

II. EXECUTIVE SUMMARY

American Structurepoint, Inc. has completed a Capital Needs Assessment (CNA) of the Indiana School for the Blind located at 7725 North College Avenue, Indianapolis, Indiana. The primary objective of the CNA was to interview those most familiar with the facility and visually examine and evaluate the present condition of the property, buildings, and related structures in order to provide an objective, professional opinion of the general condition of each property. These assessments cover site, structures, interior spaces, building components and systems, utility tunnels, and general accessibility requirements as defined in the Americans with Disabilities Act (ADA), as well as areas of deferred maintenance that may reduce a particular component's or system's remaining useful life. Items identified for consideration were those that met or exceeded a minimum cost of \$5,000, were categorized as those requiring immediate correction, and those that will be required to maintain the property's physical integrity over the next 20 years.

The property was found to be in fair to good condition overall with evidence that the property is regularly maintained. A brief description of the conditions observed are as follows:

- The parking lots and drive aisles contained areas of fatigue and deterioration.
- The overall drainage system for the site was limited, with many areas without structured drainage.
- Landscaping was found to be in good condition overall and well maintained.
- Buildings and structures were observed to be structurally stable overall with no significant evidence of settlement or concerns with load carrying components.
- The roof systems were in fair to poor condition overall, and most will require full replacement during the Term.
- Building façades, doors, and windows appeared to be in fair condition overall with isolated conditions that should be repaired in the near future. Many doors and windows will require replacement during the Term. Many of the buildings have had extensive façade updates, and some are undergoing updates currently.
- Interior finishes were in good condition overall and well maintained, however select areas should be repaired or updated during future renovations. This would include large areas of plaster repair.
- Fire protection and alarm systems where provided appeared to be in good condition and suitable, while the fire protection exists in very few buildings. Recommend installing a wet pipe sprinkler system in all buildings.
- Mechanical systems appeared to be in varying states of its useful expected life and should be scheduled for replacement on an as needed basis.
- Plumbing systems appeared to be in varying states of its useful expected life and should be scheduled for replacement on an as needed basis.

- Electrical systems appeared to be generally in fair condition with some areas at or beyond the expected useful life. The lighting systems are sufficient, however they could be more efficient if upgraded to LED
- Egress, building code and life safety requirements appeared to be adequately addressed overall with some minor issues to be rectified.
- ADA accessibility requirements were compliant for the most part; however, upgrades are recommended to provide a greater level of general ADA accessibility.

An overall budget for anticipated repairs to and replacement of the major building systems and components over the next 20 years has been identified for each building with an associated opinion of probable cost as indicated in the tables below. Values within the report have been rounded to the nearest thousand dollars.

III. OPINION OF PROBABLE COST (OPC)

Report Section	FACILITY	OPC
IV	Overall Site Assessment	\$8,261,000.00
V	Building 1 – Semi-Independent Living House	\$149,000.00
VI	Buildings 2, 3, 4 and 5 – H, I, J and K Dorms	\$2,716,000.00
VII	Buildings 6a & 6b – Lambert Dorms and Classrooms	\$1,474,000.00
VIII	Building 7 – AlDur Dorms, Classrooms and Schumacher Dining Room	\$1,537,000.00
IX	Building 8 – G Music, Band, Locker Rooms, Student Center	\$727,000.00
X	Building 9 – Gym, Bowling Alley, Wrestling Room	\$1,204,000.00
XI	Building 10 – F Administration, Auditorium, Classrooms	\$2,991,000.00
XII	Building 11 – E Media Center, Classrooms	\$1,240,000.00
XIII	Buildings 12, 13, 14 and 15 – B, D, C and A Dorms	\$2,579,000.00
XIV	Building 16 – Churchman Hall, Dining Rooms and Kitchen	\$1,009,000.00
XV	Building 17 – Wilson Hall	\$1,026,000.00
XVI	Building 18 – Scout Cabin	\$130,000.00
XVII	Building 19 – Kever Hall, Classrooms, Health Center	\$830,000.00
XVIII	Building 20 – Maintenance Offices	\$146,000.00
XIX	Building 21 – Garage	\$251,000.00
XX	Building 22 – Laundry	\$265,000.00
XXI	Building 23 – Power Plant	\$1,584,000.00
XXII	Building 24 – Independent Living House	\$96,000.00
XXIII	Building 25 – Independent Living House	\$92,000.00
XXIV	Building 26 – Greenhouse	\$43,000.00
XXV	Building 27 – Aquatics Center	\$1,775,000.00
XXVI	Building BB – Bus Barn	\$41,000.00
XXVII	Building S – Athletic Storage	\$26,000.00
Subtotal		\$30,192,000
Contingency (15%)		\$4,528,800
TOTAL OPINION OF PROBABLE COST		\$34,720,800

If a site or building component requires maintenance, repair or replacement, then these items should be addressed in the near future or in a timeframe specifically identified in the report. If a site or building component has been identified for repair or replacement on an as-needed basis, it has been found to be currently serviceable, but is at or near the end of its useful life, and should be programmed for repair or replacement on an as-needed basis. ADA upgrades are considered as required as they apply to Title II.

This list was based on visual observations and includes major site- and building-related issues found that should be corrected. In no way should this list be considered all-inclusive or the actual cost of the work recommended. The opinion of costs was based on our assumed scope of repairs, replacements, and upgrades, rough quantities, and outside labor hours and material expenses. Other less critical items should be repaired or replaced as needed and should be considered general maintenance and upkeep. All opinions of cost were based on the current building use and occupancy. No opinions of cost have been included for finish upgrades that may be needed or desired, other than repair of plaster surfaces in select buildings due to moisture migration through the exterior walls currently being repaired. Opinions of probable costs included in this report are limited to constructions costs only, or hard costs. Soft costs, or costs associated with design, including architect and engineering costs, management, permit fees or other indirect costs are not included and would be in addition to the construction costs provided. This opinion of probable cost does not include any escalation in costs over the 20-year Term, and is based on 2020 dollars. Due to increasing construction costs nationwide, including the costs of labor, materials and equipment, inflation costs of 6% to 8% of the estimated construction cost listed above should be considered for planning purposes. **Actual repair, replacement and upgrade costs can only be determined by obtaining bids from qualified contractors. This list is to be used only as a guide.**