059,917
Fire Station 29	\$3,221,649
Annex Building	\$243,409
Salt Dome	\$224,316
Garage & Storage Buildings	\$724,950
Evergreen Cemetery	\$118,407
Paxton-Ramsey Park	\$199,804
Meadows Park	\$744,453
Riverview Park	\$269,246
Community Park	\$1,375,480
Total	\$30,269,909

The Assessment Team estimated the costs of the identified deficiencies, deferred maintenance, identified code violations, and anticipated capital needs to calculate a Facility Condition Index (FCI) for the facilities included in this assessment. The following table displays the facility's current FCI ranking and provides a 10-year Extended FCI (EFCI) that would reflect the condition of the facility if no capital investments were considered during the next 10 years.

FACILITY	Current FCI	10-Year EFCI
Civic Center	34.4%	39.6%
Service Department & Storage	3.0%	6.4%
Police Department	3.5%	5.9%
Public Safety Training Center	2.3%	2.7%
Fire House 26 & Annex	6.8%	8.8%
Fire Station 27	4.8%	8.1%
Fire Station 28 & Outbuilding	6.2%	8.2%
Fire Station 29	1.2%	3.7%
Annex Building	2.5%	2.5%
Salt Dome	0.7%	0.7%
Garage & Storage Buildings	2.9%	2.9%
Evergreen Cemetery	3.6%	3.6%
Paxton-Ramsey Park	0.4%	1.2%
Meadows Park	3.3%	6.4%
Riverview Park	2.0%	2.4%
Community Park	4.0%	4.7%
Average FCI	5.4%	7.20%



CATEGORY OF NEEDS

The capital needs identified during this assessment have been placed into specific Categories of Needs. This categorization of identified needs is the professional opinion of the American Structurepoint assessment team based on the overall visual condition of the building systems and components along with the established expected useful life data. These categories can be used to assist in prioritizing repair and replacement of systems when establishing annual budgets or capital allocations. The following priority levels were established for this report:

Total Needs	Category of Needs for Repair/Replacement
\$20,300	Category I- Critical: This category describes work that needs to be performed immediately to correct a potential safety hazard, stop accelerated deterioration, or return a facility to normal operation.
\$62,300	Category II- Codes/Standards Violations: Conditions in this category include items that do not conform to existing codes but are "Grandfathered" in their current condition. No action is required at this time, but should substantial work be undertaken, certain existing conditions may require corrective action
\$5,432,200	Category III- Deferred Maintenance: Systems and components in this category exhibited deferred maintenance or deficiencies that could have been remediated with proper routine maintenance and now need extensive repair or replacement.
\$3,883,700	Category IV- Capital Replacement: Items in this category include those that were found to be functional but that are expected to reach the end of their expected useful life before the end of the evaluation term.
\$5,375,400	Category V- Facility Aesthetics: The components in this category primarily include interior and/or exterior finishes from a beautification perspective. The identified deficiencies under this category are aesthetic only and if left, will not have an impact on other systems or components on the property.

The following table categorizes the System and Component classifications within the various priorities for the five-year evaluation term.

System/Component	Category I	Category II	Category III	Category IV	Category V	Total
Site Components	\$11,000	\$1,200	\$967,400	\$1,251,100	\$ -	\$2,230,700
Architectural Systems	\$9,300	\$61,100	\$2,006,700	\$1,076,300	\$5,375,400	\$8,528,800
Structural Systems	\$ -	\$ -	\$95,500	\$ -	\$ -	\$95,500
Mechanical Systems	\$ -	\$ -	\$1,631,600	\$886,600	\$ -	\$2,518,200
Electrical Systems	\$ -	\$ -	\$555,200	\$577,500	\$ -	\$1,132,700
Plumbing Systems	\$ -	\$ -	\$93,100	\$81,600	\$ -	\$174,700
Fire Protection Systems	\$ -	\$ -	\$82,700	\$10,600	\$ -	\$93,300
Total	\$20,300	\$62,300	\$5,432,200	\$3,883,700	\$5,375,400	\$14,773,900

CONCLUSIONS

ASSESSMENT FINDINGS

The assessment report underscores the importance of strategic investment in the Miami Township's infrastructure and resources. By addressing the capital needs, planning for long-term sustainability, and exploring innovative funding mechanisms, stakeholders can ensure resilience and operational excellence of the facility.

CAPITAL PROGRAMING

Based on the results of the 10-year capital needs forecast generated in the Data Analysis section of this assessment, it is the recommendation of the Assessment Team that the following capital needs be considered during future budget preparation. The below capital expense table displays the anticipated capital needs. The full 10-year capital schedule can be found in Appendix A of this report.

System/Component	2025 -2026 (1-2 years)	2027-2030 (3-5 years)	2031-2035 (6-10 years)	10-Year Total Capital Needs
Site Components	\$1,885,800	\$ -	\$344,900	\$2,230,700
Architectural Systems	\$6,613,000	\$1,026,400	\$889,400	\$8,528,800
Structural Systems	\$95,500	\$ -	\$ -	\$95,500
Mechanical Systems	\$1,846,800	\$157,000	\$514,400	\$2,518,200
Electrical Systems	\$557,700	\$231,300	\$343,700	\$1,132,700
Plumbing Systems	\$99,300	\$3,100	\$72,300	\$174,700
Fire Protection Systems	\$82,700	\$ -	\$10,600	\$93,300
Total	\$11,180,800	\$1,417,800	\$2,175,300	\$14,773,900

PRIORITIES OF EFFORT

The recommendations for this assessment are sorted into priority levels to ensure resources are allocated efficiently, addressing the most critical issues first while planning for long-term maintenance and improvements. This prioritization is intended to help facility managers and stakeholders make informed decisions based on the Assessment Team's professional opinion, the remaining useful life of the system of components and the impact the system has on the facility. This will be a cornerstone for any future planning efforts and will allow the Miami Township to appropriately invest and plan for future investments for any facility repairs, replacements, or improvements. These priorities are paired with the detailed recommendations listed in the Recommendation sections of this report.

System/Component	Priority 1 (2025-2030)	Priority 2 (2025-2030)	Priority 3 (2025-2030)	Priority 4 (2031-2035)	Priority 5 (2031-2035)	Priority 6 (2031-2035)	Priority 7 (2036-2040)
Site Components	\$12,200	\$ -	\$ -	\$1,861,200	\$ -	\$344,900	\$12,400
Structural Systems	\$70,400	\$985,700	\$778,000	\$381,300	\$571,500	\$246,800	\$5,495,100
Architectural Systems	\$ -	\$95,500	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical Systems	\$ -	\$ -	\$1,731,000	\$115,800	\$157,000	\$514,400	\$ -
Electrical Systems	\$ -	\$ -	\$532,100	\$25,600	\$231,300	\$343,700	\$ -
Plumbing Systems	\$ -	\$ -	\$78,600	\$20,700	\$3,100	\$72,300	\$ -
Fire Protection Systems	\$ -	\$ -	\$66,800	\$15,900	\$ -	\$10,600	\$ -
Total	\$82,600	\$1,081,200	\$3,186,500	\$2,420,500	\$962,900	\$1,532,700	\$5,507,500

COST OF NO ACTION

While there is a certain level of return on investment for each of the priorities outlined in this report, there is also a cost if no future investments or improvements are made to the facilities, and the cost of inaction could prove significant in several key areas, as represented by the Extended FCI (orange line) in the above graph. Neglecting to invest in the township's facilities can lead to significant economic, social, and environmental consequences. The lack of proper maintenance and improvements to public infrastructure impacts residents' quality of life, reduces economic growth potential, and increases long-term costs for the township. Below are the key costs associated with failing to invest in township facilities:

DETERIORATION OF PUBLIC INFRASTRUCTURE

Without continuous investment, essential infrastructure such as public buildings and park structures will degrade over time. This leads to higher repair costs in the future as minor issues escalate into major structural failures. The cost of reactive maintenance is significantly higher than planned, preventative maintenance.

ECONOMIC DECLINE

Inadequate facilities deter businesses from investing in the township, leading to a decline in economic activity. Poor infrastructure reduces accessibility, making it difficult for businesses to operate efficiently. This lack of economic vibrancy can lead to job losses, reduced property values, and a shrinking tax base, ultimately making it more difficult for the township to fund future improvements.

DECREASED QUALITY OF LIFE

Township facilities, including parks, contribute to the overall well-being of the community. Without investment, these spaces become unusable, diminishing recreational and social opportunities. A lack of well-maintained public spaces can also contribute to increased crime rates and reduced community engagement.

HIGHER FUTURE COSTS

Delaying investment in infrastructure leads to higher costs over time. Emergency repairs, legal liabilities, and the need for full-scale replacements due to prolonged deferred maintenance often exceed the cost of regular maintenance and incremental improvements. Proactive investment minimizes long-term financial burdens.

RESULTS OF ZERO INVESTMENT

Failing to invest in township facilities results in cascading negative effects that impact residents, businesses, and the overall financial health of the community. By prioritizing proactive investment, the township can ensure sustainability, safety, and economic stability while avoiding the excessive costs associated with neglect and emergency repairs. Investing in infrastructure today is essential to building a thriving, resilient community for the future.

RECOMMENDATIONS

Based on the findings of this Facility Condition Assessment, the following recommendations have been developed to guide the Township in addressing necessary improvements and maintenance. These recommendations have been prioritized based on the remaining useful life of each facility system and component as well as the professional opinion of the assessment team. By considering both immediate needs and long-term sustainability, this prioritization aims to assist the Township in making informed decisions that optimize resources, enhance public safety, and ensure the continued functionality of critical infrastructure.

PRIORITY 1 LIST (2025-2026)

Accessible Parking Spaces

Multiple facilities did not have the compliant number of accessible parking spaces according to the 2010 Standards for Accessible design. These locations include the Training Center, Annex Building, Paxton-Ramsey Park, Meadows Park, and Community Park. Restriping these parking areas to provide compliant accessible parking spaces should be performed. Consulting with a registered architect should be considered to ensure compliance with the 2010 Standards. The estimated cost for restriping and consultation is approximately \$9,200.

Architectural Barriers in Washrooms

Multiple facilities had washrooms that did not completely comply with the 2010 Standards for Accessible Design. Identified architectural barriers included lack of and location of grab bars, protection from contact with lavatory drainpipes, compliant turning radius, flush controls on non-transfer side of water closet, non-compliant door knobs, and proper signage. Removing these barriers should be performed immediately. Removing some barriers may require partial renovation of the building, consulting with a registered architect to ensure compliance should be considered. The estimated cost for removing some of the architectural barriers and consultation with a registered architect is approximately \$61,400.

Tripping Hazards Along Walkways

The walkways around Fire Station 26 and at Meadows Park have changes in the walking surface that is greater than one-quarter of an inch therefore identifying these areas as a potential tripping hazard. Removing the tripping hazards by repairing the concrete walkways should be considered. The estimated cost for repairing these areas is approximately \$3,000.

Further Evaluation of Water Intrusion

Water was observed on the floor of the utility room on the lower level of the Police Station. Additionally, water was reported to appear on the floor in the female locker room. The water appears to be infiltrating the building through the concrete foundation wall. The specific location of the infiltration was not identified, and further, more invasive, evaluation should be conducted to identify the specific location for both areas within the Police Station. The further evaluation should include recommendations for repair. The estimated cost for a more invasive investigation is approximately \$5,000.

Further Testing of Suspected Materials

Characteristics of microbial growth and lead-based paint were observed in the Leming House within the Community Park. Testing of these suspected materials should be performed and remediations performed accordingly. The estimated cost to perform these tests is approximately \$4,000.

PRIORITY 2 LIST (2025-2026)

Repairs Brick Veneer

Several deficiencies were identified in the brick veneer of the Civic Center, Police Department, Training Center, Fire Station 26, Fire Station 27, and Cemetery Storage. These deficiencies consisted of deterioration of the mortar joints

and damage to the masonry units should be repointed and repaired as needed. The estimated cost for these repairs is approximately \$819,200.

Repairs to Concrete Masonry

Several deficiencies were identified in the brick veneer of the Fire Station 26, Annex, and Police Garage. These deficiencies consisted of deterioration of the mortar joints and damage to the masonry units should be repointed and repaired as needed. The estimated cost for these repairs is approximately \$8,700.

Repairs to Metal Panel Siding

What appears to be impact related damages were identified to the metal panel siding of the Police Storage building. These sections of siding should be repaired and replaced as needed. The estimated cost for these repairs is approximately \$5,100.

Repairs to Roof Insulation

What appears to be moisture and possibly impact related damages were identified to the roof insulation of the Police Garage building. These sections of insulation should be repaired and replaced as needed. The estimated cost for these repairs is approximately \$1,100.

Replace Fiber Composite Panel

Multiple installation related deficiencies with the fiber composite panel located on the exterior of Fire Station 29 were identified. Numerous panels appear to be bent, cracked, and displaced as a result of improper installation of the wall substrate. These issues had also resulted in apparent animal openings in the panels. Damaged panels should be removed and undamaged panels salvaged and removed to allow for installation of an adequate substrate as needed. The estimated cost for these repairs is approximately \$122,100.

Replacement of Expansion Joint Sealant

The expansion joint sealant to the brick veneer of the Police Garage building exhibited multiple age-related deficiencies. Deteriorated expansion joint sealants should be removed and replaced as needed. The estimated cost for these repairs is approximately \$3,100.

Asphalt Shingle Roof Replacement

The mansard slope asphalt composition shingles on the Annex building exhibited multiple deficiencies and previous repairs which may allow for water infiltration through the roof surface. If left unrepaired, water infiltration can result in further damage of the facility systems. Replacement of the shingle roof should be considered. The estimated cost for these repairs is approximately \$26,400.

Repairs to Concrete Foundation Wall

Cracks and spalls along the salt dome concrete walls were identified. Multiple embedded pieces of corroded steel were identified at the dome entrance and east elevation. To prevent further corrosion and water infiltration into the wall and dome, corroded pieces of steel should be removed and replaced following by sealing and patching cracked and spalled concrete sections with epoxy injections and modified grout, respectively. The estimated cost for these repairs is approximately \$94,400.

Repairs to Wood-Framed Joists

Multiple broken floor joists were identified to the lower level of the Lemming House in Community Park. The floor joists should be repaired and replaced as needed. The estimated cost for these repairs is approximately \$1,100.

PRIORITY 3 LIST (2025-2026)

Replacement of/Repairs to Exterior Enclosures and Cladding

Multiple buildings contain exterior enclosures and cladding systems which have exceeded their expected useful life. These systems include brick veneer, concrete masonry, metal panel siding, and wood siding typically. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. These systems are not necessarily exhibiting any current deterioration or damages. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. The estimated cost for their replacement is approximately \$146,000.

Replacement of Fenestration Systems

Building fenestration systems include doors and windows. Many have exceeded their expected useful life and should be considered for replacement. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. These systems are not necessarily exhibiting any current deterioration or damages. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. The estimated cost for their replacement is approximately \$303,500.

Replacement of Asphalt Shingle Roofs

Several facility buildings are covered with asphalt shingle roof systems which have exceeded their expected useful life. These include the Police Department and Fire Station 28. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. These systems are exhibiting age related deficiencies, but these deficiencies have not significantly affected the roof's ability to shed water. If properly maintained, these systems may not need to be replaced immediately and will merely need repaired. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for their replacement is approximately \$194,300.

Replacement of Thermoplastic Membrane Roof

The Service Department main building is covered with a thermoplastic membrane roof which has exceeded its expected useful life. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. This system is not necessarily exhibiting any current deterioration or damages. If properly maintained, this system may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for its replacement is approximately \$63,600.

Replacement of Built-up Membrane Roof

The Annex is covered with a built-up membrane roof which has exceeded its expected useful life. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. This system is not necessarily exhibiting any current deterioration or damages. If properly maintained, this system may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for its replacement is approximately \$70,600.

Replacement of HVAC Equipment

The majority of the facilities contain mechanical systems which have exceeded their expected useful life. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. Replacement of these systems should be considered. However, it is not unusual for mechanical systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$1,731,000.

Replacement of Electrical Distribution Equipment

The majority of the facilities contain electrical distribution equipment which has exceeded their expected useful life. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. Replacement of these systems should be considered. However, it is not unusual for electrical distribution equipment to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$532,100.

Replacement of Plumbing Systems & Equipment

The majority of the facilities contain plumbing systems which have exceeded their expected useful life. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. Replacement of these systems should be considered. However, it is not unusual for plumbing systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$78,600.

Replacement of Fire Alarm Panels

The majority of the facilities contain at least one fire alarm control panel. Facilities which are considered publicly accessible and/or instrumental in Miami Township operations are included in this priority rating. These panels have exceeded their expected useful life. Replacement of the panels should be considered. However, it is not unusual for these panels to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$66,800.

PRIORITY 4 LIST (2025-2026)

Repairs to Asphalt Pavement and Walkways

Facilities typically included asphalt paved vehicular entrances and parking areas. The asphalt pavement has deteriorated resulting in observed fatigue cracks and depressions in the pavement. While these are observed deficiencies with the facility pavement, they are not an immediate concern and are considered to be in this priority rating. The pavement should have cracks and depressions repaired and a seal coat applied to the pavement surface to ensure the longevity of the pavement. The estimated cost for these repairs is approximately \$1,685,800.

Repairs to Concrete Pavement and Walkways

Some facilities included concrete paved vehicular and pedestrian pads and walking surfaces. Multiple deficiencies were identified with the concrete pavement and walkways. These deficiencies were identified at facilities or specific locations which were not considered a safety hazard. While these are observed deficiencies with the facility pavement, they are not an immediate concern and are considered to be in this priority rating. The concrete pavement and walkways should be repaired and replaced as needed. The estimated cost for these repairs is approximately \$71,800.

Repairs to Non-Structural Retaining Walls

The Civic Center contains multiple non-structural retaining walls to support small portions of soil. The retaining walls vary in condition and exhibit multiple deficiencies including deteriorated mortar joints and displaced masonry. While these are observed deficiencies with the retaining walls, they are not an immediate concern and are considered to be in this priority rating. The retaining walls should be repaired and rebuilt as needed. The estimated cost for their replacement is approximately \$103,600.

Replacement of/Repairs to Exterior Enclosures and Cladding

Multiple buildings contain exterior enclosures and cladding systems which have exceeded their expected useful life. Facilities which are not considered publicly accessible and are secondary storage or park features are included in this priority rating. These systems are not necessarily exhibiting any current deterioration or damages. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. The estimated cost for their replacement is approximately \$96,000.

Replacement of Fenestration Systems

Building fenestration systems include doors and windows. Many have exceeded their expected useful life and should be considered for replacement. Facilities which are not considered publicly accessible and are secondary storage or park features are included priority rating. These systems are not necessarily exhibiting any current deterioration or damages. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. The estimated cost for their replacement is approximately \$52,100.

Replacement of Salt Dome Fence Gate

The fence gate to the salt dome is significantly corroded at its base. Replacement of the gate should be considered. The estimated cost for their replacement is approximately \$3,300.

Replacement of Architectural Metal Panel Roofs

The police garage and storage buildings are covered with architectural metal panels (R-panel) roofs which have exceeded their expected useful life. Facilities which are not considered publicly accessible and are secondary storage are included in this priority rating. These systems are not necessarily exhibiting any major deficiencies. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for its replacement is approximately \$223,200.

Replacement of Asphalt Shingle Roof

The publicly available washroom structure in the Paxton-Ramsey Park contains an asphalt shingle roof which has exceeded its expected useful life. Facilities which are considered publicly accessible park features were included in this priority rating. This system is not necessarily exhibiting any current deterioration or damages. If properly maintained, this system may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for its replacement is approximately \$6,700.

Replacement of HVAC Equipment

The majority of the facilities contain HVAC systems which have exceeded their expected useful life. Facilities which are not considered publicly accessible and are secondary storage or park features are included in this priority rating. Replacement of these systems should be considered. However, it is not unusual for mechanical systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$115,800.

Replacement of Electrical Distribution Equipment

The majority of the facilities contain electrical distribution equipment which has exceeded their expected useful life. Facilities which are not considered publicly accessible and are secondary storage or park features are included in this priority rating. Replacement of these systems should be considered. However, it is not unusual for electrical distribution equipment to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$25,600.

Replacement of Plumbing Systems & Equipment

The majority of the facilities contain plumbing systems which have exceeded their expected useful life. Facilities which are not considered publicly accessible and are secondary storage or park features are included in this priority rating. Replacement of these systems should be considered. However, it is not unusual for plumbing systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$20,700.

Replacement of Fire Alarm Panels

The majority of the facilities contain at least one fire alarm control panel. Facilities which are not considered publicly accessible and are secondary storage or park features are included in this priority rating. These panels have exceeded their expected useful life. Replacement of the panels should be considered. However, it is not unusual for these

panels to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$15,900.

PRIORITY 5 LIST (2027-2030)

Replacement of/Repairs to Exterior Enclosures and Cladding

The Paxton-Ramsey washroom facility is partially clad in metal panel siding which will have exceeded its expected useful life during the term of this assessment between 2027 and 2030. This system is not necessarily exhibiting any current deterioration or damages. If properly maintained, this system may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. The estimated cost for their replacement is approximately \$1,900.

Replacement of EPDM Membrane Roof

The Civic Center is covered with an EPDM membrane roof with parts that will have exceeded their expected useful life during the term of this assessment between 2027 and 2030. This system is not necessarily exhibiting any current deterioration or damages. If properly maintained, this system may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters, downspouts, and parapet flashing were included in the estimated cost for replacement. The estimated cost for its replacement is approximately \$144,300.

Replacement of Asphalt Shingle Roofs

Several facility buildings are covered with asphalt shingle roof systems which will have exceeded their expected useful life during the term of this assessment between 2027 and 2030. These include Fire Station 26, Fire Station 27, and the washroom facility at Riverview Park. These systems are not necessarily exhibiting any current deterioration or damages. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for their replacement is approximately \$258,300.

Replacement of Architectural Metal Panel Roof

The Service Department main building is partially covered with architectural metal panels (R-panel) which will have exceeded its expected useful life during the term of this assessment between 2027 and 2030. This system is not necessarily exhibiting any current deterioration or damages. If properly maintained, this system may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for its replacement is approximately \$167,000.

Replacement of HVAC Equipment

Multiple facilities contain mechanical systems which will have exceeded their expected useful life during the term of this assessment. These systems specifically will exceed their expected useful life between 2027 and 2030. Replacement of these systems should be considered. However, it is not unusual for mechanical systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$157,000.

Replacement of Electrical Distribution Equipment

Multiple facilities contain electrical distribution equipment which will have exceeded their expected useful life during the term of this assessment. These systems specifically will exceed their expected useful life between 2027 and 2030. Replacement of these systems should be considered. However, it is not unusual for electrical distribution equipment to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$231,300.

Replacement of Plumbing Systems & Equipment

Multiple facilities contain plumbing systems which will have exceeded their expected useful life during the term of this assessment. These systems specifically will exceed their expected useful life between 2027 and 2030.

Replacement of these systems should be considered. However, it is not unusual for plumbing systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$3,100.

PRIORTY 6 LIST (2030-2035)

Repairs to Asphalt Pavement

Multiple township parks contain asphalt paved vehicular and pedestrian surfaces which will have exceeded their expected useful life during the term of this assessment between 2030 and 2035. Although minor cracks may have been identified in localized areas of this pavement, they do not warrant immediate repairs and are included in this priority rating. The pavement cracks should eventually be repaired and a seal coat applied to the pavement surface to ensure longevity of the pavement. The estimated cost for these repairs is approximately \$344,900.

Replacement of/Repairs to Exterior Enclosures and Cladding

Multiple building exterior enclosures and cladding will have exceeded their expected useful life during the term of this assessment between 2030 and 2035. Replacement of these systems should be considered. These systems are not necessarily exhibiting any current deterioration or damage. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. The estimated cost for their replacement is approximately \$106,500.

Replacement of Fenestration Systems

Building fenestration systems include doors and windows. Many will have exceeded their expected useful life during the term of this assessment between 2030 and 2035. Replacement of these systems should be considered. These systems are not necessarily exhibiting any current deterioration or damages. If properly maintained, these systems may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. The estimated cost for their replacement is approximately \$80,800.

Replacement of Asphalt Shingle Roof

The publicly available washroom structure in the Paxton-Ramsey Park contains an asphalt shingle roof which has exceeded its expected useful life. Facilities which are considered publicly accessible park features were included in this priority rating. This system is not necessarily exhibiting any current deterioration or damages. If properly maintained, this system may not need to be replaced and will merely need repaired as a result of age-related deficiencies/deteriorated. Roof gutters and downspouts were included in the estimated cost for replacement. The estimated cost for its replacement is approximately \$59,500.

Replacement of HVAC Equipment

Multiple facilities contain mechanical systems which will have exceeded their expected useful life during the term of this assessment. These systems specifically will exceed their expected useful life between 2027 and 2030. Replacement of these systems should be considered. However, it is not unusual for mechanical systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$514,400.

Replacement of Electrical Distribution Equipment

Multiple facilities contain electrical distribution equipment which will have exceeded their expected useful life during the term of this assessment. These systems specifically will exceed their expected useful life between 2027 and 2030. Replacement of these systems should be considered. However, it is not unusual for electrical distribution equipment to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$343,700.

Replacement of Plumbing Systems & Equipment

Multiple facilities contain plumbing systems which will have exceeded their expected useful life during the term of this assessment. These systems specifically will exceed their expected useful life between 2027 and 2030. Replacement of these systems should be considered. However, it is not unusual for plumbing systems to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$72,300.

Replacement of Fire Alarm Panels

The majority of the facilities contain at least one fire alarm control panel which have exceeded their expected useful life during the term of this assessment between 2030 and 2035. Replacement of the panels should be considered. However, it is not unusual for these panels to continue to operate past their expected useful life. The estimated cost for their replacement is approximately \$10,600.

PRIORITY 7 LIST (Low Priority Items)

Replacement of Split Rail Fence

Evergreen Cemetery contains a split rail wood fence which extends to the south side of the property. The fence is significantly rotted in multiple locations with multiple previous repairs identified. Replacement of the fence should be considered. The estimated cost for their replacement is approximately \$12,400.

Replacement of Interior Finishes

Multiple buildings have interior finishes that have exceeded their useful life or will during the term of this assessment. As interior finishes are typically aesthetic, replacements for these finishes are considered low priority. The estimated cost to replace these interior finishes is approximately \$5,352,200.

Replacement of Roofs for Park Feature

The shingle roofs over the pavilions and gazebos at Community Park and Riverview Park have or will reach the end of their useful life during the term of this assessment. Due to the nature of these structures, replacement of the roof shingles is considered a low priority. The estimated costs to replace the shingles on the roof is approximately \$142,900.

CLOSING STATEMENTS

ACKNOWLEDGEMENTS

We hope this report provides you with a greater understanding and overview of the general condition of the facilities within the Miami Township. We appreciate the opportunity to support your efforts in maintaining and improving this critical asset. We trust this information is of value to you.

The findings and recommendations presented in this Facility Condition Assessment are intended to provide a clear understanding of the current state of the municipal facilities and to assist in planning for its future maintenance, repair, and improvement needs. By addressing the identified deficiencies and prioritizing the recommended actions, the Township can extend the life of the facilities, enhance its operational efficiency, and ensure a safe and functional environment for all users.

It is important to approach the outlined recommendations as a strategic guide, with a focus on proactive and preventive maintenance to minimize costly emergency repairs and to sustain the facility's value over time. Regular updates to this assessment, alongside routine inspections, will help ensure that the facility remains aligned with organizational goals and evolving requirements. Please feel free to reach out with any questions or if further assistance is required in implementing the recommendations outlined in this report.

We would like to extend our gratitude to all individuals that contributed to this Facility Condition Assessment Report. Special thanks to Steve Kelly, Chris Burdsall, and other Project Stakeholders and Decision Makers for providing invaluable insights and strategic direction. We would like to thank the facility management teams for sharing detailed information in their field, asset data, and for providing operational priorities and future needs that shaped the recommendations. Your collaboration has been instrumental in creating a roadmap to guide long-term planning and investment.

Sincerely,

American Structurepoint, Inc.,

Preston Ray, PMP, CEA, RRO
Project Manager
Investigative Group

Brian A. Scott, PE
Project Manager
Investigative Group

Tyler Waldron, PE
Project Manager
Investigative Group

Nolan Schacherer, PE
Project Engineer
Investigative Group

Will R. Baker, EI
Staff Engineer
Investigative Group

APPENDIX A 10-YEAR CAPITAL SCHEDULE

FACILITY / PARK	PRIORITY LEVEL	2025-2026	2027-2030	2031-2035	2025-2035 10-YEAR NEEDS
Site Components					\$2,234,000
Accessible Parking Spaces	1	9,200			9,200
Tripping Hazards Along Walkways	1	3,000			3,000
Repairs to Asphalt Pavement and Walkways	4	1,685,800			1,685,800
Repairs to Concrete Pavement and Walkways	4	71,800			71,800
Repairs to Non-Structural Retaining Walls	4	103,600			103,600
Replacement of Salt Dome Fence Gate	4	3,300			3,300
Repairs to Asphalt Pavement	6			344,900	344,900
Replacement of Split Rail Fence	7			12,400	12,400
Architectural Systems					\$8,521,500
Repair Brick Veneer	2	819,200			819,200
Repairs to Concrete Masonry	2	8,700			8,700
Repairs to Metal Panel Siding	2	5,100			5,100
Replace Fiber Composite Panel	2	122,100			122,100
Replacement of Expansion Joint Sealant	2	3,100			3,100
Replacement of/Repairs to Exterior Enclosure & Cladding	3	146,000			146,000
Replacement of/Repairs to Exterior Enclosure & Cladding	4	96,000			96,000
Replacement of/Repairs to Exterior Enclosure & Cladding	5		1,900		1,900
Replacement of/Repairs to Exterior Enclosure & Cladding	6			106,500	106,500
Replacement of Fenestration Systems	3	303,500			303,500
Replacement of Fenestration Systems	4	52,100			52,100
Replacement of Fenestration Systems	6			80,800	80,800
Repairs to Roof Insulation	2	1,100			1,100
Asphalt Shingle Roof Replacement	2	26,400			26,400
Replacement of Asphalt Shingle Roofs	3	194,300			194,300
Replacement of Thermoplastic Membrane Roof	3	63,600			63,600
Replacement of Built-up Membrane Roof	3	70,600			70,600
Replacement of Architectural Metal Panel Roof	4	223,200			223,200
Replacement of Asphalt Shingle Roof	4	6,700			6,700
Replacement of EPDM Membrane Roof	5		144,300		144,300
Replacement of Asphalt Shingle Roof	5		258,300		258,300
Replacement of Architectural Metal Panel Roof	5		167,000		167,000
Replacement of Asphalt Shingle Roof	6			59,500	59,500
Replacement of Roofs for Park Features	7			142,900	142,900
Replacement of Interior Finishes	7			5,352,200	5,352,200
Architectural Barriers in Washroom	1	61,400			61,400
Further Evaluation of Water Intrusion	1	5,000			5,000
Structural Systems					\$95,500
Repairs to Concrete Foundation Wall	2	94,400			94,400
Repairs to Wood-Framed Joists	2	1,100			1,100
Mechanical Systems					\$2,518,200
Replacement of HVAC Equipment	3	1,731,000			1,731,000
Replacement of HVAC Equipment	4	115,800			115,800
Replacement of HVAC Equipment	5		157,000		157,000
Replacement of HVAC Equipment	6			514,400	514,400
Electrical Systems					\$1,132,700
Replacement of Electrical Distribution Equipment	3	532,100			532,100
Replacement of Electrical Distribution Equipment	4	25,600			25,600
Replacement of Electrical Distribution Equipment	5		231,300		231,300
Replacement of Electrical Distribution Equipment	6			343,700	343,700
Plumbing Systems					\$174,700
Replacement of Plumbing Systems & Equipment	3	78,600			78,600

FACILITY / PARK	PRIORITY LEVEL	2025-2026	2027-2030	2031-2035	2025-2035 10-YEAR NEEDS
Replacement of Plumbing Systems & Equipment	4	20,700			20,700
Replacement of Plumbing Systems & Equipment	5		3,100		3,100
Replacement of Plumbing Systems & Equipment	6			72,300	72,300
Fire Protection & Life Safety Systems					\$93,300
Replacement of Fire Alarm Panels	3	66,800			66,800
Replacement of Fire Alarm Panels	4	15,900			15,900
Replacement of Fire Alarm Panels	6			10,600	10,600
TOTAL		6,766,800	962,900	7,040,200	\$14,769,900

APPENDIX B FACILITY PHOTOS

CIVIC CENTER PHOTO LOG



Overview of Civic Center



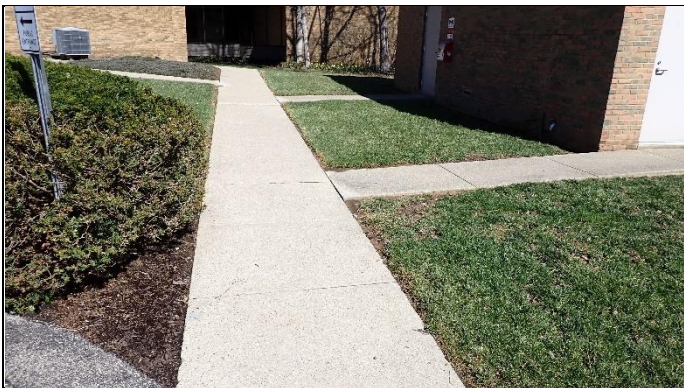
Civic Center elevation



Civic Center elevation



Civic Center elevation



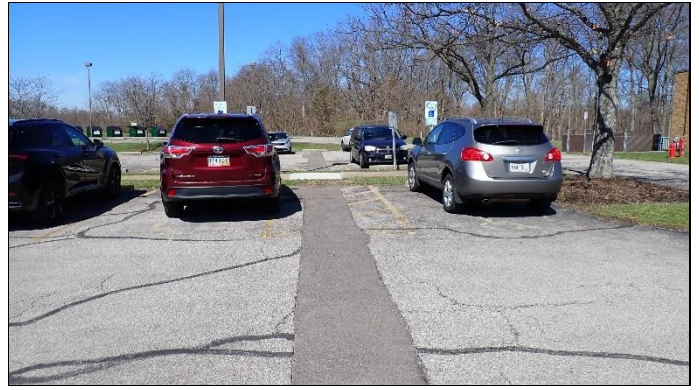
Overview of concrete walkway



Overview of concrete walkway



Overview of parking areas



Overview of parking areas



Retaining wall



Retaining wall



Overview of roof



Overview of roof



Overview of roof



Overview of roof



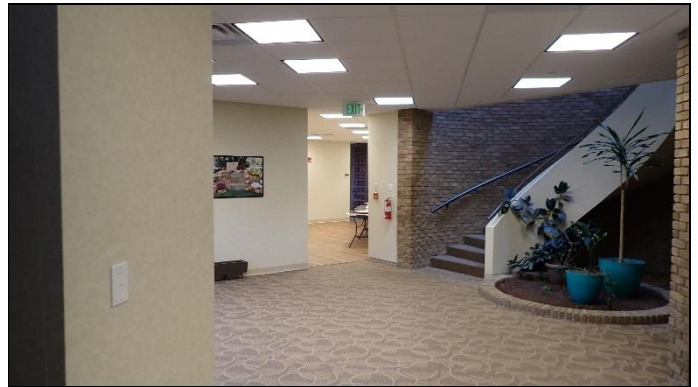
Overview of roof



Overview of roof



Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Building structure



Building structure



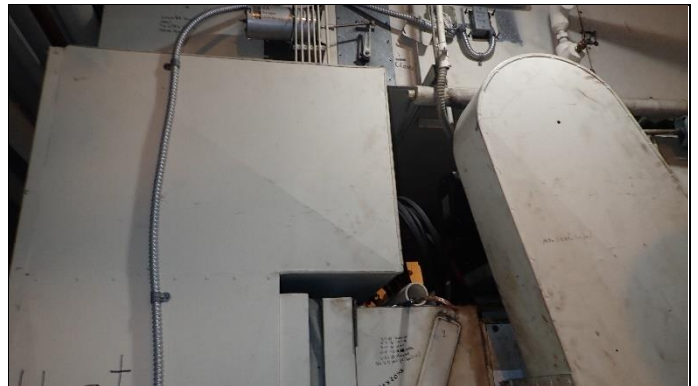
Overview of mechanical equipment



Overview of mechanical equipment



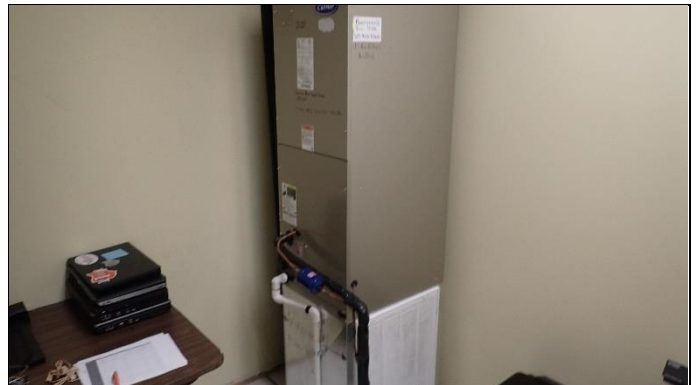
Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Water heater



Water distribution



Backflow prevention valve



Domestic service entrance



Fire extinguisher



Exit signage



Fire alarm strobe



Fire sprinkler riser

SERVICE DEPARTMENT PHOTO LOG



Building elevation



Building elevation



Building elevation



Building elevation



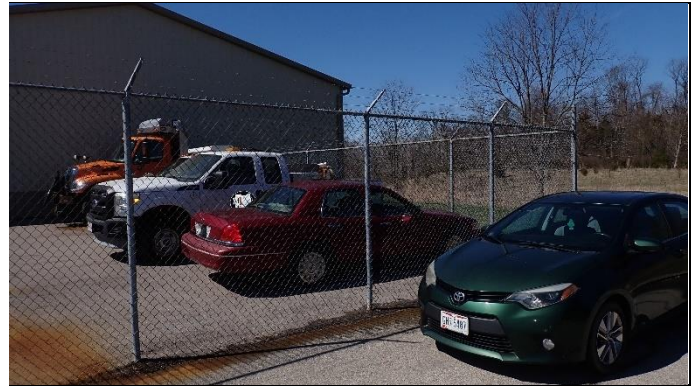
Building elevation



Building elevation



Building elevation



Building elevation



Site overview



Site overview



Site overview



Concrete walkway



Vehicular entrance



Parking areas



Roof overview



Roof overview



Roof overview



Roof overview



Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview electrical distribution equipment



Overview electrical distribution equipment



Overview electrical distribution equipment



Overview electrical distribution equipment



Water heater



Backflow prevention valve



Fire alarm panel



Smoke detector



Exit signage



Fire extinguisher

POLICE DEPARTMENT PHOTO LOG



Building elevation



Building elevation



Building elevation



Building elevation



Site overview



Site overview



Site overview



Site overview



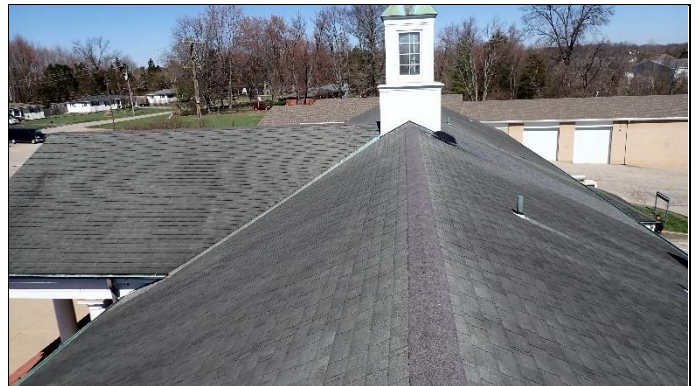
Parking area



Parking area



Overview of roof



Overview of roof



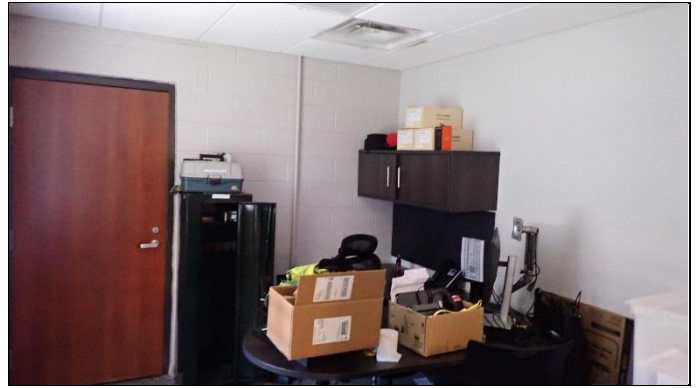
Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



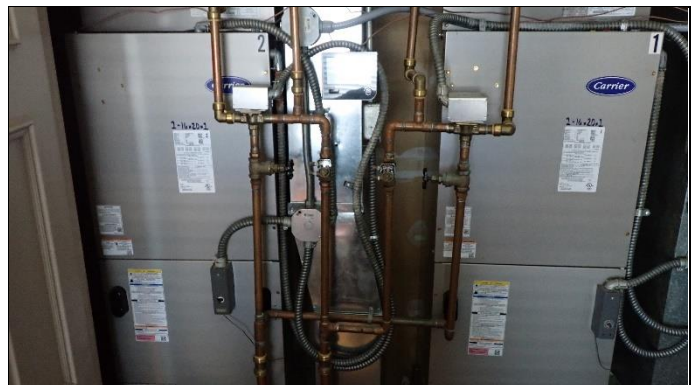
Overview of structure



Overview of structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Water heater



Backflow prevention valve



Fire alarm panel



Fire extinguishers



Exit signage



Fire alarm strobe

PUBLIC SAFETY TRAINING CENTER PHOTO LOG



Building elevation



Building elevation



Building elevation



Building elevation



Overview of site



Overview of site



Overview of site



Overview of site



Concrete walkway



Parking area



Overview of roof



Overview of roof



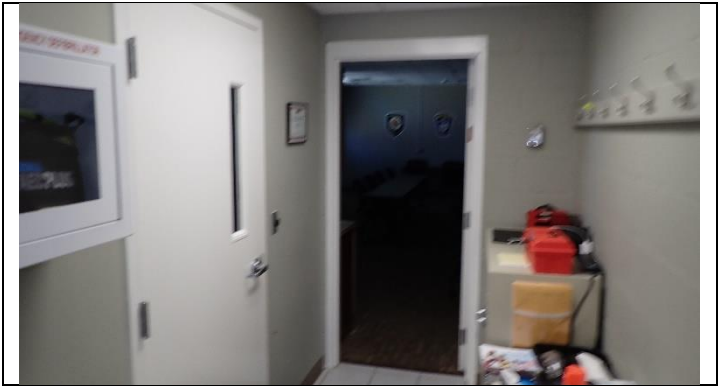
Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Electrical distribution equipment



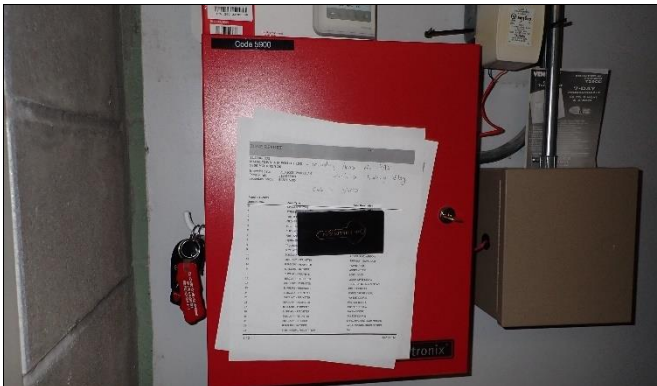
Water heater



Water distribution



Backflow prevention valve



Fire alarm panel



Fire alarm strobe



Fire extinguishers



Exit signage

FIRE STATION 26 & ANNEX PHOTO LOG



Building elevation



Building elevation



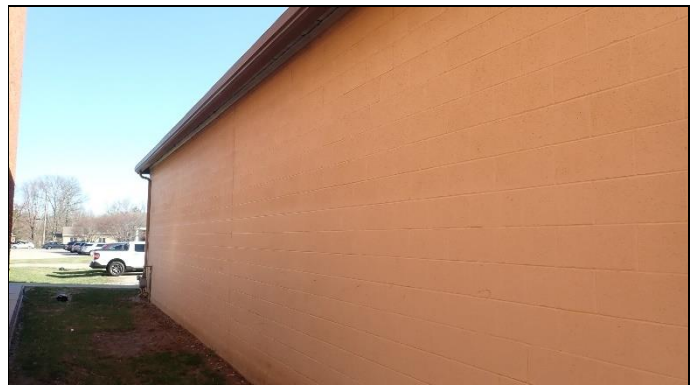
Building elevation



Building elevation



Building elevation



Building elevation



Building elevation



Building elevation



Overview of site



Overview of site



Overview of site



Overview of site



Parking area



Parking area



Overview of roof



Overview of roof



Overview of roof



Overview of roof



Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Overview of washrooms



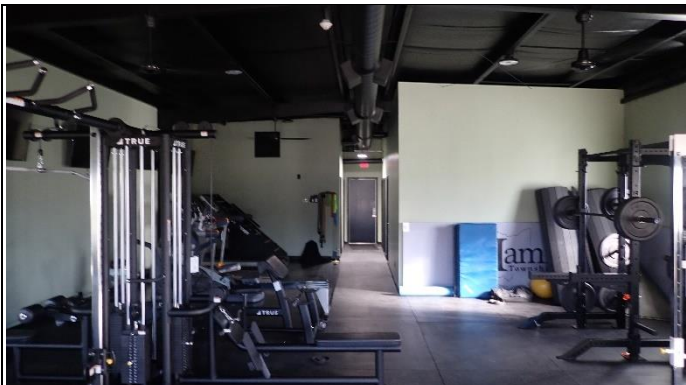
Overview of washrooms



Overview of roof



Overview of roof



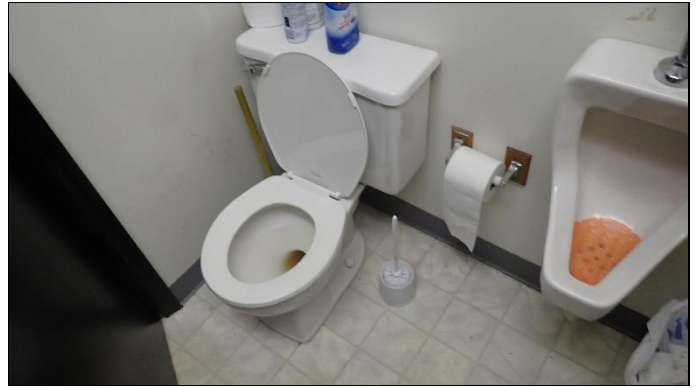
Overview of interior



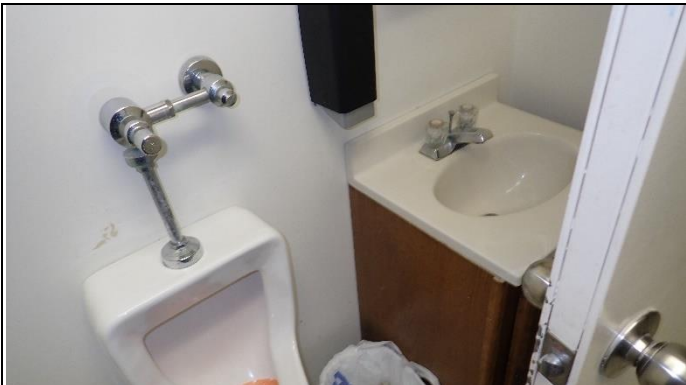
Overview of interior



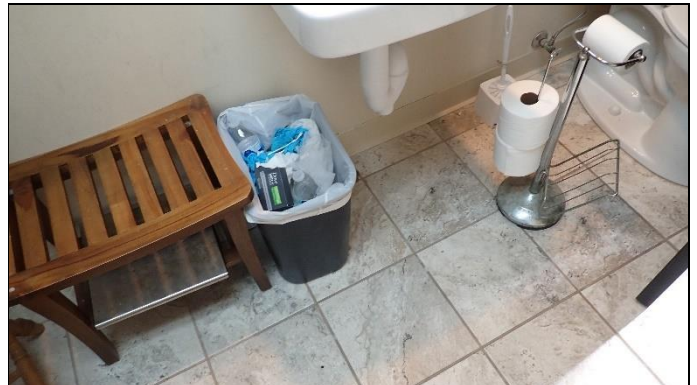
Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



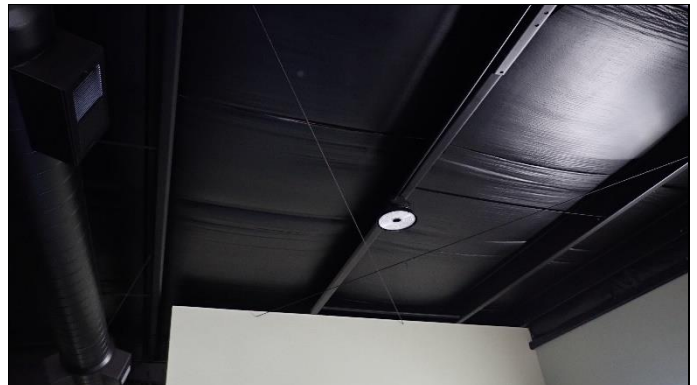
Building structure



Building structure



Building structure



Building structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



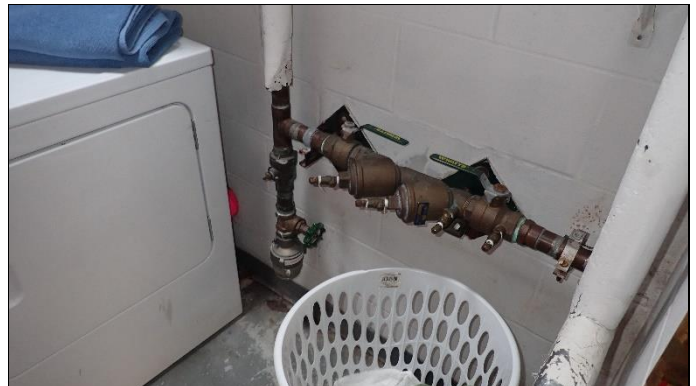
Overview of electrical distribution equipment



Overview of electrical distribution equipment



Water heater



Backflow prevention valve



Water heater



Water distribution



Fire alarm panel



Fire extinguishers



Fire alarm strobe



Exit signage

FIRE STATION 27 PHOTO LOG



Building elevation



Building elevation



Building elevation



Building elevation



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Parking area



Overview of roof



Overview of roof



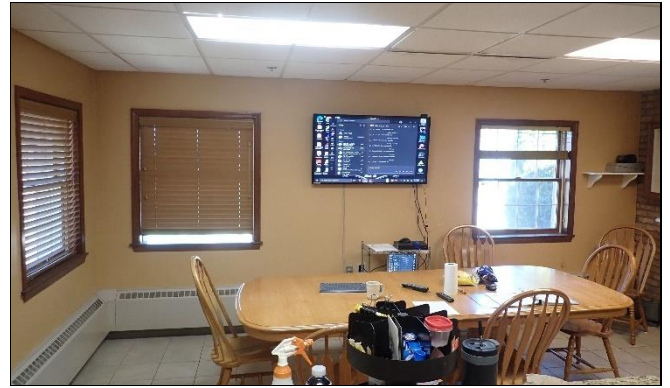
Overview of roof



Overview of roof



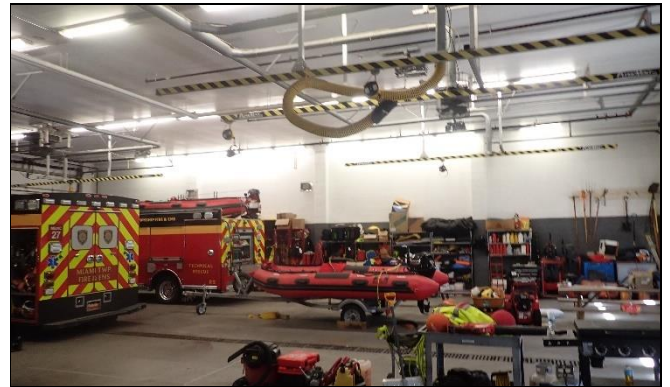
Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Building structure



Building structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Water heater



Sump pump



Backflow prevention valve



Fire alarm panel



Fire extinguisher



Fire extinguisher



Fire alarm strobe



Fire sprinkler riser



Riser air compressor



Exit signage



Pull-down station

FIRE STATION 28 & OUTBUILDING PHOTO LOG



Building elevation



Building elevation



Building elevation



Building elevation



Overview of site



Overview of site



Overview of site



Overview of site



Parking area



Overview of outbuilding



Overview of outbuilding



Overview of outbuilding



Overview of roof



Overview of roof



Overview of roof



Overview of roof



Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Building structure



Building structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Water heater



Backflow prevention valve



Sump pump



Fire sprinkler riser



Riser air compressor



Fire alarm panel



Fire alarm strobe



Exit signage



Fire extinguisher



Pull-down station

FIRE STATION 29 PHOTO LOG



Building elevation



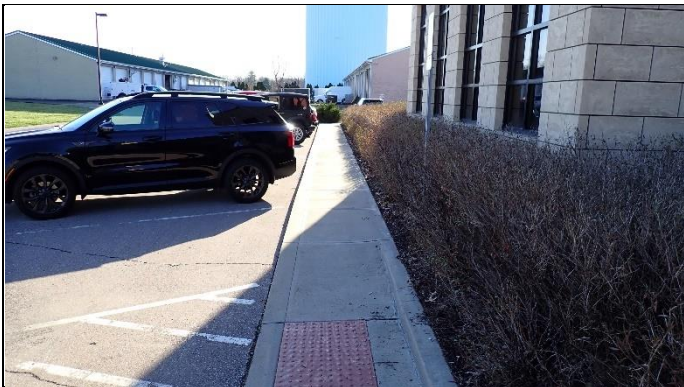
Building elevation



Building elevation



Building elevation



Overview of site



Overview of site



Overview of site



Parking area



Overview of roof



Overview of roof



Overview of roof



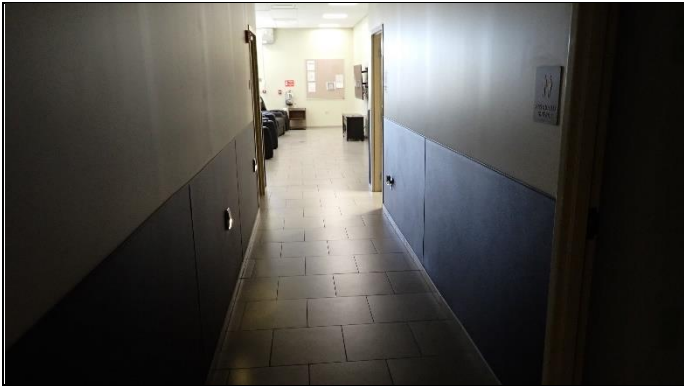
Overview of roof



Overview of interior



Overview of interior



Overview of interior



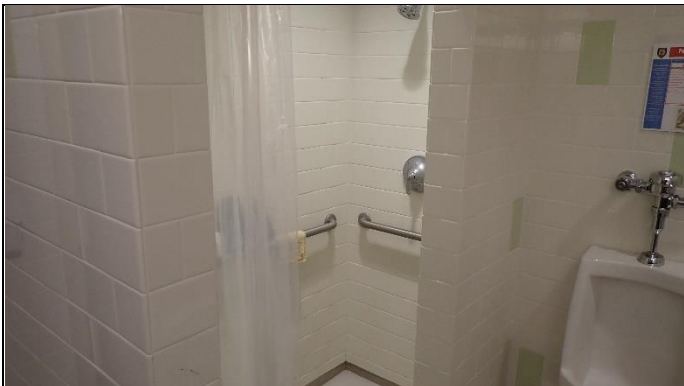
Overview of interior



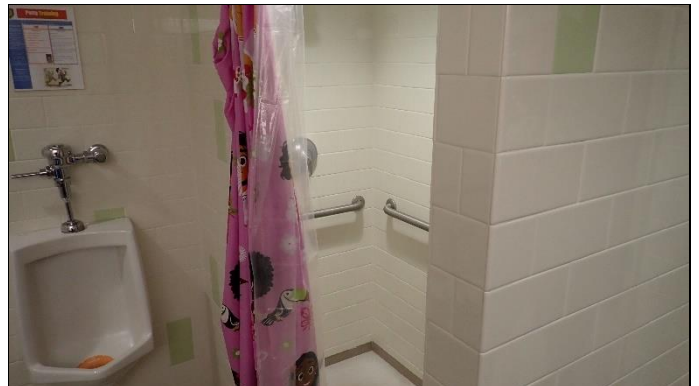
Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Building structure



Building structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



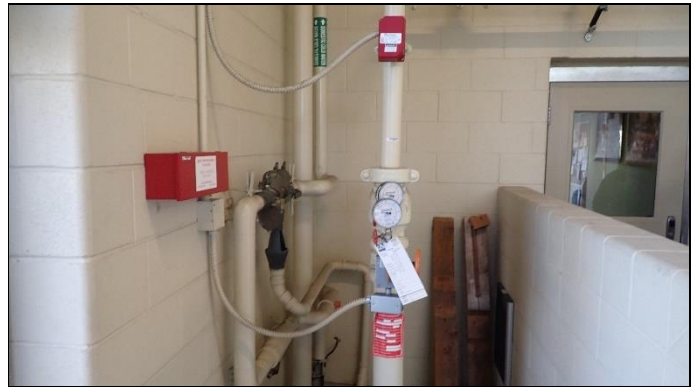
Water heater



Backflow prevention valve



Heavy duty backflow valve at service entrance



Fire sprinkler riser



Fire extinguisher



Fire extinguisher



Fire alarm control panel



Fire alarm strobe



Pull-down station



Exit signage

ANNEX BUILDING PHOTO LOG



Building elevation



Building elevation



Building elevation



Building elevation



Overview of site



Overview of site



Overview of site



Overview of site



Parking area



Parking area



Overview of roof



Overview of roof



Overview of roof



Overview of roof



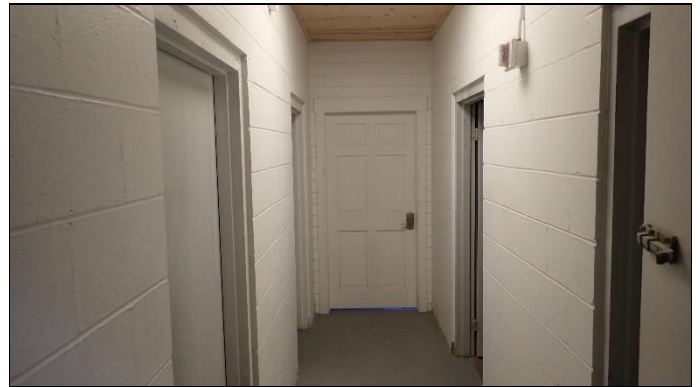
Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Building structure



Building structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Water heater



Fire extinguisher



Exit signage



Emergency lighting and signage

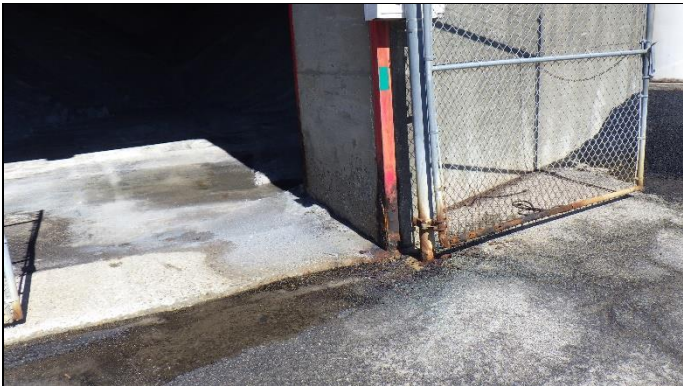
SALT DOME PHOTO LOG



Overview of dome



Aerial of dome



Gate corroding



Gate corroding



Gate corroding



Gate corroding



Foundation cracks



Foundation cracks



Displaced shingle



Concrete foundation wall

GARAGE AND STORAGE BUILDINGS PHOTO LOG



Building elevation



Building elevation



Building elevation



Building elevation



Building elevation



Building elevation



Building elevation



Building elevation



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of roof



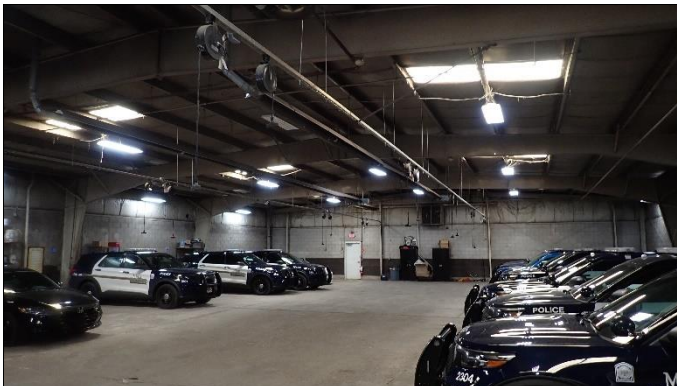
Overview of roof



Overview of roof



Overview of roof



Overview of interior



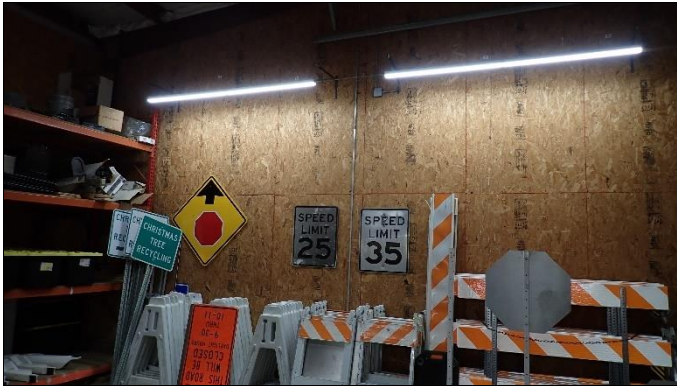
Overview of interior



Building structure



Building structure



Overview of interior



Overview of interior



Building structure



Building structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Fire extinguisher



Fire extinguisher



Fire alarm strobe



Exit signage

EVERGREEN CEMETARY PHOTO LOG



Storage building



Cemetery garage



Overview of site



Overview of site



Overview of site



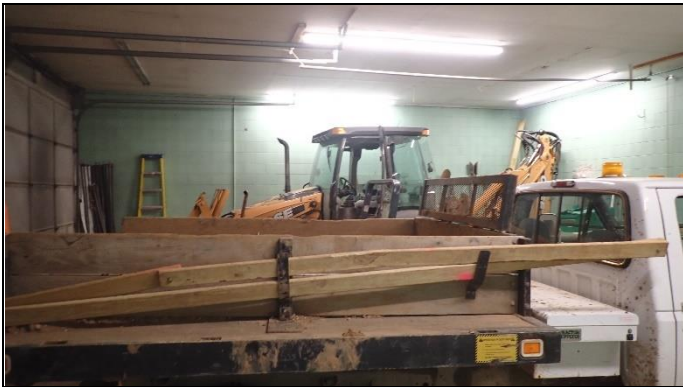
Overview of site



Storage interior



Garage interior



Garage interior



Overview of washroom



Garage roof



Storage roof



Overview of mechanical equipment



Overview of mechanical equipment



Electrical distribution equipment



Water heater



Backflow prevention valve



Fire alarm control panel



Pull-down station



Fire extinguisher

PAXTON-RAMSEY PARK PHOTO LOG



Washroom facility



Picnic pavilion



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Fire extinguisher

MEADOWS PARK PHOTO LOG



Memorial bench shelter



South picnic shelter



West gazebo



West washroom facility



West picnic pavilion



East gazebo



East concession and washroom facility



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



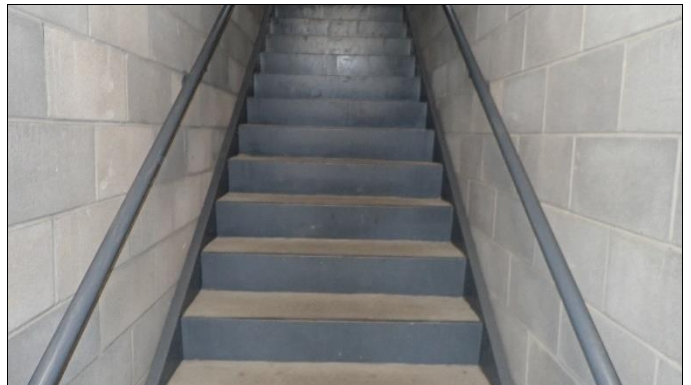
Overview of interiors



Overview of interiors



Overview of interiors



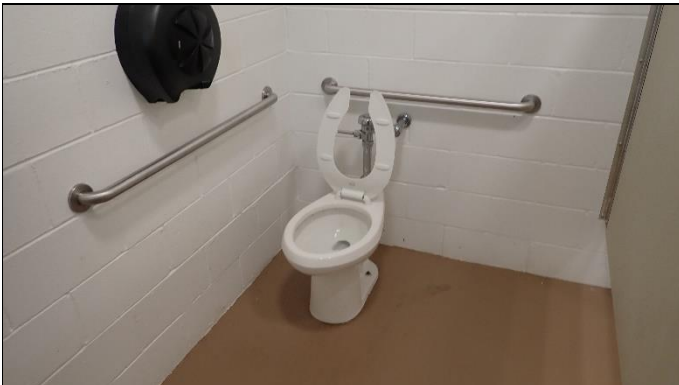
Overview of interiors



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of mechanical equipment



Overview of mechanical equipment



Overview of electrical distribution equipment



Overview of electrical distribution equipment



Water heater



Water heater



Backflow prevention valve



Backflow prevention valve



Fire alarm control panel



Fire extinguisher



Fire extinguisher



Emergency lighting

RIVERVIEW PARK PHOTO LOG



Washroom facility



Entrance gazebo



Picnic gazebo



Picnic pavilion



North garage



South garage



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Garage interiors



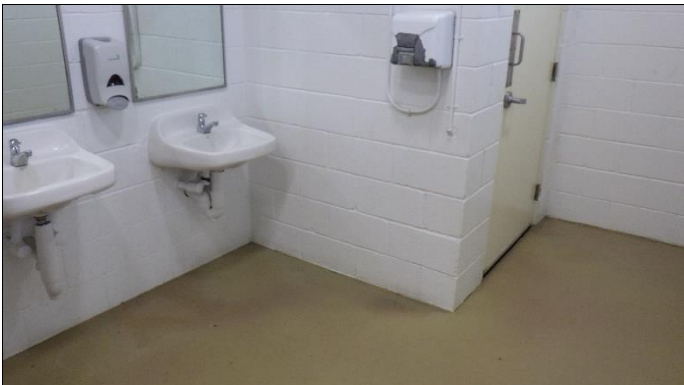
Garage interiors



Garage interiors



Garage interiors



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of mechanical equipment



Electrical distribution equipment



Electrical distribution equipment



Electrical distribution equipment



Water heater



Backflow prevention valve



Fire extinguisher



Fire extinguisher

COMMUNITY PARK PHOTO LOG



Leming house and community center



Building elevation



Building elevation



Building elevation



Picnic pavilion



Show pavilion



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Overview of site



Community center roof



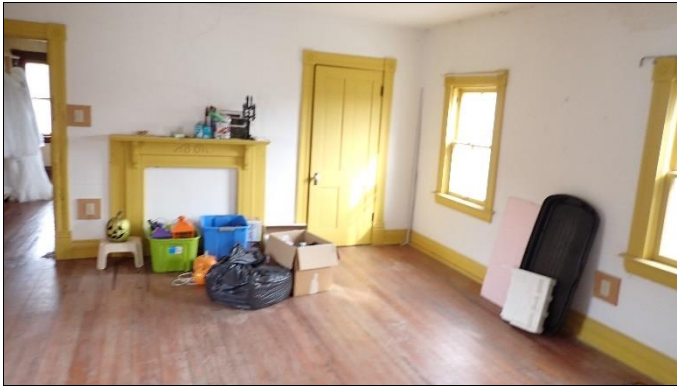
Community center roof



Overview of interior



Overview of interior



Overview of interior



Overview of interior



Overview of washrooms



Overview of washrooms



Overview of washrooms



Overview of washrooms



Community center structure



Community center structure



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Overview of mechanical equipment



Electrical distribution equipment



Electrical distribution equipment



Water heater



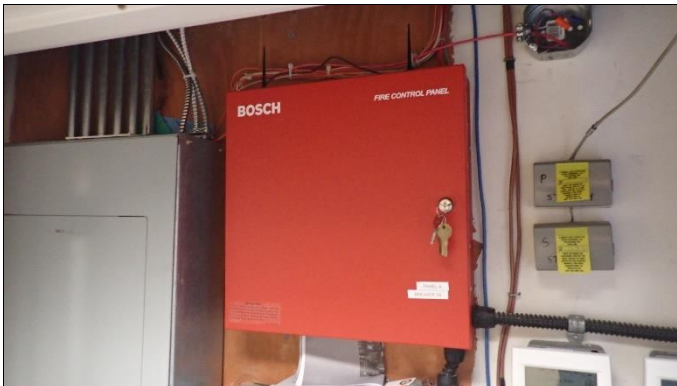
Backflow prevention valve



Water heater



Expansion tank



Fire alarm control panel



Fire extinguisher



Pull-down station



Fire alarm strobe



Exit signage



Emergency lighting

