

II. EXECUTIVE SUMMARY

American Structurepoint, Inc. has completed a Capital Needs Assessment (CNA) of the Indiana School for the Deaf located at 1200 East 42nd Street, 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.
- Interior finishes were in good condition overall and well maintained, however select areas should be repaired or updated during future renovations.
- Fire protection and alarm systems where provided appeared to be good condition and suitable, while the fire protection is in very few buildings. Installation of a wet pipe sprinkler system in all buildings is recommended.
- Mechanical systems appeared to be in very poor condition and past their expected useful life. There are systems throughout the campus that have been replaced and have some useful life, however, that is the exception and not the rule. Much of the piping in the tunnels is very old and the valves and fittings leak on occasion

- Plumbing systems and equipment throughout the campus is in varying states of its useful expected life and should be scheduled for replacement on an as needed basis.
- The electrical system is generally in fair condition, with some areas at or near the end of their anticipated service 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 table 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	\$10,914,000
V	Building 1 – J.A. Raney	\$2,356,000
VI	Building 2 – J.A. Raney Hall	\$2,393,000
VII	Building 3 – Simms	\$723,000
VIII	Buildings 4 and 5 – Simms Hall & Cafeteria and Simms Elementary School	\$6,259,000
IX	Building 6 – Willard Hall	\$6,133,000
X	Building 7 – Stanfill Career & Technical Education Building	\$3,416,000
XI	Building 8 – Residence Hall	\$9,255,000
XII	Building 9 – Dixon House	\$303,000
XIII	Building 10 – Brown Cafeteria	\$1,887,000
XIV	Building 11 – Storeroom	\$705,000
XV	Building 12 – Laundry	\$385,000
XVI	Building 13 – Powerhouse	\$2,625,000
XVII	Building 14 – Storage Shed	\$68,000
XVIII	Building 15 – Physical Plant	\$1,055,000
XIX	Building 17 – Caskey Activity Building	\$4,826,000
XX	Building 18 – Scout Cabin	\$125,000
XXI	Building 19 – Athletic Building & Fields	\$177,000
XXII	Building 20 – Campus Police Post	\$36,000
XXIII	Building 22 – Eliza Willard Assessment Center	\$381,000
XXIV	Additional Storage Building	\$15,000
Subtotal		\$54,037,000
Contingency (15%)		\$8,105,550
TOTAL OPINION OF PROBABLE COST		\$62,142,550

If a site or building component requires repair or replacement, then these items should be addressed in the near future or in a timeframe specifically identified in the report. 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. 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.**