

# **2742 E MARKET STREET, DES MOINES, IOWA**



## **REPORT OF PROPERTY CONDITION ASSESSMENT GREENSTAR RECYCLING**

**12.13 ACRE MAINTENANCE AND FABRICATING FACILITY**

**2742 E Market Street, Des Moines, Iowa**

**K-PLUS PROJECT NO. 22132**

**December 28, 2012**



K - PLUS ENGINEERING, LLC

December 28, 2012

Ms. Jo Gayle Simmons, P.E.  
Waste Management  
1001 Fannin, Suite 4000  
Houston, TX 77002

Re: Property Condition Assessment Report  
Greenstar Recycling - Des Moines  
2742 E Market Street  
Des Moines, Iowa  
K-Plus Project No. 22132

Dear Ms. Simmons

K-Plus Engineering LLC (K-Plus) performed a Property Condition Assessment (PCA) on the 12.13 acre Greenstar Recycling - Des Moines facility located at 2742 E Market Street, Des Moines, Iowa. The scope of the PCA was performed in general accordance with ASTM E 2018-08 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". Resumes for the following professionals are included in the Appendix.

We appreciate the opportunity to provide these technical support services to Waste Management. If you have any questions regarding this report, please do not hesitate to contact us at (312) 207-1600.

Respectfully submitted,  
**K-PLUS ENGINEERING LLC**

A handwritten signature in blue ink that reads "Kashif Bazal".

Kashif Bazal  
Senior Project Scientist

A handwritten signature in black ink that reads "Daniel M. Caplice".

Daniel M. Caplice, P.E.  
Principal Engineer  
Attachments

# TABLE OF CONTENTS

<b>K-PLUS ENGINEERING LLC</b> .....	i
Appendices.....	iii
SUMMARY TABLE.....	1
1.0 EXECUTIVE SUMMARY.....	3
1.1 Background.....	3
1.2 Property Description.....	4
1.3 Remaining Useful Life of the Property.....	5
1.4 Seismic Assessment.....	5
1.5 Estimated Required Expenditures.....	5
1.6 Recommendations.....	6
2.0 Purpose and Scope.....	7
2.1 Scope of Services.....	7
2.2 Assessment Procedures.....	7
3.0 System Description and Observations.....	8
3.1 Property Description.....	8
3.1.1 Property Location.....	8
3.1.2 Construction History.....	8
3.1.3 Current Property Improvements.....	9
3.2 Site Conditions.....	9
3.2.1 Topography.....	9
3.2.2 Storm Water Drainage.....	9
3.2.4 Paving, Curbing, and Parking Overall Condition: Good.....	10
3.2.5 Flatwork Overall Condition: Good.....	10
3.2.6 Landscaping and Appurtenances Overall Condition: Good.....	10
3.2.7 Recreational Facilities Overall Condition: N/A.....	11
3.2.8 Utilities.....	11
3.3 Structural Frame/Slab and Building Envelope.....	12
3.3.1 Foundation Overall Condition: Good to Fair.....	12
3.3.2 Building Frame/Envelope Overall Condition: Good.....	12
3.3.4 Exterior Doors.....	13
3.3.5 Exterior Windows Overall Condition: Good.....	13
3.3.6 Roofing Systems.....	13
3.3.6.1 Roofing Surface Overall Condition: Fair.....	13
3.3.6.2 Parapet Walls and Attics Overall Condition: N/A.....	14
3.3.6.3 Penetrations, Skylights and Flashing Overall Condition: Good.....	14
3.4 Plumbing, Mechanical and Electrical Systems.....	14
3.4.1 Plumbing Systems.....	14
3.4.1.1 Supply and Waste Piping Overall Condition: Good.....	14
3.4.1.2 Domestic Hot Water Production Overall Condition: Good.....	14
3.4.1.3 Fixtures Overall Condition: Good.....	14
3.4.2 HVAC Systems.....	15
3.4.2.1 Equipment Overall Condition: Good.....	15
3.4.2.2 Distribution System Overall Condition: Good.....	15
3.4.2.3 Control Systems Overall Condition: Good.....	15

3.4.3	Electrical Systems Overall Condition: Good.....	15
3.4.3.2	Distribution Overall Condition: Good.....	16
3.5	Vertical Transportation Systems Overall Condition: Good.....	16
3.6	Life Safety and Fire Protection.....	16
3.6.1	Sprinklers and Suppression Systems Overall Condition: N/A.....	16
3.6.2	Alarm Systems Overall Condition: Good.....	16
3.6.3	Security and Other Systems Overall Condition: N/A NA.....	16
3.7	Interior Building Components.....	17
3.7.1	Interior Finishes of Common Areas Overall Condition: Good.....	17
3.7.2	Office Spaces Overall Condition: Good.....	17
4.0	Document Review and Interviews.....	18
4.1	Documentation Review.....	18
4.2	Interview Summary.....	19
4.3	Building, Life Safety, and Zoning Compliance.....	19
4.4	Flood Plain.....	19
5.0	Additional Considerations.....	20
5.1	ADA Compliance.....	20
5.2	Building Code Violation Issues.....	20
6.0	Recommendations and Preliminary Cost Estimates.....	21
6.1	Immediate Issues.....	21
6.2	Short-Term Issues (0-12 Months).....	21
6.3	Capital Reserves.....	21
7.0	<i>Limitations and Qualifications</i> .....	23

## Appendices

Attachment A – Figure 1 Site Location Plan and Figure 2 Site Plan

Attachment B – Immediate and Short Term Physical Needs

Attachment C – Estimated Capital Reserves Over the Term

Attachment D – Photographs

Attachment E – Engineering Firm’s Check List

Attachment F – Resumes

## SUMMARY TABLE

**SITE VISIT DATE:** December 5, 2012

**PROPERTY DESCRIPTION:** Office/Warehouse/Maintenance Facility

**SITE AREA:** 12.13 Acres

**YEAR BUILT:** Building 1 in YR 1996;  
Building 2 in YR 1960

**BUILDING AREA:** 93,939 SF

**EVALUATION PERIOD:** 12 Years

Construction System	Condition				Recommendations and Costs		
	Good	Fair	Poor	N/A	Recommendation	Immediate & Short Term	Over Term
3.2.1 Topography	■						
3.2.2 Storm Water Drainage	■						\$30,000
3.2.3 Site Access and Egress	■						
3.2.4 Paving, Curbing, and Parking	■	■			Replace 20,000 sq. ft. PCC pavement over term; Seal coat		\$278,000
3.2.5 Flatwork				■	Side walks generally not present		NA
3.2.6 Landscaping and Appurtenances				■	No concern note		NA
3.2.7 Recreational Facilities				■	No facilities		
3.2.8 Utilities	■				No problems reported		
3.3.1 Structural Systems	■	■			Repair damage in dock areas		\$25,000
3.3.2 Building Frame and Envelope	■				No concern noted		\$223,000
3.3.3 Stairs and Steps	■						
3.3.4 Exterior Doors	■	■			Office Areas: No concern noted Building 1: No concern noted Building 2: Replacement of service shutters where Trucks or Train carts load/unload needs replacement early in term.		\$48,000
3.3.5 Exterior Windows				■	Annual inspections and routine maintenance are		
3.3.6 Roofing Systems	■				Replace metal roof system over term.		\$470,000
3.4.1 Plumbing Systems	■						
3.4.2 HVAC Systems	■				New HVAC installed for Building 2 in 2011. Annual inspections and routine maintenance are recommended. Replacement over term.		\$7,500
3.4.3 Electrical Systems	■						
3.5 Vertical Transportation Systems				■			
3.6.1 Sprinklers & Suppression Systems				■			
3.6.2 Alarm Systems	■						

**Property Condition Assessment**

Greenstar Recycling

2742 E Market Street

Des Moines, Iowa

3.6.3 Security and Other Systems				■			
3.7.1 Interior Finishes of Common Areas	■						
3.7.2 Interior Finishes of Office Spaces	■				No concern noted.		
4.1 Code Compliance	■						
4.2 Seismic Zone	■				Seismic Zone 0		
4.3 Accessibility to Disabled Persons				■	N/A		\$5,000
Overall Property (uninflated)							\$1,086,500

Repairs and Reserve Summary	Today's Dollars	\$/SF	w/3.0% Inflation
Immediate and Short Term Repairs	NA	NA	
Replacement Reserves (12 years)	\$1,086,500	\$11.57	\$1,357,264

Unescalated \$/SF/Year	Escalated 3.0% \$/SF/Year
\$0.96	\$1.20

## **1.0 EXECUTIVE SUMMARY**

### **1.1 Background**

K-Plus Engineering LLC (K-Plus) performed a Property Condition Assessment (PCA) in general conformance with the ASTM E 2018-08 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”, of the 12.13 acre Greenstar Recycling - Des Moines facility located at 2742 E Market Street in Des Moines, Polk County, Iowa, hereinafter known as the Property. The report was completed and reviewed by the following team members:

Kashif Bazal  
Senior Project Scientist  
Phone (630) 272-1673

Daniel Caplice  
Senior Engineer  
Phone- (312) 207-5700  
Email: [dan@kplus.com](mailto:dan@kplus.com)

The following terms are used throughout the report and are defined as follows:

*Excellent:* New or like New

*Good:* Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

*Fair:* Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition.

*Poor:* Below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement anticipated to return the building system or material to an acceptable condition.

## **1.2 Property Description**

The Property is an office and maintenance facility located at 2742 East Market Street in the City of Des Moines, Iowa. Surrounding area of the Property to the north is Union Pacific Rail Road (UPRR) operation and railroad yard. Surrounding area of the Property to the east is Capital City Boilers & Machine Works followed by commercial development. Surrounding area of the Property to the south is Capital City Boiler & Machine Works and East Market Street, followed by residential development.. Surrounding area of the Property to the west is undeveloped land and railroad tracks.. The Property consists of two buildings of office/warehouse structure and a maintenance structure with associated drive and parking areas with a total approximate property area of 12.13 acres.

Building 1 consisted of an approximately 10,040-square foot structure constructed in 1996 and used as a maintenance and shredding building. It was subdivided in to a warehouse area and a two-story office area. The warehouse portion of the subject building was finished with concrete floors, corrugated metal walls, and a corrugated metal roof deck.

The office area consisted of two stories: the first floor houses a storage area, break room and restroom facilities that were finished with granite floors or vinyl floor tile (VFT), painted, wallboard walls and ceiling tile; the second floor mezzanine that is approximately 1,251 square feet and used as a part storage area. It is finished with wood floors.

Maintenance operations in Building 1 currently include the storage and use of various lubricants and fluids such as hydraulic oil, transmission fluid, antifreeze and grease, which are stored in secured storage space.

The subject property was developed with Building 2 in the early 1960s and occupied by a railroad trans-loading facility until the mid-1990s. Since 1996 the subject property has been primarily operated by various recycling facilities. According to review of city directories, the subject property was occupied by CC&C Recycling (1991); Union Pacific Railroad (1996); Weyerhaeuser (1996-2001); Container Recovery, Inc. (1996-2011); Mid-America Recycling Company (2001-2006); Iowa Recycling Association (2006-2011); and Greenstar/Crinc (2011). The Site is currently owned and occupied by Greenstar Recycling – Des Moines, a glass, aluminum, paper, plastic and cardboard recycling facility. In addition, the central portion of the subject building is leased to Crinc, a glass and aluminum recycling facility.

Building 2 consisted of an approximately 83,899-square foot, single-story structure that was subdivided into office, warehouse and storage space. Building 2 storage areas consist of concrete, canopied areas located along the south side of the building where recycling trucks unload the recycling material to be imported into the distribution facility. The office portions of Building 2 consist of a conference room, individual private office rooms, kitchenette, storage areas, janitor's closet with access to HVAC units, and restroom facilities. The office area was finished with ceramic floor tiles, carpet, wallboard, cinderblock walls, acoustic wallboard ceilings and ceiling tiles.



The west-central portion of Building 2 is shared by a tenant, Crinc. According to property management, Crinc is a glass and aluminum recycling facility.

Area located west of Building 2 includes approximately 2.099 acres of land leased from the Union Pacific Rail Road (UPRR) and is used as a parking area for truck trailers. Area east of Building 2 includes approximately 1.527 acres of land utilized for parts/equipment storage and parking areas for truck trailers. Storage of parts/equipment east of Building 2 was observed on grass surface without the benefit of secondary containment.

K-Plus did not have access to the service building and radio tower adjacent to Building 2 which was owned and leased by Union Pacific Rail Road. Exterior visual inspection of this facility did not find any concerns.

### **1.3 Remaining Useful Life of the Property**

Overall, the Property is in good condition. Its physical condition is conducive to an aggressive leasing program. Under good maintenance conditions, the Property has an expected Remaining Useful Life (RUL) of 30 years or more.

This RUL is subject to the qualifications as stated in this section and elsewhere in this report. This RUL is based on observed physical condition of the property at the time of the K-Plus site visit and is subject to possible effects of concealed conditions or the occurrence of extraordinary events, such as natural disasters or other “acts of God,” which may occur subsequent to the date of the on-site visit. The RUL is further based on the assumption that immediate repairs, long term and replacement repairs provided as capital reserves are completed in a timely and professional manner, and appropriate routine maintenance and replacement items are performed on as needed basis.

K-Plus has interviewed various representatives of the Polk County Development and Fire Departments. Representatives reported no current violations on file for the Property.

### **1.4 Seismic Assessment**

A Probable Maximum Loss report was not included as part of the scope of work for this project. Based on the UBC Seismic Zone map, the subject property was located in a Seismic Zone 0.

A Probable Maximum Loss report was not included as part of the scope of work for this project. Based on the UBC Seismic Zone map, the subject property was located in a Seismic Zone 2A

### **1.5 Estimated Required Expenditures**

The property is considered to be in fair to good condition. The anticipated costs to correct are outlined in *Attachment B – Immediate and Short Term Physical Needs* of this report as these items are not reported to be addressed via warranty.

Following is a summary of the estimated costs for immediate and short-term repair work identified at this property:

	<u>Immediate</u>	<u>Short-Term</u>
A. Site	\$0	\$0
B. Frame and Envelope	\$0	\$0
C. Interior Elements	\$0	\$0
D. Plumbing, HVAC, and Electrical	\$0	\$0
E. Conveying Systems	\$0	\$0
F. Fire Protection	\$0	\$0
G. Miscellaneous	\$0	\$0
H. ADA Americans with Disabilities Act	\$0	\$0
<b>Totals</b>	<b>\$0</b>	<b>\$0</b>

Future capital expenditures have been projected for a period of twelve years. Please refer to *Attachment C – Estimated Capital Reserves Over the Term* for further detail.

## **1.6 Recommendations**

The property is considered to be in fair to good condition. Completion of any repair (if relevant) items noted in *Attachment B – Immediate and Short Term Physical Needs* of this report should be completed. For this property, Immediate or Short Term Repair needs were not identified.

## **2.0 Purpose and Scope**

### **2.1 Scope of Services**

K-Plus completed a walk-through reconnaissance of the property on December 6, 2012 and interviewed the property personnel in an attempt to evaluate the physical condition of the various components of the building, examine obvious defects, opine on suspected hidden or latent defects, and determine the need for immediate and future capital expenditures. This report was prepared in general compliance with the requirements of ASTM E2018-08 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” as modified herein. Mr. Carmen Southern, General Manager, provided access and site information during our survey.

A rule of thumb estimate of equipment capacities was completed. A detailed analysis of the building components was not performed, but interviews with facility staff were conducted to evaluate current maintenance schedules and identify recent renovation activities.

Please be advised that the scope of the field survey work included only a visual review of readily visible physical components of the property and a spot-check of the accessible spaces and public areas. Therefore, this assessment did not identify discrepancies that would be present within concealed spaces. No materials testing (e.g., roof cuts, pavements corings, etc.) or field testing (e.g., water testing, etc.) were performed unless specifically authorized and detailed herein.

### **2.2 Assessment Procedures**

The PCA included the following: site reconnaissance; interviews with tenants and property management personnel; inquiries or attempted inquiries with appropriate local government authorities (e.g., building and fire departments) and a review of construction documents as provided by the building management (if applicable). Operational testing of building systems or components was not conducted. During the PCA, K-Plus conducted visual observations of the following facility features: site development systems; building structure systems; building exterior systems; building interior systems; roof systems; mechanical systems; electrical systems; plumbing systems; conveyance systems; and life and fire safety systems. This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

### **3.0 System Description and Observations**

The accessible interior areas were observed in order to gain a clear understanding of the overall property condition. Other areas accessed included the exterior of the property.

#### **3.1 Property Description**

The Property consists of two single-story structures: a west office/warehouse structure and central maintenance structure. There were no below grade or basement areas. Employee parking is located adjunct to the office and maintenance structure. No landscaping other than volunteer native and invasive species were noted along the property perimeter. The property is located at 2742 E Market Street, Des Moines, Iowa.

##### **3.1.1 Property Location**

The subject property is positioned at Latitude North 41.5876° and Longitude West 93.5645°. The Site is legally described as “7824-01-451-003, Lots 45-48 and Lots 69-72 Morrisons Addition, 2740 East Market Street, Polk County, Des Moines, Iowa” (Tract A); “7824-01-451-005, Multiple Lots in the Morrisons Addition, 2744 East Market Street, Polk County, Des Moines, Iowa” (Tract B); “7824-01-476-003, Multiple Lots in the Hoffmans Addition to Grant Park, 2800 East Market Street, Polk County, Des Moines, Iowa” (Tract C); “7824-01-451-006, Multiple Lots in the Hoffmans Addition to Grant Park, Polk County, Des Moines, Iowa” and “050/03063-002-000, Vac Alley East & Adj & Vac SE 26th Street West & Adj & Vac Interv Sts & Alleys & N24F Vac Lots 78, 95 & 106 & All Vac Lots 79, 80, 94 & 107 & All Lots 81 through 93 & 108 through 144 Morrisons Addition, Polk County, Des Moines, Iowa” (Tract D).

The property is located on the *Des Moines SE, IOWA USGS* topographic quadrangle dated 1976 at an elevation of approximately 460 feet above mean sea level.

Surrounding properties include:

- North:** Union Pacific Rail Road (UPRR) operation and railroad yard.
- South:** Capital City Boiler & Machine Works and East Market Street, followed by residential development.
- West:** Undeveloped land and railroad tracks.
- East:** Capital City Boilers & Machine Works followed by commercial development.

##### **3.1.2 Construction History**

Based on review of historical resources, the subject property was developed with Building 2 in the early 1960s and occupied by a railroad trans-loading facility until the mid-1990s. Since 1996 the subject

property has been primarily operated by various recycling facilities. According to review of city directories, the subject property was occupied by CC&C Recycling (1991); Union Pacific Railroad (1996); Weyerhaeuser (1996-2001); Container Recovery, Inc. (1996-2011); Mid-America Recycling Company (2001-2006); Iowa Recycling Association (2006-2011); and Greenstar/Crinc (2011). The Site is currently owned and occupied by Greenstar Recycling – Des Moines, a glass, aluminum, paper, plastic and cardboard recycling facility. In addition, the central portion of the subject building is leased to Crinc, a glass and aluminum recycling facility.

### **3.1.3 Current Property Improvements**

According to Polk County Assessors information, the subject property is comprised of 12.13 acres (approximately 528,382.8 square feet) of land and is improved with two commercial structures (hereinafter referred to as Building 1 and Building 2 for purposes of this report). The subject property is currently owned/occupied by “Greenstar Mid-America, LLC”.

Building 1 consisted of an approximately 10,040-square foot structure constructed in 1996 and used as a maintenance and shredding building.

Building 2 consisted of an approximately 83,899-square foot structure constructed in 1960 and used as single-story recycle/shorting and baling facility. It was subdivided into office, warehouse and storage space. The west-central portion of Building 2 is shared with Crinc, a glass and aluminum recycling facility. K-Plus did not have access to the service building and radio tower adjacent to Building 2 which was owned and leased by Union Pacific Rail Road.

The Property improvements appear to be of generally good quality construction.

## **3.2 Site Conditions**

### **3.2.1 Topography**

**Overall Condition: Good**

**Observations:** The property is located on the *Des Moines, IA USGS* topographic quadrangle dated 1976 at an elevation of approximately 460 feet above mean sea level. The topography slopes down to the east toward Dean Lake.

**Comments and Recommendations:** Potential Immediate Repair Needs and/or Physical Needs Over the Term were not identified by K-Plus.

### **3.2.2 Storm Water Drainage**

**Overall Condition: Good**

**Observations:** Building 1 roofs are pitched locally towards aluminum gutters and downspouts whereas Building 2 allows freefall for stormwater. Surface water runoff via drop inlets with sediment trap positioned within the northern portion of Building 1.

Stormwater generally outfalls to the east, either off the property in sheet flow or directed to a ditch located in the wooded, undeveloped area of the property. Property management reported no concerns

with stormwater and surface runoff. In addition Property management reported that a Site Stormwater Pollution and Prevention Plan (SWPPP) is also in place at the Property.

In general, storm water collection systems can be expected to provide 50 or more years of useful life. The condition of storm water drains and associated underground piping within the Property should be evaluated and repaired as necessary as part of routine maintenance activities.

**Comments and Recommendations:** Potential Immediate Repair Needs and/or Physical Needs over the Term were not identified by K-Plus

### **3.2.3 Access and Egress**

**Overall Condition: Good**

**Observations:** Access to the Property is via a driveway located along the side of East Market Street. A parking area was observed at the southeast portion of the Property. Accessible area east of the Property was surfaced with concrete and gravel. Tall grass and wooded boundary was observed west and northwest of the Property.

**Comments and Recommendations:** K-Plus recommends the pavement be replaced as a Long Term need to prevent further degradation and provide extended Remaining Useful Life (RUL).

### **3.2.4 Paving, Curbing, and Parking**

**Overall Condition: Good**

**Observations:** The majority of the observed pavements appeared to be in good condition. The pavements consisted of Portland cement concrete (PCC) surfaces and gravel (re-cycled asphalt) surfaces. Parking spaces for service equipment were provided with limited marked parking spaces adjacent to the office structure. The amount of parking provided appears to be sufficient for the current site use however additional spaces for handicapped access may be appropriate to comply with ADA.

**Comments and Recommendations:** The amount of parking provided appears to be sufficient for the current site use. K-Plus recommends that as part of the ADA survey parking requirements be reviewed and appropriate parking spaces provided. We have included estimated costs to replace all concrete pavements and to install asphalt pavements at the subject property.

### **3.2.5 Flatwork**

**Overall Condition: Good**

**Observations:** In general, the flatwork was in good condition.

**Comments and Recommendations:** Potential Immediate Repair Needs and/or Physical Needs over the Term were not identified by K-Plus.

### **3.2.6 Landscaping and Appurtenances**

**Overall Condition: Good**

**Observations:** Landscaping consists of native and non-native plants that appeared to be organized on the perimeters of the subject property. No apparent planned landscaping was observed. The majority of the Site is covered with pavements or improvements

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs Over the Term were identified by K-Plus.

**3.2.7 Recreational Facilities**

**Overall Condition: N/A**

*Observations:* None are present.

*Comments and Recommendations:* N/A.

**3.2.8 Utilities**

**3.2.8.1 Water**

**Overall Condition: Good**

*Observations:* Domestic water is supplied by the Iowa Water Company.

*Comments and Recommendations:* There are no recommendations.

**3.2.8.2 Electricity**

**Overall Condition: Good**

*Observations:* Mid America Energy supplies electricity to the Property. Utility-owned pole-mounted transformers and overhead electrical distribute wires provide power to the building. In general, electrical distribution lines can be expected to provide 40 or more years of useful life, depending on the type and quality of materials and workmanship of the installation. Mr. Kelley McReynolds – General Manager, reported that there have been no problems associated with the electrical distribution lines. The on-site electrical service mains were noted as 400 Amp. No emergency electricity generators are present.

*Comments and Recommendations:* No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

**3.2.8.3 Natural Gas**

**Overall Condition: Good**

*Observations:* Not utilized by the Property.

*Comments and Recommendations:* N/A

**3.2.8.4 Sanitary Sewer**

**Overall Condition: Good**

*Observations:* Septic tanks or water supply wells were not reported in association with the subject property within publically available information. City of Des Moines provides sewer service to the Property.

*Comments and Recommendations:* No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

**3.2.8.5 Storm Sewer**

**Overall Condition: Good**

*Observations:* Surface water runoff flows via drop inlets with a sediment trap positioned within the northern portion of Building 1. Storm water generally outfalls to the east, either off the property in sheet flow or directed to a ditch located in the wooded, undeveloped area of the property. Property management reported no concerns with storm water and surface runoff. In addition Property

management reported Site Storm Water Pollution and Prevention Plan (SWPPP) is also in place at the Property.

No deficiencies were noted regarding Property drainage. Property management personnel reported no flooding of warehouse/office areas.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

### **3.3 Structural Frame/Slab and Building Envelope**

#### **3.3.1 Foundation**

**Overall Condition: Good to Fair**

**Observations:** As-built drawings of the structural systems were not provided for review. The property buildings are likely supported by concrete spread footings and piers for interior columns. A concrete slab-on-grade is provided for both structures. K-Plus was unable to determine whether vapor barriers are present.

Interior PCC slabs were observed in both structures. The observed interior slabs appeared to be in good to fair condition. Limited cracking was observed and areas of distress or unusual settlement in the floor slabs were not observed. No exterior indications of unusual settlement were observed. K-Plus noted that the platform on the north side of the main operations building where the train carts dock has isolated damage by forklift operations loading/unloading goods in to the train carts.

**Comments and Recommendations:** No construction observation or testing documentation has been reviewed. The foundation systems were not visible. No evidence of settlement, differential settlement was observed. Regular maintenance is required for the floors within the operating areas of the facility. K-Plus recommends that the damage to the dock areas be repaired and has included cost estimates for this over the term.

#### **3.3.2 Building Frame/Envelope**

**Overall Condition: Good**

**Observations:** Based on K-Plus observations of the buildings, the structural framing systems consist of structural steel or wood. The exterior building envelope for Building 1 primarily consisted of corrugated metal construction with a corrugated metal roof and was positioned within the southeast portion of the subject property. Office areas were finished with vinyl floor tile (VFT), ceramic tile floors, plastic laminate walls, wallboard ceilings, painted wallboard walls, ceiling tiles (first floor) and corrugated metal deck (second floor). Building 2 was positioned along the north-central Site limits of the subject property and was finished with corrugated metal walls and a metal roof.

**Comments and Recommendations:** Portions of exterior metal was pre-finished with a 20 year warranty surface. It is anticipated that the metal exterior will require maintenance during the Term. K-Plus has included long term cost estimates.



### **3.3.3 Stairs and Steps**

**Overall Condition: Good**

**Observations:** Interior staircases were present in Building 1 providing access to the second floor mezzanine. Exterior staircases provide access to warehouse and office areas for Building 2. Interior staircases provide access to the recycling facility, warehouse/office or second floor storage mezzanine.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

### **3.3.4 Exterior Doors**

**Overall Condition: Good**

**Observations:** Exterior doors for the office structure consisted of painted metal doors or shutters.

The Building 1 entrances had a metal frame security door with fiberglass roll up door that provided access for vehicles entering the building. Metal doors were located adjacent to the overhead odors. Property management reported that all interior common area and wall finishes were replaced in 1996.

K-Plus observed extensive use of the service shutters in Building 2 where truck or train carts load/unload recycled materials.

Overall, the exterior doors and locking hardware for Building 2 appeared to be in fair condition. In general, exterior doors can be expected to provide 25 to 40 years of useful life.

**Comments and Recommendations:** K-Plus has calculated service shutters replacement over term.

### **3.3.5 Exterior Windows**

**Overall Condition: Good**

**Observations:** No concern was noted with office windows. The warehouse/maintenance shop has no windows.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

### **3.3.6 Roofing Systems**

#### **3.3.6.1 Roofing Surface**

**Overall Condition: Fair**

**Observations:** The roof systems consisted of corrugated metal panels. Property management reported no concern with roof. Effective Age of the roof systems (20 to 40 years), the Remaining Useful Life (RUL) of the roof systems is likely at the term.

**Comments and Recommendations:** K-Plus recommends replacement of the roof fields during the term and associated costs are shown. Annual maintenance should be conducted and costs would be considered as part of routine maintenance.

### **3.3.6.2 Parapet Walls and Attics**

**Overall Condition: N/A**

*Observations:* Parapet walls or attics were not observed on the Subject Property.

*Comments and Recommendations:* K-Plus has no recommendations.

### **3.3.6.3 Penetrations, Skylights and Flashing**

**Overall Condition: Good**

*Observations:* Property management reported isolated repairs were performed for skylights at the beginning of the year to prevent water leakage. No concern was reported after the repairs.

*Comments and Recommendations:* Annual maintenance should be conducted and costs would be considered as part of routine maintenance and has been shown in the term table.

## **3.4 Plumbing, Mechanical and Electrical Systems**

### **3.4.1 Plumbing Systems**

#### **3.4.1.1 Supply and Waste Piping**

**Overall Condition: Good**

*Observations:* K-Plus does not anticipate major expenditures for plumbing over the term. The plumbing equipment appears to be in good condition.

Water supply piping and drain piping is located in the walls and floors of the building. Water supply piping is copper; drain piping is a combination of copper, PVC and ductile-iron.

*Comments and Recommendations:* No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus

#### **3.4.1.2 Domestic Hot Water Production**

**Overall Condition: Good**

*Observations:* Electric 40-gallon water heater provides domestic hot water to the office and bathroom area for employees. The water heater was reported to be in good condition.

In general, water heaters of this type can be expected to provide 10 to 15 years of useful life.

*Comments and Recommendations:* No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus. Should the water heater require replacement during the term, the cost would be less than \$1,000 therefore it would be considered routine maintenance.

#### **3.4.1.3 Fixtures**

**Overall Condition: Good**

*Observations:* Bathrooms in the office portion of the building are provided with standard fixtures, porcelain enamel toilets with stalls and sink vanities. The fixtures observed by K-Plus were generally in good condition and no evidence of inadequate venting or water pressure was noted. Tempered water

response time at fixtures and faucets in the building was also adequate. The bathrooms appeared to be ADA compliant

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

### **3.4.2 HVAC Systems**

#### **3.4.2.1 Equipment**

**Overall Condition: Good**

**Observations** Heating and cooling for the subject buildings is provided via central air conditioning and space heaters (powered by used oil generated at the Site). According to Property management the HVAC units for Building 2 was newly installed in 2011.

In general, HVAC units can be expected to provide 15 to 20 years of useful life.

**Comments and Recommendations:** Annual inspections and routine maintenance are recommended.

#### **3.4.2.2 Distribution System**

**Overall Condition: Good**

**Observations:** Distribution of conditioned air from the office is provided by metal ductwork with ceiling-mounted slot diffusers and returns in the office. The duct and diffusers were reportedly installed during original construction and were in good operating condition.

**Comments and Recommendations:** Annual inspections and routine maintenance are recommended.

#### **3.4.2.3 Control Systems**

**Overall Condition: Good**

**Observations:** Wall-mounted thermostats control the temperature in the office area. At the time of our site reconnaissance the interior temperature was comfortable.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

### **3.4.3 Electrical Systems**

**Overall Condition: Good**

**Observations:** Primary electrical service is provided via the utility-owned transformers located in an on-site substation. These units can be expected to provide 20-30 or more years of service.

Interior light fixtures in the office areas consist primarily of flush ceiling mounted fluorescent fixtures. The fixtures were observed to be in good condition with no significant deficiencies observed. Lighting in the MSW baling building and maintenance shop is provided by high pressure sodium type ceiling mounted lights and fluorescent type fixtures.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

### **3.4.3.2 Distribution**

**Overall Condition: Good**

**Observations:** Multiple 400 Amp service panels with main disconnect was located in the processing building and maintenance shop. Distribution panels with 20 and 40 amp circuit breakers were observed in interior office areas. K-Plus observed no indications that the electrical systems are in less than good condition. The electrical systems appeared to be adequate to meet Greenstar requirements with adequate capacity for future needs. In general, electrical components can be expected to provide approximately 50 years of service from the date of installation.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term was identified by K-Plus.

### **3.5 Vertical Transportation Systems**

**Overall Condition: Good**

**Observations:** No elevators are included in the facility.

**Comments and Recommendations:** K-plus has no recommendations.

## **3.6 Life Safety and Fire Protection**

### **3.6.1 Sprinklers and Suppression Systems**

**Overall Condition: N/A**

**Observations:** K-Plus observed and Property management reported these systems to be in good working order. In addition, Property management routinely inspects, services, and maintains the fire and life safety systems. The sprinkler system at the building was inspected in November 2012. In addition, fire extinguishers with current inspection tags were present.

K-Plus does not anticipate significant expenditures associated with the fire alarm system at the Property over the term.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term was identified by K-Plus. K-Plus requested copies of inspection records from the most recent inspection but as of the date of this report have not yet received them.

### **3.6.2 Alarm Systems**

**Overall Condition: Good**

**Observations:** Smoke detectors were observed within the office/warehouse facility.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

### **3.6.3 Security and Other Systems**

**Overall Condition: N/A**

**Observations:** Security cameras and alarm system was present at the Property.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term was identified by K-Plus.

### **3.7 Interior Building Components**

#### **3.7.1 Interior Finishes of Common Areas**

**Overall Condition: Good**

**Observations:** Interior walls of the office areas are drywall construction and are finished with paint and limited areas of wallpaper. The floors in the common areas are mainly covered with vinyl tile and/or are exposed painted cement. Ceilings are generally drop acoustical panels or plaster drywall. Partial ceilings were located in a restroom and office area of the maintenance structure.

Overall, the interior finishes throughout the common areas appeared to be maintained and in good condition.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

#### **3.7.2 Office Spaces**

**Overall Condition: Good**

**Observations:** The offices are maintained in good to excellent condition.

**Comments and Recommendations:** No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

## **4.0 Document Review and Interviews**

### **4.1 Documentation Review**

K-Plus requested relevant documentation prior to the PCA that typically provides knowledge of the subject property’s physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. K-Plus’s review of documents submitted does not include commenting on the accuracy of such documents or their preparation, methodology, or protocol.

The following documentation was provided for review while performing the PCA. Discrepancies and referenced report sections are noted in the table below.

<b>Documentation Reviewed</b>			
<b>Resource Item</b>	<b>Provided for Review</b>	<b>Discrepancy Observed</b>	<b>Report Section Reference</b>
Design construction drawings	None	N/A	N/A
Maintenance logs	None	N/A	N/A
Certificate of Occupancy	None	N/A	NA
Prior property condition reports / surveys	None	N/A	N/A
Outstanding citations for building, fire, life safety, and zoning violations	None	N/A	NA
Safety inspection records	None	N/A	N/A
Appraisal	N/A	N/A	N/A
Roof warranty information	None	N/A	N/A.
Warranty information (boilers, chillers, cooling towers, etc.)	None	N/A	N/A
EUL age information for components and systems	None	N/A	N/A
Property specific historical repair and replacement cost information	None	N/A	N/A
Pending proposals or executed contracts for material repairs or replacements	None	N/A	N/A
ADA accessibility survey	None	N/A	N/A
Marketing and/or leasing information	None	N/A	N/A

<b>Documentation Reviewed</b>			
<b>Resource Item</b>	<b>Provided for Review</b>	<b>Discrepancy Observed</b>	<b>Report Section Reference</b>
Building rent roll, occupancy percentage, and turnover rate	N/A	N/A	N/A
Other items (building permits, FEMA Flood Map, As-Built Survey)	Site plan/sketch	None	N/A

K-Plus did not review a prior property condition report/survey while performing the PCA. Significant issues referenced in the above table (where relevant) are further discussed in the appropriate section of this report.

## **4.2 Interview Summary**

Mr. Kelley McReynolds, General Manager, was interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, environmental compliance, environmental concerns identified in previous environmental site assessments, available drawings and other documentation.

In the process of conducting the PCA and follow-up telephone calls, the following personnel were interviewed: N/A

It is the opinion of K-Plus that Mr. McReynolds was knowledgeable about the subject property.

## **4.3 Building, Life Safety, and Zoning Compliance**

No other information concerning building permits or zoning compliance was available to K-Plus.

## **4.4 Flood Plain**

According to the Federal Emergency Management Agency (FEMA) Flood Information Rate Map (FIRM) for Des Moines, IA (Polk County) (Community/Panel Number: 1902270007D, September 18, 1987, the Property lies within Zone X which is defined as: “Areas located outside the 500-year flood plain”. Such areas are not considered to be flood hazard areas.

## **5.0 Additional Considerations**

### **5.1 ADA Compliance**

The Americans with Disabilities Act (ADA) is comprehensive civil rights legislation designed to prohibit discrimination on the basis of disability. The rules and regulations of the ADA require that new construction, renovations, and existing public accommodations provide accessibility for the disabled. Public Law 101-336- July 26, 1990, Section 302, Prohibition of Discrimination by Public Accommodations, states, “Discrimination includes a failure to remove architectural barriers and communication barriers that are structural in nature, in existing facilities...where such removal is readily achievable.”

Title III of the ADA includes barrier-free design standards and “prohibits discrimination on the basis of disability by private entities in places of public accommodations,” and requires that “all places of public accommodation and commercial facilities be designed, constructed, and altered in compliance with the accessibility standards.”

**Observations and Comments:** Building 2 was designed and constructed before the enactment of the Americans with Disabilities Act accessibility regulations. However, areas of the building do not appear to be ADA compliant. If significant renovations are performed in Building 2, it is likely compliance with the ADA will be required as part of the renovation. Building 1 was designed and constructed after the enactment of the ADA accessibility regulations. However, areas of the building do not appear to be ADA compliant. An ADA Survey is recommended to determine the compliance level of the site, and if necessary additional work may be necessary to bring the site into compliance.

### **5.2 Building Code Violation Issues**

There was no current violation information available for the Property.

**Observations and Comments:** The building appears to have been constructed in applicable code at the time of original construction. Potential code compliance issues were not identified at the time of our visit. The overall condition of the structures indicates regular maintenance. .



## **6.0 Recommendations and Preliminary Cost Estimates**

The cost estimates identified below are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, and appropriate overhead, general conditions, and profit. A detailed analysis of quantities for cost estimating purposes is not included. The estimated costs to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our estimates. We have not included contingency funds in our estimates. Amounts indicated represent today's dollars. The cost estimates for physical deficiencies have been categorized as either Immediate or Short-Term Issues. We offer the following comments relative to Immediate and Short-Term criteria:

### **6.1 Immediate Issues**

Physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of critical element or system, or (v) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year. The property is considered to be in fair condition.

### **6.2 Short-Term Issues (0-12 Months)**

Physical deficiencies are those which are inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one year time frame are also included.

### **6.3 Capital Reserves**

Capital Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses, which should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

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

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

K-Plus's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period which is defined as the effective age plus the reserve term. Additional information concerning systems or components respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair and Short Term Cost Estimate.

## **7.0 Limitations and Qualifications**

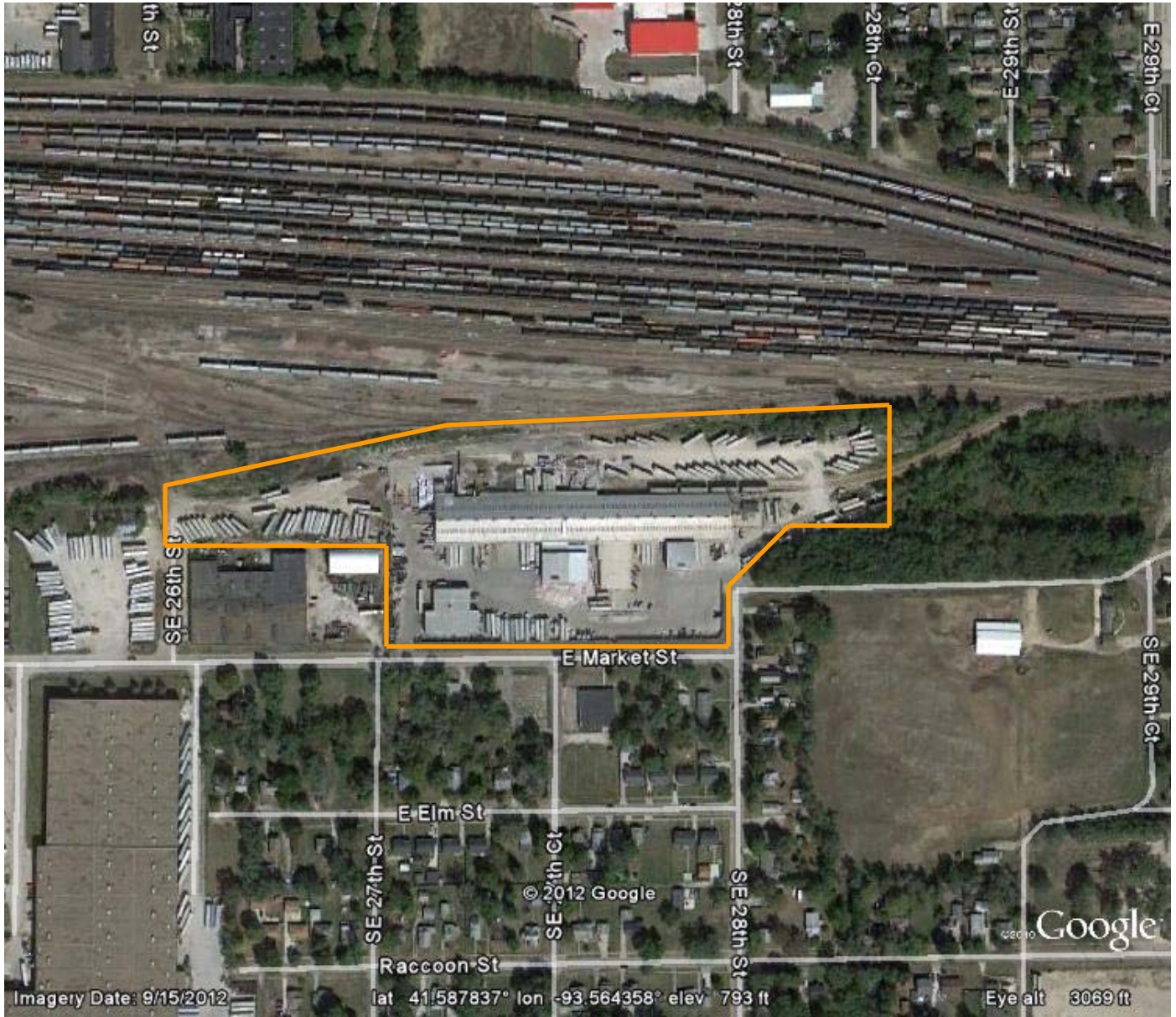
K-Plus's PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCA in accordance with ASTM E2018-08 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Out of scope issues, as presented in the ASTM E2018-01 guide are listed in the Appendix.

This PCA was prepared recognizing the inherent subjective nature of K-Plus's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that K-Plus's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. K-Plus opinions are generally formed without detailed knowledge from individuals familiar with the component's or system's performance.

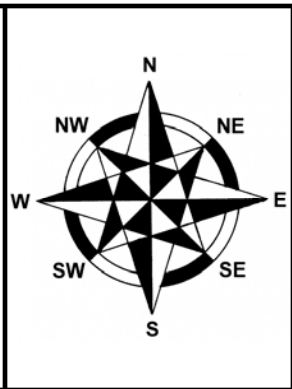
This evaluation has been performed in conformance with all applicable legal requirements and accepted practices prevailing in the environmental engineering and consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of any applicable federal, state, and local laws, rules, and/or regulations. K-Plus, its officers, and its employees have no present or contemplated interest in the property or the parties involved. Our employment and compensation for preparing this report are not contingent upon any action or event resulting from the analyses, opinions, observations, or conclusions, in or from the use of, this report. The reported analyses, opinions, observations, and conclusions are unbiased, professional, and limited only by the reported assumptions, qualifications, and conditions stated herein we assume no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

## **Appendices**

## **Attachment A – Location Map/Layout**



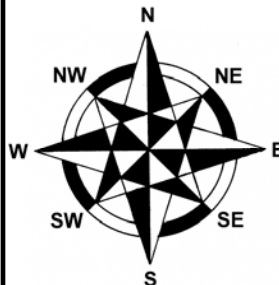
Current Google  
Earth Image



**Figure 1**  
**Site Location Plan**  
**2742 Market Street**  
**Des Moines, Iowa**  
**22132**



Current Google  
Earth Image



**Figure 2**  
**Site Plan**  
**2742 Market Street**  
**Des Moines, Iowa**  
**22132**

## **Attachment B – Immediate and Short Term Physical Needs**



# EVALUATOR'S SUMMARY

## *IMMEDIATE AND SHORT TERM PHYSICAL NEEDS*



**Project:** Greenstar Recycling Facility  
**Address:** 2742 E Market Street  
Des Moines, IA

**Date:** December 28, 2012  
**Project** 22132

ITEM	QUANTITY	UNIT COST	Immediate Needs	Short Term Needs	REMARKS
				\$0	
		<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	

## **Attachment C – Estimated Capital Reserves Over the Term**

## ESTIMATED CAPITAL RESERVES OVER THE 12 YEAR TERM



Project Name: Greenstar  
 Address: 2742 E Market Street  
 City: Des Moines, Iowa  
 Project Number: 22132A

Age of Building: 52+  
 Number of Buildings: 2  
 Number of Floors: 1  
 Elevators No: 0  
 Basement (levels): 0  
 Square Footage of building: 93,939

SYSTEM OR COMPONENT	COMMENTS	AVG EUL	EFF AGE	RUL	QTY.	UNIT	UNIT COST	ESTIMATED REPLACEMENT DATES AND EXPENDITURES (\$)												TOTAL RESERVE	
								2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
								1	2	3	4	5	6	7	8	9	10	11	12		
<b>SITE DRAINAGE</b>																					
Annual maintenance routine inspection for blockage.					1	LS	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000		
<b>STRUCTURAL</b>																					
Loading Dock	Repair damaged concrete				1	LS													\$25,000		
<b>BUILDING ENVELOPE</b>																					
Maintain seals/caulking on metal doors and windows.	Repairs as necessary, check caulk and seals	NA	NA	NA	annual	LS	\$2,000	\$2,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$23,000		
Replace roll-up door systems	Review and replace as necessary assume 2 per year	20+	20+	unk	1	LS	\$2,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000		
Tuck point exterior as needed or in year 6	Approximate 1,000 sq/ft cost basis per square foot	40	40	0	20,000	sq/ft	\$10.00					\$100,000						\$100,000	\$200,000		
<b>ROOFING</b>																					
Annual maintenance: inspect skylights		20	30	0	93,939	LS	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000		
Replace roofing system :corrugated metal roof deck	Replace metal roof system over term	20	30	0	93,939	sf	\$5				\$220,000							\$220,000	\$440,000		
<b>MEP</b>																					
Replace 7.5 ton of HVAC cooling capacity		10	6	4	7.5	ton	\$1,000							\$7,500					\$7,500		
<b>PAVEMENTS</b>																					
Seal coat and restripe surface lot above resurfaced lot.	Completed in year 8				60,000	SF	\$0.30											18,000	\$18,000		
Replace concrete pavement	Approximately 20,000sq/ft	30	40	10	20,000	SF	\$13.00										\$260,000		\$260,000		
<b>ARCH. FINISHES</b>																					
NONE	Tenant responsibility																		\$0		
<b>ADA</b>																					
Complete ADA Access Survey and Plan: over 100,000 sq/ft	Prepare plan and cost estimates for required access improvements	NA	NA	NA	5000	LS	\$5,000.00							\$5,000					\$5,000		
<b>ANNUAL REQUIREMENTS, UNINFLATED</b>								11000	10000	36000	11000	331000	11000	16000	36500	11000	271000	11000	231000	<b>\$1,086,500</b>	
<b>INFLATION RATE FACTOR @ 3 %</b>								1.000	1.030	1.061	1.093	1.126	1.159	1.194	1.230	1.267	1.305	1.344	1.384		
<b>ANNUAL REQUIREMENTS, INFLATED</b>								<b>\$11,000</b>	<b>\$10,300</b>	<b>\$38,192</b>	<b>\$12,020</b>	<b>\$372,543</b>	<b>\$12,752</b>	<b>\$19,105</b>	<b>\$44,890</b>	<b>\$13,934</b>	<b>\$353,594</b>	<b>\$149,175</b>	<b>\$319,758</b>	<b>\$319,758</b>	<b>\$1,357,264</b>
<b>CUMULATIVE TOTAL</b>								<b>\$11,000</b>	<b>\$21,300</b>	<b>\$59,492</b>	<b>\$71,512</b>	<b>\$444,056</b>	<b>\$456,808</b>	<b>\$475,913</b>	<b>\$520,803</b>	<b>\$534,738</b>	<b>\$888,331</b>	<b>\$1,037,506</b>	<b>\$1,357,264</b>		
<b>One Year per sq/ft cost</b>								<b>\$0.12</b>													
<b>(Twelve Year per sq/ft cost/per year) inflated</b>								<b>\$1.204</b>													

AVG EUL: Average Expected Useful Life  
 EFF AGE: Effective Age  
 RUL: Remaining Useful Life  
 LS - Lump Sum  
 S.Y. - Square Yard  
 SF - Square Foot  
 FL - Linear Foot  
 SR - Site Reconnaissance

## **Attachment D – Photographs**

# PHOTOGRAPHS



**Photograph No. 1**

Main entrance access to the Property is via driveway located along the side of the East Market Street



**Photograph No. 2**

Trailer lift and initial hopper and conveyor system

# PHOTOGRAPHS



**Photograph No. 3**

Surface water runoff via drop inlets with sediment trap positioned within the northern portion of Building 1



**Photograph No. 4**

Offices common area in Building 2

# PHOTOGRAPHS



**Photograph No. 5**  
View of facility from the southeast



**Photograph No. 6**  
View of east concrete access drive and trailer weight station.

# PHOTOGRAPHS



**Photograph No. 7**

Typical construction CMU with prefinished metal panels above with a steel frame  
Building 2



**Photograph No. 8**

Main electrical service disconnect



# PHOTOGRAPHS



**Photograph No. 9**  
Existing restrooms



**Photograph No. 10**  
Fire backflow system

# PHOTOGRAPHS



**Photograph No. 11**

Southwest Building 2 interior - production and warehouse area



**Photograph No. 12**

Tennant Crinc Building 2 - production and warehouse area

# PHOTOGRAPHS



**Photograph No. 13**  
Existing flammable storage cabinet



**Photograph No. 14**  
View of production and warehouse

# PHOTOGRAPHS



**Photograph No. 15**  
Typical HVAC units



**Photograph No. 16**  
Typical concrete surface parking areas

# PHOTOGRAPHS



**Photograph No. 17**  
Typical gravel driveways north of Building 2



**Photograph No. 18**  
Typical trailer parking areas west of Building 2

# PHOTOGRAPHS



**Photograph No. 19**  
Typical skylights at Building 2



**Photograph No. 20**  
View of typical canopied areas-Building 2

# PHOTOGRAPHS



**Photograph No. 21**

View of Building 2 exterior from the west facing east



**Photograph No. 22**

View of wooded lot east of property

## **Attachment E – Engineering Firm’s Check List**



### ENGINEERING FIRM'S CHECK LIST

		RATING	TYPE OF MATERIAL	ESTIMATED COST FOR	COMMENTS
<b>CATEGORY I - GENERAL PHYSICAL PLANT CONDITION</b>				<b>See Attached Tables</b>	
A.	General description	G	Office/Manufacturing facility/Warehouse		Overall good condition
B.	Building construction type	G	Corrugated metal with a corrugated metal roof		Concrete slab on grade
C.	Overall observation	G-F			Good
<b>CATEGORY II - EXTERIOR LANDSCAPING, TOPOGRAPHY, ETC.</b>					
A.	Storm water drainage and detention	G	Discharge via drop inlets		SWPPP is also in place at the Property
B.	Topography	G			
C.	Landscaping	G-P	Tall grass and wooded lot at east.		Storage of parts/equipment east of Building 2
D.	Utilities	G			No reported deficiencies
E.	Access and egress	G	Access form E. Market Street		Portland Cement
F.	Site Drainage	G	see A above		
<b>CATEGORY III - PARKING, SIDEWALKS, ETC.</b>					
A.	Parking lot	G			Pavement should be replaced in the Long Term
B.	Loading docks	F	Damage to docks from forklift operations		Repairs should be made over the Term
C.	Retaining walls	NA			
D.	Curbs	G	Concrete		
E.	Islands	NA	NA		NA
F.	Concrete sidewalks	G-F	Concrete		
G.	Stairs	G	Wooden at Building 1 - Office access		
H.	Miscellaneous				
<b>CATEGORY IV - EXTERIOR ENVELOPE</b>					
A.	Building exterior	G	Corrugated metal with a corrugated metal roof		Metal exterior will require maintenance during the Term
B.	Doors and Windows	G	Painted metal doors or shutters		
C.	Overhead doors	G	Metal roll-up		
D.	Miscellaneous				
<b>CATEGORY V - ROOFING</b>					
A.	Roofing - Main Fields	F	Corrugated metal panels		(RUL) of the roof systems is likely at the term
B.	Roofing - Parapet Walls	NA			
C.	Skylights	G-F			Annual maintenance should be conducted
D.	Entrance Canopies	NA			
<b>CATEGORY VI - HVAC</b>					
A.	General observation of HVAC	G	Central air conditioning and space heaters		Annual inspections and routine maintenance
B.	MEP Miscellaneous	G-F			

### ENGINEERING FIRM'S CHECK LIST

		RATING	TYPE OF MATERIAL	ESTIMATED COST FOR	COMMENTS
<b>CATEGORY VII - PLUMBING</b>					
A.	Inspection and notation of any sanitary lines or grease traps that noted any repairs needed	NA	NA		NA
<b>CATEGORY VIII - ELECTRICAL</b>					
A.	Notation of any transformers as well as any deficiencies noted during interviewing of the tenants	G	Pad-mounted building exterior		No reported deficiencies
<b>CATEGORY IX - LIFE SAFETY</b>					
A.	Building sprinklers	NA			Inspected in December 2012 and found to be in working order
B.	Fire alarm panel	G			
C.	Smoke detection and heat detection	G	No reported deficiencies		
D.	Any other life safety equipment	NA			
<b>CATEGORY X - CODE COMPLIANCE</b>					
A.	ADA	P	Not ADA compliant		ADA Survey is recommended
B.	Local	NA			
C.	State				
D.	Federal				

## **Attachment F – Resumes**



*Title: Senior Project Manager*

## **SUMMARY OF EXPERIENCE**

**Education:**

*BS, Electrical Engineering,  
Northern Illinois University*

*BS, Civil Engineering,  
University of Illinois*

*OSHA 40-hour HazMat  
Training*

*OSHA 8-hour On-site  
Management &  
Supervisor Training*

Mr. Bazal has over 6 years of extensive experience as a project manager working with REA Environmental and Bazal Properties. As a project manager, Mr. Bazal, has managed projects nationwide of over 300 Phase I Environmental Site Assessments. Mr. Bazal has managed and acquired the following:

- Responsible for ensuring district compliance with Federal, State, and Local regulations related to hazardous materials.
- Projects performed for governmental agencies, private property owners, non-profit organizations, lending institutions, schools/universities, hotels and others.
- Updating and delivering employee training programs related to hazardous materials and waste.
- Supervising work of outside contractors involved in removing or testing hazardous materials.
- Keeping informed of current and proposed regulations related to program areas assigned.
- Performing related fieldwork as required. Including sampling hazardous and/or industrial waste and bulk sampling of material suspected of containing lead or asbestos.
- Maintaining operation and inspection logs (O&M's).
- Submitting clear and concise written reports based on field inspections.
- Recommending and coordinating the development of programs needed to comply with hazardous materials regulations. Analysis and litigation support for petroleum hydrocarbon contaminated and UST sites. Providing coordination with regulatory agencies; concerning hazardous materials.



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**K-PLUS ENGINEERING, LLC**

**Education:**

*MM, Finance and  
Managerial Economics,  
J.L. Kellogg Graduate  
School of Management,  
Northwestern University*

*MPH, Industrial Hygiene  
and Safety Engineering,  
University of Illinois at  
Chicago*

*BS, Civil Engineering,  
University of Illinois,  
Urbana, IL*

**Licenses/Certifications:**

*Professional Engineer:  
IL, IN, IA, FL, KY, LA, MI,  
MN,MO, NC, OH, PA,SC,  
TX, and WI,*

*AHERA Building Inspector:  
IL and IN*

*LUST Site Assessor:  
WI and IN*

*OSHA 40 Hour HazMat  
Training*

*OSHA 8-hour On-site  
Management &  
Supervisor Training*

*HM-126F Safe HazMat  
Transportation Training*

*Radon Detection Services*

*Corrective Actions for  
Ground Water  
Contamination*

**DANIEL M. CAPLICE**

Mr. Caplice is a licensed professional engineer in multiple states with 30 years of engineering and consulting experience. He has an in-depth understanding of local, state and federal regulations and has performed projects in accordance with CERCLA, RCRA, CWA/Oil Pollution Act, CAA, TSCA, and FIFRA requirements. His specialized areas of expertise are evaluation of contaminated properties, assessment of risk and endangerment, regulatory compliance and permitting, hazardous waste management, industrial processes, Brownfield development, and site management including investigation, remediation, construction management, and monitoring.

Currently, a Partner at K-Plus Engineering, a 20 year-old, full service, engineering and consulting company with offices in Illinois, Indiana, Wisconsin, North Carolina, and California. At K-Plus, Mr. Caplice is responsible for managing and directing the company in addition to his ongoing work as an expert in environmental matters.

For the past 25 years, he has served as a consulting environmental expert for numerous private, public, and non-profit institutions. His responsibilities have included designing and directing various projects, particularly voluntary cleanups of contaminated soil and ground water sites, underground storage tank remediations, and NPL evaluations, investigations, and cleanups. Mr. Caplice has worked extensively on the investigation and cleanup of numerous active and abandoned industrial facilities, landfills, and other waste sites. He has also served as the project manager or senior technical advisor on hundreds of Phase I and Phase II Environmental Assessments at a multitude of sites, from small, undeveloped parcels of property to multi-location industrial facilities. Finally, Mr. Caplice has served as a technical expert on numerous State and Federal cases pertaining to the investigation and cleanup of contaminated properties as well as industrial hygiene and safety related issues pertaining to the investigation and remediation of contaminated property.

Mr. Caplice also has experience in the regulatory analysis of projects for compliance with federal and state environmental regulations, guidance, protocols, and procedures. His environmental regulatory experience includes evaluating compliance of private party actions, reviewing and preparing comments on proposed environmental laws and administrative rules, reviewing site documents and preparing detailed comments, and serving as a technical expert in various environmental cases. Mr. Caplice is also regular speaker at environmental conferences and seminars.

Prior to joining K-Plus, Mr. Caplice served in several capacities for the USEPA, Region 5, including Manager of a Superfund unit responsible for sites in Illinois and Indiana, and Manager of the Pre-Remedial Unit that was responsible for the investigation and assessment of abandoned waste sites (CERCLIS sites) for possible inclusion on the Superfund National Priorities List. While at the USEPA, he also regularly represented the Agency at the International Joint Commission on Water Quality in the Great Lakes.