PARTNER
Engineering and Science, Inc.

More Than Just Assessments.
Solutions.

PROPERTY CONDITION REPORT

195 S Main Street

195 South Main Street
Alpine, Utah 84004

Report Date

October 16, 2025

Partner Project Number:

25-556137.1

Prepared for:

Mountainville Academy Charter School
Alpine, Utah 84004

Building Science | Environmental Consulting | Construction & Development | Energy & Sustainability

PARTNER

October 16, 2025

Dan Jimenez
Mountainville Academy Charter School
195 S Main Street
Alpine, Utah 84004

Subject: Property Condition Report
195 S Main Street
195 South Main Street
Alpine, Utah 84004
Partner Project No. 25-556137.1

Dear Dan Jimenez:

Partner Engineering and Science is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-24 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner’s best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Marshall Stanclift at 801-783-2734 or mstanclift@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Richard Bender
Senior Project Manager

Marshall Stanclift
Principal/ National Client Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in accordance with ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this PCA was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
Name	195 S Main Street
Address	195 South Main Street
City, State and Zip Code	Alpine, Utah 84004
Property use	Charter School
Land acreage (acres)	0.298 (Per property management) The only land under consideration is the land directly beneath the building.
Number of buildings	One
Number of floors	One
Year built	2011 (per property management)
Gross building area (SF)	13000 (Per property management)
Net rentable area (SF)	13000 (per property management)
Number of tenant spaces	One
Foundation / Substructure	Crawl space with poured concrete foundation walls
Superstructure	Pre-fabricated, modular building with wood wall and ceiling framing on steel chassis
Façade	Colorized Exterior Insulation Finishing System (EIFS)
Roof type	Low-slope, single-ply thermoplastic membrane
Parking area	Non provided
EV charging station count	Zero
HVAC system	Rooftop mounted heat pumps
Water supply piping	Copper
Electrical branch wiring	Copper
Number of elevators	None present
Fire suppression	Wet-pipe sprinkler system, fire extinguishers
Fire alarm	Central system with local notification

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in fair condition. The overall level of preventative maintenance appeared to be fair. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the tables below.

Reported Capital Expenditures

No planned capital improvements were reported by property management.

Immediate and Short-Term Repair Items

This report presents immediate costs, defined as opinions of costs to address physical deficiencies that are considered to be an imminent life-safety issue, physical deficiencies that, if left uncorrected, would be expected to result in or contribute to the failure of a building system or component, and/or reported or recorded violations of building or fire codes. These items should be addressed at the first opportunity. In addition, this report presents short-term costs, defined as opinions of cost to address physical deficiencies that may not warrant immediate attention but should be undertaken on a priority basis. Immediate and short-term costs are identified in Table 1- Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that ASTM E2018 does not require.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.
- The contracted scope of work specifically excluded evaluation of any other buildings or improvements on the property, the surrounding grounds, parking lots, pavement, sidewalks, etc. Anything outside of the structure except for the exterior envelope is outside the scope of this report.

Recommendations for Additional Investigations

There were no issues observed or reported that indicate the need for additional investigations.

Table 1 - Immediate Repairs & Deferred Maintenance Cost Opinion

195 S Main Street

195 South Main Street

Alpine, Utah 84004

Project No. 25-556137.1

October 16, 2025

Sect No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
2.0	**REGULATORY COMPLIANCE**						
	None Noted						
3.0	**SITE IMPROVEMENTS**						
	None Noted						
4.0	**STRUCTURAL FRAME AND BUILDING ENVELOPE**						
4.3.1	Moisture damage to EIFS, Repair	1	ALLOW	$1,800	$1,800		$1,800
4.3.1	Cracked and cracking EIFS, repair	128	SF	$50	$6,400		$6,400
4.3.1	Damaged R-panel, replace	1	ALLOW	$1,200	$1,200		$1,200
4.3.1	Damaged drip edge along sill plate	5	EA	$300	$1,500		$1,500
4.4.2	Gutters and downspouts, clear of debris	1	Allowance	$1,500	$1,500		$1,500
4.4.2	Portion of the gutters, replace	25	LF	$8.00	$200		$200
5.0	**MECHANICAL AND ELECTRICAL SYSTEMS**						
5.1	Install 3 seismic bracing straps	1	Allowance	$250	$250		$250
5.5.1	Service and re-certify fire extinguishers.	1	Allow	$1,000	$1,000		$1,000
6.0	**INTERIOR ELEMENTS**						
	None Noted						
7.0	**ACCESSIBILITY**						
	None Noted						
8.0	**WATER INTRUSION AND MICROBIAL GROWTH**						
	None Noted						
TOTALS					**$13,850**	**$0**	**$13,850**

Table 2 - Long-Term Cost Opinion

195 S Main Street

195 South Main Street

Alpine, Utah 84004

Project No. 25-556137.1

October 16, 2025

Rentable Area (sq ft)	13,000
Site effective age (years):	14
Inflation rate:	2.50%
Evaluation period (years):	12

Sect No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost
3.0	**SITE IMPROVEMENTS**																				
	None anticipated																				
4.0	**STRUCTURAL FRAME AND BUILDING ENVELOPE**																				
4.3.1	Exterior cleaning and sealing	8	7	1	1	2	EA	$4,500	$4,500								$4,500				$9,000
4.4.1	Roof replacement - Thermoplastic	20	14	6	13,000	13,000	SF	$9.00						$117,000							$117,000
5.0	**MECHANICAL AND ELECTRICAL SYSTEMS**																				
5.2	Heat Pump units, Replace	20	14	6	35	35	TON	$1,200						$42,000							$42,000
5.5.2	Fire alarm panel, Modernize or upgrade	20	14	6	1	1	EA	$15,000						$15,000							$15,000
6.0	**INTERIOR ELEMENTS**																				
6.4	Commercial Tenant - Carpet flooring, replace	7	1	6	11,000	11,000	SF	$4.00						$44,000							$44,000
6.4	Commercial Tenant - Vinyl floor tiles, replace	25	22	3	2,000	2,000	SF	$3.00			$6,000										$6,000
6.4	Commercial Tenant - Wall finishes, replace	10	9	1	10,000	20,000	SF	$1.00	$10,000										$10,000		$20,000
6.4	Commercial Tenant - Acoustic Ceiling Tiles, replace	25	23	2	1	1	ALLOW	$12,000		$12,000											$12,000
	UNINFLATED TOTALS:								**$14,500**	**$12,000**	**$6,000**			**$218,000**			**$4,500**		**$10,000**		**$265,000**
	INFLATED TOTALS:								**$14,500**	**$12,300**	**$6,304**			**$246,647**			**$5,483**		**$12,801**		**$298,034**

UNINFLATED COST PER SQUARE FOOT PER YEAR: **$1.70**

INFLATED COST PER SQUARE FOOT PER YEAR: **$1.91**

TABLE OF CONTENTS

The following report Figures and Appendices are attached at the end of this report.

Figures
Figure 1: Site Location Map
Figure 2: Site Plan

Appendices
Appendix A: Site Photographs
Appendix B: Supporting Documentation
Appendix C: Qualifications

1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the subject property's condition to facilitate the addressee's completion of due diligence. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-24 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner’s best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner’s experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor: Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date:	6 October 2025
Weather:	Partial cloud cover, approximately 55° Fahrenheit
Field Assessor:	Mark K. Spute
Escort:	Mike Pincock, Facilities Manager, Mountainville Academy, 801-557-4836

Limiting Conditions

The performance of this assessment was limited by the following conditions:

- Observed tenant areas were selected by the escort. The observed conditions were presumed to be indicative of areas throughout the subject property.
- A pre-survey questionnaire was not completed at the time of the assessment.
- Access to upper portions of the building façade was not provided. Observations of the façade were conducted from ground level and the roof.

2.2 Property Personnel Interviewed/Contacted

Mike Pincock, the site escort, was interviewed during the course of the survey. The site escort has been associated with the subject property for One and a half years. The site escort was cooperative during the property observations and appeared to be somewhat knowledgeable about the subject property and maintenance practices.

2.3 Regulatory Compliance Inquiry

Building Codes	Alpine Building Department		
Contact:	DeAnn Parry, City Recorder	Contact Info:	dparry@alpineUT.gov
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response

Awaiting response. A written request for information was submitted on 29 September 2025; no response was received prior to the preparation of this report.

Fire or Life Safety	Lone Peak Fire District		
Contact:	DeAnn Parry, City Recorder	Contact Info:	dparry@alpineUT.gov
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response

Awaiting response. A written request for information was submitted on 29 September 2025; no response was received prior to the preparation of this report.

Zoning	Alpine Planning & Zoning Department		
Contact:	DeAnn Parry, City Recorder	Contact Info:	dparry@alpineUT.gov
Designation:	Business Commercial		
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response

Awaiting response. A written request for information was submitted on 29 September 2025; no response was received prior to the preparation of this report.

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies

noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided for reference as part of this assessment.

- Utah County Tax Assessor property information
- Alpine City Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements were placed upon one parcel. The parcel was irregularly shaped and the portion of the parcel occupied by the Subject Property comprised approximately 0.298 acres. The Subject Property is a single building located on a much larger parcel. The 0.298 acres is the footprint of the building.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The subject property was entirely occupied by the subject building.

3.2.2 Vehicular Access, Paving

Vehicular access was not provided at the subject property.

3.2.3 Walkways, Grade-Level Steps and Ramps

Walkways, steps and ramps, while provided around the subject property are beyond the scope of this report.

3.2.4 Landscaping and Irrigation

Landscaping and irrigation, while provided around the subject property are beyond the scope of this report.

3.2.5 Retaining Walls

Retaining walls were not present.

3.2.6 Site and Building Signage

Signage was not observed at the subject property.

3.2.7 Perimeter Walls, Gates, and Fences

Perimeter walls, gates, and fences, while provided around the subject property are beyond the scope of this report.

3.2.8 Exterior Lights

Outdoor lighting was provided by facade-mounted light fixtures. The fixtures were equipped with LED lamps. Soffit areas over entryways had LED lighting. Photocells controlled exterior lighting.

Survey Condition and Analysis

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.9 Site Amenities

Recreational facilities and additional site amenities, while provided around the subject property are beyond the scope of this report.

3.2.10 Special Utility Systems

Special utility systems were not present.

3.2.11 Utility Service Providers

Utility	*Provider*	*Meter configuration and location*
Storm Water	Alpine City	
Electric	Rocky Mountain Power	The building meter was located on the rear exterior wall of the building.
Gas	Not utilized at the property	There is no natural gas provided to this building.
Water	Alpine City	The building water meter was located in a below grade vault
Sanitary Sewer	Alpine City	

Survey Condition and Analysis

No issues or service deficiencies were reported. Routine maintenance is anticipated during the evaluation period.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

According to the site escort and the observation of exposed structure, the foundation system consisted of a crawl space enclosed by a continuous cast-in-place concrete spread footing system along the perimeter and isolated pad footings at interior bearing locations provided space under the first floor. Cast-in-place concrete foundation walls were observed at the perimeters of the below grade structures, and CMU block firewalls intermittently spaced along the length of the crawlspace.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. The foundation system appeared to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

According to the site escort and the observation of exposed structure, the building was constructed of conventional wood stud platform framing. The roof structure was constructed of low slope wood-framing. Roof framing was topped with plywood sheathing.

Survey Condition and Analysis

Evidence of structural distress indicative of framing failure was not observed. Observed framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

North, West and South Facades: The exterior walls of the building consisted primarily of a colored Exterior Insulation and Finish System (EIFS).

East Facade: The exterior walls of the building consisted primarily of metal R-panels.

Survey Condition and Analysis

The exterior walls appeared to be in generally good to fair condition. Several areas of damaged EIFS were observed along the front (west) facade. In addition it appears that there is moisture under the EIFS in several areas as well. Several areas on the rear of the building had damaged metal panels. An opinion of cost for this work is included in Table 1.

Exterior paint appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

Exterior wall sealants appeared to be in good condition. Reapplication of sealants is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

4.3.2 Windows

Windows appeared to be double-pane, operable units. Window framing appeared to be vinyl.

Survey Condition and Analysis

Windows were reported and appeared to be in good condition. No signs of window leaks or condensation were evident during the observation. Window sealants appeared to be intact, with no signs of deterioration. Routine maintenance is anticipated during the evaluation period.

4.3.3 Doors

The entrances consisted of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system. Hardware included closers, deadbolts, exterior pulls, and horizontal exit bars. Secondary doors were typically painted metal doors. Hardware included closers, deadbolts, exterior pulls, and horizontal exit bars.

Survey Condition and Analysis

Doors were reported and appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period.

4.4 Roof

4.4.1 Roofing Materials

Roof coverings consisted of a single-ply thermoplastic membrane over low-slope roof construction.

There are no parapets around the exterior of the building. There is a firewall that extends above the roof plane as a parapet. Roof materials covered both sides and the top of the parapet. Flashing materials appeared to be similar to the roofing membrane.

Structure	*Roof Type*	*Approximate Area*	*Installation Date*	*Warranty Provider and Duration*
Low-slope roof	TPO	14,500	2011	No warranty was provided for review
Pitched roof over entrance way	Metal panels	540	2011	No warranty was provided for review

Survey Condition and Analysis

Parapets appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period.

The roof was reportedly installed in 2011. Based on our observations, the reported age appeared to be reasonable. A roof warranty was not provided for review. The warranty status of the roof could not be determined. The roofing systems appeared to be in fair condition. Significant ponding was observed along the edges of the roof, and in some interior areas. Numerous ceiling tiles were observed throughout the interior of the building with water staining from previous and current roof leaks. The site contact reported active roof leaks in isolated areas. The roof is 14 years old. Replacement of the roof would be expected midway through the evaluation period. An opinion of cost for this work is included in Table 2.

Safe roof access was provided by an extension ladder.

According to the site escort, roof maintenance and repairs were conducted by an unnamed roofing contractor on per-bid basis.

4.4.2 Roof Drainage

Storm water runoff for the roof was directed to gutters and downspouts that discharged at grade and directly into the storm drain system depending on location and at grade onto concrete splash blocks.

Survey Condition and Analysis

Roof drainage components appeared to be in fair to poor condition. Gutters were observed to be choked and clogged with debris, possibly exacerbating the ponding issue. They should be cleared of debris to preclude further water intrusion and damage to the building structure. An opinion of cost for this work is included in Table 1.

Damaged gutters were observed along the side of the building. These should be replaced to prevent water from dribbling down the EIFS. An opinion of cost for this work is included in Table 1.

Isolated areas of ponding were noted. Ponding was observed along the edges and in the roof field over nearly the entire roof. Ponding typically occurs when the roof insulation or decking is not properly sloped to allow for complete drainage or water flow through the roof drainage system is impeded. Although ponding may decrease the useful life of the roof, decking and insulation repairs are not practical or recommended. The noted area should be monitored for accelerated deterioration.

4.4.3 Roof-Mounted Building Systems and Equipment

Roof-mounted equipment consisted of HVAC equipment.

Survey Condition and Analysis

Roof-mounted equipment appeared to be in good condition and did not appear to have a detrimental effect on the roofing materials. Routine maintenance is anticipated during the evaluation period.

4.5 Interior Stairs, Exterior Stairs, Balconies, Upper Level Walkways, Breezeways, Fire Escapes

Exterior fire escapes, exterior or interior stairs, balconies, walkways, or breezeways were not present.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Observation of visible domestic water piping at plumbing stub-outs indicated that the piping was copper. Observation of visible vent piping indicated that the waste piping was PVC.

Domestic hot water was supplied to the bathrooms and sinks throughout the building. by a central electric hot water heater (HWH). The observed HWH was manufactured by State Industries and had a rated capacity of 50-gallons. The HWH was manufactured in 2025 and has 4,500 total watts of input power.

Observed water heaters were not secured to the building frame.

Survey Condition and Analysis

The plumbing, sanitary drainage, and vent systems were reported and observed to be in good condition. Evidence of leaks and faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heating equipment appeared to be in good to fair condition. The water heaters lacked seismic bracing straps. Provision of adequate seismic bracing is recommended. An opinion of cost for this work is included in Table 1. Routine maintenance is anticipated during the evaluation period. Reportedly repair or replacement of the water heating equipment was a tenant responsibility; as such, no costs for repair or replacement are included in the cost tables.

5.2 Heating, Ventilation, and Air Conditioning (HVAC)

Equipment Description	Model Number/Description	Size	Manufacture Date	Condition
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Bryant Heat Pump	607ENXC300000AATP	2.5-tons	2021	Good
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair

Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair
Payne Heat Pump	PH3GNAA30000AA--	2.5-tons	2011	Good/Fair

Rooftop mounted heat pumps Temperature was controlled by local thermostats located throughout the interior space. Ventilation was provided by bathroom fans.

Survey Condition and Analysis

According to property management, the mechanical equipment was maintained by an outside vendor, JAB.

The HVAC system appeared to be in good to fair condition. The heat pumps with one exception (The Bryant unit) are all 14 years old and will reach the end of their useful lives during the evaluation period. Replacement of these units would be recommended. An opinion of cost for this work is included in Table 2 for reference.

5.3 Electrical

Electrical service was provided via a pad-mounted 225 KVA transformer located at the rear of the building.

Each building was configured with individual electrical service. Main electrical service was rated at 600-amp, 120/208-volt power. Breaker panels for lighting and power controls were located in the electrical room. Observed panels were manufactured by Bryant and Square D. Ground fault circuit interrupter (GFCI) outlets were observed in wet areas.

Based on observation, the electrical branch wiring was copper.

Survey Condition and Analysis

The electrical service was reported to be adequate for the current demands of the facility. The electrical systems appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

5.4 Vertical Transportation

Vertical conveyances were not present.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

The building was equipped with a wet-pipe automatic sprinkler system. Water was supplied via a fire sprinkler line from the municipal main that was reportedly fitted with flow and tamper switches and a backflow prevention device. The backflow prevention device for the system was observed in the fire riser closet. Fire sprinkler piping appeared to be steel. Sprinkler heads in the spares' cabinet appeared to be manufactured by Viking.

Fire extinguishers were present in cabinets in corridors, on wall brackets in mechanical/electrical spaces and in utility rooms. The annual inspection of the fire extinguishers last occurred in February 2024.

Survey Condition and Analysis

The fire suppression system appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period. The system was reportedly tested on an annual basis, with the last inspection having occurred on 14 February 2025.

The fire extinguishers appeared to be in good to fair condition. Expired certification tags were present at the fire extinguishers in the building. Servicing and re-certification of the fire extinguishers is recommended.

5.5.2 Alarm Systems

The fire alarm system was reportedly comprised of sprinkler system flow and tamper switches, smoke detectors, heat detectors, pull stations, alarm horn/strobes, and alarm bells. The fire alarm system components were connected to a central panel located in the main entrance corridor. Manufactured by EST, the QuickStart fire alarm control panel monitored the initiating devices. The system was reportedly monitored by Firetrol Protection Systems. The alarm system was reportedly last tested on 14 February 2025.

Survey Condition and Analysis

The fire alarm system appeared to be in good to fair condition. Modernization or upgrade of the fire alarm control panel is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

5.5.3 Other Systems

Emergency lighting was typically provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations were indicated by illuminated exit signs.

Survey Condition and Analysis

The observed components appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

No interior common areas were present. The subject property was configured as a single tenant facility.

6.2 Amenities and Special Features

Amenities were not provided.

6.3 Support Areas

No support areas were present.

6.4 Commercial Tenant Spaces

Tenant occupancy included a single tenant. Observed tenant space flooring consisted of carpet, vinyl floor tile, and ceramic tile. Walls were typically fiberglass reinforced wall panels installed over painted gypsum board. Ceilings were typically suspended acoustic tiles.

Survey Condition and Analysis

The tenant finishes appeared to be in good to fair condition. Wall and floor finishes were worn in some locations. Wear appeared to be commensurate with the age of the building. Maintenance, repair, and replacement of the tenant area finishes were generally tenant responsibilities, and as such, an opinion of cost for this work is not included in this report. Refurbishment of commercial tenant interiors is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2 for reference.

6.5 Residential Spaces

Residential spaces were not provided.

7.0 ACCESSIBILITY

Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

Based on current use, the subject property was a "commercial facility". Common area elements were identified that are not accessible. Non-accessible issues have been listed for future planning purposes. Design of the means of access is beyond the scope of this report.

Exterior routes from public transportation stops, accessible parking spaces, and public sidewalks at the subject property appeared to be generally accessible.

Exterior entrances provided at the subject property appeared to be generally accessible.

Interior routes connecting all public areas within the subject building appeared to be generally accessible.

Interior doors connecting all public areas within the subject building appeared to be generally accessible.

Toilet facilities in the building appeared to be generally accessible.

No readily apparent barriers were observed at the time of the assessment.

The subject property buildings contained three or less dwelling units. As such, the subject property is not subject to the FHAA.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Indications of significant water damage or suspect microbial growth were not observed.

9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 49049C0159F, dated 6/19/2020, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains. Zone X (shaded); defined as moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 3, an area with moderate to high probability of damaging ground motion.

10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-24). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;
- Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;

- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed after site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily available information or interview of municipal officials.

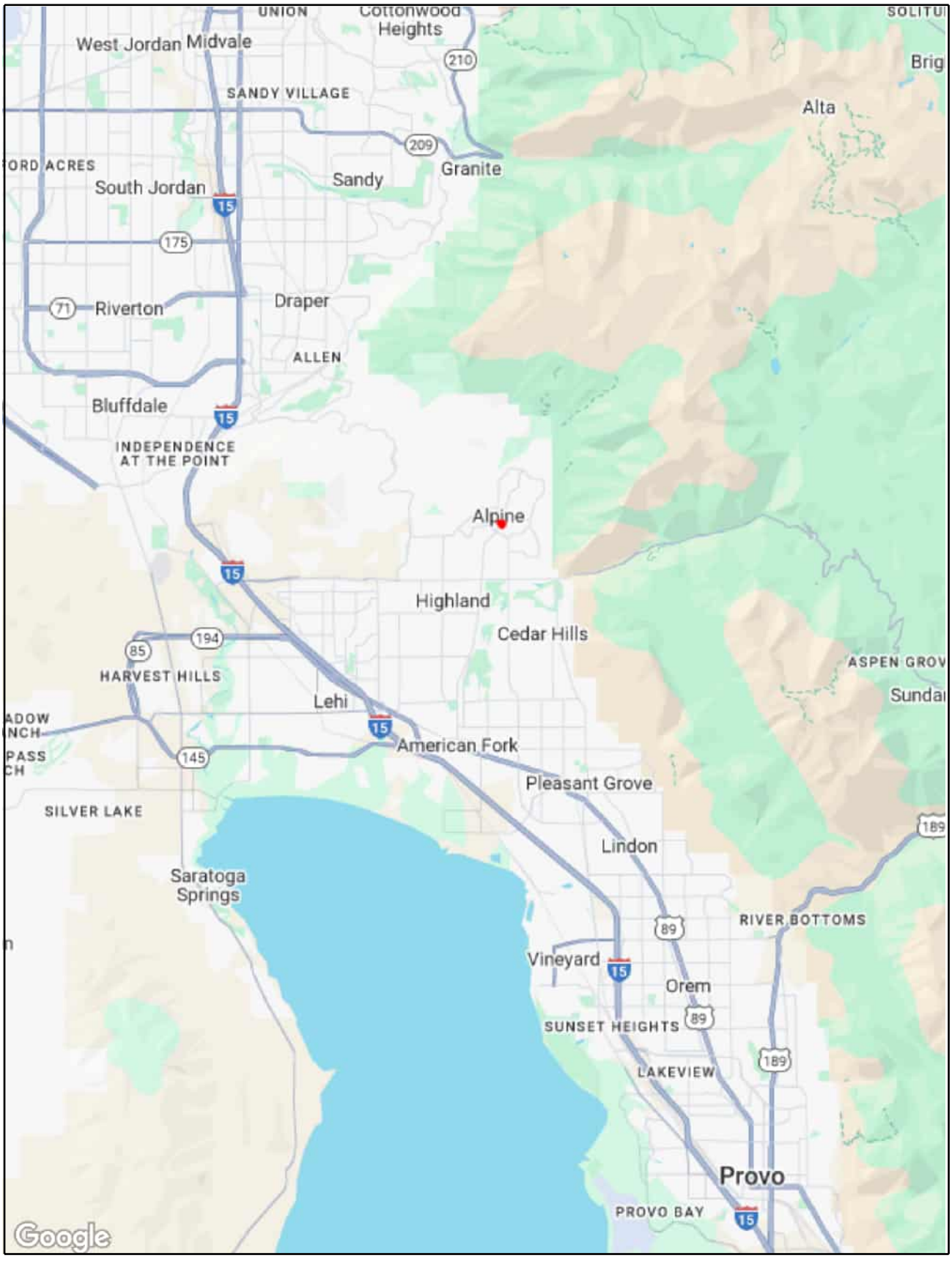
This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency

alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

FIGURES

Site Location Map

Site Plan



N

KEY
Subject Property

Figure 1: Site Location Map
Project No. 25-556137.1

PARTNER
SiteLynx Technology

N

KEY
Subject Property

Figure 2: Site Plan
Project No. 25-556137.1

PARTNER
SiteLynx Technology

APPENDIX A: SITE PHOTOGRAPHS

1. Elevations, west elevation, north end

2. Elevations, front elevation

3. Elevations, west elevation, south end

4. Elevations, south elevation

5. Elevations, east elevation, south end

6. Elevations, east elevation, looking south

7. Elevations, north end

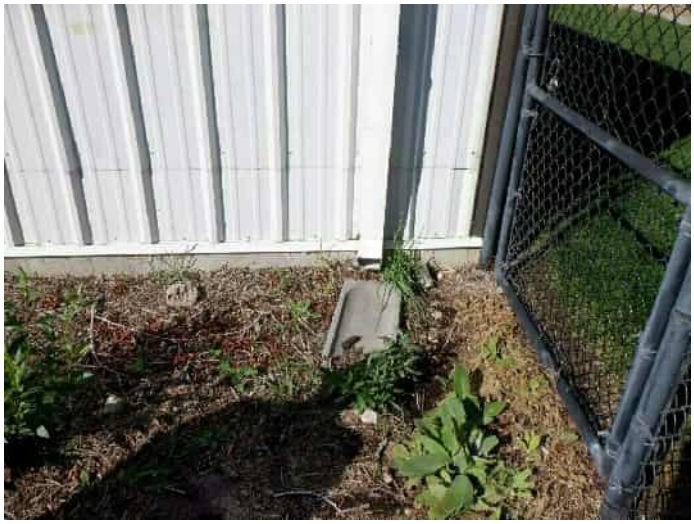
8. Roof, roof field, view looking north

9. Roof, roof field, view looking north

10. Roof, roof field, view looking south

11. Roof, parapet, fire wall extending above roof plane

12. Roof, roof field, metal roof



13. Roof, drainage, splash block at northeast corner of bldg

14. Tree stump growing into foundation. Tree removed this year.

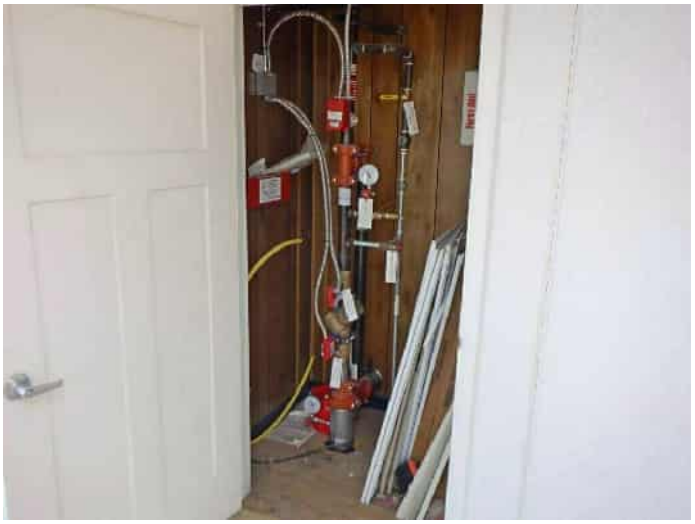
15. Crawlspace, firewall in crawlspace

16. Crawlspace, steel chassis, poured concrete foundation walls, CMU block fire wall

17. FLS, fire alarm, main FACP

18. FLS, fire alarm, fire alarm bell

19. FLS, fire alarm, fire alarm strobe-horn



20. FLS, fire sprinklers, main fire riser

21. FLS, other systems, battery powered emergency lights, typical

22. FLS, other systems, illuminated emergency exit signs, typical

23. MEP, electrical, interior breaker panels

24. MEP, electrical, main interior breaker panel

25. MEP, electrical, copper wiring, observed

26. MEP, utility, 225 KVA transformer on pad at rear of building

27. Main entrance hall

28. Main classroom hallway, looking south

29. Main classroom hallway, looking north

30. Int, doors

31. Room 23

32. Room 23

33. Room 25

34. Room 25

35. Classroom 27

36. Classroom 27

37. Classroom 30

38. Classroom 30

39. Room 31

40. Room 31

41. Gym, looking west

42. Boys restroom

43. Boys restroom

44. Old locker room area, now used for storage

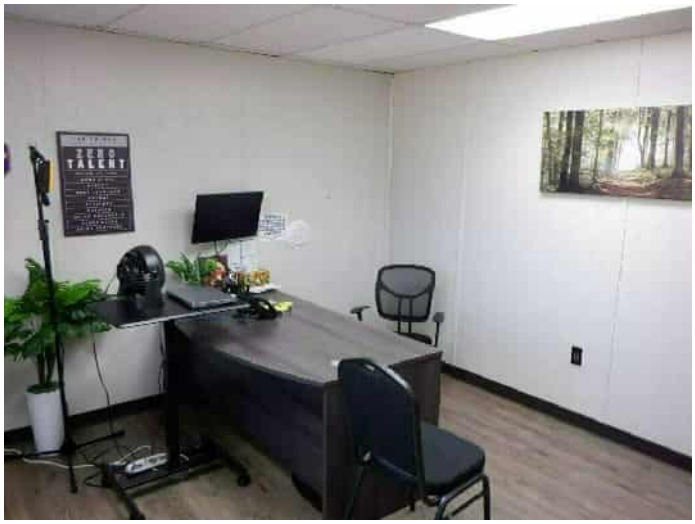
45. Old shower room area, now used for storage

46. Teacher's work room

47. Teacher's work room

48. Cleaning closet

49. Teacher's restroom



50. Vice principals' office

51. Roof, drainage, ponding along east side of roof

52. Roof, drainage, ponding along east side of roof

53. Roof, drainage, ponding along east side of roof

54. Roof, drainage, ponding along east side of roof

55. Roof, debris on roof

56. Roof, drainage, clogged gutters

57. Roof, drainage, clogged gutters

58. Damaged corner molding

59. Damaged ceiling tiles

60. Stained ceiling tile

61. Stained ceiling tile

62. Stained ceiling tile

63. Stained ceiling tile

64. Stained ceiling tile

65. Stained ceiling tile

66. Damaged ceiling tile showing ceiling structure

67. Damaged ceiling tile showing ceiling structure

68. Damaged corner molding in old shower room

69. Damaged ceramic tile mop board in restroom

70. Ext, cladding, damaged EIFS

71. Ext, cladding, drip edge missing along sill plate

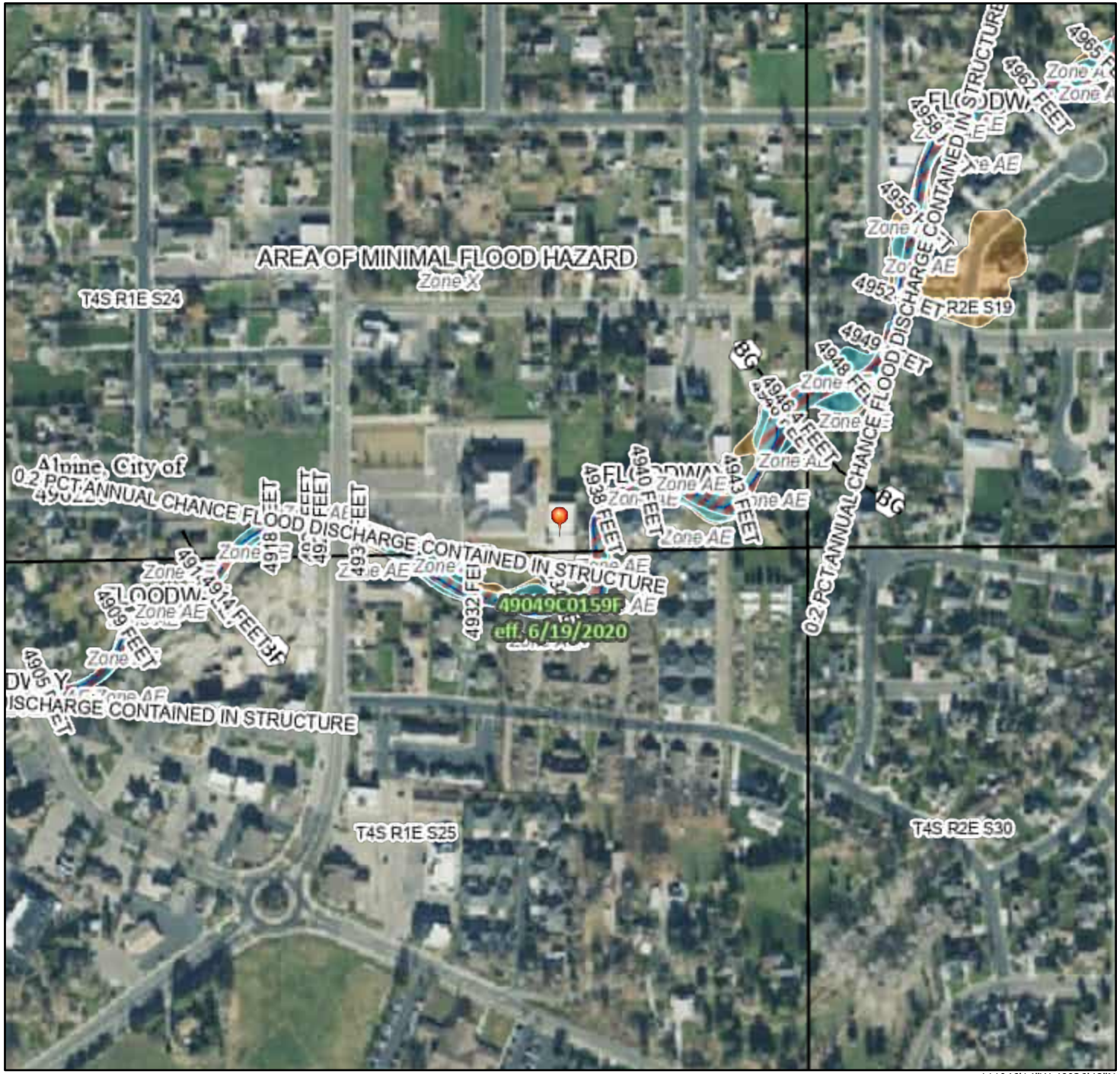
72. MEP, utility, stumps from trees having heaved pad that transformer sits on

APPENDIX B: SUPPORTING DOCUMENTATION

National Flood Hazard Layer FIRMette

FEMA

111°46'52"W 40°27'15"N



111°46'14"W 40°26'48"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/15/2025 at 3:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ALPINE CITY GOVERNMENT RECORDS REQUEST FORM

TO: Alpine City Clerk or Recorder

(Name of government office holding the records and/or name of agency contact person.)

Description of records sought (records must be described with reasonable specificity):

I am performing a property condition assessment (PCA) of the "Mountainville Academy" property located at 195 s main Street, ALPINE UT.
I need to know if there are any open, outstanding, or unresolved building code, zoning code, or fire code violations against this property, or any pending administrative actions against the same.
I do not need to see actual records, I only need to know if violations exist, and if so, the nature of the violation.
This request is in furtherance of a real estate due diligence transaction

1 I would like to inspect (view) the records.

2 I would like to receive a copy of the records. I understand that I may be responsible for fees associated with copying charges or research charges as permitted by UCA 63G-2-203. I authorize costs of up to $

.

3 Based on UCA 63G-2-203 (4), I am requesting a waiver of copy costs because:

a. releasing the record primarily benefits the public rather than a person. Please explain:

_____

b. I am the subject of the record.

c. I am the authorized representative of the subject of the record.

d. My legal rights are directly affected by the record and I am impoverished.
(Please attach information supporting your request for a waiver of the fees.)

4. If the requested records are not public, please explain why you believe you are entitled to access.

a. I am the subject of the record.

b I am the person who provided the information.

c I am authorized to have access by the subject of the record or by the person who submitted the information. Documentation required by UCA 63G-2-202, is attached.

d. Other. Please explain:

_____

_____

5 If you are requesting an expedited response as permitted by UCA 63G-2-204 (3)(b), please attach information that shows your status as a member of the media and a statement that the records are required for a story for broadcast or publication; or other information that demonstrates that you are entitled to expedited response..

Requester's Name: Mark K. Spute

Mailing Address: 1242 W 250 S, Spanish Fork, UT 84660

Daytime telephone number: 801-884-6177 **Date:** 29 September 2025

Signature: Mark K Spute

Map Legend

- Alpine City Boundary
- Business Commercial
- Senior Housing Overlay Zone
- TR-10,000 (1/4 acre)
- CR-20,000 (1/2 acre)
- CR-40,000 (1 acre)
- CE-5 (5 acre)

Alpine City Zoning Map

0 0.125 0.25 0.5 0.75 1 Miles

N W E S

Ordinance No. 2023-23
September 12, 2023

APPENDIX C: QUALIFICATIONS

PARTNER

Mark K Spute, MBA
Senior Assessor

Education

Master of Business Administration, Entrepreneurship, Gore School of Business, Westminster College, UT
Bachelor of Science, Physics, Brigham Young University, UT

Training

Completed an ASTM E2018 Refresher course in 2021.

Highlights

Performed Property Condition Assessments (PCAs) since 1993
10 years experience as a program manager
5 years experience in commercial construction project management

Experience Summary

Mr. Spute is based out of Salt Lake City and has 10 years experience performing PCAs, FCAs and construction monitoring in the great basin area. Mr. Spute's experience in a broad range of industries brings the knowledge needed to assess a variety of properties efficiently.

Mr. Spute is a driven and accomplished professional with a strong sense of excellence and a proven ability to deliver timely results on large complex projects such as: Cold Storage Warehouses, Hospitals, Office Buildings (High rise and mid-firse,) Light & Heavy Manufacturing Facilities, Warehouses, Laboratories, Computer Data Storage Facilities, Religious Structures, Schools, Airports, Marine Facilities, Restaurants, Commercial Banks, Power Plants, Water Plants, Commercial Laundries, Water Treatment Facilities, Sewage Treatment Facilities, Entertainment Venues, Shopping Centers, Sports Facilities, Storage Units, Mobile Home Parks, Skilled Nursing and Assisted Living Centers, Greenhouses and Multi-Family Residential Structures.

Mr. Spute has completed debt and equity PCA reports for all of the above, construction monitoring reports as well as Fannie Mae and Freddy Mac reports.

Project Experience

Retail Bank Portfolio, Eastern Seaboard, USA – Completed Annual Facility Condition Reports for 800 Toronto based retail banks located up and down the east coast from Maine, throughout New England and down into Florida. These reports were completed each year for a period of three years. As part of a 10 man team, Mr. Spute personally assessed over 90 properties over a four month period each year.

Deep Water Marine Facilities, Southern Louisiana, USA – Mr. Spute completed property condition assessments on 7 large, deepwater marine facilities that supported off-shore oil drilling platforms off the coast of Louisiana. Facilities ranged from Port Facilities for loading crew boats going to the platforms, to supply depots, to drill mud mixing plants, to repair facilities for drill pipe and drilling machinery.

University of Washington School of Medicine, Seattle Washington – Mr. Spute was part of a two main team assigned to assess over 895,000 square feet of medical and genetic research laboratories located in seven 4 to 9 story buildings with 3 level underground parking structures on seven non-contiguous acres.

Catholic Archdiocese of Lost Angeles, Locations throughout Southern CA – Mr. Spute performed PCAs on a portfolio of 14 properties for the Archdiocese of Los Angeles. Properties included schools, churches, commercial kitchens, convents, rectories, chapels, administrative offices, residential apartments, etc. Approximately 84 buildings, comprising over a half-million square feet, on 40+ acres of land scattered across Southern California from Orange County to Ventura County.

Raytheon Services Nevada, Johnston Atoll, UM – Mr. Spute was part of a team of 4 ES&H specialists that performed annual building inspections on over 600 DOD facilities located on Johnston Island. The facilities comprised a broad variety of property types from airports and marine facilities, to hospitals, barracks, apartments, dining facilities, open pit mines, water and power production, etc. Essentially every conceiveable structure you might find in an average city. Mr. Spute wrote detailed narrative reports and thoroughly documented the condition of each property. He assessed the general condition of property structures and systems and identified environmental, safety, health, radiological, biological, chemical and asbestos hazards, wrote mitigation plans, and projected mitigation costs.

Contact

mspute@partneresi.com

PARTNER

Richard A. Bender, AIAQ NCARB
Senior Project Manager

Education
Bachelors of Architecture, University of Arkansas, Fayetteville, AR.

Registrations
Colorado State Architect License No. 203676
National Counsel of Architectural Registration Board No. 63291
American Institute of Architects No. 31074271

Training
Low-Slope Roofing, Water Infiltration Seminar, Mattison, WI
Red-Vector Courses on Building Envelope Project Cost, ADA Guidelines, and Project Manager Professional

Highlights
Licensed Architect with 25-years of Experience
Property Condition Assessment
Construction Loan Monitoring
Owner Representation
Building Forensics
Commercial/Residential Design

Experience Summary
Mr. Bender is a Senior Project Manager for Partner Engineering and Science, Inc. (Partner) and is located out of the Denver, Colorado office. With over 25 years of experience, he provides leadership as a Senior Project Manager during the design process, construction administration and post construction phases, as well as in the execution of various building assessments.

Property Condition Assessments (PCA)
With 11-years of experience in loan preparation including Freddie Mac and Fannie Mae guidelines, Mr. Bender offers technical knowledge for descriptive building issues and detailed cost evaluations for building types in equity acquisitions. Properties include: High-Rises Office/Apartment Buildings, Golf Course Facilities, Equity Portfolio's up to 256-Buildings, Multi Building Office Parks, Office/Warehouse, and Multi-Family Residential Complexes.

Construction Risk Management
Mr. Bender's construction experience allows him to compare the project budget and materials on site to the Construction Schedule to ascertain if the project is running smoothly. He then identifies key milestones during construction which keeps the project on time and on budget.

This two-part function includes an initial Document and Cost Review (DCR) of the Construction Documents, Contracts, Budget, and Project Schedules to evaluate critical issues and deviations during the design process before costly Change Orders can occur. The second function is Construction Site Monitoring, which includes viewing the site during construction.

Building Forensics
As buildings age it becomes necessary to take precautionary measures to keep them healthy. Mr. Bender can skillfully identify the issues a building may have in regard to water and air infiltration, in order to minimize mold and mildew of materials and/or personal health related items. With 25-years of building design and structural identification, Mr. Bender understands why buildings either leak or swift, and can lead a team of Professionals in the remedy of the building issues.

Project Experience

PCA, High Rise Office Tower - Elevate Building Tower, Denver, Colorado - Property Condition Assessment of a 19-story concrete post and beam building built in 1984. The Commercial Office building is approximately 209,814 SF in size, located on 3.65 acres with an adjacent 3-story concrete parking deck. 25 office tenants reside in the building. The overall building was in adequate condition. The 34-year old age indicated that most of the estimated useful life of major equipment, exterior elevations, and roof replacement was needed during the building purchase.

PCA, Hospitality High Rise - Hotel Teatro, Denver, Colorado - Property Condition Assessment of a nine-story historic brick masonry building built in 1911 renovated into the Hotel in 1998 to include 110 guestrooms. The building is approximately 82,730 SF in size. Located on 0.17 acres of land in the center of the downtown Denver district. Issues identified on the exterior were the dry rot wood window frames, leaking roof system, and the outdated mechanical and elevator systems. Mr. Bender's report indicated replacement costs for major renovation items including Life Health & Safety upgrades.

PCA, Multi-Family - Velo Apartments, Denver, Colorado - Property Condition Assessment of a 10 two and three-story apartment buildings with 240 units constructed from wood framing and built in 1984. The complex is approximately 200,160 SF in size, located on 9.6 acres of land. Issues included the replacement of exterior windows, asphalt roof shingles and upgrading unit carpet and appliances.

DCR, Office Building - Leef North 212, Saint Paul, Minnesota - The project consists of the demolition of the existing single-story building and the construction of a new core shell three-story commercial office building approximately 67,550 SF in size, placed on 1.8418 acres of land. The building elevations include brick veneer and cast-in-place concrete on the first and second floors with prefinished metal panel accents and metal shade screens located on the third floor with a patio trellis on the third floor. Mr. Bender's task was to evaluate the viability of the Construction Documents compared to the budget of $109.00 dollars a square foot with a 14-month construction schedule.

CPM, Multi-Family - McArthur Commons Station Apartment Complex, Oakland, California - Construction Progress Monitoring of three 475,071 SF, six-story podium level building with upper metal frame structure containing 383 residential units on 2.21 acres of Land. The total construction project budget was initially $179 million with a construction schedule of 22-months. The project included interaction with a multi-facade team including the Developer, Design/Build Architect/Engineer team, Contractor, Owners Rep, and three different lending intuitions. On the onset of the Project concerns for Budget Change Orders were evident. Key issues identified were, labor issues, City Permit timing and fees, and material exportation from international destination.

Affiliations

Denver Chapter of the American Institute of Architects (Member)
National Counsel of Architectural Registration Board (Member)
Denver Kickers Sports Club (Corresponding Secretary)
Elbert County Planning Commission (Served 3-years as Vice-Chairman)

Speaking

Co-chairman Event organizer participant of the American Institute of Architects 1999-2001, Image Gala.

Publications

Delivering Success – Water Infiltration under slabs, May 2015
Horse Connection - Equestrian Design, March 2014

Contact

rbender@partneresi.com

PARTNER

Richard A. Bender, AIAQ NCARB
Senior Project Manager

Education
Bachelors of Architecture, University of Arkansas, Fayetteville, AR.

Registrations
Colorado State Architect License No. 203676
National Counsel of Architectural Registration Board No. 63291
American Institute of Architects No. 31074271

Training
Low-Slope Roofing, Water Infiltration Seminar, Mattison, WI
Red-Vector Courses on Building Envelope Project Cost, ADA Guidelines, and Project Manager Professional

Highlights
Licensed Architect with 25-years of Experience
Property Condition Assessment
Construction Loan Monitoring
Owner Representation
Building Forensics
Commercial/Residential Design

Experience Summary
Mr. Bender is a Senior Project Manager for Partner Engineering and Science, Inc. (Partner) and is located out of the Denver, Colorado office. With over 25 years of experience, he provides leadership as a Senior Project Manager during the design process, construction administration and post construction phases, as well as in the execution of various building assessments.

Property Condition Assessments (PCA)
With 11-years of experience in loan preparation including Freddie Mac and Fannie Mae guidelines, Mr. Bender offers technical knowledge for descriptive building issues and detailed cost evaluations for building types in equity acquisitions. Properties include: High-Rises Office/Apartment Buildings, Golf Course Facilities, Equity Portfolio's up to 256-Buildings, Multi Building Office Parks, Office/Warehouse, and Multi-Family Residential Complexes.

Construction Risk Management
Mr. Bender's construction experience allows him to compare the project budget and materials on site to the Construction Schedule to ascertain if the project is running smoothly. He then identifies key milestones during construction which keeps the project on time and on budget.

This two-part function includes an initial Document and Cost Review (DCR) of the Construction Documents, Contracts, Budget, and Project Schedules to evaluate critical issues and deviations during the design process before costly Change Orders can occur. The second function is Construction Site Monitoring, which includes viewing the site during construction.

Building Forensics
As buildings age it becomes necessary to take precautionary measures to keep them healthy. Mr. Bender can skillfully identify the issues a building may have in regard to water and air infiltration, in order to minimize mold and mildew of materials and/or personal health related items. With 25-years of building design and structural identification, Mr. Bender understands why buildings either leak or swift, and can lead a team of Professionals in the remedy of the building issues.

Project Experience

PCA, High Rise Office Tower - Elevate Building Tower, Denver, Colorado - Property Condition Assessment of a 19-story concrete post and beam building built in 1984. The Commercial Office building is approximately 209,814 SF in size, located on 3.65 acres with an adjacent 3-story concrete parking deck. 25 office tenants reside in the building. The overall building was in adequate condition. The 34-year old age indicated that most of the estimated useful life of major equipment, exterior elevations, and roof replacement was needed during the building purchase.

PCA, Hospitality High Rise - Hotel Teatro, Denver, Colorado - Property Condition Assessment of a nine-story historic brick masonry building built in 1911 renovated into the Hotel in 1998 to include 110 guestrooms. The building is approximately 82,730 SF in size. Located on 0.17 acres of land in the center of the downtown Denver district. Issues identified on the exterior were the dry rot wood window frames, leaking roof system, and the outdated mechanical and elevator systems. Mr. Bender's report indicated replacement costs for major renovation items including Life Health & Safety upgrades.

PCA, Multi-Family - Velo Apartments, Denver, Colorado - Property Condition Assessment of a 10 two and three-story apartment buildings with 240 units constructed from wood framing and built in 1984. The complex is approximately 200,160 SF in size, located on 9.6 acres of land. Issues included the replacement of exterior windows, asphalt roof shingles and upgrading unit carpet and appliances.

DCR, Office Building - Leef North 212, Saint Paul, Minnesota - The project consists of the demolition of the existing single-story building and the construction of a new core shell three-story commercial office building approximately 67,550 SF in size, placed on 1.8418 acres of land. The building elevations include brick veneer and cast-in-place concrete on the first and second floors with prefinished metal panel accents and metal shade screens located on the third floor with a patio trellis on the third floor. Mr. Bender's task was to evaluate the viability of the Construction Documents compared to the budget of $109.00 dollars a square foot with a 14-month construction schedule.

CPM, Multi-Family - McArthur Commons Station Apartment Complex, Oakland, California - Construction Progress Monitoring of three 475,071 SF, six-story podium level building with upper metal frame structure containing 383 residential units on 2.21 acres of Land. The total construction project budget was initially $179 million with a construction schedule of 22-months. The project included interaction with a multi-facade team including the Developer, Design/Build Architect/Engineer team, Contractor, Owners Rep, and three different lending intuitions. On the onset of the Project concerns for Budget Change Orders were evident. Key issues identified were, labor issues, City Permit timing and fees, and material exportation from international destination.

Affiliations

Denver Chapter of the American Institute of Architects (Member)
National Counsel of Architectural Registration Board (Member)
Denver Kickers Sports Club (Corresponding Secretary)
Elbert County Planning Commission (Served 3-years as Vice-Chairman)

Speaking

Co-chairman Event organizer participant of the American Institute of Architects 1999-2001, Image Gala.

Publications

Delivering Success – Water Infiltration under slabs, May 2015
Horse Connection - Equestrian Design, March 2014

Contact

rbender@partneresi.com