EXHIBIT 1

EXHAUST FAN CONDITON LETTER

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Grumman/Butkus Associates
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March 12, 2015

Tom Travia
Mechanical Services Supervisor
Milwaukee County
DAS-Facilities Management
901 N. 9th Street
Milwaukee, WI 53233

Re: MC –Courthouse Equipment Assessments, Exhaust Fans

Tom,

Below is a quick list of the 28 fans, condition and location that we surveyed on March 11, 2015. The tag column is for fans that had an identifying mark, otherwise they match to my assessment(s) and pictures.

TAG	AS FOUND	LOCATION
EF-4	Running	9th Fl, 8th Fl roof, SE corner, near CT-3
PRV-SE (9th)	Barely Running	9th Fl, 8th Fl roof, SE corner, south of communication room
PRV-NE (9th)	**Motor running, belt off**	9th Fl, 8th Fl roof, NE corner, north of communication room
EF-Elev-S	Unit runs (temperature)	Elevator Equipment Room – South, operates on T-Stat
EF-14	Running	Elevator Equipment Room – South
EF-SC (8th)	Barely Running	8th Fl, 7th Fl roof, South Center, east of S-Elevator Equip Rm
EF-NC (8th)	**Switch On, Not Running**	8th Fl, 7th Fl roof, North Center, east of N-Elevator Equip Rm
EF-Elev-N	Unit Runs (temperature)	Elevator Equipment Room – North, operates on T-Stat
EF-16	Running	6th Fl, Room 610
EF-NW (6th)	**Switch On, Not Running**	6th Fl, 5th Fl roof, NW corner
EF-NW (7th)	**Motor running, belt off**	7th Fl, 6th Fl roof, NW corner
EF-NE (7th)	**Switch On, Not Running**	7th FL, 6th Fl roof, NE corner
EF-NE (6th)	**Switch On, Not Running**	6th Fl, 5th Fl roof, NE corner
EF-NEC (6th)	**Switch On, Not Running**	6th Fl, 5th Fl roof, NE Center
EF-15	**Switch On, Not Running**	Room MU-633
EF-SW (7th)	**Motor running, belt off**	7th Fl, 6th Fl roof, SW Corner
EF-SE (7th)	**Motor running, belt off**	7th Fl, 6th Fl roof, SE Corner
EF-WS (7th)	**Motor running, belt off**	7th Fl, 6th Fl roof, West roof on the south end.
EF-WN (7th)	**Motor running, belt off**	7th Fl, 6th Fl roof, West roof on the north end.
EF-WCS-1 (6th)	Running	6th Fl, 5th Fl roof, West center lower roof, south end
EF-WCS-2 (6th)	**Motor running, belt off**	6th Fl, 5th Fl roof, West center lower roof, south end
EF-WCN-1 (6th)	Running	6th Fl, 5th Fl roof, West center lower roof, north end
EF-WCN-2 (6th)	**Motor running, belt off**	6th Fl, 5th Fl roof, West center lower roof, north end
EF-LC (3rd)	**Switch On, Not Running**	3rd Fl, hanging outside a window in the light court.
EF-K-1	Running	1st Fl light court above Kitchen, SW corner
EF-K-2	**Switch On, Not Running**	1st Fl light court above Kitchen, NW corner
EF-K-3	Running	1st Fl light court above Kitchen, NE center
EF-K-4	Running	1st Fl light court above Kitchen, NE corner

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EXHIBIT 2

COOLING TOWER CONDTION LETTER

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March 10, 2015

Tom Travia
Mechanical Services Supervisor
Milwaukee County
DAS-Facilities Management
901 N. 9th Street
Milwaukee, WI 53233

Re: MC –Courthouse Equipment Assessments, Cooling Towers

Tom,

Per our conversations yesterday regarding the cooling towers. I'd recommend the following items be addressed as a preventative maintenance to be ready for the cooling season.

- Cooling towers 3 and 4:
  - Replace the pneumatic sensors for level control, they are rusted and missing the covers.
  - Wash the coils and inside, as well as the fan blades.
  - Clean out any debris with a plastic shovel to prevent further damage to the coating inside the towers.
  - Repair the probes, as they are hanging freely and have the potential to break off.
  - CT-3 has the interior coating missing and has started to rust. Not sure if you can clean and repair with an epoxy until replacement.
- Cooling tower 1 and 2:
  - CT-1 Repair damaged interior coating that is bubbling, to prevent further damage to cooling tower.
  - Wash the coils and inside, as well as the fan blades.
  - Clean out any debris with a plastic shovel to prevent further damage to the coating inside the towers.
  - Frame work is starting to rust, clean and repaint.
- On all 4 units, inspect and replace belts as required.
- Clean excess grease from fan motors.

Email sent March 10, 2015

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EXHIBIT 3

FACILITY ASSESSMENT DATA
AHU / HVU / CRAC

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Facility Assessment Data - Air Handling Systems

AIR SYSTEM	Floor	Room (location)	OVERALL RATING (A-F)	CMMS #	UNIT MFG	Year Installed	AGE	EXPECTED SERVICE LIFE (yrs)	Supply Air (CFM)	Return Air (CFM)	OA (cfm)	SERVICE AREAS	CONTROLS	SYSTEM TYPE	Filter Size	Filter Type	Belts (SF, RF)	OVERALL CONDITION	OBSERVED ISSUES	2015 - SURVEY NOTES
AC-1 (SA-1)	8th	MU-8-3	C	N/A	Custom	1987	28	25	168,904	100,000	68,904	NW Quadrant, Flrs G-7 Office and Courts	Honeywell	VAV, Recirc, RF & SF w/VFD's, HD-CD, Humidifier, Attenuators	37 @ 24/24	Pleat and Bag	SF- D195 (8) RF - 5VX1400 (4)	[2] [5] [6] [7] [10] [11] [13] [16] [17]	[2] [3] [4] [5]	OAD remains open when unit off, Newer VFD's installed, no AGIS rings on motors, Cooling coils badly corroded, No drain pan downstream of CC, undersized drain allowing standing water. Humidifier valved off-not used
AC-2 (SA-2)	8th	MU-8-6	C	N/A	Custom	1987	28	25	168,904	100,000	68,904	SW Quadrant, Flrs G-7 Office and Courts	Honeywell	VAV, Recirc, RF & SF w/VFD's, HD-CD, Humidifier, Attenuators	37 @ 24/24	Pleat and Bag	SF- D195 (8) RF - B136 (4)	[2] [5] [7] [9] [10] [11] [13] [14] [16] [17]	[2] [3] [4] [5]	OAD remains open when unit off, Newer VFD's installed, no AGIS rings on motors, Cooling coils badly corroded, No drain pan downstream of CC, undersized drain allowing standing water. Missing actuators on RAD, SF base ahs been welded recently, HD frame corroded Humidifier valved off-not used
AC-3	Ground	MUG-1	C	N/A	Custom	1987	28	25	110,000	99,000	11,000	NE Quadrant, Flrs G-7 Office and Courts	Honeywell	VAV, Recirc, RF & SF w/VFD's, HD-CD, Humidifier, Attenuators	56 @ 24/24	Pleat and Bag	Direct Drive	[2] [7] [9] [13] [14] [16]	[2]	Htg valve is open when unit is off, RA Attenuator is falling apart, Newer VFD's installed, no AGIS rings on motors, Cooling coil badly corroded, Humidifier valved off-not used,
AC-4	Ground	MUG-2	C	N/A	Custom	1987	28	25	110,000	99,000	11,000	SE Quadrant, Flrs G-7 Office and Courts	Honeywell	VAV, Recirc, RF & SF w/VFD's, HD-CD, Humidifier, Attenuators	56 @ 24/24	Pleat and Bag	Direct Drive	[2] [6] [9] [13] [14] [16]	[2]	Htg valve is open when unit is off, RA Attenuator is falling apart, Newer VFD's installed, no AGIS rings on motors, Cooling coil badly corroded, Humidifier valved off-not used,
HVU-7	Basement	B-28	F	N/A	Bayley-Custom			25	8,642	100%	0%	East entrance corridor	Honeywell	CV, Recirc, SF w/VFD, Htg (stm) with Face & bypass damper	24	30% media	B105 (2)	[1] [5] [6] [15] [16] [18] [19]	[2] [9]	NO return-duct has been cut from unit and return path bricked in, Unit is off with Htg on due to overheating of entry way, FBD open, Single skin unit, original Htg valves.
HVU-8	Basement	B-27	F	N/A	Bayley-Custom			25	7,806	100%	0%	East entrance corridor	Honeywell	CV, Recirc, SF w/VFD, Htg (stm) with Face & bypass damper	24	30% media	B105 (2)	[2] [[15] [16] [18] [19]	[2] [9]	NO return-duct has been cut from unit and return path bricked in, Unit is off with Htg Iso Vlv closed, FBD closed, Single skin unit, original Htg valves. Unit in Paint shop-thereby return fumes to entrances.
HVU-9	Basement	Elect Vault	F	N/A	Bayley-Custom			25		100%	0%	West entrance corridor	Honeywell	CV, Recirc, SF w/VFD, Htg (stm) with Face & bypass damper	30	30% media	B91 (3)	[2] [5] [15] [16] [18] [19]	[2] [9]	NO return-duct has been cut from unit and return path not known, drawing air from electrical vault, FBD closed-operation unknown, Single skin unit, original Htg valves.
Mini-Split	Roof	Comm Room	C	N/A	Carrier	2006	9	15				Communication Room	Carrier/Honeywell	Package Units			N/A	[13] [15]	[2]	Serves a single room, Room is heated with a steam radiator with no control valve.
CRAC-1	1st	G2A	A	N/A	Liebert	1999	16	15		100%	0%	Server Room	Liebert/Honeywell	Package Units, ACCU on roof outside in light court, 3 stage ht, Infrared Humidifier	4 @ 24/24	Pleat	N/A	-	[11] [13]	Room also served by 4 Mini splits and a supply diffuser from SA-1, Room has a fire suppression system - unclear of operation with CRAC units, Unit runs 24/7 and has had multiple switch failures, ACCU requires frequent cleaning.
CRAC-#	1st	GSA	A	N/A	Mitsubishi	2006	9	15		100%	0%	Server Room	Mitsubishi	Package Unit, ACCU on roof outside in light court			N/A	-	[11]	Unit operates on individual T-Stats and not connect to BAS for monitoring, Room has clean agent fire suppression-unclear of operations, ACCU require frequent cleaning
CRAC-#	1st	GSA	A	N/A	Mitsubishi	2006	9	15		100%	0%	Server Room	Mitsubishi	Package Unit, ACCU on roof outside in light court			N/A	-	[11]	Unit operates on individual T-Stats and not connect to BAS for monitoring, Room has clean agent fire suppression-unclear of operations, ACCU require frequent cleaning
CRAC-#	1st	GSA	A	N/A	Mitsubishi	2006	9	15		100%	0%	Server Room	Mitsubishi	Package Unit, ACCU on roof outside in light court			N/A	-	[11]	Unit operates on individual T-Stats and not connect to BAS for monitoring, Room has clean agent fire suppression-unclear of operations, ACCU require frequent cleaning
CRAC-#	1st	GSA	A	N/A	Mitsubishi	2006	9	15		100%	0%	Server Room	Mitsubishi	Package Unit, ACCU on roof outside in light court			N/A	-	[11]	Unit operates on individual T-Stats and not connect to BAS for monitoring, Room has clean agent fire suppression-unclear of operations, ACCU require frequent cleaning
CRAC-2	Basement	UPS	A	N/A	Trane	2005	10	15		100%	0%	UPS room	Trane/Honeywell	Package Unit, ACCU on roof outside in light court			N/A	-	[9] [12]	Unit operates on individual T-stat, Room has a hole in ceiling thereby negating the units ability to cool room. ACCU not secure on roof-sitting on wooden blocks, Frequent cleaning on ACCU is required.

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EXHIBIT 4

FACILITY ASSESSMENT DATA
EXHAUST FANS

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Facility Assessment Data - Exhaust Fans

SYSTEM TAG (DESCRIPTION)	CMMS#	FLOOR	2013 OVERALL RATING	SERVICE AREAS	Year Installed	AGE	EXPECTED SERVICE LIFE (yrs)	CAPACITY (cfm)	UNIT MFG	MODEL #	SERIAL #	HP	Belts (Qty)	SYSTEM TYPE	OVERALL CONDITION	OBSERVED ISSUES	2015 - SURVEY NOTES
EF-1		Basement	C	Washrooms					Buffalo Forge			1	A40 (1)	Inline	[8]	[1] [2]	Pushbutton does not work on disconnect. Motor and fan appears to be over greased.
EF-#		Basement	F	Electrical Vault					Greenheck	SQB-18-20	800544	2	A56 (1)	Inline	[1] [8] [15]	[1] [2] [9]	Electrical cable pulled out/exposed, fan disconnect on, fan "off", Unclear of operation
EF-#		1st	B	Kitchen	2003	12	20		Dayton	4H237A		1/4	Direct	Up blast	[5]	[1] [9]	Motor dirty, bearing running dry, not secure to roof curb
RE-6		1st	D	Kitchen					Loren Cook	70C15DH	1550-1/20-1550/0000	1/15	Direct	Mushroom	[6]	[1] [9]	Motor extremely dirty an corroded, not running.
EF-#		1st	B	Kitchen					Loren Cook			5	BX-46 (2)	Up blast	[5] [6]	[1] [9]	Motor running hot, Electrical power needs proper covering (Seal tight), Visible belt alignment. Unclear when cleaned-last 2013, over greased
RE-5		1st	C	Kitchen					Loren Cook	195V9B	012 53173990006920002	2	4L280 (1)	Up blast	[5]	[1] [9]	Unit covered in grease - Unclear when last cleaned, Motor running hot and dirty.
EF-#		3rd	F	2nd Fl Rm					Trane	U10F2-BI	2F220111				[1] [6] [7]	[1] [9]	Unit serves a single grille in a 2nd Flr office, unit is extremely difficult to access - hanging outside a window on the 3rd Flr, Does not appear to be operational, Switch is badly corroded.
EF-16	5MLL5	6th	D	North Hall			20		Bayley Blower	Type F, #6		5	B162 (3)	Backward Incline	[1] [5] [7] [8]	[1] [9]	Unit appears orig to building, Oil lube motor bearing, Motor extremely dirty, Belts are loose-slapping, Tear in flex connector, Disconnect flashed when turning on-left off (Elect called). Sheaves are
EF-#		6th	F	Unknown					Carnes			1/4	A__ (1)	Inline	[1] [6] [11]	[1] [9]	Unit badly corroded, Fans switch "on", motor not on, Motor and fan seized, Vibration isolators off, Electrical in duct, Inlet damper, wiring to JB pulled out/exposed
EF-15		6th	D	South Hall					Bayley Blower	Type F, #6		5	B162 (3)	Backward Incline	[6] [8]	[1] [9]	Unit appears orig to building, Oil lube motor bearing, Unit found off and seized, extremely dirty inside, belts are cracked, has added duct work to inlet?
IF-1		6th	B	Unknown					Loren Cook	90SQIB	012 5852815-00/0000701		Direct	Inline	[4] [11]	[1]	Unit is newer, has a rheostat for speed, Unit sits on wooden blocks and not secure, access door gasket falling off.
EF-#		6th	D	Unknown					Greenheck	W4-10-4	221757	1/3	1430 (1)	Roof Ventilator	[1] [6] [11]	[1] [9]	Motor corroded, motor on-belt broken, sheaves corroded.
EF-#		6th	C	Unknown	2004	11	20		Greenheck	VEBC10L5111N20APC1	11844-04	14	4L180 (1)	Mushroom	[6]	[1] [9]	Motor found on-belt broken, Motor bearing dirty, Unit dirty, Seal around electrical conduit not sealed tight,
EF-#		6th	D	Unknown					Carnes			1/3	A__ (1)	Inline	[1] [6]	[1] [9]	Unit corroded, Inlet flex crushed, unit has not run in awhile, Electrical in duct
EF-#		6th	F	Unknown					Carnes			3/4	A53 (1)	Inline	[1] [6]	[1] [9]	Unit badly corroded, Fans switch "on", motor not on. Vibration isolators damaged, wiring in JB pulled out/exposed, Inlet may have had a damper at one point.
PRV-1		6th	B	Unknown	2005	10	20		Loren Cook	90ACFL 90C15V	012 585281500/0002101	1/8	Direct	Mushroom	[5]	[1]	Variable Rheostat for speed control, motor dirty - needs blown out.
EF-#		7th	F	Unknown					Carnes			1/4	A31 (1)	Inline	[1] [6]	[1] [9]	Unit extremely corroded, Missing vibration isolators, Motor is on-belt broken, fan bearing seized, Electrical in duct.
EF-#		7th	F	Unknown					Carnes			1/4	A31 (1)	Inline	[1] [6]	[1] [9]	Unit badly corroded, Fans switch "on", motor not on, Motor and fan seized, Vibration isolators off, Electrical in duct
IF-6		7th	D	Washrooms	1993	22	20		Loren Cook	120 501B	012 533301 700 0193 0001	1 1/2	A37 (1)	Inline	[1] [15]	[1] [9]	Motor found running, belt broken, BDD broken, Motor corroded ad dirty
IF-8		7th	D	Washrooms	1993	22	20		Loren Cook	90SQIB	012 533 01700 0193 0002	1	A34 (1)	Inline	[1] [6] [15]	[1] 9]	Motor found running, belt broken, Motor corroded and dirty, Disconnect is corroded inside
EF-#		7th	D	Unknown					Carnes			3	A57 (1)	Inline	[1] [6] [15]	[1] [9]	Unit extremely corroded, Motor is running, belt broken, BDD broken, Electrical in duct, internally lined
EF-#		7th	C	Unknown					Loren Cook	130C4B		1/3	A__ (1)	Mushroom	[6]	[1]	Motor found on, belt missing, Shaft bearing are dirty, sheaves are rusty
EF-#(N)		7th	D	Electrical Vault					ILG	PD-243	1459	3/4	Direct	Wall Exhauster	[1] [6] [8] [13] [15]	[1] [9]	Found disconnect "off", reset fan and operational. Intake damper interlocked with EF, do not seal tight. Rusty, Single T-stat serves both EF. BDD flapping

Facility Assessment Data - Exhaust Fans

SYSTEM TAG (DESCRIPTION)	CMMS#	FLOOR	2013 OVERALL RATING	SERVICE AREAS	Year Installed	AGE	EXPECTED SERVICE LIFE (yrs)	CAPACITY (cfm)	UNIT MFG	MODEL #	SERIAL #	HP	Belts (Qty)	SYSTEM TYPE	OVERALL CONDITION	OBSERVED ISSUES	2015 - SURVEY NOTES
EF-#(S)		7th	D	Electrical Vault					ILG	PD-243	1459	3/4	Direct	Wall Exhauster	[1] [6] [8] [13] [15]	[1] [9]	Found disconnect "off", reset and unit does not operate. Intake damper interlocked with EF, do not seal tight. Rusty, Single T-stat serves both EF. BDD flapping
EF-#	00184	8th	A	Elevator Equip. Rm	2013	2	20	4,000	Loren Cook	240XLP-24XLP	012SE60084-00/0001602	3/4	A35 (1)	Wall Exhauster	-	-	New Unit, Interlocked with OAD, operates on T-stat, Stm Radiator in room with no control valve.
EF-14	5MLLH	8th	C	Elevator Shaft			20		Bayley Blower	Type F, #6		3	B120 (2)	Backward Incline	[5]	[1] [9]	Belts are loose-slapping, Found elect box open (electrician called) Labeled as "appears to serve ground to 6th FL Judge RRS & Courts. Older unit. New motor(old on floor beside unit) Floor penetrations
PRV-#		8th	D	Unknown			20		Greenheck				46MX (1)	Roof Ventilator	[1] [6]	[1] [9]	Unit badly corroded, Belt badly worn and barely turning fan, Misalignment-belt and sheaves worn.
PRV-#		8th	F	Unknown			20		Greenheck				45MX (1)	Roof Ventilator	[1] [6]	[1] [9]	Fan switched "on", Motor not running, Appears to have not run in awhile, Motor corroded, Shaft bearing dirty
EF-6		8th	D	Mechanical Rm									Direct	Wall Exhauster	[5] [8] [15]	[1] [9]	Access issues - 20 ' AFF, controlled by Tstat, Interlocked with OAD.
IF-#		8th	A	Mechanical Rm	2001	14	20		Greenheck	BSQ				Inline	[5]	[9]	Access issues - 20' AFF, Controlled by the Refrigerant monitor, interlocked with OAD.
IF-2		8th	A	Mechanical Rm	2001	14	20		Greenheck	BSQ				Inline	-	[9]	Access issues - 20' AFF, Controlled by the Refrigerant monitor, interlocked with OAD.
EF-#	00183	8th	A	Elevator Equip. Rm	2013	2	20	4,000	Loren Cook	240XLP-24XLP	012SE60084-00/0001601	3/4	A35 (1)	Wall Exhauster	-	-	New Unit, Interlocked with OAD, operates on T-stat, Stm Radiator in room with no control valve. Pipe in front of Fan access
EF-#		8th	F	Unknown					Greenheck				A__ (1)	Roof Ventilator	[1] [6] [8] [11] [15] [17]	[1] [9]	Switch on, unit not running, missing belt, Unit corroded, Electrical deteriorating
EF-#		8th	F	Unknown					Greenheck				A__ (1)	Roof Ventilator	[1] [6] [8] [11] [15] [17]	[1] [2] [9]	Motor brgs are dry, fan removed, BDD in duct appears corroded
EF-4		9th	D	5th Floor Bull Pen			20		Carnes	VIBKY1CN_20SGI	397001-003	2	A53 (1)	Inline	[1] [5]	[1] [9]	Unit is severely corroded, Vibrations when on, Isolators are deteriorating, Motor is rusting, casing leaks (caulk)
PRV-#		9th	D	Unknown			20		Greenheck			1/8	434MX (1)	Roof Ventilator	[1] [6]	[1] [9]	Belt badly worn and barely turning fan, Misalignment-belt and sheaves worn.
PRV-#		9th	D	Unknown			20		Greenheck			1/8	3L330 (1)	Roof Ventilator	[1] [6]	[1] [9]	Found motor on, belt cracked and loose, fan not turning
EF-#		9th	A	Elevator Equip. Rm	2013	2	20		Loren Cook	1426 XF 14XP26D132	012SE60084-00/0000701	1/4	Direct	Wall Exhauster	-	-	New unit, Interlocked with OAD, Rm also served by a VAV and stm radiator.

EXHIBIT 5

FACILITY ASSESSMENT DATA
CHILLED WATER AND STEAM PLANT

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Facility Assessment Data - Chilled Water Plant & Steam Condensate Pumps

SYSTEM TAG (DESCRIPTION)	CMMS#	FLOOR	LOCATION	2013 OVERALL RATING (A-F)	SERVICE	SYSTEM TYPE	Year Installed	AGE	EXPECTED SERVICE LIFE (yrs)	UNIT MFG	MODEL #	SERIAL #	HP	GPM	Belts	Head	2015 - SURVEY NOTES
Chiller #1	-	8th	MU 8-4	B	Chilled Water System	Chilled Water	2001	14	23	Trane	RTHC1C2F0F0G124G1LFVQUOD	U00J03345	-	777	-	-	Insulation damage, labeling discrepancies, Frame shows signs of rust (sweating)
Cooling Tower #1	-	9th	8th Flr roof - N	D	Chiller #1	Condenser Water			20	BAC	V1227614MR	91600676R	20 / 5	975	2B150 (4)	-	Tower dirty, coating has bubbled, scale on bottom, frame is corroded, blades are dirty.
Pump C-1	00161	8th	MU 8-4	B	Chilled Water System	Chilled Water			20	B&G	VSC 8x8x10.5		10	780	-	26	Pump is not insulated and rusty, bearings appear to be over greased
Pump T-1	00160	8th	MU 8-4	B	Cooling Tower #1	Condenser Water			20	B&G	VSC 6x6x9 3/4		20	975	-	47	Control Valve access issues - 15' AFF.
Chiller #2		8th	MU 8-4	B	Chilled Water System	Chilled Water	2001	14	23	Trane	RTHC1C2F0F0G124G1LFVQUOD	U00J03346	-	777	-	-	Frame shows signs of rust (sweating), Electrical panel found open, insulation degrading
Cooling Tower #2		9th	8th Flr roof - N	D	Chiller #2	Condenser Water			20	BAC	V1227614MR		20 / 5	975	2B150 (4)	-	Tower dirty, scale on bottom, frame is corroded, blades are dirty.
Pump C-2		8th	MU 8-4	B	Chilled Water System	Chilled Water			20	B&G	VSC 8x8x10.5		10	780	-	26	Pump is not insulated and rusty, bearings appear to be over greased
Pump T-2		8th	MU 8-4	B	Cooling Tower #2	Condenser Water			20	B&G	VSC 6x6x9 3/4		20	975	-	47	Control Valve access issues - 15' AFF.
Chiller #3		8th	MU 8-4	B	Chilled Water System	Chilled Water	2001	14	23	Trane	RTHC1C2F0F0G124G1LFVQUOD	U01K06315	-	777	-	-	Insulation damage, labeling discrepancies, Frame shows signs of rust (sweating), unit strut affixed to unit for Cond. head removal
Cooling Tower #3		9th	8th Flr roof - S	D	Chiller #3	Condenser Water			20	BAC	VXMT3350	819223P	15 / 3.7	975	2B136 (4)	-	Corrosion inside, scale build up, scale on fan blades, level sensor damaged, probe supports broken, Exterior piping rusty
Pump C-3		8th	MU 8-4	B	Chilled Water System	Chilled Water			20	B&G	VSC 6x8x9 3/4, RHR		10	780	-	26	Pump is not insulated and rusty, bearings appear to be over greased
Pump T-3		8th	MU 8-4	B	Cooling Tower #3	Condenser Water			20	B&G	VSC 6x8x9 3/4 H		20	975	-	47	Control Valve access issues - 15' AFF.
Chiller #4		8th	MU 8-4	B	Chilled Water System	Chilled Water	2001	14	23	Trane	RTHC1C2F0F0G124G1LFVQUOD	U01K06314	-	777	-	-	Insulation damage, labeling discrepancies, Frame shows signs of rust (sweating), unit strut affixed to unit for Cond. Head removal
Cooling Tower #4		9th	8th Flr roof - S	D	Chiller #4	Condenser Water			20	BAC	VXMT3350	865607P	15 / 3.7	975	2B136 (4)	-	Corrosion inside, coating is missing in areas, scale build up, scale on fan blades, level sensor damaged, probe supports broken, Exterior piping rusty
Pump C-4		8th	MU 8-4	B	Chilled Water System	Chilled Water			20	B&G	VSC 6x8x9 3/4, RHR		10	780	-	26	Pump is not insulated and rusty, bearings appear to be over greased
Pump T-4		8th	MU 8-4	B	Cooling Tower #4	Condenser Water			20	B&G	VSC 6x8x9 3/4 H		20	975	-	47	Control Valve access issues - 15' AFF.
Pump 1	00164	8th	MU 8-4	C	Chilled Water System	Chilled Water			20	B&G	VSC 8x8x10.5		25	1,560	-	40	Pump is not insulated and rusty, bearings appear to be over greased
Pump 2	5MLL9	8th	MU 8-4	C	Chilled Water System	Chilled Water			20	B&G	VSC 8x8x10.5 BF RHR		10	780	-	40	Pump is not insulated and rusty, bearings appear to be over greased
Pump 3	00165	8th	MU 8-4	C	Chilled Water System	Chilled Water			20	B&G	VSC 8x8x10.5 BF RHR		25	1,560	-	40	Pump is not insulated and rusty, bearings appear to be over greased, chem. pot connected to this pump. Pressure safety not connected
Pump S1	00166	8th	MU 8-4	C	SA-1 Chilled Water Coil	Chilled Water			20	B&G	VSC 6x6x9 3/4			670	-	50	Pump is not insulated and rusty, bearings appear to be over greased, control valves 15' AFF, Motor vents dirty
Pump S2	00169	8th	MU 8-4	C	SA-2 Chilled Water Coil	Chilled Water			20	B&G	VSC 6x6x9 3/4			670	-	50	Pump is not insulated and rusty, bearings appear to be over greased, control valves 15' AFF, Motor vents dirty, Pressure Safety not connected
Pump S3	00167	8th	MU 8-4	C	SA-3 Chilled Water Coil	Chilled Water			20	B&G	VSC-S 8x10813B 12.5BFP RHR		20	930	-	60	Pump is not insulated and rusty, bearings appear to be over greased, control valves 15' AFF, Motor vents dirty, Pressure Safety not connected

Facility Assessment Data - Chilled Water Plant & Steam Condensate Pumps

SYSTEM TAG (DESCRIPTION)	CMMS#	FLOOR	LOCATION	2013 OVERALL RATING (A-F)	SERVICE	SYSTEM TYPE	Year Installed	AGE	EXPECTED SERVICE LIFE (yrs)	UNIT MFG	MODEL #	SERIAL #	HP	GPM	Belts	Head	2015 - SURVEY NOTES
Pump S4	00168	8th	MU 8-4	C	SA-3 Chilled Water Coil	Chilled Water			20	B&G	VSC-S 8x10813B 12.5BFP RHR		20	930	-	60	Pump is not insulated and rusty, bearings appear to be over greased, control valves 15' AFF, Motor vents dirty, Pressure Safety not connected
Cond. Pp	00037	Basement	9th St Tunnel	C	Condensate HVU-7	Condensate			15	ITT	327.5 CC	ODH372	1	37			Duplex Pump, Seals show sign of leakage
Cond. Pp	00182	8th	MU 8-3	A	Condensate SA-1	Condensate	2014	1	15	Shipco	82ECCD	64378	1/3	12	-	-	Duplex pump discharges thru a Trane unit Htr then to a tank before going to drain.
Cond. Pp	00174	8th	MU 8-6	A	Condensate SA-2	Condensate	2014	1	15	Shipco	82ECCD	63387	1/3	12	-	-	Duplex pump discharges thru a Trane unit Htr then to a tank before going to drain. Gauges needles bent
Cond. Pp	-	Basement	Basement	C	Condensate AC-3 & 4	Condensate			15	ITT	CC 372 5AC		1	37	-	-	Found both pumps tripped out, only one remained reset, Possible float issue, overflowing on floor, discharges to holding tank in B27 prior to being pumped to conductor
Cond. Pp	-	Basement	B 27	C	Perimeter Heating	Condensate			15	ITT			5				Motors have been rebuilt, Both discharge to a holding tank prior to being pumped to a conductor, A secondary unit has been abandon in place (valved off)
Cond. Pp	-	Basement	B 27	C	Drip leg traps	Condensate			15	Watts	1-412734- 1/2	289-950	0.5		-	-	Newer motors, older pump casing.

EXHIBIT 6

BUILDING DESCRIPTION

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Have

Courthouse

Building Summary

Building Number: 1

Current Plant Value:	$ 204,200,000	**Year Built (or Acquired):**	1932
Address:	901 N. 9th Street	**Year Last Renovated:**	
Gross Area:	1,021,000	**FCI with improvements:**	0.04

Building Description:

Architectural:
Completed in 1931, the neoclassic Milwaukee County Courthouse is a fine example of twentieth-century classical design. The Milwaukee County Courthouse is located on North 9th Street between West Wells and West State streets in the downtown area. The building is eight stories in height with a basement and ground floor. In addition mezzanines are located at the first, fourth, fifth, sixth, and seventh floors. The basement and eighth floors are primarily mechanical, storage and maintenance spaces; the ground, first, second and third floors are governmental and related offices; and the fourth through seventh floors are primarily courtrooms and related offices. The mezzanines house offices and jury deliberation rooms.

The Courthouse has access to the Mac Arthur Square underground parking garage via a basement level tunnel, though the two buildings are not physically connected. A skywalk located on the north side of the building provides access to the Criminal Justice Facility and to the Safety Building. The skywalk on the west side affords access to the Annex.

The building is roughly rectangular with projecting center sections on the east and west facades. The building is surrounded by a plaza that allows entry on all four sides. Eight lightcourts extend through the building to provide natural light to offices and courtrooms. Two banks of four passenger elevators each and one service elevator serve the building. Stairways are located throughout the building.

The building structure is a combination of steel beam and girder construction with cast-in-place reinforced concrete slabs. Exterior cladding consists primarily of limestone panels. Several of the penthouses are clad in brick and there are 2 - 3 story limestone columns on each facade backed with ornamental metal gratings. Windows are anodized aluminum framed on the exterior walls. The windows in the light courts are the original steel sash type units.

Interior finishes consist of marble flooring and walls at public corridors, and vinyl flooring and carpet, plaster and drywall partitions, and plaster and suspended acoustical tile ceilings. Several areas of the building have a variety of wall partition systems in them. The courtrooms have raised wood paneling at the walls. A considerable amount of remodeling has taken place in the office areas of the building.

Utility Services:
Electrical: The electrical utilities are served by WEPCO manholes on the west side of the building and are transformed and distributed from a large basement substation. A second multi-voltage substation is located on the seventh floor between the banks of elevators. The service voltage of 13.2 kV is transformed down to 240V (3-phase, ground B) , 120/208V 3-phase/4-wire and 480V 3-phase.

Water: Two 6" domestic water mains serve this building. One enters the basement level of the building on the east side, the other on the west side. Domestic hot water is generated by a tube in shell heat exchanger with an associated storage tank, located in the basement mechanical room.

Sanitary Sewer: Two City sewer mains serve this building (size is estimated at 12" for each), they exit at the east side of the building.

Steam: A 12" (estimated size) steam main serves this building, it enters the building in the corner of the south west utility tunnel. Steam is purchased from Wisconsin Electric Power Company.

HVAC Systems:
H.V.A.C for this building consists of four medium pressure variable air volume (VAV) dual duct air handling units (AHU's), two located in the ground level mechanical rooms and two additional air handling units located on the eighth floor mechanical rooms of the building. All AHU's are equipped with chilled water coils which are supplied with chilled water from four 325 ton chillers located in the eighth floor mechanical room. Four blow-thru cooling towers located on the roof of the building reject heat from this system. Chilled water and condenser water pumps associated with the chilled water systems are located in the same eighth floor mechanical rooms which house the chillers.

The hot decks of all four AHU's are equipped with steam heating coils which are supplied steam from Wisconsin Electric Power Company.

The AHU's supply medium pressure air to terminal mixing boxes which are controlled using local thermostats. The boxes supply low pressure air to galvanized sheet metal ductwork and ceiling mounted light troffer style supply diffusers with perforated diffusers used in limited areas. The courtrooms utilize large (approximately 5'-0" diameter) round diffusers. The air handling systems utilize return/exhaust fans which are located in the mechanical rooms with their associated supply AHU. Air is returned back to the AHU's using a ceiling ducted return air system.

In addition to the four VAV air handling systems, this building utilizes constant volume fans to serve the main corridor areas of the building. These systems are equipped with steam coils and deliver low pressure air to the urns which are located at the building's entrances.

To supplement the air handling systems, most perimeter areas utilize steam radiators for heating. In most areas of the building, enclosures have been built around the radiators to improve their aesthetic properties. These enclosures utilize linear bar type diffusers on the top of the enclosures to supply heat to the rooms.

Plumbing:
Plumbing for this building consists of a combination of galvanized steel, brass, and copper for the domestic water supply piping and cast iron for the waste and vent piping. Lavatories, water closets and urinals are pottery ware construction, water closets and urinals utilize flush-o-matic type valves. Domestic water booster pumps located in the basement mechanical room boost the city water pressure for the building. Domestic hot water is generated using tube in shell heat exchangers with an associated domestic hot water storage tanks. In addition a 225 gallon PVI steam water heater is used for the dishwasher. These systems are supplied steam from Wisconsin Electric Power Company.

Fire Suppression:
Fire suppression for this building consists of standpipe risers and fire hose cabinets. There is no sprinkler system for this building.

Electrical:
Lighting:
The re-lighting of this facility reflects a beautiful grand building, and, with few exceptions, the lighting is very good both in terms of aesthetics and energy efficiency. The exceptions occurred mainly in the penthouse areas and are noted in the deficiency reports. The use of parabolic reflectors on 2' x 4' recessed fluorescent fixtures in most of the remodeled areas was an excellent choice for the tasks performed in those areas as