ON-SITE INSIGHT
A RECAP REAL ESTATE ADVISORS COMPANY

Municipal

Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Town of Westwood
50 Carby Street
Westwood, MA 02090

Islington Community Center

Westwood, MA

October 29, 2016

Final Report

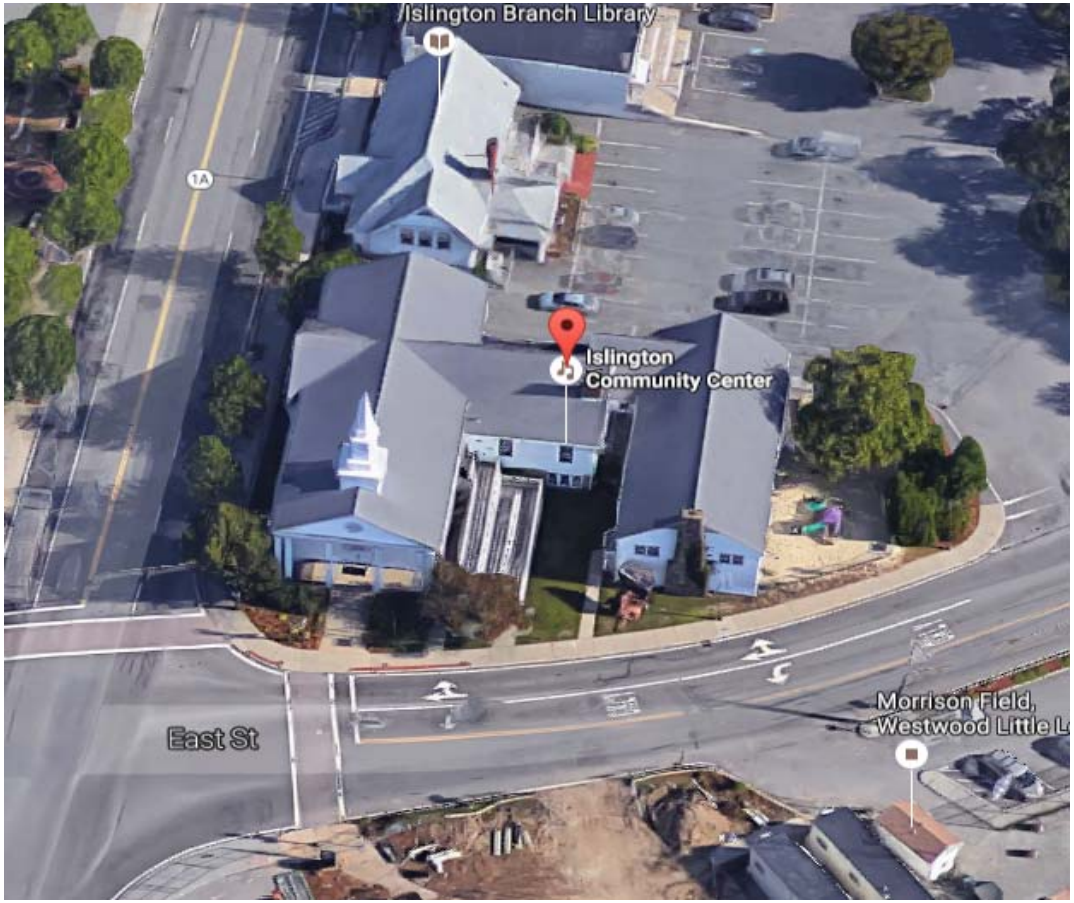
RECAP
REAL ESTATE ADVISORS
38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

Islington Community Center: Property Overview

Number of Buildings: 1

Total Square Footage: 14,587

Building Type	# of Buildings
Walk-up	1
Elevator	-
Totals:	**1**



Occupancy: Community Center

Property/Development Age: 77 years

Year of Construction: 1940
Year of Addition: 1960

City & State: Westwood, MA
Address: 288 Washington Street

OSI Project Number: 16439

Assessment Date: October 7, 2016

Assessment Conditions: Clear, Sunny, 68°F

Assessor: Steve Ninos

Property Description:

The Islington Community Center is a 14,584 square foot municipal building located at the intersection of Washington Street and East Street in the town of Westwood, Massachusetts. The vinyl and aluminum-clad building is comprised of a converted church structure that was constructed in 1940 and a two-story addition that was built in 1960 and provides spaces for various community, recreational, educational, and exercise activities; the Westwood Youth and Family Services offices; and the Mother's Morning Out nursery school.

Executive Summary

Islington Community Center

Westwood, MA

The Islington Community Center is a 14,584 square foot municipal building located at the intersection of Washington Street and East Street in the town of Westwood, Massachusetts. The vinyl and aluminum-clad building is comprised of a converted church structure that was constructed in 1940 and a two-story addition that was built in 1960. The property remained a working church until 2004 when it was purchased by the town of Westwood and converted to its current multi-purpose use. In addition to providing spaces for various community, recreational, educational, and exercise activities, the building also houses the Westwood Youth and Family Services offices and the Mother's Morning Out nursery school with twelve classrooms, a large play hall (original auditorium and stage), and an outdoor playground.

Overall the property is in fair condition. The offices, activity rooms, nursery school spaces, and various building systems are adequately appointed and maintained with evidence of timely maintenance and capital expenditures noted during the course of the assessment. That said, the property does have substantive capital needs anticipated in the coming years as a number of systems and components are at or approaching the end of their expected useful service lives. Anticipated near-term needs include asphalt apron and retaining wall repairs; reconstruction of the south-elevation accessible entrance ramp; complete building electrical distribution

and fire alarm system upgrades and modernization; building foundation and exterior envelope repairs, and replacements (siding, roofing, windows, and doors); as well as on-going interior renovations, upgrades, and refurbishments.

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. In compiling this report, the assessor has used the RSMeans building construction costs database as a starting point for cost estimation with adjustments made up or down based on the current age and condition of each element; historical and local pricing data accumulated from previous projects completed by On-Site Insight; as well as additional pricing data and property-related information provided by management. The costs are then presented in the twenty-year replacement plan as estimated repair and replacement hard costs inflated at 3% per year to account for inflation. The costs shown do not include typical soft costs such as architectural, engineering, or legal fees, if contracted, financing, permits, or taxes; however some costs have been elevated significantly to account for possible unforeseen underlying age-related structural, framing, or decking issues that could not be determined during the visual physical assessment of the property. These costs (notated in both the narrative and spreadsheet) should be discussed during the preliminary report review and can be adjusted accordingly based on the discussion.

Hard costs for the twenty-year plan total **$1,701,487**, or **$117** per square foot of building floor space in current dollars ($1,833,653 or $126 per S.F. in inflated dollars at 3% per year). Currently there is no reported replacement reserve fund for this property. To help meet all of the property's anticipated capital needs, repairs, and replacements occurring throughout the twenty-year plan, a suggested annual funding amount of $3 per square foot is shown in Year 1. This is then reduced by $2 per square foot in Year 4. Additionally, in order help meet all near term capital needs, a one-time capital infusion of $1,250,000 is shown in Year 1.

Site

Anticipated site-related capital needs are limited as the building occupies the majority of the site space. The building is set back slightly along a portion of its south elevation adjacent to East Street. Concrete steps leading up to the church structure entrance porch abut the town-owned sidewalk; and a concrete walkway maintained by the property leads up from the town sidewalk to a large composite wood accessible entrance ramp providing direct access into the second floor Youth and Family Services reception room. A second concrete walkway leads up to an entrance at the 1960's addition. The property abuts the town-owned sidewalk along its entire west elevation and abuts a parking lot belonging to the neighboring businesses along it entire north elevation. At the east-elevation of the building is a sand-filled playground utilized by the nursery school, supported by a small timber retaining wall and surrounded by chain link fencing. The property is reportedly responsible for the maintenance and care of a narrow strip of asphalt apron between the building and parking lot as well as an asphalt walkway that runs adjacent to the playground and out along the East Street entrance to the parking lot. Well maintained landscaping of grass, shrubs, plantings, and mature trees surround the property; and a painted composite wood property sign is set at the southwest corner of the property.

1. **Costs for the development's site related elements total $163,348 or $11 per square foot in inflated dollars.**
2. As mentioned above, the asphalt-paved parking lot is reportedly owned and maintained by the neighboring public library, and therefore no costs related to the lot are shown in the plan. The aging, deteriorating asphalt apron along the building north elevation is the property's responsibility, however; and costs to remove and replace the apron are shown in Year 1 of the plan.

3. The asphalt sidewalk adjacent to the playground and East Street parking lot entrance appears to have been installed approximately 2005 according to satellite images and remains in generally good observable condition. Future costs to replace this walkway are shown in Year 13, based on a twenty-five year expected useful service life.
4. The concrete walkways and sanctuary porch entry steps appear to be in fair condition with no immediate capital needs anticipated. Allowances for possible future as-needed concrete repairs and sectional replacements are shown in Years 8 and 18.
5. Although the accessible entrance ramp appears to be in good structural condition, the design does not meet current pitch, rise, run, resting level, and non-slip accessibility requirements. Based on discussions with management, costs to remove and rebuild the ramp to current compliance standards are shown in Year 1.
6. The timber retaining wall supporting the north edge of the nursery school playground has visibly moved outwards over the years; and costs to repair/rebuild the wall are shown in Year 1.
7. The chain-link fencing surrounding the playground varies in age but appears to be in good current condition. Future replacement is not anticipated to be necessary during the twenty-year timeframe of the plan; and future as-needed repairs would be limited in scope and can be managed from operating accounts.
8. The landscaping surrounding the property is attractive and well-maintained; however tree encroachment onto the structure is evident at the east and west elevations of the building. Periodic allowances for tree and shrub pruning, and as-needed landscaping upgrades, removals, and replacements are shown every five years throughout the plan.
9. The site is served by a full complement of utility and municipal provided services including natural gas, electricity, domestic cold water, and sanitary waste lines. No issues were reported during the assessment; and no capital costs related to these typically long-lived systems are anticipated to be necessary during the twenty-year timeframe of the plan.

Mechanical Room

The lower level mechanical room contains the central heating and domestic hot water (DHW) generation systems for the building. All spaces within the building are heated by three Weil-McLain Gold WG-6, oil-fired hot water boilers and a mix of commercial hydronic baseboard and cabinet unit heaters located throughout the building. The boilers are controlled by a Tekmar 264 microprocessor-based control panel with outside temperature reset and a pair of Taco zone switching relay panels. Each boiler has a Grundfos fractional horsepower 3-speed pump; and several cartridge circulator pumps circulate the heating water throughout the building. Domestic hot water is produced by the same boilers working in concert with a Wolf 30-gallon lowboy indirect-fired hot water storage tank with internal water to water heat exchanger. Combustion air into the boiler room is managed by a Field Controls CAS-6 thermostatically controlled "Fan-in-a-Drum" combustion air system; and fuel oil is stored in two 330-gallon residential above ground storage tanks located in an adjacent room.

10. Costs related to the development's boilers and boiler room systems total $74,039 or $5 per S.F. in inflated dollars.

11. All three boilers were installed in 2008 and are reportedly in good working condition with no operating issues reported during the assessment. Future boiler replacement is shown in Year 16, after twenty-five years of use.
12. Interim replacement of the Tekmar and Taco control panels is shown in Year 6, based on a fifteen-year expected useful service life.
13. Gradual as-needed boiler and heating water pump replacements are shown in Years 6-10, after fifteen years of use.
14. No operating issues related to the combustion air system were reported; and future replacement is shown in Year 11, after twenty years of use.

15. The domestic hot water tank was installed in 2008 as well; and future replacement is shown in Years 6.

16. No visible or reported leaking issues related to the two fuel oil storage tanks were noted during the assessment. Their exact age is unknown; however it is estimated that they are both greater than twenty years old. Replacement of both tanks is shown in Year 15 based on an expected useful service life of forty years.

Building Mechanical and Electrical Systems

Major building systems include distribution piping for domestic hot and cold water, sanitary wastewater, and natural gas services; electrical, surveillance, and fire detection systems.

17. Costs related to the development's mechanical and electrical systems total $320,088 or $22 per S.F. in inflated dollars.

18. Currently the building does not have a fire-suppression sprinkler system installed due to being grandfathered into older building codes that do not include this requirement. However, based on discussions with management, in anticipation of major modifications to the building that would trigger compliance with Massachusetts general law M.G.L.c148, Section 26G (requiring the installation of a building-wide sprinkler system in structures totaling more the 7,500 square feet), a placemarker installation cost is shown in Year 1 of the plan. Pending professional review and an accepted bid from a qualified licensed installer, the CNA report can be amended at a later time once actual costs are received.

19. The building contains aging electrical wiring and distribution equipment in need of modernization to current code standards as well. A placemarker allowance for this work is shown in Year 1. Pending professional review and an accepted bid from a qualified licensed electrical contractor, the CNA report can be amended at a later time once actual costs are received.

20. The building features an aging ESL zone-type fire alarm control panel monitoring hardwired end-devices (smoke detectors, heat detectors, pull stations, and audio-visual horn/strobe warning devices) located throughout the building. The system is presumed to be greater than twenty years old and has surpassed its expected useful service life. Cost to replace the panel and all peripherals with a modern fully-addressable system are shown in Year 1.
21. An aging property-wide security system includes five strategically placed interior and exterior surveillance cameras and a digital video recording (DVR) station. Based on discussions with management, an allowance is shown in Year 1 for a complete system upgrade including the installation of new and additional cameras where-needed. Future periodic allowances for as-needed system component upgrades, replacements, and enhancements are shown in Years 6, 11, and 16.

Building Architectural Systems

The Islington Community Center property consists of a single, two-story, vinyl and aluminum-clad building set on a mix of older mortared fieldstone and newer reinforced poured concrete foundations, with a mix of older painted-wood and newer aluminum-clad soffits, fascia, window, door, and building trim. The building features a mix of pitched roofs with three-tab asphalt shingles; and flat roof sections with a mix of EPDM rubber and rolled-roof membrane coverings. Roof drainage includes a mix of aging, original painted wood gutters and newer aluminum gutters and downspouts. The church structure retains its original wood cupola and steeple and features a large pillared concrete entry porch with painted wood columns and wrought iron railings. Entry and egress doors are majority older half-light solid-wood models with one relatively newer raised-panel aluminum door located at the second floor reception area accessible ramp entrance. Windows are a mix of large and small older, original wood-framed, double-hung, single-glazed models with exterior storm/screen window units (some missing) and newer vinyl-clad models with insulating glass units and integrated insect screens.

Lower level interior spaces include the rear-elevation entrance vestibule, hallway, nursery school classrooms, bathrooms, and large indoor (auditorium) play space. Three stairwells lead to the upper level hallways, offices, classrooms, restrooms, and a large activity space occupying the original sanctuary floor. Finishes within these areas include painted drywall walls; mix of painted and suspended acoustic tile ceilings; and mix of carpet, vinyl composition tile (VCT), suspected ACM tile, wood, and raised-coin rubber flooring.

22. Costs related to the development's architectural systems total $1,276,178 or $87 per square foot in inflated dollars.

23. The various foundations exhibit a mix of conditions with visible sectional spalling observed in spots as well as a large exposed cold joint noted at the sanctuary front entrance porch. An allowance for professional review and as-needed foundation repairs is shown in Year 1 of the plan. Pending professional review and an accepted bid from a qualified licensed contractor, the CNA report can be amended at a later time once actual costs are received.

24. The various entry and egress doors exhibit varying conditions as well. Costs are shown in Year 1 to replace the aging, original double-leaf French-style door at the 1960 addition west-elevation entrance; the aging, damaged east-elevation playground door; and the damaged, currently unusable boiler room exterior egress door.

25. Future replacement of the lower north-elevation entrance and east-elevation hallway egress doors is shown in Year 5; and replacement of the large double-leaf sanctuary entrance doors is shown in Year 10. All door replacement costs have been increased to cover possible as-needed age-related repair/rebuilding of the surrounding framework.

26. The majority of the building is clad in ageing, dirt-covered, clapboard-profile vinyl siding with areas of localized sectional damage noted during the assessment. The lower level of the rear elevation features aging board and batten-style aluminum cladding that exhibits a significant amount of vehicle impact damage due to a lack of protective barriers between the building and the adjacent

parking lot. Costs to remove and replace all building siding are shown in Year 1 and have been increased to cover possible age-related as-needed underlying building envelope repairs. Future periodic allowances to powerwash and spot repair the siding are shown in Years 6, 11, and 16.

27. Aging, failing, flaking paint is visible over the majority of the wood window, door and building trim, front porch pillars, porch ceiling, north and south gable vents, cupola, and steeple. Costs for possible as-needed age-related sectional wood repairs and replacements, followed by a complete prep, prime, and painting of all exterior wood surfaces are shown in Year 1. Future re-painting allowances are shown in Years 9 and 17.

28. Costs to replace all windows throughout the building are shown in Year 1 and include a premium for possible as-needed age-related header, jam, sill, and framing repairs.

29. Exterior lighting is provided by older aging building-mounted high intensity discharge (HID) fixtures. Costs to replace all fixtures with new energy-efficient LED fixtures are shown in Year 1, with a future replacement shown in Year 16 after fifteen years of use.

30. Both the asphalt-shingle and EPDM roof coverings appear to have surpassed their twenty-year expected useful service lives and replacement of all roofs is shown in Year 1. Costs shown have been increased to include possible as-needed age-related repair/replacement of the underlying decking and visible chimney repointing needs.

31. The aging wood gutters have far surpassed their expected useful life with visible sections of moisture-related damage, rot, and organic growth noted during the assessment (particularly at the north elevation due limited sun exposure). Cost to remove and replace all wood and aluminum gutter systems are shown in Year 1, concurrent with the roofing replacement.

Interiors

32. Interior painted wall and ceiling surfaces vary in condition and time since last repainted, with localized sections of drywall and plaster damage noted in spots. Interior painting and as-needed spot repairs are shown over five-year periods on ten-year repeating cycles throughout the report: Auditorium and Stage in Years 1 and 11; Hallways, Reception area, and Stairwells in Years 2 and 12; Nursery school classrooms in Years 3 and 13; Sanctuary in Years 4 and 14; and Offices in Years 5 and 15.

33. Carpet replacement within the second floor hallways, reception area, offices, and sanctuary is shown concurrent with the painting cycles in each area.

34. Flooring tile replacement within the first floor hallways, auditorium, and stage, and first and second floor classrooms is shown on fifteen-year repeating cycles starting concurrent with the first painting cycle shown for each area. **The flooring tiles at the auditorium stage and at all second floor classrooms within the 1960 addition are 9”x9” in dimension and may possibly be constructed of asbestos containing materials (ACM). Prior to disturbing these tiles, they should be tested by a Massachusetts Department of Labor Standards (DLS) certified asbestos consultant and properly handled/addressed thereafter based on guidance from the DLS consultant.**

35. Two of the three stairwells with the building feature wood treads and suspected ACM tile landings. Based on discussions with management, costs to install raised-coin rubber flooring over all treads and landings within these stairwells and replace the current aging rubber flooring within the first floor steps leading down to the auditorium are shown in Year 2, concurrent with the painting schedule.

36. Costs to replace/rebuild the wood accessible ramp leading from the auditorium up to the playground egress door are shown in Year 1.

37. Cost to replace the aging lamented particleboard storage casework and countertops within each classroom are shown in Year 3, concurrent with the painting and flooring replacement.

38. Restroom flooring, walls, ceilings, dividers, and fixtures vary in age and condition with visible age-related flooring and wall damage noted during the assessment, as well as various accessibility issues. An allowance is shown in Year 1 for a full renovation of all four restrooms to include compliant accessibility configuration within each restroom (to the extent that structural limitations will allow) as well as new flooring, paint, dividers, and fixtures. Future painting costs are shown in Year 11, and future VCT flooring replacement is shown in Year 16.

Additional Notes:

1. The Physical Assessment of the property was conducted on October 6th, 2016. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Steve Ninos. We would like to thank site staff for their assistance.

2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.

3. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.

Limited site-related elements include an aging asphalt–paved apron along the north elevation of the building that continues into an asphalt walkway adjacent to the east property border

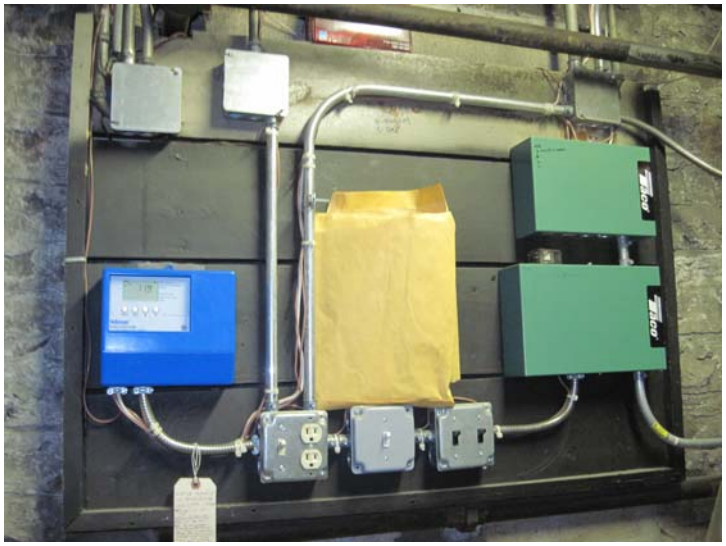
View of the asphalt walkway and adjacent outward leaning timber retaining wall at the east elevation nursery school playground (in need of rebuilding) with mix of older and newer chain link fencing above.

The west facing leg of the timber retaining wall is also damaged with visible outward movement.

View of the chain link fencing surrounding the playground. All elements within the chain link fencing are the responsibility of the nursery school.

The south elevation accessible ramp exceeds current pitch and rise requirements (1:12 max pitch and 13" max rise) and lacks compliant slip resistance and level resting areas at every 12-feet of run.

Building heat is provided by a trio of Weil-McLain Gold WGO-6, 212-MBH oil-fired hot water boilers with a series of fractional horsepower in-line boiler and heating water cartridge circulators.



Controls include a Tekmar 264 modulating boiler control panel (blue, left) and Taco SR504 and SR506 zone switching relay panels (green, right).

A Field Controls CAS-6 thermostatically controlled "Fan-in-a-Drum" combustion air system automatically draws combustion air into the boiler room when needed and sends a signal to the burners when ok to fire.

Domestic hot water is produced by a Wolf 30-gallon lowboy indirect-fired hot water storage tank with internal water to water heat exchanger.

The boiler fuel oil is stored in two 330-gallon above-ground residential oil tanks. Both are estimated to be greater than 20-years old.

View of the building electrical distribution equipment and disconnect switches.

The aging ESL zone-type fire alarm control panel is reportedly greater than twenty years old and in need of near term replacement.

View of the building front (south) elevation. Original church structure at left with original painted-wood gutters and trim elements; and the 1960 addition at right with aluminum gutters and trim elements.

View of the building rear (north) elevation and east end-elevation. The section in the foreground (arrow) is an addition that was constructed in 1960.

View of the building west elevation with original large wood-framed Palladian-style window.

Close-up of aging trim paint in need of surface near term preparation and painting and aging, dirt-covered, clapboard profile vinyl siding.

Rotting wood window sills at the sub-grade basement-level windows along the west elevation are all in need of near term replacement

View of exposed cold joint at the sanctuary front entrance porch, in need of near term patching/repair.

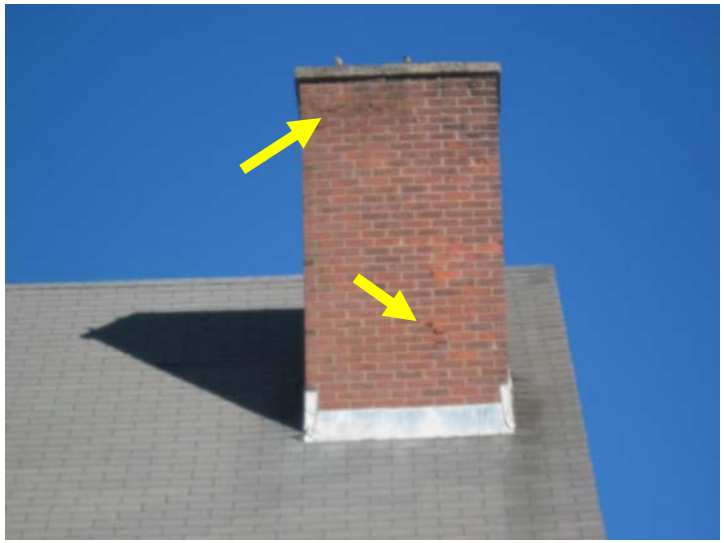
View of failing soffit paint and aging, damaged original wood gutters, in need of near term replacement.

View of rotting wood gutters and aging 3-tab asphalt shingle roofing at the north elevation.

View of the building main entrance door located at the rear (north elevation).

The aging double leaf wood French doors at the 1960's addition west elevation entrance are in need of near term replacement.

The east elevation egress door from the nursery school auditorium out to the playground exhibits significant base rot and is in need of near term replacement.



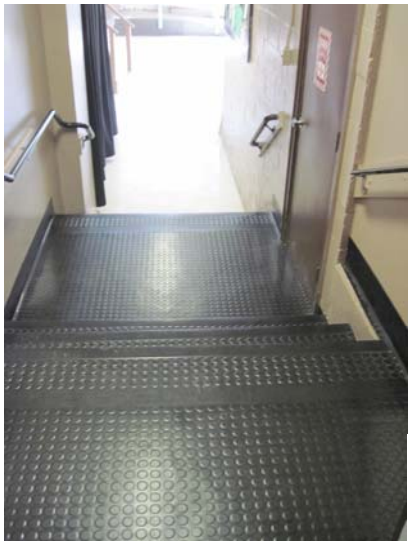
Visible mortar loss within the chimney is in need of near term repair and repointing.

The 3-tab asphalt shingle roofing exhibits mixed conditions with the most severe aging visible along the north elevation over the main entrance.

View of the aging mechanically fastened EPDM rubber membrane over the main entrance flat roof structure.

View of the front entrance hall finishes with painted walls and ceilings and VCT flooring.

View of typical basement level hallway finishes.



A set of stairs with raised-coin rubber treads and landings leads down to the large play hall.

View of the auditorium play hall with VCT flooring.

The aging accessible ramp does not meet current requirements and is in need of near term replacement.

View of the original aging damaged auditorium stage tiles. Tiles are 9”x9” in dimension and could possibly be constructed of asbestos containing material (ACM).

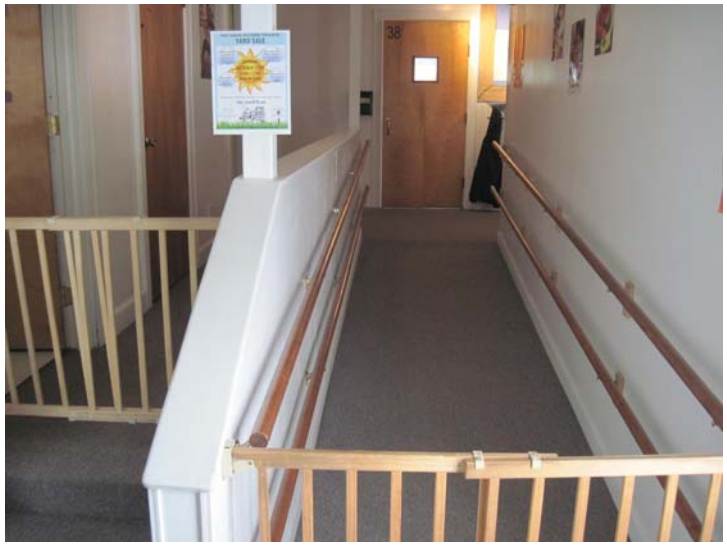
View of the aging wood stair treads and suspected ACM tile landings at the south elevation of the auditorium leading up to the 2nd Floor classrooms.

View of typical nursery school classroom finishes also with original suspected ACM tile flooring.

View of typical laminated particleboard casework within the nursery school classrooms.

View of ageing nursery school bathroom finishes.

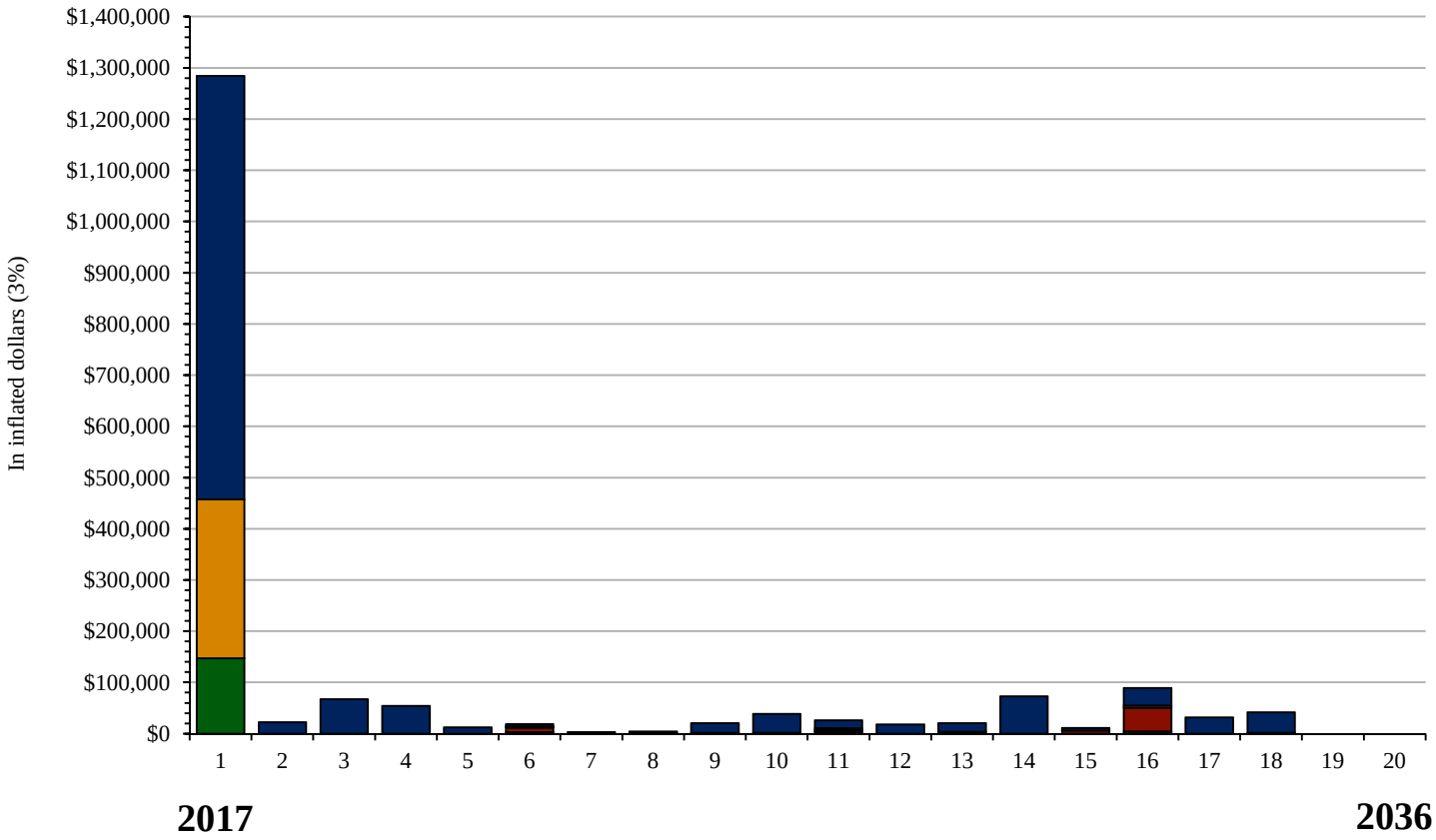
View of damaged partition wall anchor. Both bathrooms are in need of near term renovation.

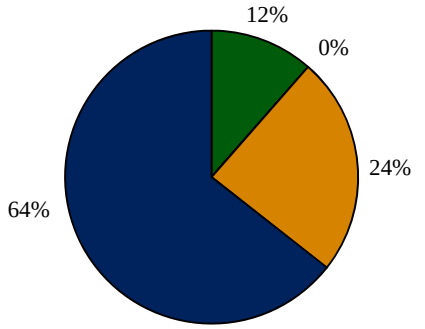


View of typical second floor hallway finishes with painted drywall walls and carpeted flooring.

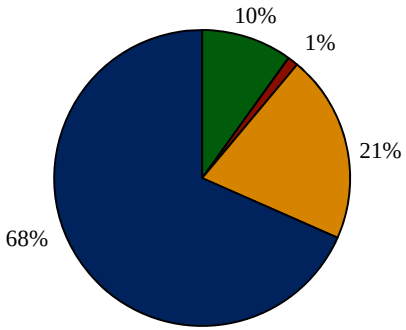
View of the second floor reception area finishes. Note newer accessible entry door accessed from the south elevation accessible entrance ramp

View of the original church sanctuary. Now used for various meetings, activities, and fitness classes.





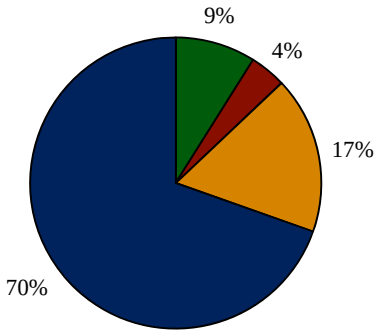
Year One Distribution



Ten Year Distribution

Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	$147,019 or $10 / S.F.	$151,147 or $10 / S.F.	$163,348 or $11 / S.F.
Mechanical Room		$17,890 or $1 / S.F.	$74,039 or $5 / S.F.
Building Mech. & Elec.	$309,935 or $21 / S.F.	$312,833 or $21 / S.F.	$320,088 or $22 / S.F.
Building Architectural	$826,989 or $57 / S.F.	$1,042,025 or $71 / S.F.	$1,276,178 or $87 / S.F.
In inflated dollars:	$1,283,943 or $88 / S.F.	$1,523,895 or $104 / S.F.	$1,833,653 or $126 / S.F.
In current dollars:	$1,283,943 or $88 / S.F.	$1,496,448 or $103 / S.F.	**$1,701,487 or** $117 / S.F.



Twenty Year Distribution

Capital Needs Summary

Islington Community Center

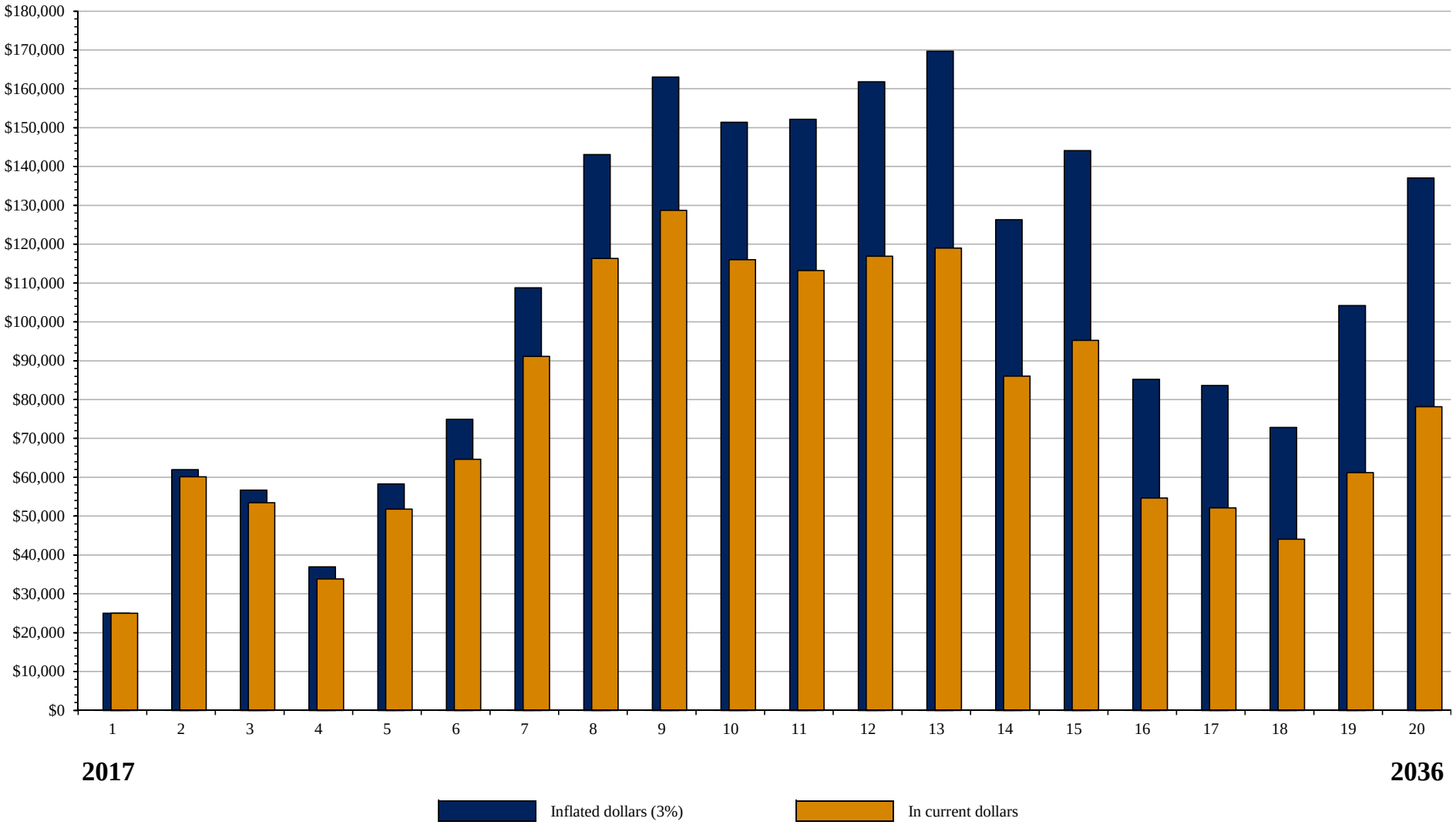
Westwood, MA

OSI Ref: **16439**
Property Age: **77 Years**
Number of Buildings: **1**
Total Square Footage: **14,587**

	2017 Year 1	2018 Year 2	2019 Year 3	2020 Year 4	2021 Year 5	2022 Year 6	2023 Year 7	2024 Year 8	2025 Year 9	2026 Year 10
Site Systems										
Surface	$147,019	$0	$0	$0	$0	$2,898	$0	$1,230	$0	$0
Site Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Sub-Total	**$147,019**	**$0**	**$0**	**$0**	**$0**	**$2,898**	**$0**	**$1,230**	**$0**	**$0**
Mechanical Room										
Boilers	$0	$0	$0	$0	$0	$5,507	$2,687	$2,767	$1,900	$1,957
Boiler Room Systems	$0	$0	$0	$0	$0	$3,072	$0	$0	$0	$0
Mechanical Sub-Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,579**	**$2,687**	**$2,767**	**$1,900**	**$1,957**
Building Mech. & Electrical										
Mechanical	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	$159,935	$0	$0	$0	$0	$2,898	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical & Electrical Sub-Total	**$309,935**	**$0**	**$0**	**$0**	**$0**	**$2,898**	**$0**	**$0**	**$0**	**$0**
Building Architectural										
Structural and Exterior	$625,832	$0	$0	$0	$8,554	$4,191	$0	$0	$18,249	$36,534
Roof Systems	$118,643	$0	$0	$0	$0	$0	$0	$0	$0	$0
Halls, Stairs, Reception, Sanctuary	$2,080	$22,481	$0	$53,942	$0	$0	$0	$0	$0	$0
Play Hall, Classrms, Offices, Restrms	$80,434	$0	$67,179	$0	$3,906	$0	$0	$0	$0	$0
Building Architectural Sub-Total	**$826,989**	**$22,481**	**$67,179**	**$53,942**	**$12,459**	**$4,191**	**$0**	**$0**	**$18,249**	**$36,534**
Total Capital Costs	**$1,283,943**	**$22,481**	**$67,179**	**$53,942**	**$12,459**	**$18,566**	**$2,687**	**$3,997**	**$20,149**	**$38,491**

Costs on these two pages are aggregated by category from the Capital Needs worksheets which follow. Total capital costs on these two pages are carried forward to line F of the Replacement Reserve Analysis(es) that follow.

2027 Year 11	2028 Year 12	2029 Year 13	2030 Year 14	2031 Year 15	2032 Year 16	2033 Year 17	2034 Year 18	2035 Year 19	2036 Year 20	
										Site Systems
$3,360	$0	$3,294	$0	$0	$3,895	$0	$1,653	$0	$0	Surface
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Site Distribution Systems
$3,360	**$0**	**$3,294**	**$0**	**$0**	**$3,895**	**$0**	**$1,653**	**$0**	**$0**	Site Sub-Total
										Mechanical Room
$0	$0	$0	$0	$0	$46,739	$0	$0	$0	$0	Boilers
$3,360	$0	$0	$0	$6,050	$0	$0	$0	$0	$0	Boiler Room Systems
$3,360	**$0**	**$0**	**$0**	**$6,050**	**$46,739**	**$0**	**$0**	**$0**	**$0**	Mechanical Sub-Total
										Building Mech. & Electrical
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Mechanical
$3,360	$0	$0	$0	$0	$3,895	$0	$0	$0	$0	Electrical
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Elevators
$3,360	**$0**	**$0**	**$0**	**$0**	**$3,895**	**$0**	**$0**	**$0**	**$0**	Mechanical & Electrical Sub-Total
										Building Architectural
$4,858	$0	$0	$0	$0	$11,474	$23,117	$0	$0	$0	Structural and Exterior
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Roof Systems
$0	$17,685	$0	$72,494	$0	$0	$8,296	$0	$0	$0	Halls, Stairs, Reception, Sanctuary
$10,898	$0	$17,119	$0	$5,249	$23,127	$0	$39,835	$0	$0	Play Hall, Classrms, Offices, Restrms
$15,756	**$17,685**	**$17,119**	**$72,494**	**$5,249**	**$34,602**	**$31,414**	**$39,835**	**$0**	**$0**	Building Architectural Sub-Total
$25,835	**$17,685**	**$20,413**	**$72,494**	**$11,299**	**$89,131**	**$31,414**	**$41,488**	**$0**	**$0**	**Total Capital Costs**



Reported Reserve Balance as of 10/12/20116	**$0**	At the end of Year One, Reserve Balances are projected to be:	**$24,988**
Estimated Reserve Balance as of 01/01/2016 :	**$0**	At the end of Year 20, Reserve Balances are projected to be:	**$137,034**
Current annual contributions to reserves :	**$0**	***All projected capital needs are met throughout the plan***	

1. No reported replacement reserve account, and no reported annual contributions.
2. Establish an annual capital needs funding of $3 per square foot in Year 1; then reduced by $2 per SF in Year 4, and $1 per SF in Year 10
3. Outside capital infusion of $1,250,000 in Year 1 to help meet anticipated near term needs.

Reserve Funding In Year 1

Starting replacement reserve balance: **$0** or $00 / S.F.

Contributions to Reserves: **$0** or $00 / S.F.

Replacement Reserve (RR) analysis starts here with the starting RR balance reported, or imputed, to have been on hand at the start of Year 1, and current annual RR contributions. The projections below reflect Starting RR Balance (Line A), plus the Total Annual RR Contributions (Line D) and Interest Earnings on RR (Line E), minus Total Annual Capital Costs (Line F), taken from the CNS above. This is expressed arithmetically as (A+D+E)-F=G, Year-End Balances, then carries forward to Line A of the following Year.

		2017 Year 1	2018 Year 2	2019 Year 3	2020 Year 4	2021 Year 5	2022 Year 6	2023 Year 7	2024 Year 8	2025 Year 9	2026 Year 10
(A)	**Reserve Balances**										
	Starting Replacement Reserves	$0	$24,988	$61,939	$56,697	$36,944	$58,278	$74,924	$108,803	$143,102	$163,018
(B)	**Annual Funding**										
	Contributions Indexed at 3%	$0	$4	$4	$4	$2	$2	$2	$2	$3	$3
(C)	Additional Contributions	$4			($2)						($1)
		4	4	4	2	2	2	2	2	3	2
(D)	Total Annual Reserve Funding	$58,348	$58,348	$60,098	$32,727	$32,727	$33,709	$34,720	$35,762	$36,835	$23,353
(E)	Interest on Reserves at 2%	$583	$1,083	$1,840	$1,461	$1,066	$1,503	$1,846	$2,534	$3,230	$3,494
	Total Funds Available	**$58,931**	**$84,419**	**$123,877**	**$90,886**	**$70,737**	**$93,490**	**$111,490**	**$147,099**	**$183,167**	**$189,865**
(F)	Total Capital Cost	$1,283,943	$22,481	$67,179	$53,942	$12,459	$18,566	$2,687	$3,997	$20,149	$38,491
(G)	**Reserve Balances**	**($1,225,012)**	**$61,939**	**$56,697**	**$36,944**	**$58,278**	**$74,924**	**$108,803**	**$143,102**	**$163,018**	**$151,374**
	Outside Capital:	$1,250,000									
	Adjusted Reserve Balances	$24,988	$0	$0	$0	$0	$0	$0	$0	$0	$0

Notes:

1. **No reported replacement reserve account, and no reported annual contributions.**
2. **Establish an annual capital needs funding of $3 per square foot in Year 1; then reduced by $2 per SF in Year 4, and $1 per SF in Year 10**
3. **Outside capital infusion of $1,250,000 in Year 1 to help meet anticipated near term needs.**

*ANNUAL RR CONTRIBUTIONS are shown being indexed for inflation at the % specified above except when Additional Contributions are called for.

Line C, Additional Contributions allows for material adjustments in annual RR funding that would enable the property to meet all projected needs out of reserves through Year 20.

**INTEREST EARNINGS ON RESERVES are calculated on 100% of starting balances and on 50% of the total annual contribution for the year at the rate shown

Reserve Funding In Year 20

Projected replacement reserve balance is **$137,034** This is $9 per S.F. in inflated dollars or $5 per S.F. in uninflated dollars

Projected annual funding to reserves is **$30,470** This is $2 per S.F. in inflated dollars or $1 per S.F. in uninflated dollars

2027 Year 11	2028 Year 12	2029 Year 13	2030 Year 14	2031 Year 15	2032 Year 16	2033 Year 17	2034 Year 18	2035 Year 19	2036 Year 20	
										Reserve Balances (A)
$151,374	$152,153	$161,805	$169,652	$126,324	$144,098	$85,193	$83,647	$72,840	$104,176	Starting Replacement Reserves
										Annual Funding (B)
$2	$2	$2	$2	$2	$2	$2	$2	$2	$2	Contributions Indexed at 3%
										Additional Contributions (C)
2	2	2	2	2	2	2	2	2	2	
$23,353	$24,054	$24,775	$25,518	$26,284	$27,073	$27,885	$28,721	$29,583	$30,470	Total Annual Reserve Funding (D)
$3,261	$3,284	$3,484	$3,648	$2,789	$3,153	$1,983	$1,960	$1,753	$2,388	Interest on Reserves at 2% (E)
$177,988	**$179,490**	**$190,064**	**$198,818**	**$155,398**	**$174,324**	**$115,061**	**$114,328**	**$104,176**	**$137,034**	**Total Funds Available**
$25,835	$17,685	$20,413	$72,494	$11,299	$89,131	$31,414	$41,488	$0	$0	Total Capital Cost (F)
$152,153	**$161,805**	**$169,652**	**$126,324**	**$144,098**	**$85,193**	**$83,647**	**$72,840**	**$104,176**	**$137,034**	**Reserve Balances (G)**
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Islington Community Center

SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2017 $$	Total Cost in 2017 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
SURFACE								
Roadways		sf						
Parking	1	ls		$0	??	20		Adjacent parking lot and entry drive at north and east elevations. Responsibility of neighboring Islington Branch town library No costs shown.
Building Apron (Asphalt)	275	sf	5.00	$1,375	>20	20	1 in 1 Year	Asphalt apron along north elevation of building. Visible age-related cracking and deterioration. Costs to remove and replace all.
Sidewalks (Asphalt)	462	sf	5.00	$2,310	12	25	13 in 1 Year	Asphalt -paved walkway along east property boarder adjacent to parking lot entrances. Installed approximately 2005. Good conditions. Future replacement.
Sidewalks (Concrete)	989 1	sf ls	1000.00	$1,000	Varies	10+	8 /18 in 1 Year	Concrete walkways, ramp entrance, and sanctuary entrance porch. Generally good conditions. Future as-needed repair allowances.
Accessible Ramp	1	ls	125000.00	$125,000	>20	25	1 in 1 Year	Wood/composite accessible entry ramp at south elevation up to second floor reception. Does not meet pitch/rise/level/slip requirements. Costs to rebuilt to compliancy in Year 1.
Fencing	148	lf		$0	Varies	40		Mix of older and newer chain link fencing surrounds east elevation playground. Generally good conditions. Monitor, maintain, repair as-needed from Operating.
Fencing		lf						
Retaining Walls	504	sf	36.00	$18,144	>25	25	1 in 1 Year	Timber retaining wall at east elevation playground. Visible outward movement along east and north legs and joint damage at steps. Costs to rebuild/replace entire wall.
Dumpsters & Enclosures		lf						
Play Equipment	1	ls		$0	??	20		Metal and high-impact plastic playground equipment. Responsibility of tenant nursery school. No costs shown.
Site Lighting		ea						
Landscaping	1	ls	2500.00	$2,500	Varies	5	1 /6 /11 /16 in 1 Year	Mix of grass, shrubs, plantings, and mature trees. Tree encroachment at east and west elevations. Periodic allowances for as-needed pruning, upgrades, and replacements.
Porch Railings	55	lf		$0	77	15		Aging, rusting wrought-iron sanctuary entry porch railings. Sand, prime, paint as-needed from Operating.
Miscellaneous		ea						
SITE DISTRIBUTION SYSTEMS								
Gas Lines	1	ls		$0	77	60		Utility provided service. No observed or reported issues. Monitor.
Sanitary Lines	1	ls		$0	77	60		Municipal provided service No observed or reported issues. Monitor.
Cold Water Lines	1	ls		$0	77	60		Municipal provided service No observed or reported issues. Monitor.
Electric Distribution	1	ls		$0	77	60		Utility provided service. No observed or reported issues. Monitor.
Sanitary Leach fields		lf						

Costs inflated at 3%

SITE SYSTEMS

Replacement Items	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036
SURFACE																				
Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Parking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Apron (Asphalt)	$1,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sidewalks (Asphalt)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,294	$0	$0	$0	$0	$0	$0	$0
Sidewalks (Concrete)	$0	$0	$0	$0	$0	$0	$0	$1,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,653	$0	$0
Accessible Ramp	$125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fencing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fencing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Retaining Walls	$18,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dumpsters & Enclosures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Play Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Landscaping	$2,500	$0	$0	$0	$0	$2,898	$0	$0	$0	$0	$3,360	$0	$0	$0	$0	$3,895	$0	$0	$0	$0
Porch Railings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miscellaneous	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SITE DISTRIBUTION SYSTEMS																				
Gas Lines	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sanitary Lines	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cold Water Lines	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electric Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sanitary Leach fields	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Islington Community Center

MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2017 $$	Total Cost in 2017 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BOILERS								
Boilers	3	ea	10000.00	$30,000	9	25	16 in 1 Year	Weill-McLain Gold WG-6, oil-fired hot water boilers. 212-MBH, 85% AFUE each. No observed or reported operating issues. Future replacement based on 25-year EUL.
Boilers		ea						
Controls	1	ls	2500.00	$2,500	9	15	6 in 1 Year	Tekmar 264 boiler control panel, Taco SR504 and SR506 zone switching relay panels. No reported operating issues. Future replacement based on 15-year EUL.
Controls		ea						
Condensate & Feed Water		ea						
Boiler Water Pumps	3	ea	750.00	$2,250	9	15	6 over 3 Years	Grundfos 3-speed fractional horsepower cartridge circulators. No observed issues. Gradual as-need replacements based on 15-year EUL.
Heating Water Pumps	10	ea	750.00	$7,500	9	15	6 over 5 Years	Various fractional horsepower heating water, zone, and DHW cartridge circulators. No observed issues. Gradual as-need replacements based on 15-year EUL.
Chilled Water Pumps		ea						
Flue Exhaust	3	ea		$0	9	25		Galvanized sheet metal flue exhaust piping. No observed or reported issues. Monitor and maintain from Operating.
BOILER ROOM SYSTEMS								
Boiler Room Piping/Valves	1	ls		$0	9	25		No observed or reported issues. Monitor and maintain from Operating.
Combustion Air	1	ea	2500.00	$2,500	9	20	11 in 1 Year	Field Controls CAS-6, thermostatically controlled, Fan-in-a-Drum combustion air system. No reported operating issues. Future replacement based on 15-year EUL.
Heat Exchanger for Bldg. Heat		ea						
Domestic Hot Water Generation	1	ea	2650.00	$2,650	9	15	6 in 1 Year	Wolf, 30-gallon lowboy, indirect-fired domestic hot water storage tank. Installed 2008. No observed issues. Future replacement based on 15-year EUL.
Domestic Hot Water Storage		ea						
Domestic Hot Water Pumps		ea						
Boiler Room Piping Insulation	1	ls		$0	9	25		No observed or reported issues. Add/replace as-needed, where-needed from Operating.
Fuel Oil Storage	2	ea	2000.00	$4,000	>20	40	15 in 1 Year	Residential 330-gallon above-ground, basement-level, steel fuel oil storage tanks. Presumed greater than 20 years in age. No observed issues. Future replacement.
Fuel Oil Transfer System		ls						
Sump Pumps		ea						

Costs inflated at 3%

Replacement Items	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036
BOILERS																				
Boilers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$46,739	$0	$0	$0	$0
Boilers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Controls	$0	$0	$0	$0	$0	$2,898	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Controls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Condensate & Feed Water	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Boiler Water Pumps	$0	$0	$0	$0	$0	$869	$896	$922	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Heating Water Pumps	$0	$0	$0	$0	$0	$1,739	$1,791	$1,845	$1,900	$1,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Chilled Water Pumps	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Flue Exhaust	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BOILER ROOM SYSTEMS																				
Boiler Room Piping/Valves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Combustion Air	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,360	$0	$0	$0	$0	$0	$0	$0	$0	$0
Heat Exchanger for Bldg. Heat	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Hot Water Generation	$0	$0	$0	$0	$0	$3,072	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Hot Water Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Hot Water Pumps	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Boiler Room Piping Insulation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Oil Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,050	$0	$0	$0	$0	$0
Fuel Oil Transfer System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sump Pumps	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Islington Community Center

BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2017 $$	Total Cost in 2017 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BUILDING MECHANICAL								
Compactors		ea						
			Costs pending professional review and accepted bid					Scope of building renovation work would trigger requirement to install building-wide
Fire Suppression	1	ls	150000.00	$150,000	Install	20	1 in 1 Year	sprinkler system per M.G.L.c.148, S.26G. Estimated costs to install in Year 1.
								Hot water piping to all hydronic baseboard and hydronic unit heaters.
Building Heating Distribution	1	ls		$0	Varies	50		No observed or reported issues. Monitor and maintain from Operating.
Domestic Hot/Cold Water Dist.	1	ls		$0	Varies	40		No observed or reported issues. Monitor and maintain from Operating.
Building Sanitary Waste & Vent. Dist.	1	ls		$0	Varies	75		No observed or reported issues. Monitor and maintain from Operating.
Building Gas Distribution	1	ls		$0	Varies	75		No observed or reported issues. Monitor and maintain from Operating.
Building Air Conditioning		ea						
Ventilation & Exhaust		ea						
Hallway Vent. & Exhaust		ea						
Sewage Ejectors		ea						
BUILDING ELECTRICAL								
			Costs pending professional review and accepted bid					Aging building wiring, panels, and distribution equipment. Allowance to update/replace
Building Power Wiring	1	ls	75000.00	$75,000	Varies	99	1 in 1 Year	and modernize to current code. Costs pending professional review and accepted bid.
								Aging ESL zone-type fire alarm control panel monitoring hardwired end-devices.
Smoke / Fire Detection	1	ls	72935.00	$72,935	>20	20	1 in 1 Year	Costs to modernize with new fully addressable panel and all new addressable peripherals.
								Property surveillance system with interior and exterior cameras and DVR station.
Building Security (Year 1)	1	ls	12000.00	$12,000	Varies	15	1 in 1 Year	Year 1 allowance for full system upgrade and modernization.
								Property surveillance system with interior and exterior cameras and DVR station.
Building Security (Future)	1	ls	2500.00	$2,500	0	5	6 /11 /16 in 1 Year	Future allowances for as-needed component replacements, upgrades, enhancements.
								Self-contained, battery-operated wall-mounted fixtures.
Emergency Lights	1	ls		$0	Varies	10		Monitor, maintain, replace as-needed from Operating.
BUILDING ELEVATORS								
Shafts and Doorways		ea						No elevator at this property.
Cabs		ea						
Controller/Dispatcher		ea						
Machine Room Equipment		ea						

Costs inflated at 3%

Replacement Items	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036
BUILDING MECHANICAL																				
Compactors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fire Suppression	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Heating Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Hot/Cold Water Dist.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Sanitary Waste & Vent. Dist.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Gas Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Air Conditioning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ventilation & Exhaust	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Vent. & Exhaust	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sewage Ejectors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING ELECTRICAL																				
Building Power Wiring	$75,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Smoke / Fire Detection	$72,935	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Security (Year 1)	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Security (Future)	$0	$0	$0	$0	$0	$2,898	$0	$0	$0	$0	$3,360	$0	$0	$0	$0	$3,895	$0	$0	$0	$0
Emergency Lights	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING ELEVATORS																				
Shafts and Doorways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cabs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Controller/Dispatcher	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Machine Room Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Islington Community Center

BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2017 $$	Total Cost in 2017 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
STRUCTURE								
	482	lf						Mix of poured concrete and original mortared fieldstone. Reported water infiltration issues
Foundation	1	ls	150000.00	$150,000	57-77	80+	1 in 1 Year	Exposed cold joints and localized spalling evident. Year 1 review and repair allowance.
								Wood framing.
Framing	1	ls		$0	57-77	70+		No observed or reported issues. Monitor
								Poured concrete basement level floor slab.
Slab	7,625	sf		$0	57-77	80+		No observed or reported issues. Monitor
BUILDING EXTERIOR								
			Includes costs for as-needed framing repairs/rebuilding					Large double-leaf solid wood doors at sanctuary front entrance.
Exterior Sanctuary Doors	1	ls	28000.00	$28,000	??	35	10 in 1 Year	No observed or reported operating issues. Future replacement allowance.
			Includes costs for as-needed framing repairs/rebuilding					East elevation laminated wood door from auditorium out to playground.
Auditorium Playground Door	1	ea	3500.00	$3,500	??	35	1 in 1 Year	Visible age and moisture related damage/delamination. Replace in Year 1.
			Includes costs for as-needed framing repairs/rebuilding					Double-leaf, wood French doors at auditorium west elevation entrance.
Auditorium West Elevation Doors	1	ea	7500.00	$7,500	??	30	1 in 1 Year	Aging. Surpassed expected useful life. Replace in Year 1.
			Includes costs for as-needed framing repairs/rebuilding					Half-light wood lower-level main entry door and hallway egress doors.
Lower Level Entry Doors	2	ea	3800.00	$7,600	??	35	5 in 1 Year	No observed or reported operating issues. Future replacement allowance.
			Includes costs for as-needed framing repairs/rebuilding					Aging flush wood boiler room door at south elevation stone foundation.
Boiler Room Door	1	ea	3500.00	$3,500	>50	35	1 in 1 Year	Currently damaged and unusable. Cost to replace in Year 1.
								Raised-panel metal door at reception area accessible ramp entrance.
Reception Accessible Entrance	1	ea		$0	<5	35		No observed or reported operating issues. Monitor and maintain from Operating.
			Includes costs for as-needed underlying building envelope repairs.					Majority clapboard profile vinyl siding and board and batten style aluminum cladding.
Exterior Walls (Replace)	12,050	sf	17.00	$204,850	Varies	30	1 in 1 Year	Aging, sections of impact damage. Replace all in Year 1 concurrent with window repl.
Exterior Walls (Clean/Repair)	12,050	sf	0.30	$3,615	Varies	5	6 /11 /16 in 1 Year	Future allowances for periodic siding maintenance, repairs, and power washing.
Trim, Soffit & Fascia (Year 1)	4,802	sf	16.00	$76,832	Varies	8	1 in 1 Year	Aging, failing, flaking painted-wood window/door/building trim; porch columns; north and south elevation gable vents. Costs to repair/replace as needed, scrape, prime, and paint.
Trim, Soffit & Fascia (Future)	4,802	sf	3.00	$14,406	Varies	8	9 /17 in 1 Year	Future scrape, prime, paint costs based on 8-year repeating cycle.
Exterior Ceilings	362	sf		$0	Varies	8		Painted ceilings at sanctuary front porch, auditorium west elevation entrance and north elevation lower-level entrance porticos. Re-painting included with Trim painting (above).
			Includes costs for as-needed header, jam, and sill repairs					Majority double hung, 1 casement, standard-size, mix of original wood-framed and
Window Frames (Small/Medium)	74	ea	1100.00	$81,400	Varies	35	1 in 1 Year	newer vinyl-clad windows. Varying ages and conditions. Replace all in Year 1.
			Includes costs for as-needed header, jam, and sill repairs					Large double-hung, mix of older wood/newer vinyl, at sanctuary and 2nd Floor hallway/
Window Frames (Large)	11	ea	7500.00	$82,500	Varies	35	1 in 1 Year	reception/offices. Age-related operating issues due to sash weight. Replace all in Year 1.
			Includes costs for as-needed header, jam, and sill repairs					Large original wood-framed triple-hung Palladian-style window at north elevation
Window Frames (Palladian)	1	ea	12000.00	$12,000	77	35	1 in 1 Year	sanctuary wall. Replace in Year 1. Includes costs for as-needed framing repairs.
								Insulating glass units.
Window Glass	173	ea		$0	Varies	15		Monitor, maintain, replace as-needed from Operating.
								Mix of older storm/screen windows (some missing) and newer integrated insect screens.
Storm / Screen Windows	1	ls		$0	Varies	10		Monitor, maintain, repair/replace as-needed from Operating.
								Rotting wood window sills at west elevation below grade basement-level windows.
Window Sills	7	ea		$0	77	50		Repair/replacement costs included with window frame replacement shown above.
								Older, aging high intensity discharge (HID) wall-mounted fixtures.
Building Mounted Lighting	10	ea	375.00	$3,750	Varies	15	1 /16 in 1 Year	Costs to replace all with energy-efficient LED fixtures. And future replacement.

Costs inflated at 3%

Replacement Items	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036
STRUCTURE																				
Foundation	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Framing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Slab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING EXTERIOR																				
Exterior Sanctuary Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,534	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium Playground Door	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium West Elevation Doors	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lower Level Entry Doors	$0	$0	$0	$0	$8,554	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Boiler Room Door	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Reception Accessible Entrance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls (Replace)	$204,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls (Clean/Repair)	$0	$0	$0	$0	$0	$4,191	$0	$0	$0	$0	$4,858	$0	$0	$0	$0	$5,632	$0	$0	$0	$0
Trim, Soffit & Fascia (Year 1)	$76,832	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Trim, Soffit & Fascia (Future)	$0	$0	$0	$0	$0	$0	$0	$0	$18,249	$0	$0	$0	$0	$0	$0	$0	$23,117	$0	$0	$0
Exterior Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames (Small/Medium)	$81,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames (Large)	$82,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames (Palladian)	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Glass	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storm / Screen Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Sills	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Mounted Lighting	$3,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,842	$0	$0	$0	$0

Islington Community Center

BUILDING ARCHITECTURE--*continued*

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2017 $$	Total Cost in 2017 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
ROOF SYSTEMS								
Structure	11,402	sf		$0	57-77	70+		Mix of pitched and flat-roof wood-framed structure with plywood sheathing. Cost for possible age-related as-needed sheathing repairs included with roof replacement costs.
			Includes costs for as-needed decking/framing repairs					EPDM and rolled membrane flat roof sections. Presumed greater than 20-years in age.
Roof Covering (EPDM)	590	sf	17.00	$10,030	>20	20	1 in 1 Year	Costs to replace in Year 1. Includes premium for possible as-needed decking repairs.
			Includes costs for as-needed decking/framing repairsand chimney repointing					3-tab asphalt shingle pitched roof sections. Varying conditions depending on elevation.
Roof Covering (Asphalt Shingle)	10,812	sf	9.50	$102,714	>20	20	1 in 1 Year	Costs to strip and replace all. Includes premium for possible as-needed decking repairs.
Roof Covering		sf						
Roof Drainage	694	lf	8.50	$5,899	>20	20	1 in 1 Year	Mix of older/original rotting wood gutters and older aluminum gutters. Some missing/ damaged downspouts. Costs to replace all concurrent with Year 1 roof replacement.
Chimney	1	ea		$0	77	20		Spot mortar deterioration visible from ground. As-needed repointing included with Roof replacement costs shown above.
HALLWAYS, RECEPTION AREA, and SANCTUARY								
Hallway/Reception Walls	4,792	sf	1.00	$4,792	Varies	10	2 /12 in 1 Year	Painted drywall walls. Varying conditions. Painting cycles and costs based on 10-year repeating cycle.
Hallway/Recpt. Ceilings (Painted)	1,327	sf	1.00	$1,327	Varies	10	2 /12 in 1 Year	Painted ceiling surfaces. Varying conditions. Painting cycles and costs based on 10-year repeating cycle.
Hallway/Recpt. Ceilings (AT)	590	sf		$0	Varies	20		Suspended acoustic tile ceilings. Generally good conditions. Spot replace tiles as needed from Operating.
Hallway/Recpt. Floors (Carpet)	977	sf	5.00	$4,885	>10	10	2 /12 in 1 Year	Carpeted flooring at second floor hallway and reception/waiting area. Replacement cycles based on 10-year EUL.
Hallway/Recpt. Floors (VCT)	940	sf	5.50	$5,170	~10	15	2 /17 in 1 Year	Vinyl composition tile (VCT) flooring at first floor hallway. Generally good conditions. Future replacement cycles based on 15-year EUL.
Sanctuary Walls & Ceilings	8,735	sf	3.00	$26,205	??	10	4 /14 in 1 Year	Painted drywall wall and ceiling surfaces. Good conditions. Painting cycles and costs based on 10-year repeating cycle.
Sanctuary Floors (Carpet)	2,895	sf	8.00	$23,160	Varies	10	4 /14 in 1 Year	Carpeted flooring. Replacement cycles and costs based on 10-year EUL.
Sanctuary Lobby Floors (LVT)	260	sf	8.00	$2,080	Varies	20	1 in 1 Year	Faux-slate LVT flooring at Sanctuary lobby. Spot visible damage, delamination. Costs to replace in Year 1
STAIRS								
Stair Walls and Ceilings	1,772	sf	1.00	$1,772	Varies	10	2 /12 in 1 Year	Painted drywall wall and ceiling surfaces. Varying conditions. Painting cycles and costs based on 10-year repeating cycle.
Stair Floors	388	sf	10.00	$3,880	Varies	20	2 in 1 Year	Mix of hardwood, raised-coin rubber, and possible ACM tile treads and landings. Costs to install raised-coin rubber treads and landings at all stairs, per management.
Stair Doors	4	ea		$0	Varies	35		Solid-core wood-laminate stairwell doors. No observed or reported issues. Monitor and maintain from Operating.
Stair Railings	1	ls		$0	Varies	20		Mix of painted steel tube and wood railings. Monitor and maintain from Operating. Painting included with Walls and Ceilings (above).

Costs inflated at 3%

Replacement Items	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036
ROOF SYSTEMS																				
Structure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Covering (EPDM)	$10,030	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Covering (Asphalt Shingle)	$102,714	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Drainage	$5,899	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Chimney	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
HALLWAYS, RECEPTION AREA, and SANCTUARY																				
Hallway/Reception Walls	$0	$4,936	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,633	$0	$0	$0	$0	$0	$0	$0	$0
Hallway/Recpt. Ceilings (Painted)	$0	$1,367	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,837	$0	$0	$0	$0	$0	$0	$0	$0
Hallway/Recpt. Ceilings (AT)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway/Recpt. Floors (Carpet)	$0	$5,032	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,762	$0	$0	$0	$0	$0	$0	$0	$0
Hallway/Recpt. Floors (VCT)	$0	$5,325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,296	$0	$0	$0
Sanctuary Walls & Ceilings	$0	$0	$0	$28,635	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,483	$0	$0	$0	$0	$0	$0
Sanctuary Floors (Carpet)	$0	$0	$0	$25,308	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,011	$0	$0	$0	$0	$0	$0
Sanctuary Lobby Floors (LVT)	$2,080	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
STAIRS																				
Stair Walls and Ceilings	$0	$1,825	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,453	$0	$0	$0	$0	$0	$0	$0	$0
Stair Floors	$0	$3,996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Stair Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Stair Railings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Islington Community Center

BUILDING ARCHITECTURE--*continued*

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2017 $$	Total Cost in 2017 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
AUDITORIUM and STAGE								
Walls	3,870	sf	1.10	$4,257	>10	10	1 /11 in 1 Year	Painted drywall walls. Varying conditions. Painting cycles and costs based on 10-year repeating cycle.
Ceilings	2,489	sf	1.10	$2,738	>10	10	1 /11 in 1 Year	Painted ceiling surfaces. Varying conditions. Painting cycles and costs based on 10-year repeating cycle.
Hall Floor	2,189	sf	5.50	$12,040	>15	15	1 /16 in 1 Year	VCT flooring. Replacement cycles and cost based on 15-year EUL.
			10.50	$3,150	52	30	1 in 1 Year	Suspected ACM tiles. Damaged/missing tiles. Costs to remove/dispose, replace w/VCT.
Stage Floor	300	sf	5.50	$1,650	0	15	16 in 1 Year	Future VCT replacement based on 15-year EUL.
Accessible Ramp	25	lf	330.00	$8,250	77	20	1 in 1 Year	Accessible ramp leading from auditorium floor up to playground egress door. Aging wood framing. Lacks compliant edge protection. Costs to rebuild in Year 1.
CLASSROOMS								
Classroom Walls	7,625	sf	1.00	$7,625	Varies	10	3 /13 in 1 Year	Painted drywall walls. Varying conditions. Painting cycles and costs based on 10-year repeating cycle.
Classroom Ceilings	4,382	sf	1.00	$4,382	Varies	10	3 /13 in 1 Year	Painted ceiling surfaces. Varying conditions. Painting cycles and costs based on 10-year repeating cycle.
Classroom Floors	2,539	sf	5.50	$13,965	Varies	15	3 /18 in 1 Year	VCT flooring at all lower level classrooms. Replacement cycles and cost based on 15-year EUL.
			10.50	$19,352	52	30	3 in 1 Year	Suspected ACM tile flooring. Costs to remove/dispose and replace with VCT.
Classroom Floors	1,843	sf	5.50	$10,137	0	15	18 in 1 Year	Future VCT replacement based on 15-year EUL.
Classroom Casework	12	ea	1500.00	$18,000	>20	20	3 in 1 Year	Laminated particleboard storage and counter casework in each classroom. Costs to replace/update all based on 20-year EUL.
OFFICES								
	396	sf acoustic tile ceilings.						Suspended acoustic tile ceilings. Monitor, spot-replace tiles as-needed from Operating.
Office Walls & Ceilings	1,490	sf	1.00	$1,490	Varies	10	5 /15 in 1 Year	Painted drywall walls.
Office Floors	396	sf	5.00	$1,980	Varies	10	5 /15 in 1 Year	Carpeted flooring. Replacement cycles and costs based on 10-year EUL.
Office Equipment	1	ls		$0	Varies	20		Various office and lounge furniture and technical equipment, computers, copiers, printers. Monitor, maintain, replace as needed from Operating, per management.
PUBLIC RESTROOMS								
Restroom Renovations	1	ls	50000.00	$50,000	Varies	20	1 in 1 Year	Aging painted walls and ceilings. Aging, damaged VCT. Aging fixtures and dividers. Accessibility issues. Year 1 allowance to renovate/update/meet compliance needs.
Restroom Walls/Ceilings	1,114	sf	1.00	$1,114	Varies	10	11 in 1 Year	Future repainting cycle based on 10-year EUL.
Restroom Floors (VCT)	210	sf	5.50	$1,155	Varies	15	16 in 1 Year	Future replacement cycle based on 15-year EUL.
Restroom Accessories	1	ls		$0	Varies	20		Wall-mounted porcelain sinks. Two-piece porcelain toilets. Dividers. Standard restroom dispensers and receptacles. Replacement included in Renovation costs shown above.

Costs inflated at 3%

Replacement Items	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036
AUDITORIUM and STAGE																				
Walls	$4,257	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,721	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ceilings	$2,738	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,680	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hall Floor	$12,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,757	$0	$0	$0	$0
Stage Floor	$3,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,571	$0	$0	$0	$0
Accessible Ramp	$8,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CLASSROOMS																				
Classroom Walls	$0	$0	$8,089	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,871	$0	$0	$0	$0	$0	$0	$0
Classroom Ceilings	$0	$0	$4,649	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,248	$0	$0	$0	$0	$0	$0	$0
Classroom Floors	$0	$0	$14,815	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,081	$0	$0
Classroom Floors	$0	$0	$20,530	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,754	$0	$0
Classroom Casework	$0	$0	$19,096	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OFFICES																				
Office Walls & Ceilings	$0	$0	$0	$0	$1,677	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,254	$0	$0	$0	$0	$0
Office Floors	$0	$0	$0	$0	$2,229	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,995	$0	$0	$0	$0	$0
Office Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
PUBLIC RESTROOMS																				
Restroom Renovations	$50,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Walls/Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,497	$0	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Floors (VCT)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,799	$0	$0	$0	$0
Restroom Accessories	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. The report and analysis may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this report, and with the knowledge that certain limitations and exceptions within the report that are the reflective of the scope of services as defined in our contract. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.

2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.

3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.

4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.

5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.

6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.

7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.

8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management. Any unauthorized reliance on or use of the report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this report, are made to any such third party. Reliance on the report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of ON-SITE INSIGHT's liability to the client and all relying parties.

9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.