City of Novi Facility Condition Assessment Executive Summary

APRIL 7, 2025

Executive Summary

Overview

Plante Moran Realpoint (PMR) performed this property assessment at the request of CON for their three fire stations and Police Station building located on their Civic campus.

Date(s) of Assessment:	November 13, 2024
City of Novi Staff Present:	Fire Chief John Martin, Facilities Manager Matt Turco
PMR Staff Present:	Brian Weber, Robert Stempien
Architect/Engineer Staff Present:	N/A
Number of Buildings:	4
Average Building Age:	N/A

Acknowledgements

For their assistance and cooperation, we wish to acknowledge all CON staff, administrators and all additional user groups who provided information for preparing this assessment report and during PMR's visit to each property.

Purpose

The purpose of this assessment is as follows:

- Observe and document readily visible potential site, materials, and building system defects that might significantly affect the value of the buildings and properties;
- Communicate conditions identified that may have a significant impact on the future operation of the buildings;
- Assist the City's leadership in identifying the buildings' critical needs in order to provide a rough order of magnitude of potential costs for capital improvement planning

Scope

This assessment report is based on the CON provided information and site visit(s) during which PMR performed a visual, nonintrusive, and nondestructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection.

PMR observed representative samples of the major building components and the physical conditions of the following:

- Site conditions
- Building structure
- Architectural (interior finishes)
- Mechanical and electrical systems
- Plumbing system (observations did not include collection or testing of water samples)

The City provided PMR with the following documentation to aid in the creation of this report:

- Property site plans
- Floor plans
- Roof plans
- Redstone Architects reports
- Sidock Architects reports
- Maintenance logs or reports

PMR took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

Assessment Report Executive Summary

The Facility Condition Assessment Report highlights several critical findings regarding the existing Police Station and Fire Stations #1, #2, and #3 in the City of Novi. Although the buildings have been well-maintained, they are past their useful life and are not adaptable. This report recommends considering new, modern and more efficient facilities to meet the current and future needs of the City of Novi.

Renovation of the existing facilities and sites would be cost-prohibitive or impractical for three primary reasons. First, the existing building structures, made of concrete block, would be difficult and costly to change to meet program needs. Second, the limited size of the fire station sites does not allow for expansion. And third, attempting to renovate the current buildings in use would cause disruptions to operations, impacting the efficiency and safety of the services provided.

Fire and Police Station Descriptions for Assessment Reports:

The recommendations and observations provided in the PMR assessment report are based on numerous interviews with Novi staff and administrative personnel and visual observations of the existing Fire Stations No. 1, 2, and 3 and the Police Station. It was beneficial to have collaborative user input, owner-provided reports and documents (e.g., Redstone Architects, Inc, 1-29-24 Public Safety Feasibility report), and numerous building tours to help understand the building, how the Police and Fire Departments operate within their respective buildings, and to identify site deficiencies.

The current Novi Police Station was built in 1980. Although well maintained, the building lacks adequate program space needs to serve the City of Novi's existing and future population. Most of the walls of this 45-year-old structure are concrete block, which makes renovating more expensive than other wall construction types. The age of the building will dictate the need for consistent investment into capital improvements related to the mechanical, electrical, plumbing, IT, and security systems, all of which have exceeded their useful life. The existing building contains approximately 38,000 s.f., but the Redstone report recommends a programmed building of 54,000 s.f. to meet current and future public safety needs. In the current police station, the dispatch area and support spaces are undersized, the locker facilities need upgrading, and the evidence and storage rooms are undersized to meet current operations.

While an addition (as originally proposed in Redstone's first report to CON) would improve the current facility, it would still fail to meet full programming efficiencies, achieve optimal sizing, and capture the benefits of a new, modern facility. A renovation and addition approach would require phased construction to limit impacts on current police operations and potentially require the relocation of staff and operations to temporary facilities. It is estimated that the cost of a significant renovation, with major impacts to building infrastructure, and addition could reach between $40M to $50M due to the building's construction/wall configurations and current space deficiencies.

Based on the growing City of Novi community needs as well as the programed spaces that are deficient in the current building, a new, more efficient facility should be considered.

Assessment Report Executive Summary

The three fire stations were built in the late 1970s/early 1980s, when the Novi population was about a third of what it is today. These buildings are modest in size (3,880, 5,117, and 9,980 s.f.) and lack the program needs for modern fire stations serving the population of Novi today and into the future. Some of the building and site program deficiencies include inadequate separation of clean areas (or "cold zones") from first responders' dirty and potentially contaminated areas (or "hot/warm zones"). It is important to separate these areas to avoid contaminates from a fire event entering the living environment of the fire station staff. It was also noted that sleeping quarters and associated support spaces for first responders were undersized, lacked privacy, and often had limited or nonexistent separation for male/female accommodations.

To right-size the buildings for the Novi community, a three-apparatus bay fire station would be the standard for operations. Currently, only one station contains three bays. The remaining two stations have two bays and are unable to expand to accommodate an additional bay due to site size restrictions. It is important to note that the Redstone report provides a recommendation for the City of Novi to have its fire station buildings accommodate a minimum of three bays and 14,500 s.f. of programed area on a minimum of 2 acres. This recommendation cannot be supported by either Fire Station No. 2 on the north end of the City or Fire Station No. 3 on the south end. Fire Station No. 1 has three bays but lacks separation between hot/warm zones and cold zones.

A breakdown of renovation costs for each building and associated sites are provided in the summary of costs in this Facility Condition Assessment. It is important to note these costs are to renovate existing spaces, not to expand or modify these buildings to meet current program needs. The undersized Fire Station sites are not able to accommodate needed apparatus bay additions or expansions to meet program requirement deficiencies. Further, it would be impractical to demolish and rebuild without compromising current fire safety needs for the City of Novi.

New sites for the fire stations and police station should be explored to allow for new, more efficient public safety buildings while maintaining current operations in the interim.

Police Station Building

Novi's Police Station was built in 1980 to serve a population of approximately 22,000 residents. The building is located on the south side of Ten Mile Road between Novi Road to the east and Taft Road to the west within the municipal campus.

The Police Station is a one and two-story building housing the police, jail, training, and public safety administrative support functions. The building contains a jail on the north end with a training center located at the south end of the building. The Police Station is approximately 38,000 sq. ft. and is constructed with concrete masonry exterior bearing walls with a brick veneer. Most of the interior walls are 8" concrete masonry units (CMU) with an exterior 8" CM and a 4" brick veneer. The roof is a single-ply roof membrane over rigid insulation on a metal decking/structural steel joist and beam framing system that bears on the masonry walls. A pre-finished sheet metal coping covers the entire building perimeter.

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The site has 106 parking spots located at the east side for staff and police vehicles and 38 parking spaces on the west end of the building for visitors. The Police Station has grass/landscaped areas on the immediate north side of the building and to the south near the ball fields. An emergency generator, chiller, and electrical transformer are located on the north side of the station on concrete pads.

Police Station Building Deficiencies:

- The 38,000 s.f. police station was built in 1980 (45 years old).
- The building is 30% smaller than the proposed 53,760 s.f. facility needed to serve the City of Novi into the future.
- Interior block walls hinder cost-effective renovation.
- The kitchen to serve dispatch is undersized.
- Flooding occurs in the lower-level electrical room.
- Flooding occurs in the mechanical room stairwell.
- The exterior mechanical room stairwell hinders dispatch expansion to the east.
- Structural cracks in northwest stairwell exterior wall.
- There is a lack of interior and exterior storage space.
- The HVAC system is antiquated and costly to maintain.
- There is a lack of security separations on second floor.
- The existing evidence room is significantly undersized.
- The one driveway for ingress and egress for facility is a security issue.
- There are roof leaks in the hallway connecting the training center and the main part of building.

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Fire Station No. 1

Fire Station No. 1 was built in 1981 to serve the central portion of the City of Novi. The station is located in an active commercial district on the south side of Grand River Avenue, a major thoroughfare, just east of Novi Road. The approximate building size is 9,980 s.f. The original station consisted of 6,481 sq. ft. and was expanded in 1988 with an addition. The station was the headquarters for the Fire Department and had offices for the Fire Chief, Deputy Chief, Fire Marshal, administrative staff, and the company of firefighters. The headquarters function was changed when the department went to the Public Safety Administration organization model, with the director of Fire and EMS, the Fire Marshal, and the associated staff moving to the Public Safety Department located in the Novi Police Station.

Fire Station No. 1 is a three-bay drive-through station with a one-story area adjacent to the apparatus bay housing support spaces, administration, and living quarters. It is constructed with concrete masonry exterior bearing walls with a brick veneer. The apparatus bay walls are 16" composite masonry walls composed of 12" concrete masonry units (CMU) with core-fill Styrofoam insulation and a brick masonry veneer. The one-story support and living area is composed of an 8" concrete masonry unit, a 2" rigid cavity insulation, and 4" brick veneer. The roof is a single-ply roof membrane over rigid insulation on a metal decking/structural steel joist and beam framing system that bears on the masonry walls. A pre-finished sheet metal coping covers the entire building perimeter.

The site is relatively flat and no drainage problems are evident. The apparatus exit is on Grand River immediately adjacent to the Main Street/Grand River intersection. This location is challenged by a traffic congestion problem that has been increased by the commercial development to the north along Grand River/Town Center. Traffic signals are controlled by the station to allow for egress but are a defect in the value of this site.

The front and rear aprons at the apparatus bays are concrete. There is one barrier-free parking space in the five adjacent to the front entry of the station. There are 25 staff parking spaces in the southwest section of the site behind the station. Additional temporary parking is utilized adjacent to the south entrance of the apparatus bays.

There are landscaped areas to the north, east, and south sides of the building. The transformer and generator are located on a concrete pad on the south side of the building and screened by landscape materials.

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Fire Station No. 1 Deficiencies:

- The 9,980 s.f. Fire Station No. 1 was built in 1981 (44 years old) with an addition in 1988.
- The proposed combined Public Safety and Fire Station building calls for 4 apparatus bays. The current facility has 3 bays.
- The building is 47% smaller than the proposed four-bay, 18,940 s.f. fire station needed to serve the City of Novi into the future.
- Located at the congested intersection of Grand River and Town Center Drive
- Undersized and inefficient kitchen area.
- Poor visitor control due to two main entries.
- Lacks female first responder accommodations, with no separate female locker/shower room.
- Undersized bunk room.
- Bunk room has workstation partitions with poor sound control and privacy.
- Shower rooms are not separated from “clean” areas.
- Undersized electrical panels/capacity for expansion.
- Nonfunctioning hose tower.
- Workout facilities inadequate and undersized.
- Lack of interior and exterior storage space.
- Lack of office/workspace.
- No separation for security from public once inside building.
- False wall separating locker rooms from sleeping area.
- HVAC is antiquated and costly to maintain.
- Water infiltration at front exterior wall causes moisture issues inside building.

Assessment Report Executive Summary

Fire Station No. 2

Fire Station No. 2 was built in 1981 to serve the northwestern area of the City of Novi. The station is located in a residential district on the north side of Thirteen Mile Road, west of Novi Road, on the northeast corner of Paramount Street. The station was expanded and updated in 2009 following a space needs assessment report. Firefighters at this station also respond to water/ice rescues on Walled Lake.

Fire Station No. 2 is a two-bay drive-through station with a one-story area adjacent to the apparatus bay housing support spaces and administration and living quarters. The building is approximately 5,117 sq.ft. in size. The building is constructed with concrete masonry exterior bearing walls with a brick veneer. The apparatus bay walls are composed of 8" concrete masonry units (CMU) and a 4" brick veneer. The one-story support and living area is composed of an 8" concrete masonry unit, a 2" rigid cavity insulation, and 4" brick veneer. The roof is a single-ply roof membrane that sits over rigid insulation. It is situated on metal roof decking supported by structural steel joist and beams that bear on the masonry walls. A pre-finished sheet metal coping covers the entire building perimeter.

The site is rectangular in shape and is approximately 0.62 acres in size. The site slopes from west to east with the most severe slope at the east end of the site. The site has three parking spots on the west side of the site including one barrier-free space, four parking spots located at the immediate east side adjacent to the building, and six spaces on the eastern edge of the site for staff and visitors. There is a concrete drive and parking on the west side of the building exiting onto Paramount Street. The entry drive is off of Thirteen Mile Road and the parking area is asphalt-paved with a 10 ft. concrete apron on the east side of the apparatus bays.

The station has grass/landscaped areas on the south side of the building along Thirteen Mile Road and natural vegetation on the north and east ends of the site. An emergency generator and electrical transformer are located on the south side of the station on concrete pads, screened by landscaping.

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Fire Station No. 2 Deficiencies:

- The 5,117 s.f. Fire Station No. 2 was built in 1981 (44 years old).
- 65% smaller than the proposed three-bay, 14,500 s.f. fire station needed to serve the City of Novi into the future.
- Only two apparatus bays with no room for expansion.
- Located in a residential neighborhood, which causes siren noise issues.
- Public visitors must use apparatus ingress approach drive to access the site
- Shower rooms are not separated from “clean” areas.
- Undersized bunk room.
- Exercise room undersized.
- The site is only 0.64 acres. The proposed new facility site size recommendation is a minimum of 2 acres.
- Lack of interior and exterior storage space.
- Lack of office/workspace.
- Apparatus bay epoxy floor surface is peeling.

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Fire Station No. 3

Fire Station No. 3 was built in 1978 to serve the southern area of the City of Novi. The station is located in an industrial district on the south side of Nine Mile Road between Novi Road and Meadowbrook on the west side of Roethel Drive.

Fire Station No. 3 is a 2-bay drive through station with a one-story area adjacent to the apparatus bay housing support spaces and administration and living quarters. The building is approximately 3,880 sq.ft. It is constructed with concrete masonry exterior bearing walls with a brick veneer. The apparatus bay walls are composed of 8" concrete masonry units (CMU) and a 4" brick veneer. The one-story support and living area is composed of an 8" concrete masonry unit, a 2" rigid cavity insulation, and 4" brick veneer. The roof is a single-ply roof membrane over rigid insulation on a metal decking/structural steel joist and beam framing system that bears on the masonry walls. A pre-finished sheet metal coping covers the entire building perimeter.

The site is trapezoidal in shape and is approximately 1.2 acres in size. The site is located in an industrial district. The north side of the property slopes steeply to Nine Mile Road, and there is a tendency for storm drainage and flooding problems. The building is set back approximately 120 ft. from the right-of-way of Nine Mile Road and approximately 90 ft. from the right-of-way of Roethel Drive to the east. The apparatus drive enters and exits on Roethel Drive. The east side apron is poured concrete and there is no west apron at the apparatus bay. The drive is asphalt paving. The fire station has a main entrance on the east side and secondary entrance on the west and south elevations.

The site has four parking spots located at the west side for staff and 11 parking spaces on the north side for staff and visitors. There is one barrier-free space among the north parking spaces. The station has grass/landscaped areas on the immediate north side of the building and to the west beyond the drive. An emergency generator and electrical transformer are located on the north side of the station on concrete pads.

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Fire Station No. 3 Deficiencies:

- The 3,880 s.f. Fire Station No. 3 was built in 1978 (47 years old).
- 73% smaller than the proposed three-bay 14,500 s.f. fire station needed to serve the City of Novi into the future.
- Only two apparatus bays, with no room for expansion
- The site is 1.2 acres. The proposed new site size recommendation is a minimum of 2 acres.
- Bumper width at OH doors restrict ingress and egress.
- Poor soils – pavement settlement at apparatus bays.
- The apparatus bay drive is asphalt rather than concrete.
- Storm drainage and flooding problems.
- Bunk rooms have workstation partitions.
- Locker room is combined with bunk area.
- Limited storage areas.
- Shower rooms are not separated from “clean” areas.
- Lack of office/workspace.
- No separation for security from public once inside building.
- Exterior block walls allow moisture into building.

Assumptions & Clarifications

CITY OF NOVI ASSUMPTIONS / CLARIFICATIONS
• The site and building assessments do not include building expansions/additions to accommodate current/deficient building program needs. • A 5% yearly escalation percentage was used for this report for budgeting purposes. • Large equipment needs such as fire trucks, ambulances, man trucks etc., are not included in this capital plan

Capital Improvement Costs: Terminology

The following terms are used throughout the report and are defined as noted.

Good (G)	Observed to be of 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 (F)	Observed to be of average condition for the building system evaluated. Satisfactory; however, some short-term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.
Poor (P)	Observed to be of below-average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.
Priority I	Items that, through our observations or discussions, may require capital expenditure within the next 1 to 3 years by virtue of current condition, remaining useful life, or the priorities.
Priority II	Items that, through our observations or discussions, may require capital expenditure within the next 4 to 6 years by virtue of current condition, remaining useful life, or priorities.
Priority III	Items that, through our observations or discussions, may require capital expenditure within the next 7 to 10 years by virtue of current condition, remaining useful life, or priorities.

Opinion of Probable Cost

Based upon observations during our site visit and information received from our interviews with building users, which for the purpose of this report was deemed reliable, PMR prepared general scope opinions of probable cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated cost were considered commensurate with the subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, a decorative part or parcel of a building renovation program, routine, or normal preventative maintenance were included as property enhancements. The costs provided are based on mid-level commercial pricing.

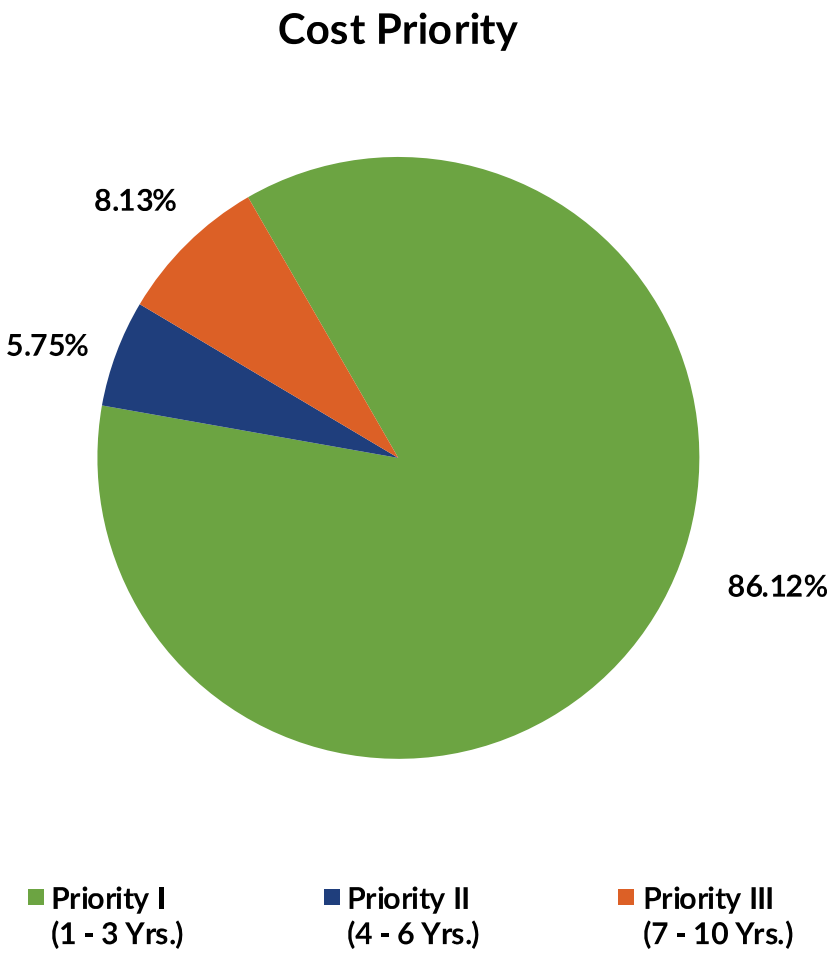
Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately $1,000 or less are omitted from our review.

Replacement and repair preliminary budgets are based on approximate quantities. Specific building square footages are estimates based on the information provided by the CON. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Budgets were derived using Metro Detroit area material and labor costs. As this report projects costs over the next 10 years, PMR utilized a reasonable cost escalation factor for these costs based on the anticipated time of improvement implementation.

Please note that the budget values in this report are conceptual values only, and do not represent hard bid market pricing our opinions of probable costs will likely vary from actual market conditions. These conceptual budget values are intended for a high-level planning approach by the CON in consideration for future renovations of the aforementioned buildings. We highly recommend that, if any of the recommendations are to move forward accordingly, the CON (a) have a formal design completed by a registered architectural or engineering firm and (b) in conjunction with its registered architectural or engineering firm and construction professional develop a refined preliminary budget and (c) undergo the formal competitive bid process per the requirements set forth.

Summary of Costs by Priority

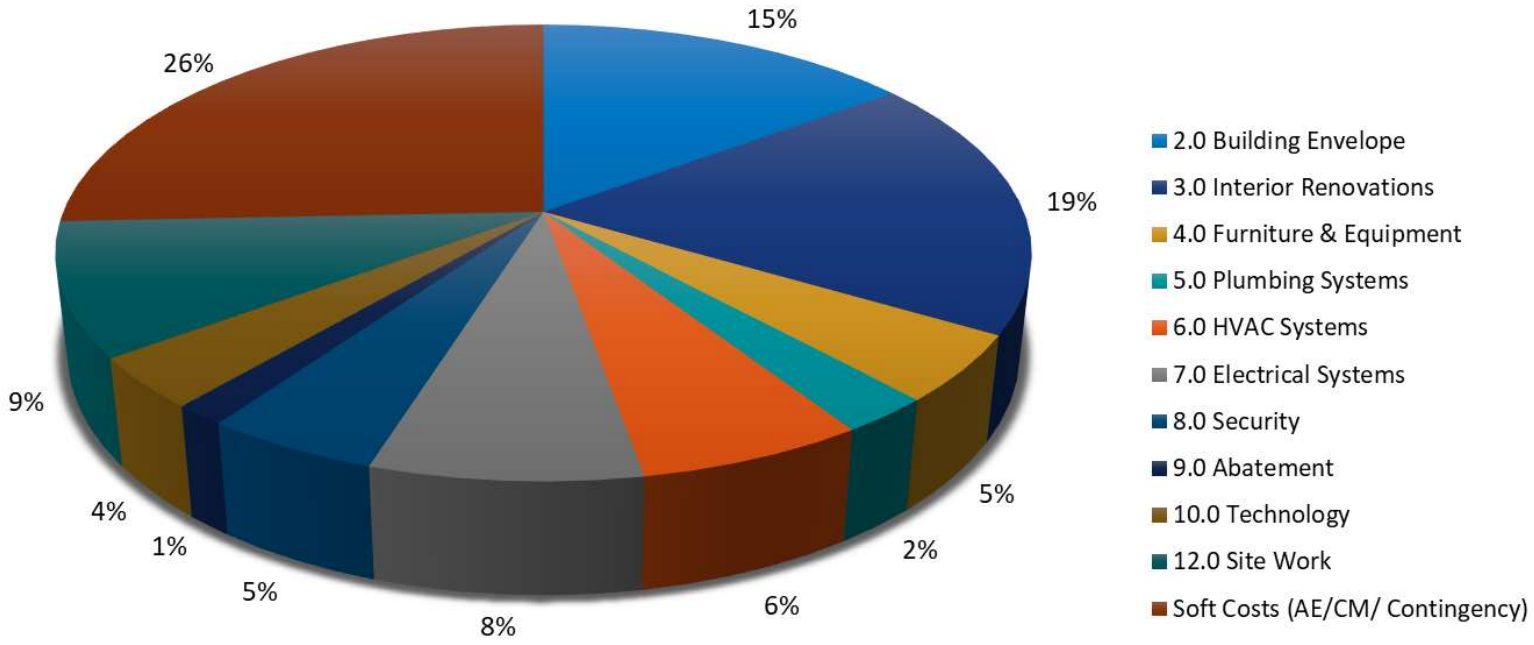
CITY OF NOVI SUMMARY OF COSTS BY PRIORITIZATION FACILITY ASSESSMENT					
Bldg #	Name of Building	Priority I (1 - 3 Yrs.)	Priority II (4 - 6 Yrs.)	Priority III (7 - 10 Yrs.)	Complete Cost with Escalation
1	Police Station Building	$9,847,670	$388,471	$1,232,914	$11,469,054
2	Fire Station 1	$3,127,970	$14,302	$167,454	$3,309,726
3	Fire Station 2	$1,626,615	$297,958	$39,462	$1,964,035
4	Fire Station 3	$1,425,615	$369,404	$73,234	$1,868,253
	TOTAL BUILDINGS BUDGET	$16,027,871	$1,070,134	$1,513,063	$18,611,068



Summary of Costs by Category - Escalated

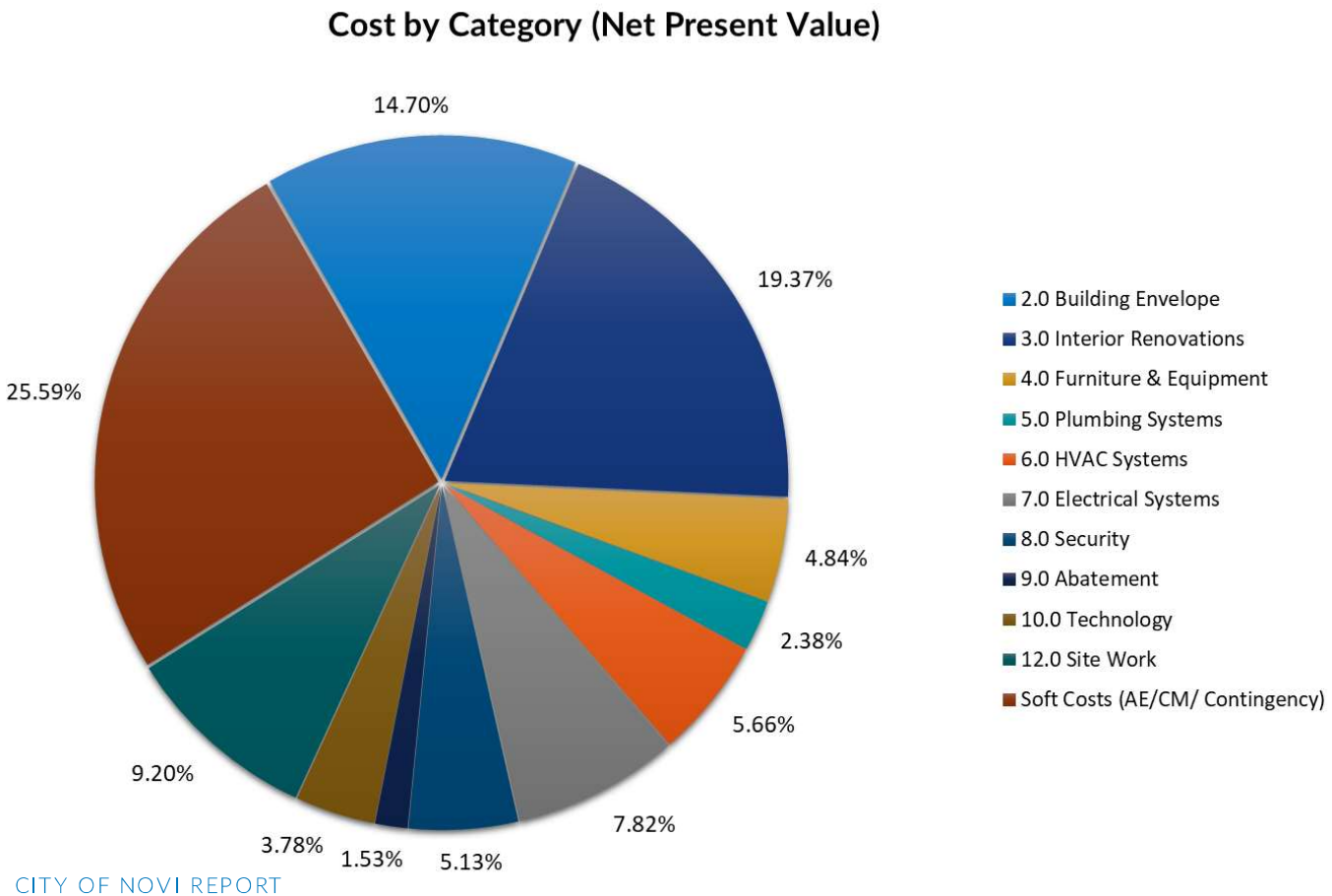
CITY OF NOVI SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)															
Bldg #	Name of Building	Net Present Value	1.0 New Construction	2.0 Building Envelope	3.0 Interior Renovations	4.0 Furniture & Equipment	5.0 Plumbing Systems	6.0 HVAC Systems	7.0 Electrical Systems	8.0 Security	9.0 Abatement	10.0 Technology	11.0 Buses	12.0 Site Work	Soft Costs (AE/CM/ Contingency)	Total Cost (Escalated)
1	Police Station	$10,992,073	$0	$1,795,890	$2,415,325	$703,956	$262,724	$596,409	$870,914	$220,000	$108,680	$627,000	$0	$1,028,485	$2,839,672	$11,469,054
2	Fire Station 1	$3,252,116	$0	$527,799	$559,237	$60,500	$103,730	$225,170	$376,706	$234,300	$55,000	$16,500	$0	$245,301	$905,484	$3,309,726
3	Fire Station 2	$1,882,477	$0	$221,941	$267,211	$60,500	$45,760	$233,750	$78,905	$234,300	$55,000	$16,500	$0	$221,611	$528,557	$1,964,035
4	Fire Station 3	$1,759,254	$0	$223,227	$222,285	$55,000	$70,180	$139,700	$93,575	$228,800	$55,000	$16,500	$0	$260,718	$503,269	$1,868,253
	TOTAL	$17,885,920	$0	$2,768,856	$3,464,057	$879,956	$482,394	$1,195,029	$1,420,100	$917,400	$273,680	$676,500	$0	$1,756,115	$4,776,981	$18,611,068

Cost by Category (Escalated)



Summary of Costs by Category – Net Present Value

CITY OF NOVI SUMMARY OF COSTS BY SCOPE OF WORK (NET PRESENT VALUE)														
Bldg #	Name of Building	Net Present Value	1.0 New Construction	2.0 Building Envelope	3.0 Interior Renovations	4.0 Furniture & Equipment	5.0 Plumbing Systems	6.0 HVAC Systems	7.0 Electrical Systems	8.0 Security	9.0 Abatement	10.0 Technology	11.0 Buses	12.0 Site Work	Soft Costs (AE/CM/ Contingency)
1	Police Station	$10,992,073	$0	$1,693,164	$2,415,325	$689,700	$245,300	$509,190	$851,378	$220,000	$108,680	$627,000	$0	$922,273	$2,710,063
2	Fire Station 1	$3,252,116	$0	$527,799	$559,237	$60,500	$87,890	$204,050	$374,330	$234,300	$55,000	$16,500	$0	$243,164	$889,347
3	Fire Station 2	$1,882,477	$0	$221,941	$267,211	$60,500	$37,840	$184,250	$78,905	$234,300	$55,000	$16,500	$0	$220,318	$505,712
4	Fire Station 3	$1,759,254	$0	$186,607	$222,285	$55,000	$54,340	$114,950	$93,575	$228,800	$55,000	$16,500	$0	$259,459	$472,738
	TOTAL	$17,885,920	$0	$2,629,511	$3,464,057	$865,700	$425,370	$1,012,440	$1,398,188	$917,400	$273,680	$676,500	$0	$1,645,214	$4,577,861



Statement of Limitations

This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMR staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. PMR's assessment of plumbing systems did not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment is based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer.

In addition, PMR did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMR's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by CON and other third parties. PMR cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.

This assessment may identify items by third-party architects that do not appear to be in general conformance with the Title III (ADA) requirements; correction of these reported items may not bring the property into total compliance with ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by ADA. The owner must determine this issue. Such opinions are subject to the limitations on opinions of probably cost set forth in Section A (Opinion of Probable Cost). While PMR will communicate items of concern regarding compliance with title III and/or other codes it has observed, PMR makes no representation that the identified items of concern are actual code violations or are inclusive of any and all potential code violations. This assessment is not a building code, safety, regulatory, or environmental compliance inspection.

This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, or (vii) any substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMR is not and shall not be required to be an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

This report was prepared for and intended solely for the information use of CON and may not be used or relied upon by another party without the express written authorization of PMR. The contents of the report are based on the relevant information available, and the condition observed at the time of issuance. Information and conditions are subject to change, and PMR assumes, no responsibility to update this report in the event of such change. This assessment report should be read in its entirety. Information provided in the various sections is complementary and, in some instances, provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.