Facility Condition Assessment

REPORT DATE: April 23, 2024

PROPERTY INFORMATION:
Tahanto Regional Middle/High School
1001 Main Street
Boylston, Worcester County, Massachusetts 01505

PROJECT INFORMATION:
AEI Project No. 491202
Site Assessment Date: April 15, 2024

PURPOSE:
Capital Planning only

PREPARED FOR:
Berlin-Boylston Regional School
215 Main Street
Boylston, Massachusetts 01505

PREPARED BY:
AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597

1.800.801.3224
www.aeiconsultants.com

April 23, 2024

Mr. Ayala
Berlin-Boylston Regional School
215 Main Street
Boylston, Massachusetts 01505

Subject: Facility Condition Assessment
Tahanto Regional Middle/High School
1001 Main Street
Boylston, Massachusetts 01505
AEI Project No. 491202

Dear Mr. Daniel Ayala:

AEI Consultants is pleased to provide the *Facility Condition Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services outlined in AEI's contract, the scope and limitations of ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the requirements of the lender (if applicable).

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (804) 971-0037 or ndriskill@aeiconsultants.com.

Sincerely,



Nikki Driskill
Senior Business Development Manager
AEI Consultants

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-10
3.1.1 Topography, Storm Water Drainage, and Retaining Walls	X	X		None			
3.1.2 Site Access, Parking, Pavement		X		Refurbish		$40,837	$443,688
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps	X	X		Repair		$11,125	$1,125
3.1.4 Landscaping, Fencing, Signage, Site Lighting	X	X		Repair		$7,800	
3.1.5 Site Amenities	X	X		Refurbish			$97,390
3.1.6 Utilities	X	X		Assessment		$3,000	
3.1.7 Other Site Structures	X	X		None			
3.2.1 Foundations	X			None			
3.2.2 Framing	X	X		Assessment		$9,000	
3.2.3 Cladding	X	X		Repair	$1,000	$11,050	$9,000
3.2.4 Roof Systems	X	X		Replace		$3,200	$1,722,600
3.2.5 Appurtenances	X			None			
3.2.6 Doors and Windows	X	X		Replace		$13,850	
3.2.7 School Amenities	X			Refurbish			$162,500
3.2.8 Common Area Finishes	X			Refurbish		$2,500	$56,520
3.3.1 Plumbing Systems and Domestic Hot Water	X	X		Replace		$3,000	$70,210
3.3.2 Heating, Cooling, and Ventilation		X		Replace		$278,633	$803,660
3.3.3 Electrical Systems	X			None			
3.3.4 Vertical Transportation	X			None			$40,000
3.3.5 Security	X	X		Assessment		$7,000	
3.3.6 Fire Protection and Life Safety Systems	X			None	$3,000		$15,000
3.4.1 Down Areas		NA		None			
3.4.3 Administrative and Back-of-House	X			Refurbish			$342,636
3.4.4 Restrooms	X			None			
3.4.5 Classroom Appliances	X			None			$10,000
4.1 Moisture and Microbial Growth	X	X		Mold Assessment	$4,500		
Pest Management	X	X		Assessment	$1,000		
5.1 Building Code		NA		Pending			
5.2 Fire Code	X			None			
Totals					$9,500	$390,995	$3,774,329

Summary	Today's Dollars	$/SF
Immediate Repairs	$9,500	$0.11

Summary	Today's Dollars	$/SF
Short Term Repairs	$390,995	$4.45

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$3,774,329.00	$42.94	$4.29
Replacement Reserves, w/10, 3.0% escalation	$4,471,439.63	$50.88	$5.09

TABLE OF CONTENTS

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION 6
Overall Condition of the Property and Recommendations 7
Remaining Useful Life 8
Recommendations 8
1.0 INTRODUCTION 9
1.1 Purpose 9
1.2 Scope of Work 10
1.3 Deviations From The Guide 10
1.4 Site Visit Information 11
1.5 Interviews 11
1.6 Documents Reviewed 12
1.7 Reliance 12
2.0 OPINIONS OF COST 14
2.1 Methodology 14
Immediate Repair and Short Term Repair Costs 17
Capital Reserve Schedule 20
2.2 Recent, In Progress and Planned Capital Improvements 23
2.3 Incurred Capital Replacement and Maintenance Costs 23
3.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS 24
3.1 Site Components 24
3.2 Architectural Components 40
3.3 Mechanical, Electrical, and Plumbing Systems 66
3.4 Tenant Units 88
4.0 MOISTURE AND MICROBIAL GROWTH 94
4.1 Moisture and Microbial Growth 94
5.0 REGULATORY INQUIRY 97
5.1 Building Code 97
5.2 Fire Code 97
5.3 Zoning 97
6.0 REPORTING PROCEDURES AND LIMITATIONS 98
6.1 Assessment Methodology 98
6.2 Limitations 99
7.0 MEMBERS OF THE CONSULTANT TEAM 102

TABLE OF APPENDICES

APPENDIX A: Photo Documentation
APPENDIX B: Street Map and Aerial Photo
APPENDIX C: Pre-Site Visit Questionnaire
APPENDIX D: Record of all Documents Reviewed, Interviews, and Supporting Information
APPENDIX E: Advisory Notes
APPENDIX F: Property Evaluator Qualifications
APPENDIX G: Commonly Used Acronyms & Abbreviations

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI Consultants (AEI) was retained by Berlin-Boylston Regional School ("Client") to conduct a Facility Condition Assessment (FCA) and prepare this Facility Condition Assessment Report for the property located at 1001 Main Street, Boylston, Worcester County, Massachusetts (the "Property").

The Property, operated by Berlin-Boylston Regional School as an Educational Facility, is utilized as a high school, middle school, and pre-school as a specialty use building housing the indoor auditorium, gymnasium, library, maintenance office known as Tahanto Regional Middle/High School.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Educational
Site Area	26.68 Acres acres as per Assessor
Number of Buildings	One
Ancillary Buildings	Two wood-framed Sheds, Two CMU Storage sheds
Year of Construction	2011 as per Property Management
Year of Substantial Renovation	Not applicable
Number of Floors	Two
Total Gross Floor Area	87,888 SFsf as per Boylston MA Vision Property Card
Foundation Type	Concrete slab-on-grade
Frame Construction	Steel framing
Facade	Masonry Brick Veneer (Unpainted) and Metal Panel Cladding with Stud Back-up
Roof Type	Low-slope and Pitched TPO (Thermoplastic Polyolefin) and Standing Seam Metal Roof
Parking Surface	Asphalt
Number of Parking Stalls	159
Number of Handicapped-designated Parking Stalls	8
Heating Type	Central Low-Pressure Boiler Mixing Valves with Baseboard distribution
Cooling Type	Individual Roof Top Package Units (RTU)
Hot Water Source	Individual, oil-fired, tank-type water heaters
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe
Elevator Type	Hydraulic
Fire Protection Type	100% Sprinkler Coverage with Wet pipe system
Flood Zone	X (Non-shaded)
Seismic Zone	2A
Wind Zone	II Hurricane Susceptible Region
Visibility From Street	Good

Photographs



Site - Property signage



Elevations - Front south elevation of the Property



Elevations - Entrance elevation



Elevations - West side inner elevation

Overall Condition of the Property and Recommendations

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good to fair condition.

AEI recommends addressing any observed deficiencies that require immediate action as a result of any of the following: (1) conditions that the consultant concludes represent an imminent life-safety issue, (2) conditions that if left uncorrected would be expected to result in or contribute to building system or building component failure or result in a significant escalation of its remedial cost, or (3) recorded or reported violations of building codes or fire codes. Opinions of Costs for Immediate Repairs are provided in the Immediate Repair and Short Term Repair Cost table.

Short Term Repair Costs (0-1 Year) are recommended for Physical Deficiencies inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis within the first year. Included are such deficiencies resulting from improper design, faulty installation and/or quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) and that may require replacement during this time frame are also included.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The Capital reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for Capital Reserves are provided in a Capital Reserve Cost Schedule.

Summary of FCA Findings

	Terms (Yrs.)	Total Uninflated Costs	Total Inflated Costs	Uninflated $/SQFT/Year	Inflated $/SQFT/Year
Immediate Repair	0	$9,500	N/A	N/A	N/A
Short Term Repair Costs	1	$390,995	N/A	$4.45	N/A
Capital Reserve Costs	10	$3,774,329	$4,471,440	$4.29	$5.09

Remaining Useful Life

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. The opinion regarding RUL does not pertain to the Property's marketability.

Recommendations

AEI recommends addressing any observed deficiencies that require immediate action as a result of any of the following: (1) conditions that the consultant concludes represent an imminent life-safety issue, (2) conditions that if left uncorrected would be expected to result in or contribute to building system or building component failure or result in a significant escalation of its remedial cost, or (3) recorded or reported violations of building codes or fire codes. Opinions of probable costs for Immediate Repairs are provided in the Immediate and Short Term Repair Costs Table.

Short Term Repair Costs are those costs which occur within the first or second year concerning serious deficiencies that do not give rise to requiring an immediate repair. Short Term Repair Costs are items which left unattended will create a code violation or present a significant failure which may serve to impair the overall functioning of the affected system or a related system. An ADA violation or replacing a component part of an assembly (otherwise in good condition) which causes the assembly not to function as designed (e.g.: a water booster pump), are categorized as short term expenses and are included in the Immediate and Short Term Repair Costs table as a Short Term Repair Cost and the Capital Reserves Schedule in year one.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The Capital Reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, Capital Reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in the Capital Reserves Schedule.

1.0 INTRODUCTION

AEI Consultants (AEI) was retained by Berlin-Boylston Regional School ("Client") to perform a Facility Condition Assessment (FCA) for the property located at 1001 Main Street, Boylston, Worcester County, Massachusetts (the "Property"). This FCA was performed in accordance with the Proposal between AEI Consultants and Berlin-Boylston Regional School, authorized on March 21, 2024.

1.1 PURPOSE

The purpose of this Facility Condition Assessment (FCA) report is to create a baseline standard of observable conditions which occur at the property at the instant time of inspection which may be subjected to time adjusted corrections rendering cost replacement information, that is inflation adjusted, allowing for informed decisions as to replacement, upgrade, or abandonment to be feasible. The FCA will assist the client in understanding and assessing the condition of the Property and to make recommendations for capital needs expenditures that may reasonably be generated during the reserve period covered by this report. Assessments and recommendations are based upon a review of readily available public and private documents pertaining to the property as well as a walk-through observation of the site and buildings. The observation is intended to identify and describe the building and site systems, to assess the overall condition of the systems compared to industry standards, to identify conspicuous deficiencies, and to project a reasonable estimate of life-cycle cost and remaining useful life for site and building systems.

This FCA follows the Client scope, industry standards, and purpose and process outlined in the ASTM E2018-24 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Deviations or Limitations from the ASTM Guide are discussed in Section 6.2. Assessment methodology and limitations encountered at the property are further discussed in Section 6 of this report.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building systems. According to the ASTM guidelines, a PCA a.k.a. an FCA, is intended to reduce the risk regarding potential building systems and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system. Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the property or components.

Factors that may affect our recommendations include the ready availability of historical records, the potential change in management and maintenance practices, and the availability of reliable disclosure of property conditions. The property assessment and related report are intended to assist our Client in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time.

AEI understands that the special purpose of this assessment is to assist the Client in gaining understanding of the overall condition of the subject Property for the purposes of Capital Planning. As such, the assessments and recommendations within this report may be offered from a conservative vantage point in order to address the increased risk in assessing a property with limited availability to historical records.

Please note that AEI provides optional services to enhance the level of due diligence beyond the ASTM Standard's baseline level given the client's Capital Planning position. Berlin-Boylston Regional School chose to utilize the ASTM Standard's baseline and not engage additional subspecialty consultants for this assignment.

1.2 Scope of Work

The FCA was performed in general conformance with ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" as well as the proposal dated March 21, 2024 and is subject to the limitations and scope considerations contained within these Standards and the Proposal.

The scope of this assessment is to:

- Develop a general property description;
- Identify major existing components;
- Perform a visual, olfactory and auditory assessment of the physical condition of the components;
- Perform a Visual Accessibility Survey consisting of a limited scope visual survey and completion of *Uniform Abbreviated Screening Checklist;*
- Approximate costs for repairs and/or capital reserve items based upon a reserve term provided by the Client; and
- Prepare this Facility Condition Assessment Report.

Physical condition, as defined by ASTM E2018-24 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

- Good condition—in working condition and does not require immediate or short term repairs above an agreed threshold.
- Fair condition—in working condition, but may require immediate or short term repairs above an agreed threshold.
- Poor condition—not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

1.3 Deviations From The Guide

This FCA includes the following deviations from ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process":

- Opinions of Costs for Capital Reserves are provided in the Capital Reserve Cost Schedule. Capital Reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These Capital Reserves are expressed on an annual basis over the evaluation period requested by the Client.

Capital Reserves may include costs for items expected to reach the end of their useful life span before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.

- American's with Disability Act and Fair Housing Act Accessibility Surveys were not completed as part of this assessment.
- AEI estimated a Remaining Useful Life (RUL) for the Property.
- AEI provided a limited visual and olfactory observation for the presence of microbial growth at the Property. Destructive sampling was not included in the scope of the work for this observation.
- Although excluded from the ASTM standard, AEI may have assessed ancillary buildings that provide support uses such as maintenance sheds, security booths, utility garages, pool filter and equipment buildings, and similar elements that may not be considered to be Primary Improvements to the subject Property.

1.4 Site Visit Information

Site Visit Information Table	
Date of Site Visit	April 15, 2024
Time of Site Visit	10:00 AM
Weather Conditions	60° Fahrenheit and Partly Cloudy
Site Assessor	Maksim Vaynshteyn
Site Escorts	Daniel Ayala

1.5 Interviews

During the course of our assessment, the following individuals provided information that was used by our field assessor and reviewer to inform the descriptions and recommendations contained in this report.

Daniel Ayala, the on-site escort or "Point of Contact" (POC), appeared to be very knowledgeable about the property's building systems, history of capital replacements and maintenance, and current conditions. Many of AEI's questions regarding the property's building systems, history of capital replacements and maintenance, and current conditions were answered.

Summary of Interviews			
Contact Name, Title	Entity	Contact Phone	Information Source Provided
Daniel Ayala	Property Management	508.769.4842	Answered specific questions regarding Property and Conducted Tour
Joseph Flanagan	Fire Chief - Boylston Fire Department	508.869.2342	Received information related to fire department inspections
Tony Zahariadis	Building Inspection Department	508.869.0143 ext 227	Pending information request
Tony Zahariadis	Building Inspection Department	508.869.0143 ext 227	Pending information request

List of Vendors		
Vendor	Vendor Company	Vendor Phone #
Roof	Rockwell	978.537.7825
Elevator	United Elevator	781.740.2440

List of Vendors		
Vendor	Vendor Company	Vendor Phone #
Fire Protection	Fire Equipment Inc.	850.418.3440
Electrician	O'Sullivan	978.549.2662
Landscaping	Green Grass	978.760.8591
HVAC	Design Temp.	774.757.8417
Plumbing	1896 Plumbing	774.287.1699
Security System	Shanix	401.941.4222

1.6 Documents Reviewed

As per ASTM E2018-24 scope of work, AEI submitted a Pre-Survey Questionnaire (PSQ) to Daniel Ayala. The PSQ is designed to provide AEI with historical capital replacements and maintenance information regarding the site, including any known specific damage and/or corrective action taken.

The PSQ as completed is included in the Appendices.

AEI was provided with relevant documents as listed in the following table. In addition, despite attempts to receive requested documentation/ information, drawings; prior reports; warranties; appraisals, outstanding citations for building, and zoning code violations; and other site related documentation were requested as noted on the PSQ were not made available for our review. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested, in a reasonable time to formulate an opinion and to complete this Report.

Pertinent information obtained from these materials has been reviewed and considered in the formation of opinions and recommendations discussed in the appropriate sections of this report.

Summary of Documents Reviewed		
Document	Author/ Created By	Date Issued/ Published
Certificate for Use of Elevator	Building Department	7/26/2023
Electrical Report for Generator	BigPower	7/18/2023
5 Year Cap Ex	Property Management	Not Dated
Mechanical List	Property Management	Not Dated
Certificate of Occupancy	Town of Boylston	5/16/2016
Chemical Suppression System Inspection Certificate	Fire Equipment Incorporated	7/21/2023
Fire Alarm Inspection Certificate	Fire Equipment Incorporated	8/2/2023
Sprinkler Inspection Certificate	Fire Equipment Incorporated	8/2/2023

1.7 Reliance

This assessment was conducted on behalf of and for the exclusive use of Berlin-Boylston Regional School (Client) solely for use in determining general anticipated capital expenditures of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Berlin-Boylston Regional School on March 21, 2024. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the Client and all relying parties.

2.0 OPINIONS OF COST

2.1 METHODOLOGY

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on suggested remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

Opinions of costs included in this report should be construed as preliminary estimates. Actual costs most probably will vary from the consultant's opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of Immediate Repair, Short Term Repair Costs, and Capital Reserve Schedule costs that are recommended over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the Immediate Repair and Short Term Repair Costs table, and the Reserve Cost table. However, please note that this FCA does not constitute an in-depth budget analysis.

Immediate Repairs are repairs that require immediate action as a result of any of the following: (1) conditions that the consultant concludes represent an imminent life-safety issue, (2) conditions that if left uncorrected would be expected to result in or contribute to building system or building component failure or result in a significant escalation of its remedial cost, or (3) recorded or reported violations of building codes or fire codes.

Short Term Repair Costs are repairs such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine maintenance.

Based on observations of readily apparent conditions, an Immediate Repair and Short Term Repair Costs list was developed addressing areas found to require replacement, repairs, or significant maintenance to help the Client evaluate the property.

Other items that are not immediate repair or short term repair costs, or are not driven by immediate repair needs are listed in the Capital Reserve Schedule. These items were observed by the assessor or based on comments by current tenant. Capital reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Capital reserves exclude systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Systems

and components that are not deemed to have a material effect on the use are also excluded. Replacement costs were solicited from ownership / property management, AEI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the owner's or property management's maintenance staff were also considered.

AEI's reserve methodology involves identification and quantification of those systems or components that may require capital reserves within the evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a Capital Reserve Schedule could be prepared. The Capital Reserve Schedule, presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items recommended in the Immediate Repair and Short Term Repair Cost Estimate.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from various industry sources, including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift and United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on suggested remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

The observed or reported condition of the reviewed systems, any recommended actions and the associated opinions of probable cost of repair or replacements are presented in the following Sections of this report. A summary of opinions of costs is presented in the Executive Summary. The opinions of probable costs for Immediate Repairs, Short Term Repair Costs, and Capital Reserve Schedule are summarized in the following tables:

Tahanto Regional Middle/High School
1001 Main Street
Boylston, Massachusetts 01505
April 23, 2024

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
3.1.2 Site Access, Parking, Pavement							
Asphalt Pavement, Seal Coat and Restripe	110,370	SF	$0.37	100%	$0	$40,837	Seal Coat and Restripe pavement throughout the Parking area.
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps							
Concrete Flatwork, Repair	500	SF	$20.00	100%	$0	$10,000	Crack repair at the Frontage of the School Building
Asphalt Sidewalk, Crack Repair and Seal Coating	750	SF	$1.50	100%	$0	$1,125	Asphalt pavement repair west of the Building, crack repair and seal coating.
3.1.4 Landscaping, Fencing, Signage, Site Lighting							
Landscape Material, Replace	4,000	SF	$0.85	100%	$0	$3,400	Repair and replacement of the barren landscape material
Propane Tank Enclosure, Repair	480	SF	$5.00	100%	$0	$2,400	Repair and Replacement of damaged CMU Block, and replacement of sealant and mortar.
Award Display Signage, Repair	1	Allow	$2,000.00	100%	$0	$2,000	Allowance budgeting for the repair of the Award Display Signage.
3.1.6 Utilities							
Septic Field, Assessment	1	EA	$3,000.00	100%	$0	$3,000	Assessment of the septic system at the Property due to age and previous issues.
3.2.2 Framing							
Foundation` Assessment, Perform	1	Allow	$9,000.00	100%	$0	$9,000	Foundation Assessment of 1/4" expansion joint crack in restroom, hairline cracking throughout concrete pavement on the west wing second floor flooring.
3.2.3 Cladding							
Brick Masonry, Repair	1	EA	$3,000.00	100%	$0	$3,000	Repair of corners of Glazed Brick Masonry
Pressure wash, Clean Efflorescence and Debris	1	EA	$2,000.00	100%	$0	$2,000	Cleaning of efflorescence and debris north side of the Building. Cost for rental of pressure washer.
Barrier Underside of Slate Panel Siding, Clean and Replace	70	LF	$15.00	100%	$0	$1,050	Repair underside of slate panel siding barrier due to loose and debris condition.
Metal Panel, Lip Repair	100	LF	$50.00	100%	$0	$5,000	Repair of Metal Lip along the base of the east facing metal panel wall.

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
Expansion Joint, Rubber Seal Replacement	1	EA	$1,000.00	100%	$1,000		Repair and Replacement of missing rubber seal.
3.2.4 Roof Systems							
TPO Single-ply Roof Membrane, Repair and Grading (Main Roof)	1	Allow	$1,400.00	100%	$0	$1,400	Repair roof surface at northwest wing under HVAC unit.
Skylight, Cleaning Maintenance	3	EA	$600.00	100%	$0	$1,800	Pressure wash skylights to remove debris growth on north side
3.2.6 Doors and Windows							
Window and Frame (Aluminum-framed, casement), Replace	7	EA	$1,550.00	100%	$0	$10,850	Replacement of non-working casement windows
Metal Door, Frame reset and Saddle Replacement	1	EA	$3,000.00	100%	$0	$3,000	Repair and replacement of Door B1
3.2.8 Common Area Finishes							
Library Walls, Repair and Paint	1	Allow	$1,500.00	100%	$0	$1,500	Allowance for gypsum repair/replacement and repainting.
Ceramic wall tile, Repair	1	Allow	$1,000.00	100%	$0	$1,000	Allowance for the replacement of broken ceramic tiles on second floor.
3.3.1 Plumbing Systems and Domestic Hot Water							
Water Circulation Pump, Replace (15HP)	2	EA	$3,000.00	50%	$0	$3,000	One was reportedly not operable, and replacement budgeting is recommended.
3.3.2 Heating, Cooling, and Ventilation							
Packaged rooftop unit (RTU), Replace (9.0-Ton)	2	EA	$11,000.00	100%	$0	$22,000	Replacement of Defective Valient RTU units.
HVAC Building Management System (BMS), Upgrade	87,888	Allow	$2.92	100%	$0	$256,633	Allowance for BMS System Update
3.3.5 Security							
Camera System and Keycard, Security Consultant Assessment	1	Allow	$7,000.00	100%	$0	$7,000	Allowance for a camera and keycard security consultant and a system upgrade
3.3.6 Fire Protection and Life Safety Systems							
Fire Assessment, Kitchen Ansul System	1	EA	$3,000.00	100%	$3,000		Inspect Ansul System on the Kitchen overhead hood.
4.1 Moisture and Microbial Growth							
Mold Assessment, Perform	1	Allow	$4,500.00	100%	$4,500		Mold assessment in the library and maintenance room
Pest Management							

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
Pest Control Assessment (Beehive Classroom 246)	1	Allow	$1,000.00	100%	$1,000		Pest Control Assessment (Beehive Classroom 246)
Total Repair Cost					$9,500.00	$390,995.00	

Tahanto Regional Middle/High School
1001 Main Street
Boylston, Massachusetts 01505
April 23, 2024

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
3.1.2 Site Access, Parking, Pavement																			
Asphalt Pavement, Seal Coat and Restripe	5	4	1	110,370	SF	$0.37	$40,837	100%						$40,837					$40,837
Asphalt Pavement, Mill and Overlay	16	11	5	110,370	SF	$3.65	$402,851	100%					$402,851						$402,851
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps																			
Asphalt Sidewalk, Crack Repair and Seal Coating	7	6	1	750	SF	$1.50	$1,125	100%							$1,125				$1,125
3.1.5 Site Amenities																			
Track, Latex Rubber System, Refurbishment	20	12	8	4,500	Allow	$10.42	$46,890	100%								$46,890			$46,890
Playground Equipment, Replace	20	13	7	1	Allow	$25,000.00	$25,000	100%							$25,000				$25,000
Playground Base Rubber. Replace	15	12	3	750	SF	$10.00	$7,500	100%			$7,500								$7,500
Scoreboard, Replace	20	13	7	1	EA	$18,000.00	$18,000	100%							$18,000				$18,000
3.2.3 Cladding																			
Exterior Sealants, Replace	12	10	2	750	LF	$12.00	$9,000	100%		$9,000									$9,000
3.2.4 Roof Systems																			
TPO Single-ply Roof Membrane, Overlay (Main Roof)	20	13	7	57,500	SF	$22.00	$1,265,000	100%							$1,265,000				$1,265,000
TPO Single-ply Roof Membrane, Overlay (Gym Roof)	20	13	7	11,200	SF	$22.00	$246,400	100%							$246,400				$246,400
TPO Single-ply Roof Membrane, Overlay (Band and Chorus Roof)	20	13	7	3,500	SF	$22.00	$77,000	100%							$77,000				$77,000
TPO Single-ply Roof Membrane, Overlay (Auditorium Roof)	20	13	7	4,000	SF	$22.00	$88,000	100%							$88,000				$88,000
TPO Single-ply Roof Membrane, Overlay (Auditorium Raised Roof)	20	13	7	2,100	SF	$22.00	$46,200	100%							$46,200				$46,200
3.2.7 School Amenities																			
Commercial Kitchen Appliances, Replace/ Refurbish (Allowance)	15	13	2	1	Allow	$100,000.00	$100,000	100%		$33,334			$33,333			$33,333			$100,000
Fitness Equipment, Replace	15	7	8	1	Allow	$45,000.00	$45,000	100%								$45,000			$45,000
Teacher's Cafeteria area FF&E, Replace/ Refurbish (Allowance)	10	0	10	1	Allow	$17,500.00	$17,500	100%										$17,500	$17,500
3.2.8 Common Area Finishes																			

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
Main Entrance and Vestibule Carpet, Replace	8	0	8	500	SY	$44.00	$22,000	100%								$22,000			$22,000
Gym Rubber Sheet Flooring, Replace	15	12	3	1,000	EA	$19.57	$19,570	100%			$19,570								$19,570
Gym Wood Strip Flooring, Refinish	20	13	7	5,000	EA	$2.99	$14,950	100%							$14,950				$14,950
3.3.1 Plumbing Systems and Domestic Hot Water																			
Water Heater, Replace (Electric) (10-Gallon)	20	13	7	3	EA	$6,900.00	$20,700	100%							$20,700				$20,700
Water Heater, Replace (Oil-Fired)(Boiler Room)	20	13	7	2	EA	$22,254.80	$44,510	100%							$44,510				$44,510
Water Circulation Pump, Replace (0.25 HP)	20	13	7	4	EA	$500.00	$2,000	100%							$2,000				$2,000
Water Circulation Pump, Replace (15HP)	20	13	7	2	EA	$3,000.00	$6,000	50%							$3,000				$3,000
3.3.2 Heating, Cooling, and Ventilation																			
Packaged rooftop unit (45.0-Ton), Replace	20	13	7	45	TON	$3,000.00	$135,000	100%							$135,000				$135,000
Packaged rooftop unit (31.0-Ton), Replace	20	13	7	31	TON	$3,000.00	$93,000	100%							$93,000				$93,000
Packaged rooftop unit (16.0-Ton), Replace	20	13	7	16	TON	$3,000.00	$48,000	100%							$48,000				$48,000
Packaged rooftop unit (16.0-Ton), Replace	20	13	7	16	TON	$3,000.00	$48,000	100%							$48,000				$48,000
Packaged rooftop unit (45.0-Ton), Replace	20	13	7	45	TON	$3,000.00	$135,000	100%							$135,000				$135,000
Packaged rooftop unit (45.0-Ton), Replace	20	13	7	45	TON	$3,000.00	$135,000	100%							$135,000				$135,000
Packaged rooftop unit (16.0-Ton), Replace	20	13	7	16	TON	$3,000.00	$48,000	100%							$48,000				$48,000
Packaged rooftop unit (9.0-Ton), Replace	15	12	3	9	TON	$3,000.00	$27,000	100%			$27,000								$27,000
Packaged rooftop unit (9.0-Ton), Replace	15	12	3	9	TON	$3,000.00	$27,000	100%			$27,000								$27,000
Chiller (Air Cooled - 40.0-Ton), Replace	20	13	7	1	EA	$55,000.00	$55,000	100%							$55,000				$55,000
Split-system (3.0-Tons), Replace	15	13	2	1	EA	$3,813.40	$3,813	100%		$3,813									$3,813
Split-system (3.0-Tons), Replace	15	13	2	1	EA	$3,813.40	$3,813	100%		$3,813									$3,813
Make-up air unit, Replace	20	13	7	1	EA	$22,516.63	$22,517	100%									$22,517		$22,517
Make-up air unit, Replace	20	13	7	1	EA	$22,516.63	$22,517	100%									$22,517		$22,517
3.3.4 Vertical Transportation																			
Hydraulic Elevator, Modernize machinery, controllers, and finishes	20	13	7	2	Flight	$20,000.00	$40,000	100%							$40,000				$40,000
3.3.6 Fire Protection and Life Safety Systems																			
Central Alarm Panel, Replace	20	13	7	1	EA	$15,000.00	$15,000	100%							$15,000				$15,000
3.4.3 Administrative and Back-of-House																			
Classroom Vinyl Tile, Replace	20	13	7	29,400	SF	$7.79	$229,026	100%							$229,026				$229,026
Office Carpet, Replace	8	0	8	5	Unit	$750.00	$3,750	100%								$3,750			$3,750
Ceiling Tiles, Replace	20	13	7	87,888	SF	$2.50	$219,720	50%							$27,465	$27,465	$27,465	$27,465	$109,860
3.4.5 Classroom Appliances																			
Home Economics Kitchenette Appliances, Replace	15	13	2	2	Allow	$5,000.00	$10,000	100%		$10,000									$10,000

Total (Uninflated)									$0.00	$59,960.00	$81,070.00	$0.00	$436,184.00	$40,837.00	$2,860,376.00	$178,438.00	$72,499.00	$44,965.00	$3,774,329.00

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$0.00	$61,758.80	$86,007.16	$0.00	$490,928.93	$47,341.28	$3,415,438.53	$219,456.23	$91,839.56	$58,669.13	$4,471,439.63

Evaluation Period:	10
# of SF:	87,888
Reserve per SF per year (Uninflated)	$4.29
Reserve per SF per year (Inflated)	$5.09

2.2 Recent, In Progress and Planned Capital Improvements

AEI provided a pre-survey questionnaire and conducted an interviews of persons listed in this report to help determine historic, current, and planned information about the property, especially concerning significant capital expenditures over $3,000. A summary of disclosed or easily observable recent, current, or planned capital expenditures are briefly outlined below.

No significant, recent, or current, capital expenditures were observed or disclosed during our interviews and site visit.

Planned capital expenditures for 2025 consist of: Paving of Walkway, Refurbish Track, Replacement of Water Heater, Non Student Device Replacement, IT Support, Security/ Swipe Card System, Auditorium Theatrical Lighting Replacement (stage), Auditorium/Music Sound Systems, Auditorium Light Replacement, Purchase Storage Unit, and HVAC work.

Planned capital expenditures for 2026 consist of IT Support, Auditorium Theatrical Lighting Replacement (stage), Auditorium/Music Sound Systems, Non Student Device Replacement, Phone System, Aerate fields, Concrete, HVAC Repairs, and HVAC Controls work.

Planned capital expenditures for 2027 consist of Auditorium Theatrical Lighting Replacement (stage), Auditorium/Music Sound Systems, Electrical, Arerate fields, Paging System, HVAC, and IT Support work.

Planned capital expenditures for 2028 consist of Boiler repairs, HVAC, Fields, Hallway lights, and IT Support work.

Planned capital expenditures for 2029 consist of Classroom lights, Fire alarm system, HVAC repairs, and IT Support work.

2.3 Incurred Capital Replacement and Maintenance Costs

The scope of work of this FCA does not include a legal summary, interpretation or commentary on leases or Ownership Association legal documents associated with the Property. All information below was reported to AEI; verification would be prudent.

For purposes of this assessment, this FCAs Costs Tables include opinions of cost for repair or replacement of all systems expected to occur during the evaluation term, regardless of lease designations of responsibility.

3.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS

3.1 Site Components

3.1.1 Topography, Storm Water Drainage, and Retaining Walls

Topography, Storm Water Drainage, and Retaining Walls			
Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Not Applicable		
Adjoining Properties	Roughly at similar elevation to the Property	R&M	Good
Storm Water Collection System	Storm-water retention pond to the west of the Building	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains	R&M	Good
Pavement Drainage System	Curb gutters and drain inlets	R&M	Fair/Poor
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

Assessment / Recommendation

AEI did not observe evidence of significant erosion or chronically-standing water. The storm water system appeared to provide adequate runoff capacity. Overall, property drainage appeared to be good and the drainage infrastructure components appeared to be in good condition excepting standing water observed near one drain to the east of the Building along the drive-aisle. The area appears to have settled and should be addressed during paving activites to provide slope towards nearest drain. No funding is recommended at this time.

No other notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Site - Retainge pond to the west of the Building



Site - Standing water near drain

3.1.2 Site Access, Parking, Pavement

Site Access, Parking, Pavement Descriptions			
Items	Description	Action	Condition
Asphalt Pavement Uses and Locations	Parking lot, entrance aprons and on-site drive-aisles	RR	Good
Concrete Pavement Uses and Locations	Not Applicable		
Other Pavement and Locations	Not Applicable		
Asphalt Pavement Seal Coating	Worn and considered at the end of its useful life	ST/RR	Fair
Pavement Striping	Painted parking striping faded and worn	ST/RR	Fair
Total Number of Parking Stalls	159 as per Site Count		
Number of Handicapped-designated Parking Stalls	8		
Bus Storage Lot	Not Applicable, Buses are stored off-site		
Site Access	Provided by four entrances / exits from following adjoining municipal streets: Main Street		
Signalization at Site Access	Not Applicable		
Easement or Alley Way	Not Applicable		
Bollards	Steel encased concrete bollards on west side	R&M	Good

Assessment / Recommendation

There is onsite asphalt pavement at drive lanes and parking areas.

Asphalt pavement systems have a useful life of 20 to 25 years depending on quality of material and installation, weathering, usage, and maintenance practices. The asphalt pavement is reportedly original from 2011. Based on AEI's observations, the asphalt pavement systems were observed to be in fair condition.

AEI also recommends periodic crack-filling, seal coating and re-striping of the asphalt paving during the evaluation period. Seal coating helps to protect the asphalt surface from agents of deterioration for pavements include traffic abrasion, vehicle weight, weathering, sunlight, and ultraviolet light. After the asphalt is seal coated, the parking spaces should be re-striped. AEI recommends crack sealing, sealcoating and striping approximately 6 months to 1 year after the application of new asphalt, though timing can change based on quality of mixture, region, usage, and maintenance practices. Newly laid asphalt requires time to cure and allow for bonding of the bitumen and aggregate. As such, AEI has budgeted for crack sealing, seal coating, and restriping approximately 1 year after the application of new asphalt. Additionally, periodic crack-filling, seal coating and re-striping of the asphalt paving later during the evaluation period is recommended to aid in the asphalt pavement systems longevity. Opinions of cost are included in the Tables.

Although serviceable, the asphalt pavement appeared to be nearing the end of its useful life. AEI recommends budgeting for milling and overlay, with full depth replacement in areas of significant damage early during the end of the term. An opinion of cost is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of pavement were observed or reported. With good preventative maintenance and sectional replacement, the RUL of the pavement is expected to exceed the evaluation period.

Photographs



Site - ADA Parking north side



Site - Cracked asphalt pavement sealant



Site - Cracks sealed on asphalt pavement



Site - East side ADA parking



Site - South side drive-aisle



Site - Standing water near drain



Site - West parking area pavement cracking



Site - West side parking area



Site - West side student parking area

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Seal Coat and Restripe	5	4	1	Short Term 6	$40,837 $40,837
Asphalt Pavement, Mill and Overlay	16	11	5	5	$402,851
Total					$484,525

3.1.3 Sidewalks, Curbing, Site Steps, and Ramps

Sidewalks, Curbing, Site Steps, and Ramps Descriptions			
Item	Description	Action	Condition
Sidewalk Materials	Concrete and Asphalt	RR	Good/Fair
Locations of On-Site Sidewalks	Concrete sidewalks from parking areas to the primary building entrances and asphalt pavement along the west side of the Building	R&M	Good
Sidewalks along adjacent public roadways	Provided along following adjoining municipal streets: Main Street	R&M	Good
Curbs and Gutter	Granite Stone Curbing	R&M	Good/Fair
Wheel Stops	Not Applicable		
Exterior Ramp(s)	Not Applicable		
Exterior Step(s)	Not Applicable		
Handrails	Not Applicable		

Storage / Distribution/ Industrial & Loading Docks	
Item	Description
# Loading Dock Bays	Not Applicable
# Drive-in Loading Bays	1

Assessment / Recommendation

Flatwork provides paved pedestrian access from parking areas to Building entrances. as well as along the front elevation of the buildings, and along the municipal street to the south of the Building.

The concrete flatwork located around the perimeter of the Property is on land owned by the municipality. According to Daniel Ayala, maintenance and replacement of the flatwork is the responsibility of the Property.

AEI observed the following material deficiencies at the concrete sidewalks:

- Isolated concrete walkway cracking, particularly located south of the Building, traveling from the Building to the parking area to the south;
- Isolated concrete staining northwest of the Building at the C3 entrance exit;

The deteriorated flatwork represents a forming trip hazard, and repairs are recommended. Sectional replacement of damaged areas are recommended where warranted. An opinion of cost for this work is included in the Tables.

AEI observed the following material deficiencies at the Asphalt sidewalk paths to the west of the Building:

- Crack formation along the path to the northwest;
- Faded seal coat finish due to age;

Repair should be conducted to prevent trip hazards, and seal coating should be conducted to prevent deterioration of asphalt sidewalks. An opinion of cost for this work is included in the Tables.

The exterior cafeteria patio was observed to be a concrete patio with a textured design finish and is in good condition.

AEI observed the Property to contain granite stone curbing along the sidewalk edges of the drive-aisles and parking areas. Observed to be in good condition, with some mild displacement in the west side parking lot and previous patching and repair of the southeast corner of the Building. AEI recommends a budgetary allowance to repair the displaced sections of curbing. An opinion of cost has been included in the Tables.

No other notable deficiencies or indications of deferred maintenance of sidewalks, curbing, site steps or ramps were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Site - Asphalt sidewalk crack



Site - Concrete sidewalks



Site - Cracks forming along south side of Building 1



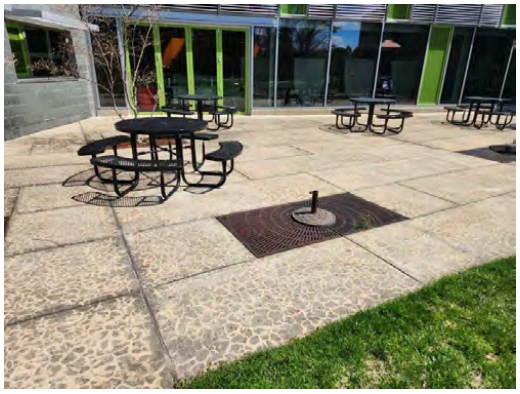
Site - Cracks forming along south side of Building 2



Site - Cracks forming along south side of Building 3



Site - Mildly displaced curbing in west side parking area



Site - Outdoor cafeteria eating area with concrete sidewalk



Site - Stone curbing



Site - West side curved curbing asphalt sidewalk and pavement



Site - West side parking area

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Concrete Flatwork, Repair	25	24	1	Short Term	$10,000
Asphalt Sidewalk, Crack Repair and Seal Coating	7	6	1	Short Term 7	$1,125 $1,125
Total					$12,250

3.1.4 Landscaping, Fencing, Signage, Site Lighting

Landscaping, Fencing, Signage, Site Lighting Descriptions			
Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	RR	Good/Fair
Irrigation	Automatic underground system	R&M	Good
Perimeter Fencing	Chain link fencing along the north side of the Property	R&M	Good
Entry Gates	Not Applicable		
Patio Fencing	Not Applicable		
Refuse Area Fencing	No Fencing provided for refuse area, Propane Tank fencing consists of Polished CMU fence structure, approximately 8 feet tall, and 60 feet in length	ST	Good/Fair
Building and Site Lighting	Landscape lights along pedestrian pathways, Building mounted LED lighting	R&M	Good
Parking Area Lighting	Pole-mounted LED fixtures	R&M	Good
Exterior Lighting Controller	Timer	R&M	Good
Signage	Building-mounted signs and landscaping signage	RR	Good/Fair
Water Feature	Storm-water retention pond west of the Building	R&M	Good

Assessment / Recommendation

The majority of the landscaping components appeared to be generally in good condition with no significant observed or reported deficiencies. AEI observed the following material deficiencies and significant deferred maintenance:

- Isolated distressed landscaping elements including bare patches of lawn located northwest of the Building along the drive-aisle curve, west of the southwest wing of the Building, around the perimeter of the west parking area;

Replacement of damaged and missing landscaping elements is recommended. An opinion of cost for this work is included in the Tables.

Although not tested by AEI, the underground irrigation system appeared and was reported to be in good working order with no problems noted. Replacement of irrigation sprinkler heads, winterizing of the system, and minor repairs can be handled by routine maintenance during the evaluation period covered by this report.

The fencing was observed to be in good condition. The fencing with on-going maintenance and component replacement is not anticipated to require significant replacement during the term covered by this Report. No action is recommended at this time.

The Propane tank located to the east of the Building contains a polished CMU fence structure surrounding the tank. The CMU fence was observed to contain efflorescence, and cracked spalled sections on the outer south wall, and inner east wall. AEI recommend repair of the CMU fence wall, with the replacement of damaged CMU and replacement of mortar. An opinion of cost for this work is included in the Tables.

Lighting was observed to be in overall good condition. No problems or concerns were observed or reported. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. Although not observed after dark, lighting appears adequate. Continued component replacement and maintenance are anticipated to be sufficient to maintain the exterior lighting systems during the term.

Light standards in the parking lot, depending on the quality of material, weathering, and maintenance have a useful life of 30 to 40 years and building mounted lighting has a useful life of 25 years.

The Property and building signage was in good condition with no significant deficiencies. The remaining useful life of the signage is anticipated to exceed the evaluation period. Repair and repainting of the signage is considered to be a part of routine maintenance.

The Property contains an award signage at the south side of the Building which was observed to be constructed of polished CMU block and stone. Efflorescence and staining was observed on the signage. AEI has included costs to repair and maintain the signage. An opinion of cost for this work is included in the Tables.

Photographs



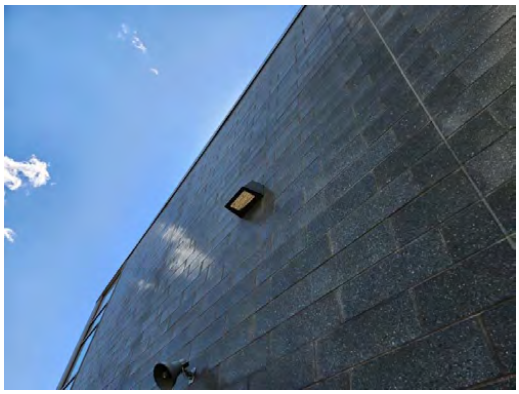
Site - Award display signage



Site - Baseball field fencing



Site - Building mounted signage



Site - Building-mounted LED lighting



Site - East side perimeter fencing along north side



Site - Irrigation system controller



Site - Landscaping deteriorated 1



Site - Landscaping deteriorated 2



Site - Landscaping deteriorated 3



Site - Landscaping deteriorated 4



Site - Lighting along the main entrance sidewalks



Site - Overview of west side parking area



Site - Pole-mounted LED lighting



Site - Property signage



Site - Retaining pond to the west of the Building



Site - Retaining wall efflorescence interior and crack



Site - Retaining wall efflorescence



Site - Retaining wall spalling and crack

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Landscape Material, Replace	10	9	1	Short Term	$3,400
Propane Tank Enclosure, Repair	1	0	1	Short Term	$2,400
Award Display Signage, Repair	10	9	1	Short Term	$2,000
Total					$7,800

3.1.5 Site Amenities

Site Amenities			
Item	Description	Action	Condition
Basketball Court	Not Applicable		
Baseball / Softball Field(s)	Two dirt and grass baseball/softball fields located at on each of the east and west side of the Building	R&M	Good
Tennis Court	Not Applicable		
Soccer Field	One grass soccer playfield located at west side of property. Goal standards are not located on the soccer field. Can be utilized as a Football Field as well.	R&M	Good
Football Field	One grass football playfield located at west side of property. Goal standards for Football Field is not provided.	R&M	Good

Site Amenities			
Item	Description	Action	Condition
Running Track	One track constructed of synthetic rubber located at the west side of the property. The track surrounds the soccer/football field.	RR	Good
Exterior Bleacher Seating	Bleacher seating is provided at baseball/softball fields, soccer field/football field/running track. Reportedly, seating is provided for approximately 200 individuals, and consists of Two bleachers. The seating is constructed of metal.	R&M	Good
Playground	One playground constructed of metal and composite with rubber fall protection surrounding the equipment	R&M	Good
Scoreboard	Two Scoreboards are provided at the west side soccer, football, and track field, and one at the east side baseball/softball field. Approximately 12 feet tall, installed in 2011	R&M	Good

Assessment / Recommendation

Two softball/baseball fields are located on the west and east sides of the property. The softball field has 3' high chain link fence around the perimeter with a 20' high backstop constructed with chain link. Players sit in chain-link fence structures located near the home plate. Bleachers, constructed of metal, are set back from the chain link fencing along the east, south. Two scoreboards at the west side field along the north and west fencing, and one is present at the east side field along the east side of the Property and is remotely operated.

The field and supporting infrastructure are in overall good to fair condition. With continued maintenance and component replacement, the softball field infrastructure is anticipated to last through the term with continued maintenance.

The track surrounding the football fields is composed of synthetic rubber, installed in 2011. These materials typically have a 20 to 25 year depending on quality of materials and installation, base, weathering and drainage patterns, and maintenance including resurfacing. Reportedly, the track has not been resurfaced. Based on the age of the surface and AEI's observations, budgeting for replacement late during the term is recommended. An allowance for this work is included in the Tables. It should be noted resurfacing and increased maintenance may allow for the useful life to be extended. However, discussions with a track specialist would be necessary to determine the costs and extent of work necessary to rehabilitate the track to extend the useful life.

The playground equipment is in overall good condition. Playground equipment typically has a useful life of 15 to 20+ years depending on composition of materials, weathering, usage, and maintenance practices. Based on the estimated age and observed conditions, replacement should be anticipated during the assessment period. An opinion of cost is included in the Tables.

The playground poured rubber flooring was observed to be in fair condition. The poured rubber flooring has a useful life of 15 years depending on proper installation and maintenance practices. Based on the estimated age, replacement should be anticipated during the assessment period. An opinion of cost is included in the Tables.

Sitting areas were observed to be in good condition. Based on the estimated age and observed conditions, significant replacements are not anticipated during the term. Continued maintenance and component replacements are recommended as part of site maintenance.

The outdoor scoreboard at the baseball field was observed to be in fair condition and generally has a lifespan of 10 to 15 years. Based on the age and expected useful life, replacement should be anticipated during the assessment period. An opinion of cost is included in the Tables.

Photographs



Site - Baseball field fencing



Site - East side parking area



Site - Pre-school playground



Site - West side track and field fence



Site - West side track and field



Site - Scoreboard

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Track, Latex Rubber System, Refurbishment	20	12	8	8	$46,890
Playground Equipment, Replace	20	13	7	7	$25,000
Playground Base Rubber. Replace	15	12	3	3	$7,500
Scoreboard, Replace	20	13	7	7	$18,000
Total					$97,390

3.1.6 UTILITIES

According to the ASTM guidelines, visual inspection and comments on municipal, underground services lines are outside of the scope of our property assessment.

The below ground water supply piping and waste water discharge piping were not visible to AEI. AEI observed the site and inquired with management as to the overall condition and maintenance history of the water supply and waste water discharge lines.

Utility Provider Summary	
Utility Provider	Provider
Natural Gas	Oil - Dennis K. Burke Inc.
Electricity	Town of Boylston
Potable Water	Town of Boylston
Sanitary Sewerage	Septic - Lakeside Sewerage
Storm Sewer	Retainage Pond located to the west side of the Property, utilized to store excess rainwater during heavy storms, allowing it to gradually drain away

Utilities Descriptions			
Item	Description	Action	Condition
Domestic Water Supply Lines	Not observed by AEI due to underground location. Material and age not reported; assumed to be original to construction.	R&M	Good

Utilities Descriptions			
Item	Description	Action	Condition
Waste Service Lines	Not observed by AEI due to underground location. Material and age not reported; assumed to be original to construction.	R&M	Good
On-site Lift Station	A lift station is located in the Boiler Room. It is owned and operated by the Property. Allowing for sewage ejection to the septic system	R&M	Good
On-site Waste Water Treatment System	Underground septic field located west of the retainage pond.	RR	Good/Fair
On-site Domestic Water Well	Not Applicable		
On-site Irrigation Well	Not Applicable		
Electrical Transformer	Utility-owned, pad-mounted electrical transformer(s)	R&M	Good
Alternative Energy System	Not Applicable		
Emergency Generator	Oil-fired electrical generator with Belly Tank	Refer to Section 3.3.3 below for details	

ASSESSMENT / RECOMMENDATION

The Property is responsible for all underground piping on the Property. According to Lakeside Sewerage, the septic utility company, the Property underwent a Distal Cap replacement at the Septic Leech field in October 2023, due to leech field overflow. No further issues reported by management. AEI recommends a septic specialist to assess the septic system to determine if other areas of issues are present. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Septic Field, Assessment	0	0	0	Short Term	$3,000
Total					$3,000

3.1.7 OTHER SITE STRUCTURES

Specific Ancillary Buildings			
Item	Description	Action	Condition
Two wood-framed Sheds, Two CMU Storage sheds	Two Wood framed sheds located to the east of the Building. One CMU storage structure to the west and east of the Building.	R&M	Good

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of ancillary structures were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Site - Storage sheds



Site - Shed side wall



Site - Shed with overhead door



Site - West side track and field outdoor bathroom and storage shed

3.2 Architectural Components

3.2.1 Foundations

Building Plans were provided. Data below is based on review of building plans as well as observations.

The foundation and footing construction could not be verified while on-site due to hidden conditions. The top of the concrete slab was observable in the mechanical room. Therefore, based on our review of the available documents and our limited site observations, the building appears to be constructed as noted in table below.

Of note, movement in foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Foundation Descriptions			
Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Good

Foundation Descriptions			
Item	Description	Action	Condition
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Good
Building Floor	Concrete slab-on-grade	R&M	Good
Moisture Control	Landscaping slopes away from the foundation.	R&M	Good

ASSESSMENT / RECOMMENDATION

Observations of exterior walls revealed no apparent signs of movement that would indicate excessive settlement or an improperly installed foundation system.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RULs of these features are expected to exceed the evaluation period.

3.2.2 FRAMING

Building Plans were provided. Data below is based on review of building plans as well as observations.

Access to the structural elements of the building was limited due to hidden conditions. The superstructure was exposed in some locations, specifically mechanical rooms and above suspended ceiling tiles, allowing for limited observation. Other structural elements were concealed by interior finishes and exterior finishes. Therefore, based on our review of the available documents and our limited site observations, the building appears to be constructed as noted in table below.

Framing Descriptions			
Item	Description	Action	Condition
Roof Design	Low-slope with no attic space	R&M	Good
Roof Framing and Deck	Steel joists supporting concrete slab over corrugated metal form	R&M	Good
Fire Retardant Treated (FRT) Plywood	Not Applicable		
Frame Construction	Steel framing	R&M	Good
Upper Floor Construction	Steel joists supporting concrete slab over corrugated metal form	R&M	Good
Secondary Framing Members	Steel-framing	R&M	Good
Interior Stair Structures and Locations	Steel frame stairs with metal pan treads filled with concrete covered with a vinyl sheet finish	R&M	Good

ASSESSMENT / RECOMMENDATION

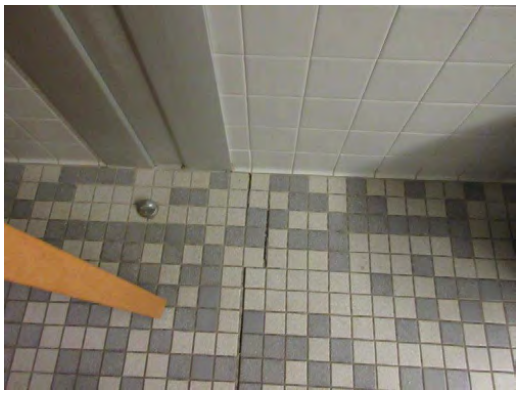
Walls and floors appeared to be plumb, level, and stable. AEI observed the following evidence of suspected structural issues

- Hairline cracking along the second floor west wing concrete flooring,
- missing expansion joint floor metal panel,
- 1/4" crack along floor at expansion joint, and within restroom on second floor.

AEI observed potential building movement that may pose an issue. AEI recommends further assessment by a registered Professional Engineer with specific expertise in structural design and construction to observe and report if the indicators of movement are a concern. An Opinion of Cost to retain an engineer is included in the Tables. Opinions of costs for the repairs are dependent on the findings of the recommended assessment.

No other notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Structure - Metal Expansion joint through Building along floor in bathroom 2



Structure - Metal Expansion joint through Building along floor in bathroom 1



Structure - Metal Expansion joint through Building along floor width



Structure - Metal Expansion joint through Building along floor



Structure - Metal Expansion joint through Building along wall



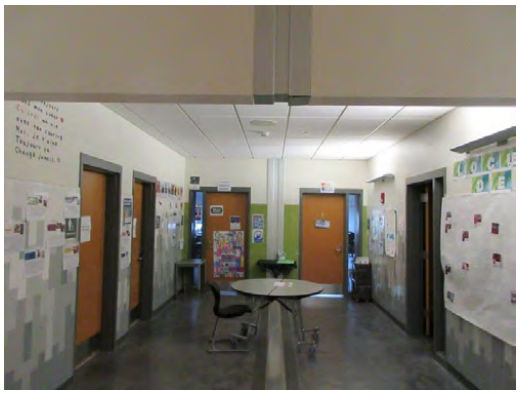
Structure - Metal Expansion joint through Building width



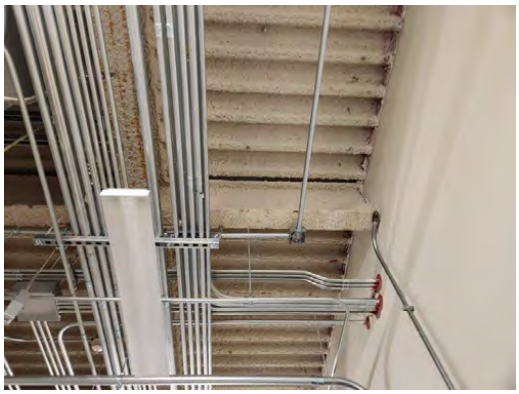
Structure - Metal Expansion joint through Building with loose metal panel



Structure - Metal Expansion joint through Building with missing metal cover



Structure - Metal Expansion joint through Building



Structure - Steel framed floor structure



Structure - Upper floor hairline crack



Structure - Upper floor hairline cracking

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Foundation` Assessment, Perform	-	-	-	Short Term	$9,000
Total					$9,000

3.2.3 CLADDING

Cladding Descriptions			
Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Glazed Brick Veneer, Polished Ground faced CMU Block, and Composite Tile Panels	ST	Good/Fair
Secondary / Accent Exterior Wall Finishes	Flat Seam Panels along the roof elevations	R&M	Good
Trim Finishes	Metal	ST	Good/Fair
Soffits/Eaves	Concealed	R&M	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	RR	Good
Painting	Not applicable		

ASSESSMENT / RECOMMENDATION

The brick masonry veneer is primarily located along the west elevation side of Building. The brick facade was observed to be in overall good condition. Brick veneer typically has a useful life of 40+ years depending on quality of manufacture and materials, installation methodology, weathering, and maintenance practices. There was corner damage with chipping and spalling at the west side south wing of the Building. Replacement of brick masonry is recommended prior to the exterior wall being damaged further. Brick should also, typically be reassessed for mortar deterioration every year. The brick mortar will require cleaning and re-pointing as part of the property management's. An opinion of cost for this work is included in the Tables.

Polished CMU Block was observed to be basically in good-to-fair condition, with areas of mild efflorescence. AEI recommends cleaning of CMU Block wall. An opinion of cost for this work is included in the Tables.

AEI observed vegetation growth above the north facing window units. AEI recommends cleaning of the debris and surface, to prevent deterioration of the cladding surface. An opinion of cost for this work is included in the Tables.

The Building contains slate tile panels along the front elevation above the main entrance way and at the rear of the Property. AEI observed the underside of the Panels to contain a barrier which was observed to be filled with dirt and debris, as well as areas of displaced underside. Repair and cleaning is recommended. An opinion of cost for this work is included.

AEI observed the Flat Metal Seam Panels along the east facing elevation to contain a lip which has not been properly attached to the underside of the panels. AEI observed mild rusting along the lip as well as debris collection in the area. AEI recommends replacement of the metal lip. An opinion of cost for this work is included in the Tables.

The Building was observed to contain expansion joints, with rubber seals, which appeared to be in good-to-fair condition. AEI observed the northwest wing to contain a missing rubber seal section along the south facing elevation. AEI recommends replacement of the seal to prevent bird nesting in the open space. An opinion of cost for this work is included in the Tables.

The control joints are in good condition. Control joint sealant typically has a useful life of 12 to 15 years predicated on the quality of material and installation, weathering, and maintenance activities. Based on the observed conditions, renewal of the control joint sealant is not anticipated during the term. Monitoring of the control joints and as needed renewal is recommended as part of site maintenance.

Photographs



Elevations - Entrance elevation



Elevations - Front south elevation of the Property



Elevations - Rear north elevation of the Property



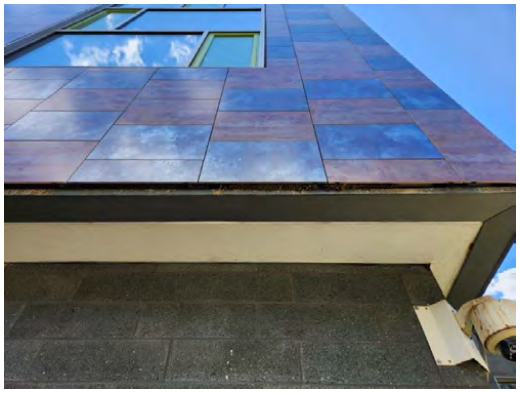
Elevations - Rear north west wing elevation of the Property



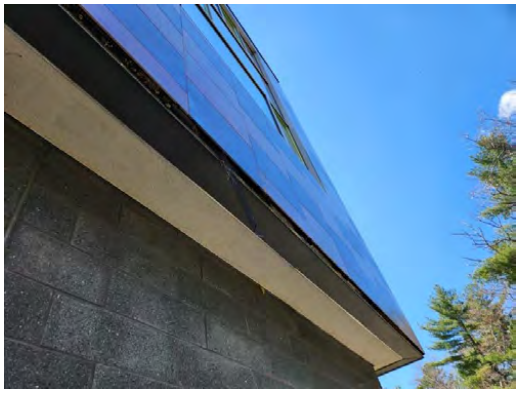
Elevations - Side elevation



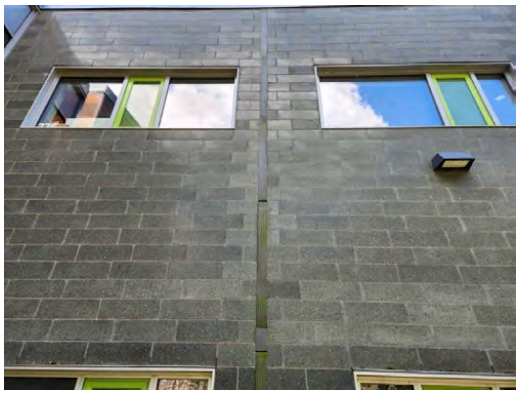
Elevations - West side inner elevation



Exterior - Cladding system on north elevation open cavity



Exterior - Cladding system on north elevation



Exterior - Control joint seal



Exterior - Control joint seal missing on Northwest wing south side



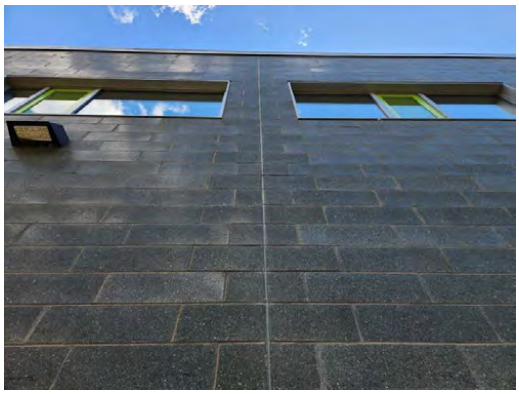
Exterior - Cracked and spalled edges of brick masonry on west side



Exterior - Efflorescence on southwest wing north side 1



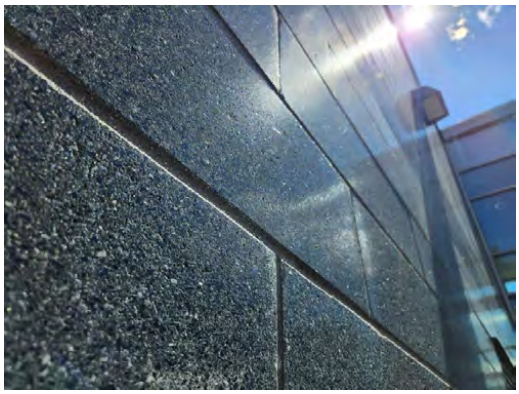
Exterior - Efflorescence on southwest wing north side 2



Exterior - Expansion joint



Exterior - Expansion joint caulking



Exterior - Polished masonry units



Exterior - West side brick masonry expansion joint



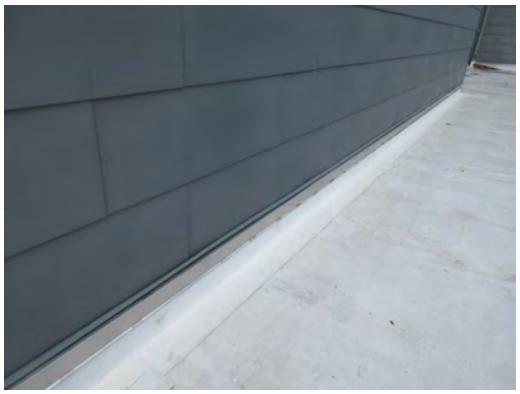
Exterior - Window shade overhang



Exterior - North side vegetation growth above window units lintels



Exterior - North side vegetation growth above window units



Exterior - Metal Lip along the base of the Metal Cladding



Exterior - Metal Panel at the base detached



Exterior - Detached metal lip

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Brick Masonry, Repair	1	0	1	Short Term	$3,000
Pressure wash, Clean Efflorescence and Debris	1	0	1	Short Term	$2,000
Barrier Underside of Slate Panel Siding, Clean and Replace	1	0	1	Short Term	$1,050
Metal Panel, Lip Repair	1	0	1	Short Term	$5,000
Expansion Joint, Rubber Seal Replacement	1	0	1	Immediate	$1,000
Exterior Sealants, Replace	12	10	2	2	$9,000
Total					$21,050

3.2.4 ROOF SYSTEMS

The report contents are based on our limited site observations and research. This report does not constitute a full and comprehensive roof survey, and it is not to be interpreted to mean that roof leaks or defective roofing materials are not currently present. AEI recommends retaining a roofing consultant if a comprehensive report on the condition of the system is desired.

Roof Construction						
Roof ID	Construction Type	Approx. Area (SF)	Est. Age (Yrs)	RUL (Yrs)	Action	Condition
Main Roof	Low slope with TPO (white)	57,500 SF	13	7	RR	Good/Fair
Gymnasium Roof	Low slope with TPO (white)	11,200 SF	13	7	RR	Good/Fair
Band and Chorus Roof	Low slope with TPO (white)	3,500 SF	13	7	RR	Good/Fair
Auditorium Roof	Low slope with TPO (white)	4,000 SF	13	7	RR	Good/Fair
Auditorium Raised Roof	Low slope with TPO (white)	2,100 SF	13	7	RR	Good/Fair
Pitched Roofs (3)	Pitched with standing seam metal	2,300 SF	13	27	RM	Good

Roof Drainage, Parapets and Flashings					
Roof ID	Drainage	Flashing	Coping (parapet)	Action	Condition
Main Roof	Internal drains	Aluminum	Aluminum	R&M	Good/Fair
Gymnasium Roof	Internal drains	Aluminum	Aluminum	R&M	Good/Fair
Band and Chorus Roof	Internal drains	Aluminum	Aluminum	R&M	Good/Fair
Auditorium Roof	Internal drains	Aluminum	Aluminum	R&M	Good/Fair
Auditorium Raised Roof	Internal drains	Aluminum	Aluminum	R&M	Good/Fair
Pitched Roofs (3)	Gutters and downspouts	Aluminum	Not Applicable	R&M	Good

Typical Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Skylights	Eight (8) Raised Domed skylights	RR	Good/Fair
Parapets	Flashed with extension of Roofing Material	R&M	Good
Roof Insulation (assumed, unless verified)	Tapered rigid insulation	R&M	Good
Roof / Attic Ventilation	Not Applicable		
Railings around Roof Hatch	Life safety railings are installed at both roof hatches.	R&M	Good
HVAC Screen	HVAC screens are provided south of exposed HVAC units, and along the perimeter of the band and chorus rooms	R&M	Good

ASSESSMENT / RECOMMENDATION

Roof ages were provided by Property Management. Roofs are original to construction.

TPO roof systems typically have a useful life of 15 to 20 years depending on quality of manufacture and installation, weathering, and maintenance practices. Regular inspections and repairs can ensure the longevity of a roof system, and in some cases, extend the useful life.

Active leaks were not noted. Historic roof leaks were reported, specifically above the Library and the Maintenance room. Roof repairs were conducted in January of 2024.

AEI observed the following material deficiencies and deferred maintenance:

- Isolated standing water ponding, primarily located under the northwest wing HVAC unit.

Repairs are recommended to address the observed damage, consisting of membrane surface repair and grading. An opinion of cost for this work is included in the Tables.

In addition, AEI observed debris adjacent to the internal drains. Debris should be removed from the roof surfaces. This work is considered to be part of routine maintenance, however this can be completed during the roof surface repair.

Based on the age of the TPO roof system, AEI recommends annual inspections and repairs to ensure the longevity of the roofing system. This work is considered to be operational maintenance and cost for this work are not included in the Tables.

Although the EUL of metal roofs is 40 years, and as such the RULs of the roof systems are expected to exceed the evaluation period, contractor maintenance will be required maintain the integrity of the metal roof and its accessories, and ensure that it continues to perform well and provide protection. Major maintenance includes checking replacing deteriorated fasteners, rivets, screws, galvanized components, as well as aged gaskets, flashing, and sealants. Screws and fasteners may loosen due to thermal expansion, compression, gasket deterioration and water damage. An opinion of cost for this work is included in the Tables during the evaluation period.

AEI observed two of the raised domed skylights to contain vegetation growth. AEI recommends cleaning the exterior surface of the skylights to prevent deterioration. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of roofing systems were observed or reported.

Should any warranties exist, copies should be obtained and reviewed as part of good management practices.

Should the Property ownership be transferred, any existing roof warranty should be re-assigned to the new building owner. Warranties should not be relied upon without close examination of the language of the document, research into the issuing company, and historic information concerning installation and maintenance.



Roof - Gymnasium roof



Roof - HVAC protection fence structure



Roof - Internal drainage with debris at grate



Roof - Internal Drainage



Roof - Membrane debris



Roof - Overview of roof membrane



Roof - Patched spot above library



Roof - Pitched roof system with standing seam metal roof



Roof - Rear north side pitched roof patched corner



Roof - Roof membrane expansion seam



Roof - Skylight debris growth on seam



Roof - Skylight debris growth on skylight curb



Roof - Stained membrane near kitchen exhaust



Roof - Under package RTU stained roof membrane

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
TPO Single-ply Roof Membrane, Overlay (Main Roof)	20	13	7	7	$1,265,000
TPO Single-ply Roof Membrane, Overlay (Gym Roof)	20	13	7	7	$246,400
TPO Single-ply Roof Membrane, Overlay (Band and Chorus Roof)	20	13	7	7	$77,000
TPO Single-ply Roof Membrane, Overlay (Auditorium Roof)	20	13	7	7	$88,000
TPO Single-ply Roof Membrane, Overlay (Auditorium Raised Roof)	20	13	7	7	$46,200
TPO Single-ply Roof Membrane, Repair and Grading (Main Roof)	1	0	1	Short Term	$1,400
Skylight, Cleaning Maintenance	10	9	1	Short Term	$1,800
Total					$1,725,800

3.2.5 APPURTENANCES

Appurtenances			
Item	Description	Action	Condition
Shade	Building mounted metal shades above second floor windows.	R&M	Good

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of appurtenances were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Exterior - Window shade overhang

3.2.6 Doors and Windows

Doors and Windows			
Item	Description	Action	Condition
Storefront Windows	Aluminum-framed storefront systems and doors at entrances	R&M	Good
Other Window Types	Fixed window units at classroom, with each set containing one operable casement window. Entrance and Exits were observed to contain curtain wall system.	ST	Good/Fair
Window Frames	Aluminum frame	R&M	Good
Window Panes	Triple pane insulated	R&M	Good
Entrance Doors	Aluminum storefront entrance doors	ST	Good/Fair
Service Doors	Steel clad insulated door	R&M	Good
Overhead Doors	Roll-up, commercial grade door at loading dock and at the two CMU storage sheds	R&M	Good

Assessment / Recommendation

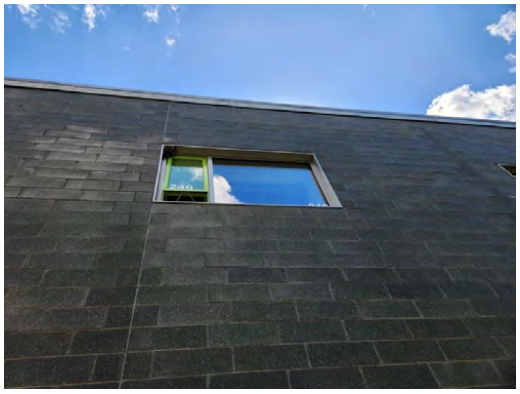
The ages of the windows and door were provided to be original to the construction of the Building in 2011. Storefront entrance doors along the south side of the Building were reported to contain bulletproof glazing. Property management reported that seven (7) of the operable casement windows were not operable. AEI recommends replacement of the non-operable window units. An opinion of cost for this work is included in the Tables.

The ages of the exterior doors were provided; they were installed as part of the construction in 2011. Observed to be in good condition. AEI observed Entrance and Exit Door D1 to contain a cracked saddle and slight separation of the door frame from the wall. AEI recommends replacement of the saddle and resetting the door frame. An opinion of cost for this work is included in the Tables.

Storefront systems typically have a useful life of 25 to 30 years depending on quality of manufacture and installation, materials, weathering, usage, and maintenance practices The storefront entry systems are in overall good condition. Significant replacements are not anticipated with on-going maintenance and component replacements. No further action is recommended at this time.

The steel clad doors are in good overall condition. Door systems of this type, with proactive maintenance, have a useful life of 35+ years. Based on AEI's observations and age of the door systems, significant replacements are not anticipated. As needed maintenance and component replacements are anticipated to be sufficient to maintain the service door systems through the term.

Photographs



Exterior - Upper classroom window units



Exterior - B1 Secondary Entrance and Exit



Exterior - Mullion system in interior courtyard space with metal shade framing



Exterior - Main entrance door and storefront system



Exterior - Operable window units



Exterior - Secondary entrance doors on north side



Exterior - Secondary entrance doors and mullion system



Exterior - Service doors



Exterior - Storage service doors



Exterior - Triple-pane window units in corridors



Exterior - Window shade overhang



Interior - East side exit with cracked saddle

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Window and Frame (Aluminum-framed, casement), Replace	1	0	1	Short Term	$10,850
Metal Door, Frame reset and Saddle Replacement	1	0	1	Short Term	$3,000
Total					$13,850

3.2.7 SCHOOL AMENITIES

Fitness & Locker			
Item	Description	Action	Condition
Fitness Center	One Fitness Equipment Room, with rubberized flooring, suspended ceiling tiles, and painted gypsum walls and mirrored walls. Equipment consists of free weights, cardio machines, and weight lifting machines.	RR	Good
Locker Room(s)	Two sets of men's and women's locker rooms are located north of the gymnasium. Furnishing consists of sitting benches, metal lockers. Finishes consist of painted gypsum walls and ceilings and sheet vinyl flooring. The corridor outside the gymnasium also contains small metal lockers.	R&M	Good

Cafeteria and Commercial Kitchen			
Item	Description	Action	Condition
Cafeteria	Cafeteria for the students is located in the center of the Building consisting of an open plan design, with foldable metal circular tables. Finishes consist of painted gypsum walls and ceilings, with additional ceramic tile walls and flooring. Cafeteria for the teachers is located on the first floor adjacent to the student's cafeteria. Finishes consist of suspended ceiling tiles, painted gypsum walls, and vinyl tile flooring. Furnishing consists of wood tables and chairs, with side wood cubbies	RR	Good
Commercial Kitchen	Commercial kitchen for food prep is located to the west of the Cafeteria. Finishes consist of ceramic tile flooring and walls.	R&M	Good

Cafeteria and Commercial Kitchen			
Item	Description	Action	Condition
Commercial Kitchen Equipment	Stainless steel serving tables, and countertops with stainless steel sink basins. Four (4) Blodgett Ovens, One (1) Single Burner Garland Stove Top, Two (2) HyperSteam steamers, Two (2) Berkel mixers, One (1) Bally Walk-in refrigerator and One (1) Bally Walk-in freezer, One (1) Champion dishwasher, and Two (2) MetroC5 microwaves, make up the appliances of the Commercial Kitchen.	RR	Good

Theater			
Item	Description	Action	Condition
Seating	Fold-up seats in a staggered step up auditorium	R&M	Good
Changing Rooms	Located on stage behind the curtain	R&M	Good
Stage Area	Wood framed stage	R&M	Good

Gymnasium			
Item	Description	Action	Condition
Basketball Standards	Six (6) Foldable Basketball standards on a remote.	R&M	Good
Score Board	Wall-mounted scoreboard	R&M	Good

Assessment / Recommendation

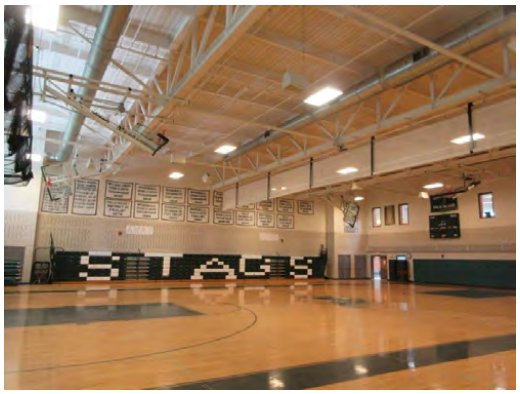
Based on observations and EULs of the following, replacements during the evaluation period are anticipated:

- Commercial appliances
- Exercise equipment
- Furniture Fixtures and equipment (FF&E).

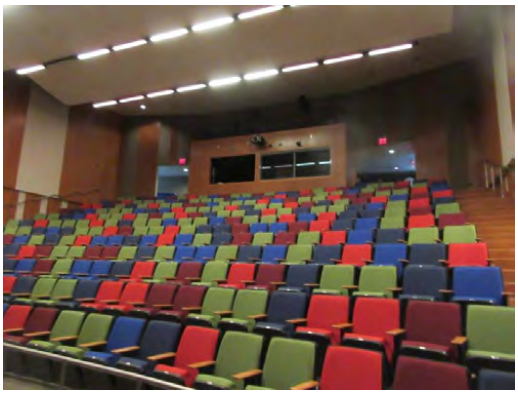
Opinions of cost are included in the Tables.

No other notable deficiencies or indications of deferred maintenance of common area amenities were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Interior - Gymnasium



Interior - Auditorium seats and finishes



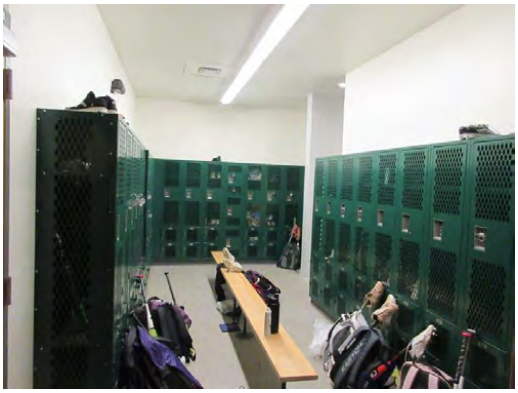
Interior - Cafeteria serving area



Interior - Deli serving area



Interior - Fitness room



Interior - Gym Locker room



Interior - Gymnasium locker



Interior - Kitchen finishes

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Commercial Kitchen Appliances, Replace/ Refurbish (Allowance)	15	13	2	2 5 8	$33,334 $33,333 $33,333
Fitness Equipment, Replace	15	7	8	8	$45,000
Teacher's Cafeteria area FF&E, Replace/ Refurbish (Allowance)	10	0	10	10	$17,500
Total					$162,500

3.2.8 Common Area Finishes

Lobby			
Item	Description	Action	Condition
Lobby Ceiling	Suspended ceiling tiles	R&M	Good
Lobby Walls	Ceramic Tile, wood panels, and painted gypsum walls	R&M	Good
Lobby Floor Finishes	Ceramic tile and carpeted entrance	R&M	Good
Lobby Furniture, Fixtures, and Equipment (FF&E)	Not Applicable		

Common Corridors			
Item	Description	Action	Condition
Common Corridor Ceilings	Suspended ceiling tiles	R&M	Good
Common Corridor Walls	Painted gypsum board	R&M	Good
Interior Stairs	Monumental stairs in lobby	R&M	Good
Common Corridor Floor Finish	Polished concrete flooring, vinyl tile, ceramic tile, and sheet vinyl	R&M	Good

Common Area Restrooms (Not in tenant Spaces)			
Item	Description	Action	Condition
Number and Locations of Common Area Restrooms	The Property contains Ten (10) Single-user teacher restrooms, One (1) Single-user restroom, 14 multi-user student restrooms, Four (4) locker room restrooms with showers, and Two (2) single-user coach restrooms.		
Common Area Restroom Finishes	Ceramic Tile flooring and walls, with suspended ceiling tiles. Wall-mounted toilets, urinals, and sinks, with metal partitions.	R&M	Good

Other Common Area Finishes			
Item	Description	Action	Condition
Gymnasium	Polished wood parquet, painted gypsum walls and structural ceiling	RR	Good
Library	Commercial grade carpet, painted gypsum walls and vaulted ceilings	ST	Good/Fair

Assessment / Recommendation

The interior finishes generally date from 2011 and are in good-to-fair condition.

AEI observed the following damage

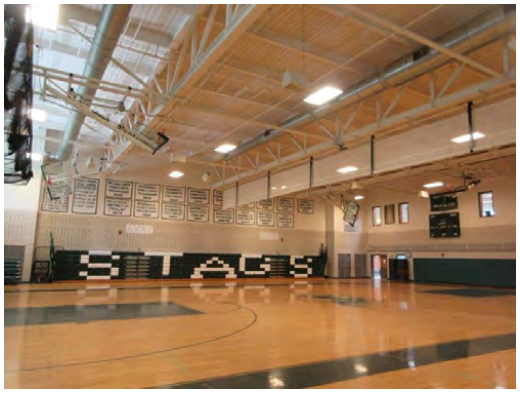
- Peeling paint in Library due to roof leaks.
- Second floor above the main entrance, corridor contains damaged ceramic tiles at the wall corner.

Repair is recommended. An Opinion of Cost for this work is included in the Tables.

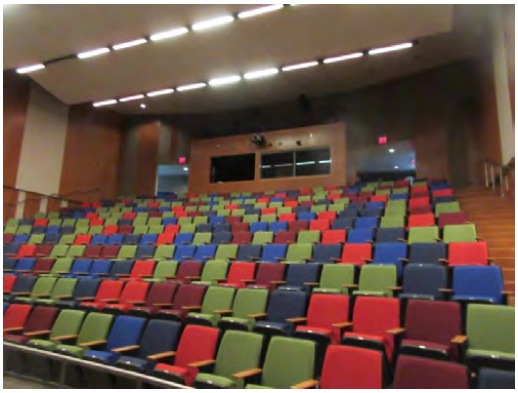
Painting is typically completed as part of routine maintenance. Commercial carpeting in general has a 8 year useful life, tile and epoxy coatings have a useful life of 20+ years and ceramic tile 30+ years with on-going sectional replacements completed as needed. Acoustic ceiling tiles laid in a metal grid have a useful life of 25+ years with on-going maintenance and localized replacement. The useful lives are predicated on quality of material and installation, pedestrian traffic patterns, maintenance practices, and usage. Based on the age of the finishes and AEI observations, replacement of the carpeting is anticipated during the term. An opinion of cost for this work is included in the Tables.

The restrooms are in overall good condition and appear to have been renovated in the last 20 years. Restrooms typically have a functional useful life of 30+ years with on-going component replacements. Based on the observed conditions, on-going component replacement and maintenance is anticipated to be sufficient to maintain the systems through the term covered by this Report. No funding is recommended at this time.

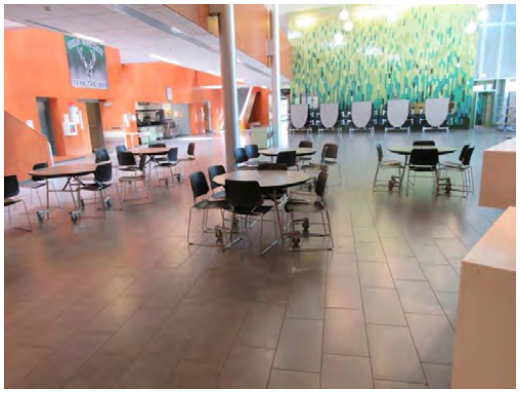
Photographs



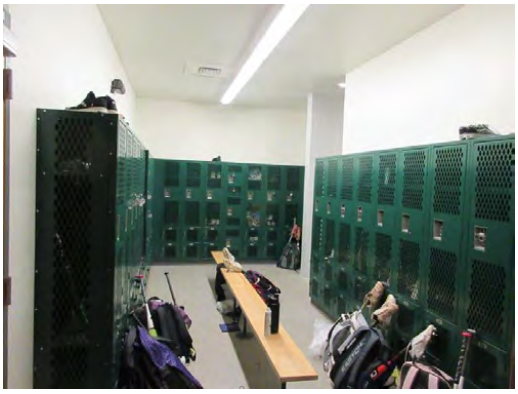
Interior - Gymnasium



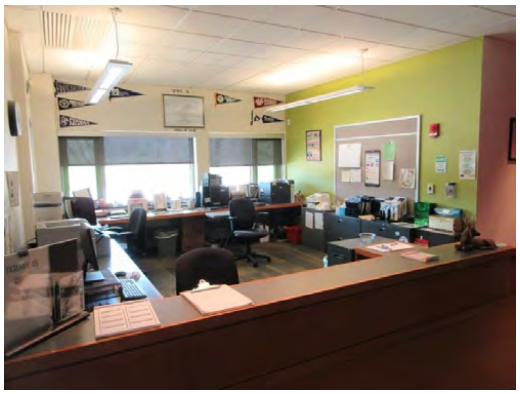
Interior - Auditorium seats and finishes



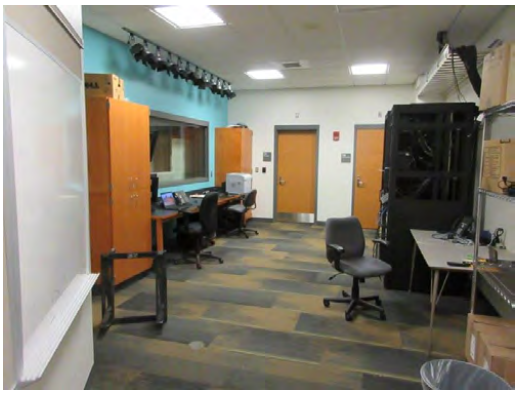
Interior - Cafeteria



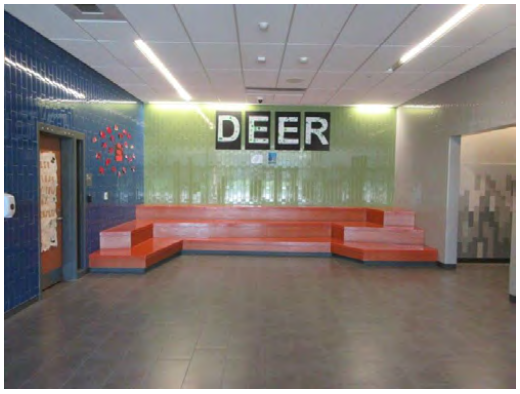
Interior - Gym Locker room



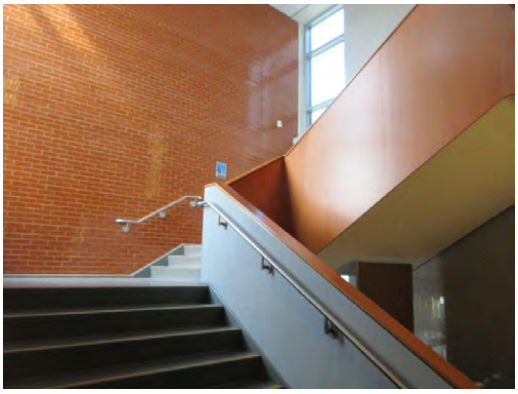
Interior - Main office reception area



Interior - Media control center



Interior - Middles school entrance and sitting area



Interior - Open staircase



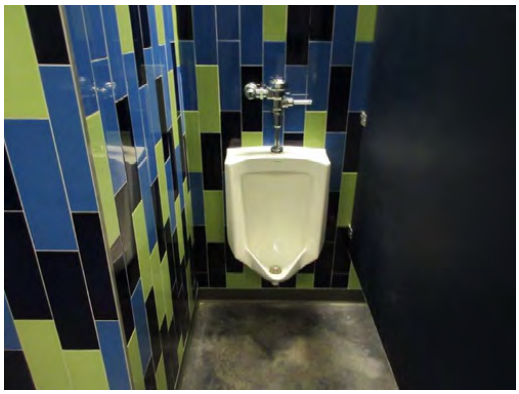
Interior - Nurses office finishes



Interior - Restroom sink



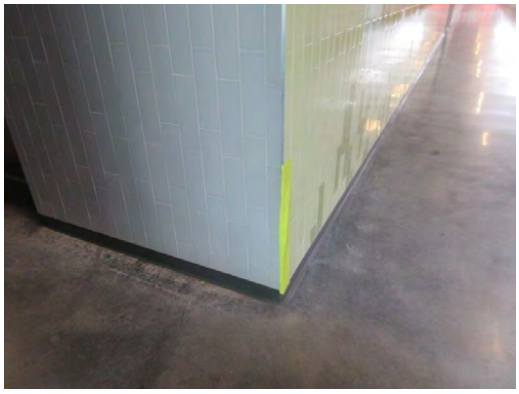
Interior - Restroom toilet and grab-bars



Interior - Restroom urinals



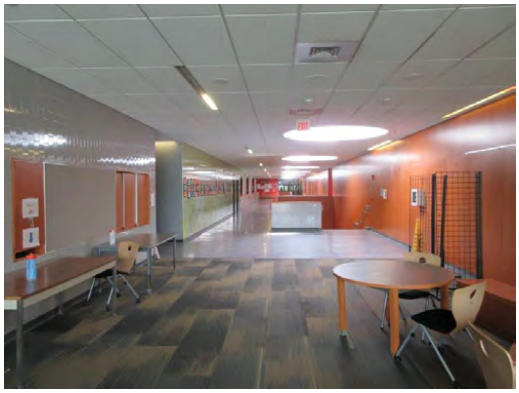
Interior - Student restroom



Interior - Upper floor above main office cracked corner tile



Interior - Upper floor above main office displaced ceramic tile



Interior - Upper floor corridor finishes



Interior- Library finishes

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Library Walls, Repair and Paint	1	0	1	Short Term	$1,500
Ceramic wall tile, Repair	1	0	1	Short Term	$1,000
Main Entrance and Vestibule Carpet, Replace	8	0	8	8	$22,000
Gym Rubber Sheet Flooring, Replace	15	12	3	3	$19,570
Gym Wood Strip Flooring, Refinish	20	13	7	7	$14,950
Total					$59,020

3.3 Mechanical, Electrical, and Plumbing Systems

The report contents are based on our limited site observations, interviews, and document review. No testing of the mechanical equipment or systems was conducted.

3.3.1 Plumbing Systems and Domestic Hot Water

Plumbing Systems and Domestic Hot Water Systems			
Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good
Water Meter	Two Meters for the Building, located in the mechanical boiler room	R&M	Good
Back-flow Prevention Device	Double Check Valve Assembly (DCVA)	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.	R&M	Good
Galvanized Water Piping	Reportedly all galvanized piping has been removed.	R&M	Good
Sanitary Waste and Vent	Polyvinyl chloride (PVC) piping	R&M	Good
Hydronic Heating System Piping	Not applicable		
Domestic Water Heater/ Boiler	Individual, oil-fired, tank-type water heaters. Two (2) 225-gallon water heaters in Boiler room. 4 Units are 10-gallon electrical, Two (2) in custodial room 125, Two (2) in custodial room 106.	RR	Good

Additional Water Supply Plumbing Components			
Item	Description	Action	Condition
Domestic Water Circulation Pump	Each small 10-Gallon contains a 0.25-HP Taco water circulation pump, the two (2) 225-gallon water heaters contain two (2) 15-HP water circulation pumps	RR	Good/Fair
Domestic Hot Water Storage Tank	Not Applicable		
Water Softening / Treatment Equipment	Water softening tanks are present in the boiler room	R&M	Good

Additional Waste Water Plumbing Components			
Item	Description	Action	Condition
Sewage Ejector Pump in Building	Sewage ejector pump for septic system	R&M	Good
Grease Trap Interceptor/ Clarifier	Grease trap located in kitchen	R&M	Good
Reclaimed Water Service	Not Applicable		

Natural Gas Systems			
Item	Description	Action	Condition
Natural Gas / Propane Distribution Piping	Propane distribution piping consists of steel, Oil distribution consists of steel.	R&M	Good
Natural Gas Meter	Not applicable, Oil is utilized for the heating boilers and water heaters	R&M	Good

Natural Gas Systems			
Item	Description	Action	Condition
On-site Uses of Natural Gas	Not Applicable		

Equipment List -- Plumbing					
Equip ID / Area Served	Type	Manufacturer	Capacity (gal and/ or BTU/hr)	Manufacture Date (YR)	Action
Water Closets RM 125 (2)	Electric, tank-type DWH	A.O. Smith	10-Gallon	2010	Replace
Water Closets RM 106 (1)	Electric, tank-type DWH	A.O. Smith	10-Gallon	2010	Replace
Water Closets RM 106 (1)	Electric, tank-type DWH	A.O. Smith	10-Gallon	2023	R&M
Water Closets Boiler Room Domestic Water (2)	Oil-fired, tank-type DWH	TurboPower	225-Gallon, 399,000 BTU/HR	2010	R&M
Water Circulation Pumps (4) Small	Circulation pump	TACO	0.25 HP	2010	Replace
Water Circulation Pumps (2) Large	Circulation pump	Baldor Reliancer	15 HP	2010	Replace

Assessment / Recommendation

The domestic water plumbing systems and sewer systems appeared to be good and well maintained, and, according to site contact, are in good condition. According to site contact, the water pressure is adequate. No items of deferred maintenance were observed or reported. The RULs of the piping systems should exceed the evaluation period.

Condition of the water heaters observed by AEI was good with no significant deficiencies. The temperature and pressure relief valves on units observed appeared properly piped. Based on the effective ages and EULs of existing water heaters and water circulation pumps, replacement during the evaluation period is anticipated; an opinion of cost is included in the Tables.

Photographs



Plumbing - Back-flow protection device



Plumbing - Inoperable water circulation pump



Plumbing - Large Water heater units



Plumbing - Mixing Valves



Plumbing - Propane fill point



Plumbing - RPZ Hotbox



Plumbing - Small water heater units



Plumbing - Water circulation pumps



Plumbing - Water meter

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Water Heater, Replace (Electric) (10-Gallon)	20	13	7	7	$20,700
Water Heater, Replace (Oil-Fired)(Boiler Room)	20	13	7	7	$44,510
Water Circulation Pump, Replace (0.25 HP)	20	13	7	7	$2,000
Water Circulation Pump, Replace (15HP)	20	13	7	Short Term 7	$3,000 $3,000
Total					$73,210

3.3.2 HEATING, COOLING, AND VENTILATION

Heating and Cooling Description - Overall			
Item	Description	Action	Condition
Primary Ambient Air Cooling System	Individual Roof Top Package Units (RTU)	R&M	Good
Primary Heating System	Central Low-Pressure Boiler Mixing Valves with Baseboard distribution	R&M	Good
Distribution System	Ducted forced-air system	R&M	Good
Terminal Units	Baseboard radiant heaters	R&M	Good
Refrigerant(s)	R-410a (Puron)	R&M	Good
Controls	Automated EMS system	ST	Fair

Heating and Cooling Description - Overall			
Item	Description	Action	Condition
Energy Management System (EMS)	2011 programmable BMS with graphical user interface 'front end' computer to control all zones, AC units, boilers, and data center	ST	Fair
Supplemental Systems	Propane-fired space heaters	R&M	Good

Cooling for the common area corridors, gymnasium, auditorium and cafeteria space is provided by individual roof-top package units.

Heating for the Property is provided by two boilers with copper tube distribution to baseboard radiant heaters throughout the perimeter of the Property.

Ventilation Description			
Item	Description	Action	Condition
Common Area Corridor Ventilation / Make-up Air	Central roof-mounted exhaust fans	R&M	Good
Stair Tower Ventilation	Not Applicable		

Equipment List HVAC							
Equipment ID / Area Served	Type	Capacity (Ton)	Manufacturer	Model No.	Serial #	Manufacture YR	Action
Classroom MS	RTU	45 Tons	McQuay	RPS045DSY	FBOU111200885	2011	Replace
Cafeteria	RTU	31 Tons	McQuay	RPS031DLY	FBOU111200682	2011	Replace
Stage	RTU	16 Tons	McQuay	RPS016DSY	FBOU111200657	2011	Replace
Auditorium	RTU	16 Tons	McQuay	RPS016DSY	FBOU111200683	2011	Replace
Classroom HS	RTU	45 Tons	McQuay	RPS045DSY	FBOU111200998	2011	Replace
Gymnasium	RTU	45 Tons	McQuay	RPS045DSY	FBOU111201123	2011	Replace
Locker Rooms	RTU	16 Tons	McQuay	RPS016DSY	-	2011	Replace
Chorus Room	RTU	9 Tons	Valent	VPRE-110-5C-X-C-1CA	12760625	2012	Replace
Band Room	RTU	9 Tons	Valent	VPRE-110-5C-X-C-1CA	12760626	2012	Replace
Kitchen Walk-in Freezer and Refrigerator	Refrigerant		Bally	BLS-020MG-	112309600	2011	R&M
Air Cooled Chiller	Chiller	40 Tons	Carrier	30RAP0406JAD8F14	5011Q43939	2011	Replace
Split-System	Split System	1.5 Tons	Samsung	-	-	2023	R&M
Data Room	Mini-Split	3 Tons	Sanyo	CHDX09663	15314	2011	Replace
Data Room	Mini-Split	3 Tons	Sanyo	ECO-I W-3Way	-	2011	Replace
Make Up Air Unit Kitchen	Make Up Air Unit	1,850 CFM	GreenHeck	MSX-110-H12-DB	12649486	2012	Replace

Equipment List HVAC							
Equipment ID / Area Served	Type	Capacity (Ton)	Manufacturer	Model No.	Serial #	Manufacture YR	Action
Make Up Air Unit Kitchen	Make Up Air Unit	2,500 CFM	GreenHeck	MSX-110-H12-DB	12348466	2012	Replace
Heating Boiler	Boiler	3,348,000 BTU/HR	Smith Cast Iron Boiler	28HE-11	28HE-11-116181	2011	R&M
Heating Boiler	Boiler	3,348,000 BTU/HR	Smith Cast Iron Boiler	28HE-11	28HE-11-116184	2011	R&M
Oil Boiler Burner (2)	Burner	23 GPH	Power Flame Burner	C3-OHBS-11	91142824	2011	R&M

ASSESSMENT / RECOMMENDATION

Property management reported that the Rooftop Package units for the band and chorus room were prone to breaking down quite regularly. AEI recommends replacement of the two units. An opinion of cost for this work is included in the Tables.

Package units with capacities of 2- to 9.5-tons have useful lives of 12 to 15 years, 10.0-tons and up generally 17 to 20 years depending on quality of manufacture and installation, usage, weathering, and maintenance practices. It should be noted component replacements and active maintenance can potentially extend the longevity of the units. Based on the age, repair history, and observed condition of the units, replacement of smaller package unit is not expected to be necessary during projection period covered by this report.

Property management reported that the BMS operates on the Microsoft Windows XP operating system, which is no longer supported by Microsoft. AEI recommends hiring a consultant to provide and install a new BMS system. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of HVAC systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



HVAC - Baseboard radiant heating tubes type 1



HVAC - Air Handler unit



HVAC - Baseboard radiant heating tubes type 2



HVAC - Ceiling cool air distributor



HVAC - Ceiling-hung space heater with propane



HVAC - Ceiling-hung space heater



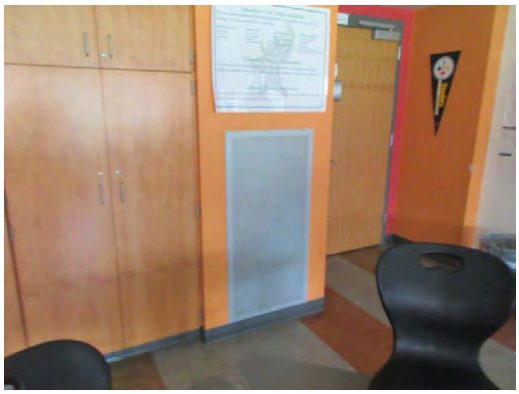
HVAC - Cooling Tower system



HVAC - Delta BMS System



HVAC - Disconnected mini-split system unit on roof



HVAC - Fan air distributor panel



HVAC - Insulated condenser lines



HVAC - Kitchen exhaust fans and boiler exhaust chimneys



HVAC - Kitchen walk-in freezer and refrigerator refrigerant unit



HVAC - Labratory Exhaust Fan



HVAC - Make-up air units



HVAC - Mini-split air distributor



HVAC - Mini-split rooftop condenser



HVAC - Roof-top exhaust stack



HVAC - Rooftop Package Unit



HVAC - Rooftop toilet exhaust stacks

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Packaged rooftop unit (RTU), Replace (9.0-Ton)	15	14	1	Short Term	$22,000
HVAC Building Management System (BMS), Upgrade	20	19	1	Short Term	$256,633
Packaged rooftop unit (45.0-Ton), Replace	20	13	7	7	$135,000
Packaged rooftop unit (31.0-Ton), Replace	20	13	7	7	$93,000
Packaged rooftop unit (16.0-Ton), Replace	20	13	7	7	$48,000
Packaged rooftop unit (16.0-Ton), Replace	20	13	7	7	$48,000
Packaged rooftop unit (45.0-Ton), Replace	20	13	7	7	$135,000
Packaged rooftop unit (45.0-Ton), Replace	20	13	7	7	$135,000
Packaged rooftop unit (16.0-Ton), Replace	20	13	7	7	$48,000
Packaged rooftop unit (9.0-Ton), Replace	15	12	3	3	$27,000
Packaged rooftop unit (9.0-Ton), Replace	15	12	3	3	$27,000
Chiller (Air Cooled - 40.0-Ton), Replace	20	13	7	7	$55,000
Split-system (3.0-Tons), Replace	15	13	2	2	$3,813
Split-system (3.0-Tons), Replace	15	13	2	2	$3,813
Make-up air unit, Replace	20	13	7	9	$22,517
Make-up air unit, Replace	20	13	7	9	$22,517
Total					$1,082,293

3.3.3 ELECTRICAL SYSTEMS

Electrical Systems			
Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted electrical transformer(s)	R&M	Good
Number and Sizes of Building Services	One 1,600-Amp, 277/480-Volt, 3-phase, 4-wire	R&M	Good
Main Panel Manufacturer	Eaton	R&M	Good
Service Redundancy	Not Applicable		
Electrical Meter	One meter for the Property, located on Exterior Pad Mounted Transformer	R&M	Good
Typical Tenant Service Amperage	225 Ampere breaker panel	R&M	Good
Sub Panel Manufacturers	Eaton	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring reported	R&M	Good
Branch Wiring	Copper wiring reported	R&M	Good
Ground Fault Circuit Interrupter (GFCI)	Observed in kitchen, bathrooms, and wet areas	R&M	Good
Most Recent Thermography Infrared (IR) Test	Not Applicable		

Emergency Power Sources (EPS)			
Item	Description	Action	Condition
Emergency Generator	Kohler, 200 KW, Oil Belly Tank, installed in 2011	R&M	Good
Fuel	Oil	R&M	Good
Age	13 Years	R&M	Good
Systems/ Areas Provided with Emergency Power	Fire Alarm Fire Life Safety	R&M	Good
Location	Located to the east of the Building	R&M	Good
Emergency Generator Transfer Switch	Two (2) Kohler Power Systems Automatic Transfer Switch, installed in 2011.	R&M	Good
Emergency Generator Service Provider	Maintained by outside contractor	R&M	Good
Date of Most Recent Test Run	Information not provided		
Frequency of Testing	Quarterly	R&M	Good

Other Uninterrupted Source of power			
Item	Description	Action	Condition
Uninterruptible Power Source (UPS)	EATON 9355 UPS system in the main data room, installed in 2011.	R&M	Good
Location of UPS	Main Data Room	R&M	Good
Systems and Areas powered by UPS	Data Room Servers	R&M	Good
UPS Service Provider	Maintained by in-house staff	R&M	Good
Date of Most Recent Test Run	Information not provided.		

ASSESSMENT / RECOMMENDATION

In general, the electrical systems for the Property, including switchboards, panel boards, lighting and wiring systems appeared in good condition and adequately sized for the intended use of the facilities.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Electrical - Emergency generator



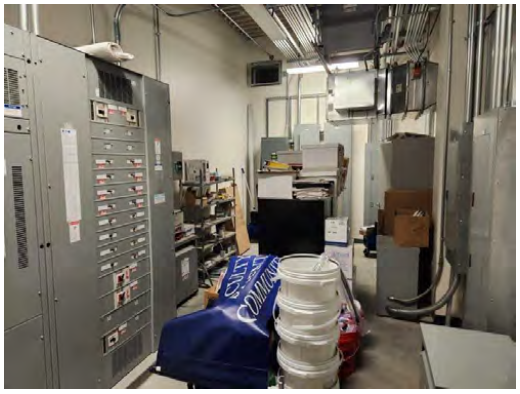
Electrical - Distribution panels



Electrical - Generator Automatic transfer switch



Electrical - GFCI Outlets



Electrical - Main electrical disconnect room



Electrical - Step-down transformer



Electrical - Transformer

3.3.4 VERTICAL TRANSPORTATION

Vertical Transportation Summary

Elevator/ Escalator ID	Type	Brand	Capacity (Lbs)	Speed (Feet per minute)	Floors/ Stops	Install/ Modernize Date	Action	Condition
Elevator 1	Hydraulic	US Motors	3,500 LBS	125 FPM	1-2	2011	R&M	Good

Vertical Transportation Inspection Summary					
Equipment ID	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevator 1	Certificate for Use of Elevator	7/26/23	United Elevator	R&M	Good

ASSESSMENT / RECOMMENDATION

As an elevator approaches or exceeds its EUL, component wear impacts performance, replacement parts become obsolete, expensive and/or difficult to find, and repairs become more expensive. Hydraulic elevators typically have 20 to 25-year lifespans while overhead traction elevators have lifespans of 25 to 30 years. Machine room-less (MRL) traction elevators have the shortest lifespans, 10 to 15 years, due to their reliance on computerized controllers and lighter duty materials.

A typical hydraulic elevator modernization include new controllers, door operators, control operating panels, and tank units. A hydraulic elevator modernization may also require ground cylinder replacement or bringing the system up to code.

AEI attempted to contact the Elevator contractor, United Elevator. At this time our calls have not been returned.

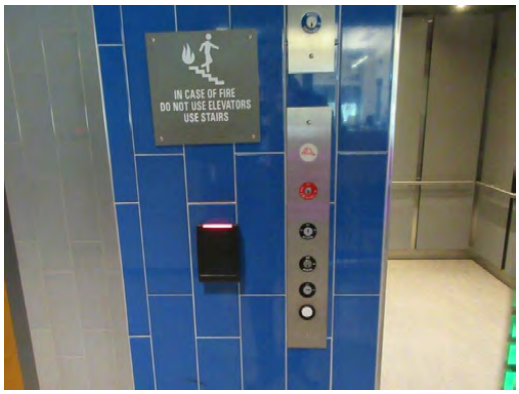
Based on the effective age and EUL of elevator equipment, AEI recommends budgeting modernization during the evaluation period. Qualified elevator contractors will be able to develop a modernization strategy; a significant amount of planning is involved. An allowance for elevator modernization and interior finish replacement is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of the elevator systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



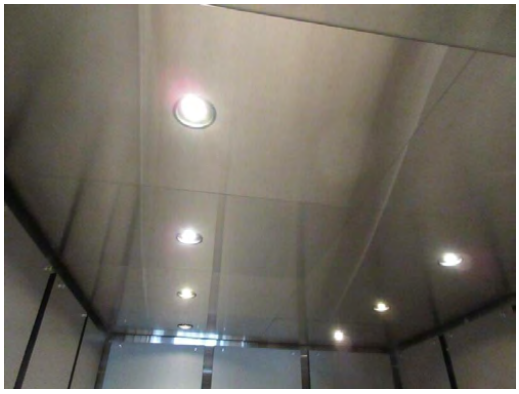
Elevator - Entrance door



Elevator - Floor call button panel



Elevator - Interior cab wall and floor finish



Elevator - Interior cab ceiling finish



Elevator - Stainless steel floor selection panel



Elevator - Hydraulic Pump machinery



Elevator - Hydraulic controller

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Hydraulic Elevator, Modernize machinery, controllers, and finishes	20	13	7	7	$40,000
Total					$40,000

3.3.5 SECURITY

Evaluation and recommendations of the security system are beyond the scope of work of this FCA as per ASTM.

As a courtesy, AEI's comments below are based on cursory observations of existing readily visible equipment for obvious material deficiencies. AEI did not operate the systems or assess any security system in its entirety. This FCA does not include evaluation the effectiveness of any security system.

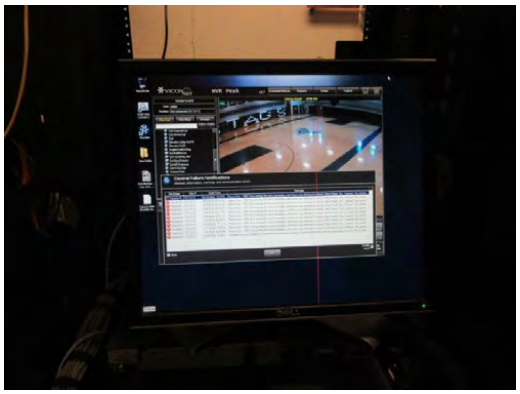
Security Features			
Item	Description	Action	Condition
Buzzer or Intercom	Not Applicable		
Security Alarm System	Security alarm system with Key Card system		
Camera System	Security cameras located at located throughout the interior and exterior spaces		
Main Entry Door Hardware	Deadbolts		
Tenant Space Hardware	Not Applicable		
Gate at Entry	Refer to Section 3.1.4.		
Fencing	Refer to Section 3.1.4.		

ASSESSMENT / RECOMMENDATION

Property management reported that the camera system and keycard system is currently running on software which utilizes Microsoft Windows XP operating system. AEI recommends hiring a security consultant to provide a upgrade to the software utilized in the camera and keycard system. An opinion of cost for this work is included in the Tables.

No visible deficiencies or indications of deferred maintenance of the readily observable security system equipment were noted or reported.

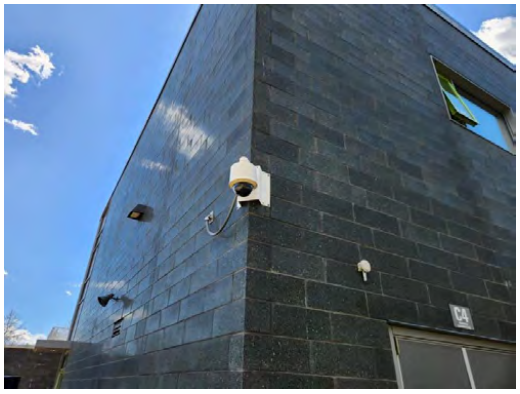
Photographs



Security - Camera monitoring system



Security - Camera system



Security - Exterior camera system

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Camera System and Keycard, Security Consultant Assessment	-	-	-	Short Term	$7,000
Total					$7,000

3.3.6 Fire Protection and Life Safety Systems

Fire Safety Equipment			
Item	Description	Action	Condition
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	R&M	Good
Fire Extinguishers	Located throughout the Property	R&M	Good
Fire Extinguisher Inspection Date	Last inspected September 2023, by Fire Equipment Inc.	R&M	Good
Smoke/ Fume Detectors	Combination Smoke and Carbon Monoxide detectors (hard-wired)	R&M	Good

Fire Safety Equipment			
Item	Description	Action	Condition
Carbon Monoxide (CO) Detectors	Combination Smoke and Carbon Monoxide detectors (Battery powered)	R&M	Good
Other Equipment and Devices	Strobe light alarms. Illuminated exit signs. Battery back up light fixtures.	R&M	Good
Special Systems	Dry chemical extinguishing system located above cooking area	R&M	Good
Fire Hydrants, Number and on-site Locations	Located along parking lot drive aisles	R&M	Good
Smoke control system/ smoke evacuation method	Not Applicable		

Fire Alarm System			
Item	Description	Action	Condition
Main Fire Alarm Panel	Simplex, Model Number 4100U, installed 2011	RR	Fair
Auxiliary Fire Alarm Panel	Not Applicable		
Systems Monitored and Controlled by Fire Alarm System	Audible devices Door Hold-open Devices Heat Detectors Pull Stations Notification devices Smoke Detectors Strobes	R&M	Good
Fire Alarm Inspection Date	Last inspected September 2, 2023 by Fire Equipment Inc.	R&M	Good

Fire Suppression System			
Item	Description	Action	Condition
Fire Suppression Type	100% Sprinkler Coverage with Wet pipe system	R&M	Good
Number and Locations of Fire Sprinkler Main Risers	Main Fire Suppression system located in the Boiler room	R&M	Good
Fire Suppression System Inspection Date	Last inspected September 2, 2023 by Fire Equipment, Inc.	R&M	Good
Separate Backflow Valve on Fire Sprinkler Service	Double Check Valve Assembly (DCVA)	R&M	Good
Fire Sprinkler Distribution Piping	Black steel pipe	R&M	Good
Fire Sprinkler Head Manufacturer and type	RASCO	R&M	Good

Fire Suppression System			
Item	Description	Action	Condition
Fire Suppression Water Storage	Not Applicable		
Fire Department Connection (FDC)	One, located near main entrance	R&M	Good

ASSESSMENT / RECOMMENDATION

AEI observed the inspection tag on the following to be labeled as Non-Complaint:

- Kitchen hood ANSUL system.

At a minimum, these systems are typically inspected on an annual basis. However, due to the range hood not operating as required for compliance, AEI recommends a Fire Assessment to determine how to reach a solution with the range hood. An opinion of cost for this work is included in the Tables.

The Property representative provided sprinkler heads from a cabinet containing spare heads. The spare heads were by RASCO and checked against the sprinkler companies recall list and were found not to be on the list.

Fire alarm panels typically have a useful life of 15 to 20 years depending on quality of manufacture, availability of components, and servicing. The fire alarm panel is in good overall condition with no reported trouble codes. The alarm notification and detection systems are reported inspected annually. Based on the effective age and EUL of fire alarm panels, replacement during the evaluation period is anticipated. An opinion of cost is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of fire protection and life safety systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

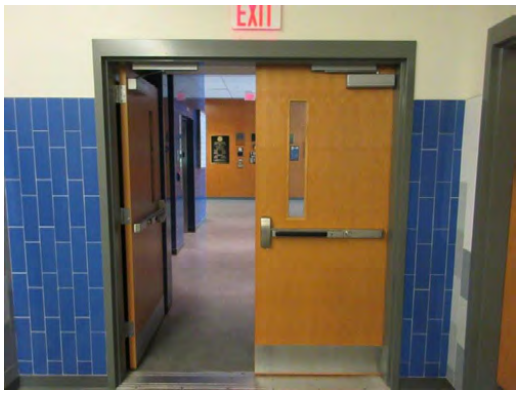
Photographs



FLS - Ansul system



FLS - AED cabinet



FLS - Automatic fire door closers



FLS - Fire Alarm Panel Booster



FLS - Fire Alarm Panel



FLS - Fire Extinguisher and cabinet



FLS - Fire Hose and Cabinet



FLS - Fire Hydrant



FLS - Fire Sprinkler heads



FLS - Fire Suppression system



FLS - Fire valve cabinet with hose attachement



FLS - Over-range fire suppression hood



FLS - Post Indicator Valve Shutoff



FLS - Pull switch

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fire Assessment, Kitchen Ansul System	0	0	0	Immediate	$3,000
Central Alarm Panel, Replace	20	13	7	7	$15,000
Total					$18,000

3.4 Tenant Units

3.4.1 Down Areas

A "down" commercial unit is one that is unrentable due to an existing or reoccurring physical deficiency, such as fire or water damage, infestation. It is not a commercial unit that is only "vacant" or has not had a tenant fit-out.

No down areas or spaces were reported at the time of the assessment.

3.4.2 Classroom Finishes

Classrooms			
Item	Description	Action	Condition
Classroom Ceiling	Suspended ceiling tiles	RR	Good/Fair
Classroom Walls	Painted Gypsum walls	R&M	Good
Classroom Floors	Vinyl tile	RR	Fair
Classroom Cabinetry	Wood framed cabinetry	R&M	Good
Classroom Lockers	Not applicable		
Science Stations	Chemtop countertops with solid wood framed cabinetry	R&M	Good

3.4.3 Administrative and Back-of-House

Administrative / Back-of-House Finishes			
Item	Description	Action	Condition
Carpet	Offices	RR	Good/Fair
Resilient Flooring	Employee break rooms	R&M	Good/Fair
Other Flooring	Ceramic tile	R&M	Good/Fair
Walls	Gypsum board with painted finish	R&M	Good/Fair
Ceilings	Suspended ceiling tiles	RR	Fair

Assessment / Recommendation

Based on the EULs of carpeting and vinyl flooring in the classroom and offices, replacement during the evaluation period is anticipated. Opinions of cost are included in the Tables.

Decisions and budgets to replace interior finishes typically are based on factors other than age and wear, such as property use, lease renewals and tenant marketing goals.

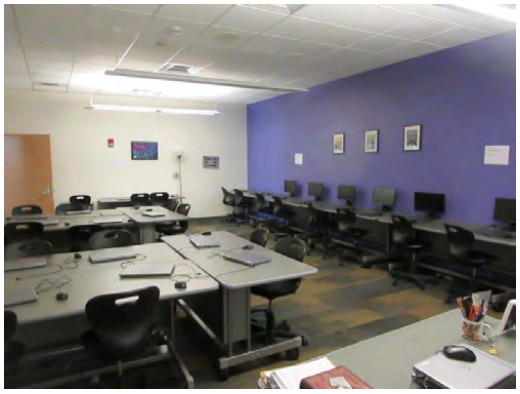
Photographs



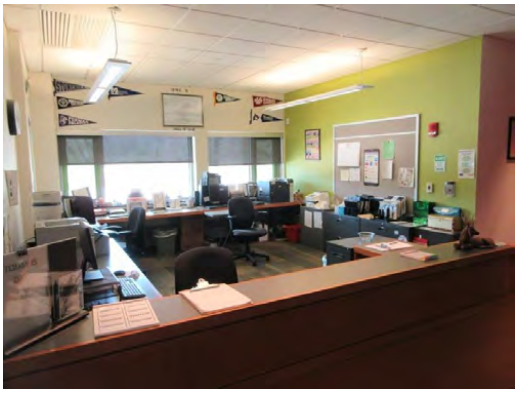
Interior - Home economics classroom finishes



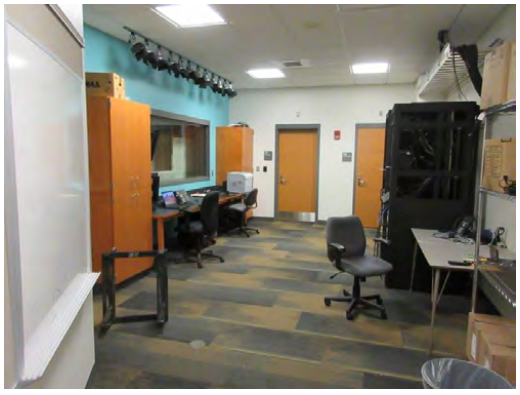
Interior - Home economics classroom with appliances



Interior - Library computer room



Interior - Main office reception area



Interior - Media control center



Interior - Science room with gas burners



Interior - Teacher workplace room finishes



Interior - Teachers cafeteria



Interior - Wood shop

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Classroom Vinyl Tile, Replace	20	13	7	7	$229,026
Office Carpet, Replace	8	0	8	8	$3,750
Ceiling Tiles, Replace	20	13	7	7 8 9 10	$27,465 $27,465 $27,465 $27,465
Total					$342,636

3.4.4 RESTROOMS

Tenant Restrooms			
Item	Description	Action	Condition
Number of Tenant Restrooms	The Property contains Ten (10) Single-user teacher restrooms, One (1) Single-user restroom, 14 multi-user student restrooms, Four (4) locker room restrooms with showers, and Two (2) single-user coach restrooms.	R&M	Good
Restroom Countertop and Sink	Wall-mounted porcelain sink (No vanity)	R&M	Good

Tenant Restrooms			
Item	Description	Action	Condition
Restroom Cabinetry	Not Applicable		
Toilet	Toilets are flush-o-meter, wall-mounted units	R&M	Good
Accessories	Wall mounted mirror Grab bars	R&M	Good

Assessment / Recommendation

No material deficiencies or indications of material deficiencies deferred maintenance of tenant unit finishes or features were observed or reported; only typical tenant wear and tear expected in a property of its age was observed.

The RULs of these features are expected to exceed the evaluation period.

Photographs



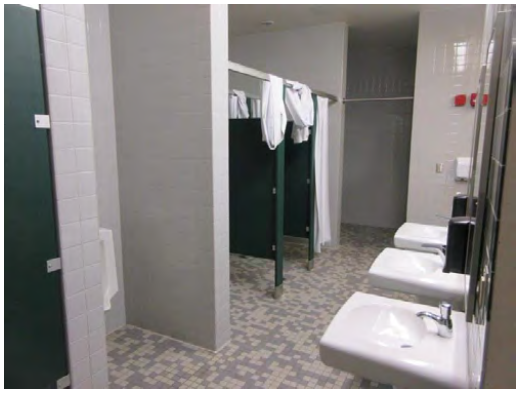
Interior - Coach and Referee locker room shower



Interior - Coach and Referee restroom



Interior - Gymnasium ADA shower chair



Interior - Gymnasium locker room restroom with showers

3.4.5 CLASSROOM APPLIANCES

Appliances provided to Tenant Spaces			
Item	Description	Action	Condition
Refrigerators	Two Home Economics Classes contain refrigerators each installed in 2011	RR	Good/Fair
Ranges	Two Home Economics Classes contain two electric ranges each installed in 2011	RR	Good/Fair
Range hoods	Not Applicable		
Dishwashers	Not Applicable		
Microwaves	Two Home Economics Classes contain microwaves each installed in 2011	RR	Good/Fair
Garbage Disposals	Not Applicable		
Dryers	One Home Economics Classes contain dryer installed in 2011	RR	Good/Fair
Washers	One Home Economics Classes contain washer installed in 2011	RR	Good/Fair

ASSESSMENT / RECOMMENDATION

Based on the effective ages and EULs of the appliances, replacement during the evaluation period is anticipated. Opinions of cost are included in the Tables.

No other material deficiencies or indications of material deficiencies deferred maintenance of tenant unit appliances or other features were observed or reported; only typical tenant wear and tear expected in a property of its age was observed.

Photographs



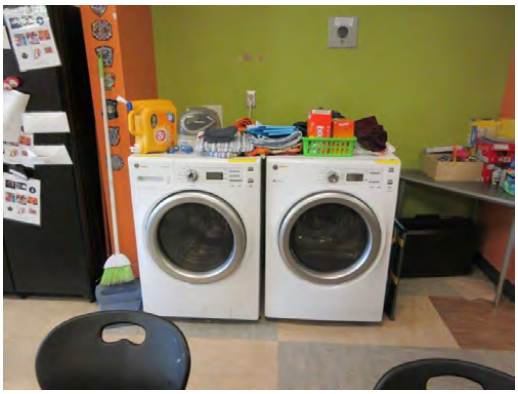
Interior - Home economics classroom finishes



Interior - Home economics classroom electric stove top



Interior - Home economics classroom refrigerator and stove



Interior - Home economics classroom washer and dryer

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Home Economics Kitchenette Appliances, Replace	15	13	2	2	$10,000
Total					$10,000

4.0 MOISTURE AND MICROBIAL GROWTH

4.1 Moisture and Microbial Growth

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line FCA.

AEI conducted a limited observation for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this observation. The observation consisted of gaining entry to interior spaces and conducting a visual and olfactory evaluation of the areas accessed.

Assessment / Recommendation

Daniel Ayala reported no knowledge of suspected mold or microbial growth at the Property and that tenant occupants have not relayed complaints concerning suspected mold or microbial growth. Daniel Ayala indicated that no formal indoor air quality management plan currently exists at the Property.

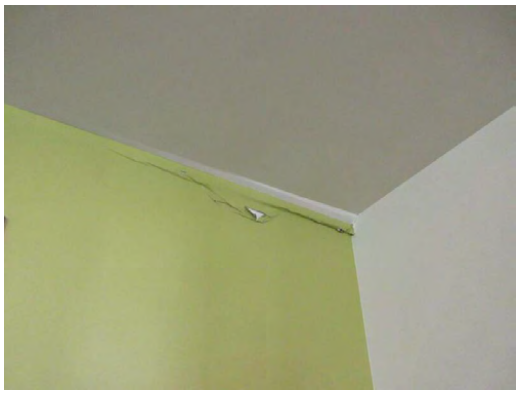
AEI identified no documents regarding indoor air quality or microbial concerns.

Daniel Ayala was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of repaired roof leaks above the library and maintenance room. No floor drain or ground water problems were reported.

AEI observed water damaged ceiling and wall finishes in the library space due to previous historic leak. AEI also observed damaged suspended ceiling tiles in the maintenance room, due to previous roof leak. AEI recommends a mold assessment to determine if mold is present within the walls. An opinion of cost for this work is included in the Tables.

AEI has observed an industry wide trend with issues of microbial growth in buildings that were closed for business or mothballed during the Covid pandemic. This has been particularly noticeable among closed buildings without any air circulation / cooling, particularly in areas of high humidity and mid to high temperatures. Early on-set issues with microbial growth are not always noticeable to the observer (either visually or via olfactory senses), and can grow substantially in a very short period of time, if provided a food source, moisture and heat. Therefore, AEI strongly recommends that any buildings that have been closed for extended periods be consistently monitored for any indications of microbial growth. Likewise, AEI cannot be held liable for not being able to readily identify microbial growth / microbial issues in this circumstance.

Photographs



Interior - Library old leak from roof level



Interior - Library stained ceiling tile due to condensate drip



Interior - Maintenance office stained ceiling tiles from old roof leak

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Mold Assessment, Perform	-	-	-	Immediate	$4,500
Total					$4,500

PEST MANAGEMENT

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of WDO activity on the physical structures at the Property during our site visit. Our assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDOs (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Assessment / Recommendation

AEI observed the presence of multiple beehives throughout the Property with the larger one located on the north elevation of the Property at the window of Classroom 246. Due to the size and present evidence of beehives, AEI recommends a pest control assessment to be conducted at the Property. An opinion of cost for this work is included in the Tables.

This information is provided incidental to our standard FCA assessment. Observations conducted by AEI are not intended and may not be interpreted as a professional pest inspection,

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Pest Control Assessment (Beehive Classroom 246)	0	0	0	Immediate	$1,000
Total					$1,000

5.0 REGULATORY INQUIRY

5.1 Building Code

AEI requested a record of open violations on file for the Property from the Building Inspection Department via website.

Assessment / Recommendation

At the time of the issuance of this report, a reply to our request has not been provided.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

5.2 Fire Code

AEI requested a record of open violations on file for the Property from the Fire Chief - Boylston Fire Department viawebsite.

Assessment / Recommendation

According to the written reply from the Fire Chief - Boylston Fire Department (Refer to Section 1.5 for contact info), no open violations were reported for the Property at the time of the assessment.

A copy of the written response is included in the Appendices.

5.3 Zoning

The property is located in Zoning District R; Residential.

This information is provided for reference purposes only. A zoning review of the property may provide additional information.

6.0 REPORTING PROCEDURES AND LIMITATIONS

6.1 ASSESSMENT METHODOLOGY

The FCA meets the specifications of the Client and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The FCA findings are based on the non-intrusive and non-destructive visual, olfactory and auditory evaluation of various external and internal site and building systems and components as noted during a site walk-through observation conducted by AEI representatives. The observation included access to and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. Summaries of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the Property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents Opinion of Costs recommendations in two tables: Immediate Repair and Short Term Repair Cost Table and a Capital Reserves Schedule. Photographs of property conditions and related documents are included in the body and the appendices of this report.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope Opinions of Cost based on suggested remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the FCA to reflect material physical deficiencies and the corresponding opinion of costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant. Opinion of costs that are less than a threshold amount set by industry standards are not included in the tables.

Opinions of costs included in this report should be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate, short, and capital reserve costs that are required over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the tables; however, please note that this FCA does not constitute an in-depth budget analysis.

6.2 LIMITATIONS

Facility Condition Assessments performed by AEI are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-24. Our review of the subject property consisted of a visual, olfactory and auditory screening of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the Property was developed and the subject building was constructed. The Property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

The following are excluded from this Assessment for the Property as per the ASTM scope of work:

- Subterranean conditions such as soil types and conditions, underground utilities, separate sewage disposal systems, wells, manholes, utility pits; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.
- Opinions on matters regarding security of the Property and protection of its occupants or users from unauthorized access.

- Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
- Evaluating systems or components that require specialized knowledge or equipment, including but not limited to: flue connections, interiors of chimneys, flues or boiler stacks; electromagnetic fields, electrical testing and operating of any electrical devices; examination of elevator and escalator cables, sheaves, controllers, motors, inspection tags; or tenant-owned or maintained equipment.
- Evaluation of process-related equipment or condition of tenant owned/maintained equipment.
- Furniture, Fixtures, and Equipment evaluation and data collection
- Medical Equipment and/or Speciality Systems
- Mechanical systems above ceilings or located on pitched roofs (approximation of equipment present, and capacity will be generated)
- Opening equipment panels or access hatches to gain access
- Building code evaluation
- Accessibility standards
- Pitched or low-slope roof systems without OSHA approved access system
- Opining on chemical composition of building materials and insulation systems

AEI has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI's findings and conclusions were based primarily on the visual, olfactory and auditory assessment of the Property at the time of the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the Property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's Property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a FCA is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

If any part of the Property was under construction or renovation at the time of our site visit, it should be noted that this FCA is not a construction progress report or a construction loan monitoring report. A review of the construction budget, plans and schedule was not

performed, and no comparison of our observations to these documents was made. A code review was not performed. AEI assumes that the construction will continue until completed and that a Certificate of Occupancy will be obtained.

7.0 MEMBERS OF THE CONSULTANT TEAM

A resume of the property evaluator and the senior reviewer are included in the appendix of this report.



Maksim Vaynshteyn, Field Observer



Jason Santiago, VP. Capital Planning Services

APPENDIX A

Photo Documentation



1. Elevations - Entrance elevation



2. Elevations - Front south elevation of the Property



3. Elevations - Rear north elevation of the Property



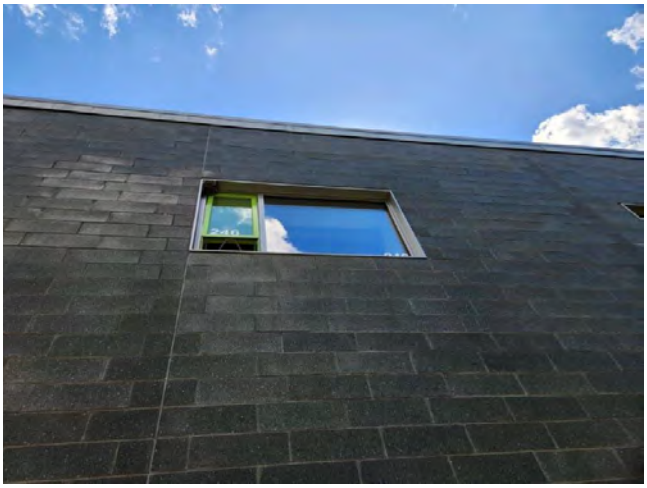
4. Elevations - Rear north west wing elevation of the Property



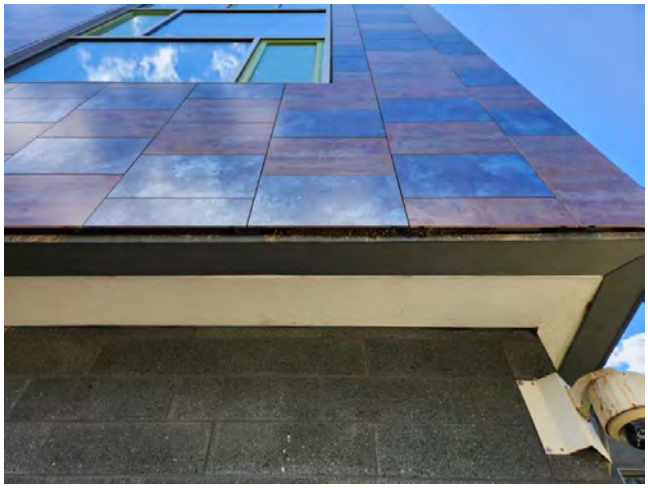
5. Elevations - Side elevation



6. Elevations - West side inner elevation



7. Exterior - Upper classroom window units



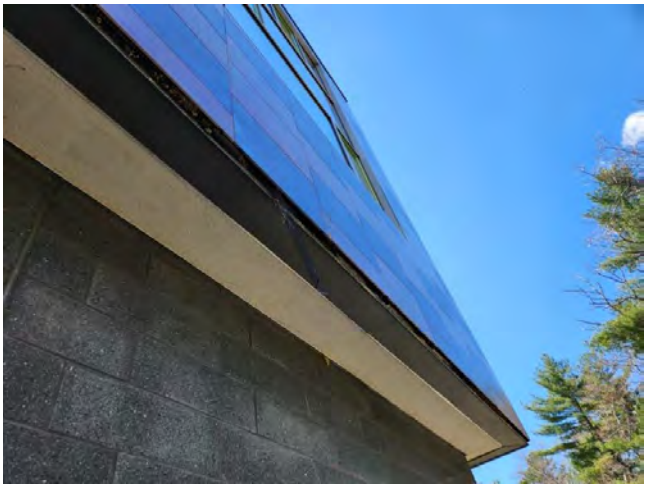
8. Exterior - Cladding system on north elevation open cavity



9. Exterior - B1 Secondary Entrance and Exit



10. Exterior - Control joint seal missing on Northwest wing south side close-up



11. Exterior - Cladding system on north elevation



12. Exterior - Control joint seal missing on Northwest wing south side



13. Exterior - Control joint seal



14. Exterior - Cracked and spalled edges of brick masonry on west side



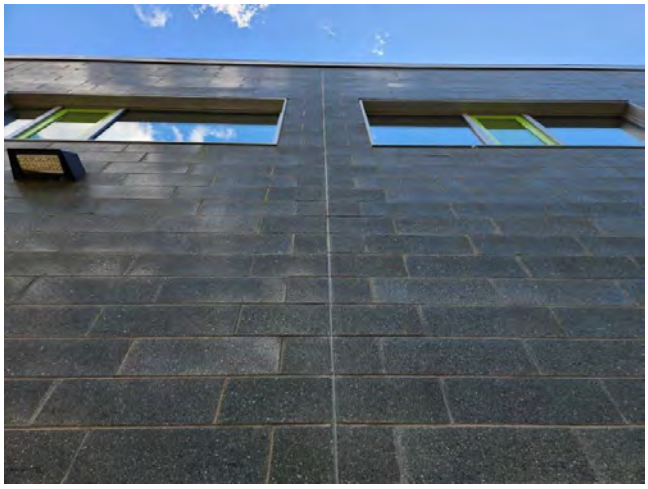
15. Exterior - Efflorescence on southwest wing north side 1



16. Exterior - Efflorescence on southwest wing north side 2



17. Exterior - Expansion joint caulking



18. Exterior - Expansion joint



19. Exterior - Mullion system in interior courtyard space with metal shade framing



20. Exterior - Main entrance door and storefront system



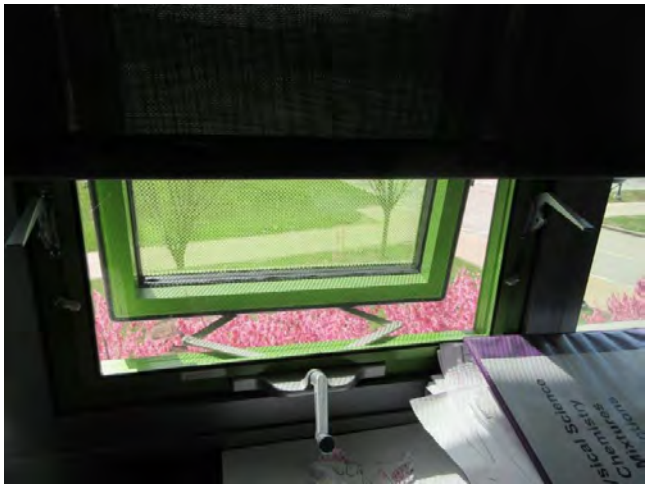
21. Exterior - North side vegation growth above window units lintels



22. Exterior - North side vegetation growth above window units



23. Exterior - Polished masonry units



24. Exterior - Operable window units



25. Exterior - Secondary entrance doors on north side



26. Exterior - Secondary entrance doors and mullion system



27. Exterior - Service doors



28. Exterior - Storage service doors



29. Exterior - Triple-pane window units in corridors



30. Exterior - West side brick masonry expansion joint



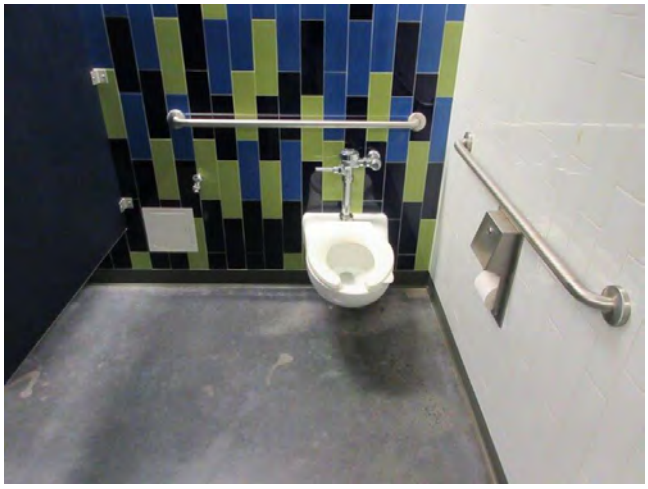
31. Exterior - Window shade overhang



32. Exterior - Wood paneling on south side at exterior sitting area



33. Interior - Student restroom entrances



34. Interior - Restroom wall-mounted toilets and grab-bars



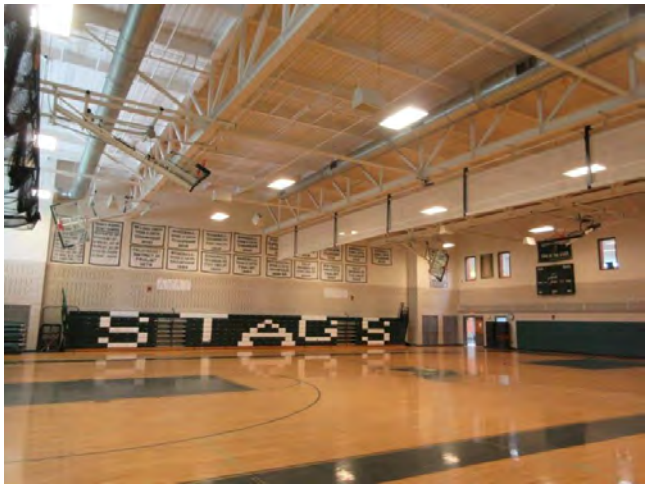
35. Interior - Restroom floor finishes



36. Interior - Middle school classroom



37. Interior - Kitchen stoves and cookers



38. Interior - Gymnasium



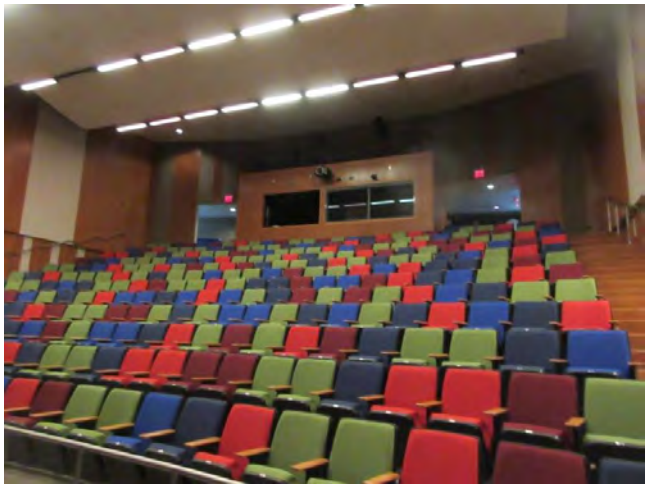
39. Interior - Classroom vinyl tile floor finishes



40. Interior - Art room sinks



41. Interior - Art room kiln and hood room



42. Interior - Auditorium seats and finishes



43. Interior - Art room



44. Interior - Cafeteria serving area overhead gate



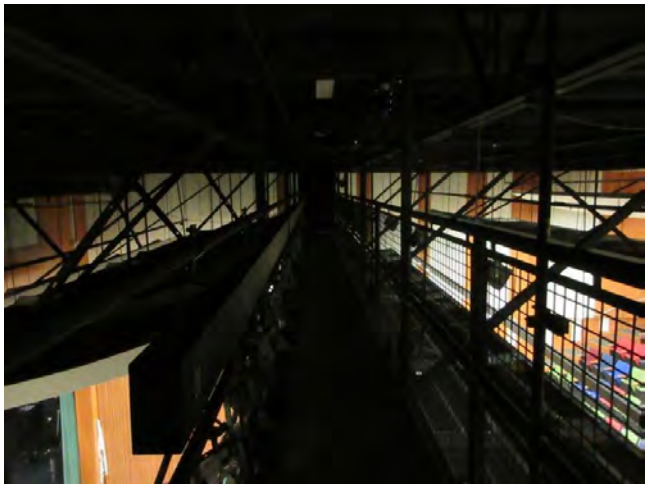
45. Interior - Band room



46. Interior - Cafeteria serving area



47. Interior - Cafeteria



48. Interior - Catwalk above auditorium



49. Interior - Classroom doors



50. Interior - Classroom finishes



51. Interior - Classroom smartboard



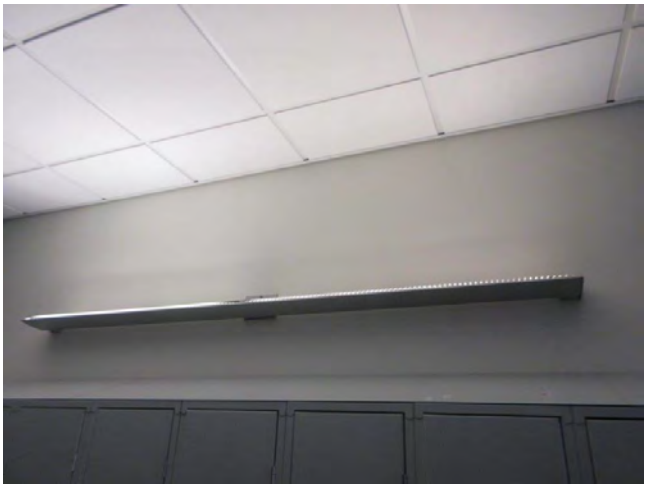
52. Interior - Coach and Referee locker room shower



53. Interior - Coach and Referee locker room



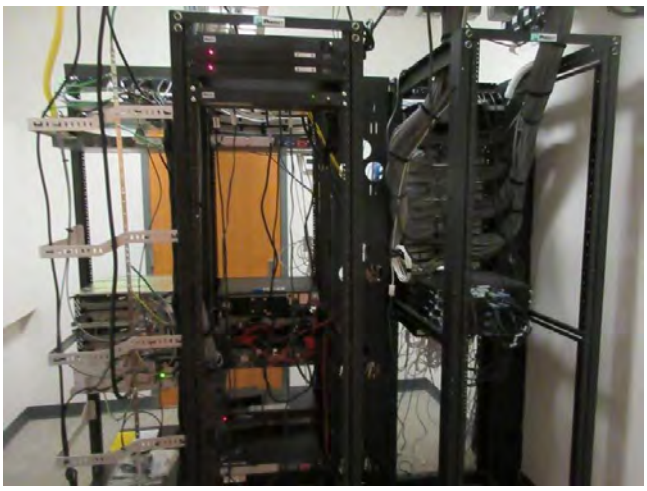
54. Interior - Coach and Referee restroom



55. Interior - Corridor lighting



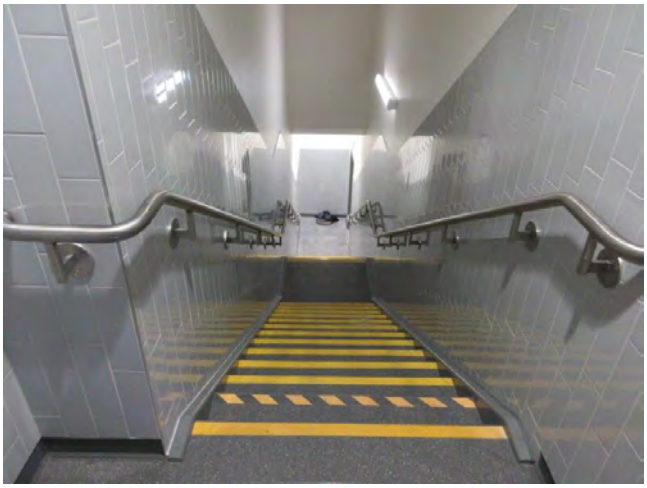
56. Interior - Dance studio



57. Interior - Data server room



58. Interior - Deli serving area



59. Interior - Emergency exit stairs



60. Interior - East side exit with cracked saddle



61. Interior - Entrance carpet flooring



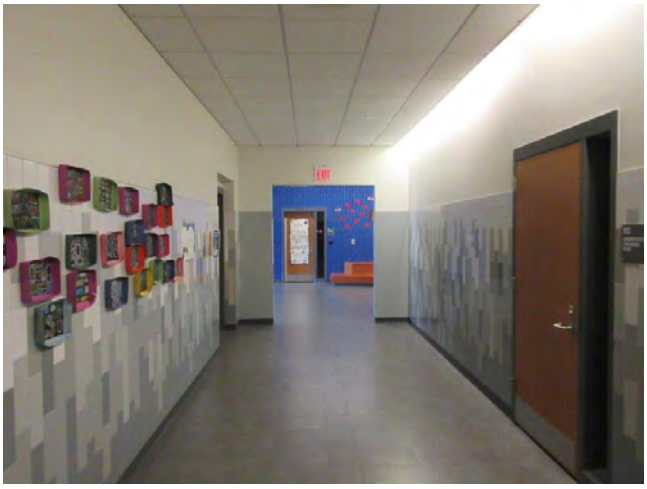
62. Interior - Entrance ceramic tile flooring



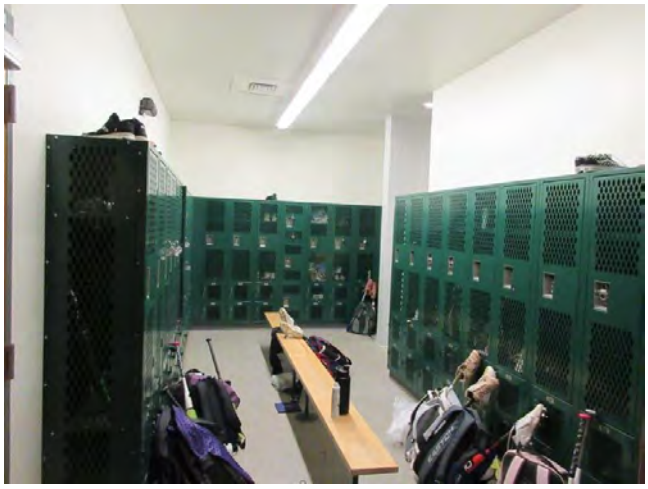
63. Interior - Fitness room



64. Interior - Green media room



65. Interior - Ground floor corridor finishes



66. Interior - Gym Locker room



67. Interior - Gymnasium ADA shower chair



68. Interior - Gymnasium locker room restroom with showers



69. Interior - Gymnasium locker



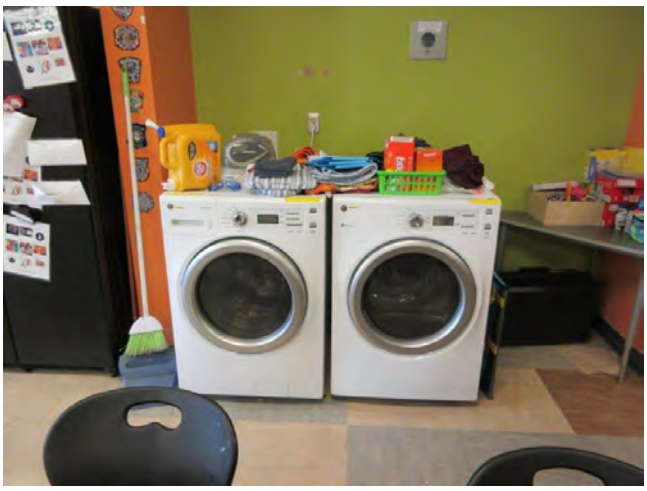
70. Interior - Home economics classroom finishes



71. Interior - Home economics classroom electric stove top



72. Interior - Home economics classroom refrigerator and stove



73. Interior - Home economics classroom washer and dryer



74. Interior - Home economics classroom with appliances



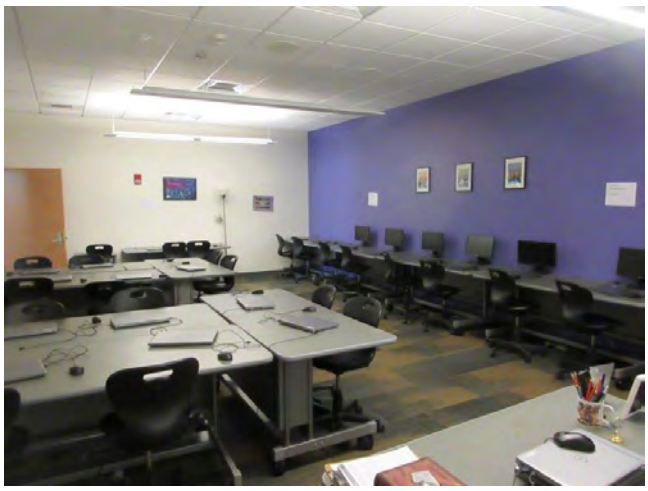
75. Interior - Kitchen dishwasher



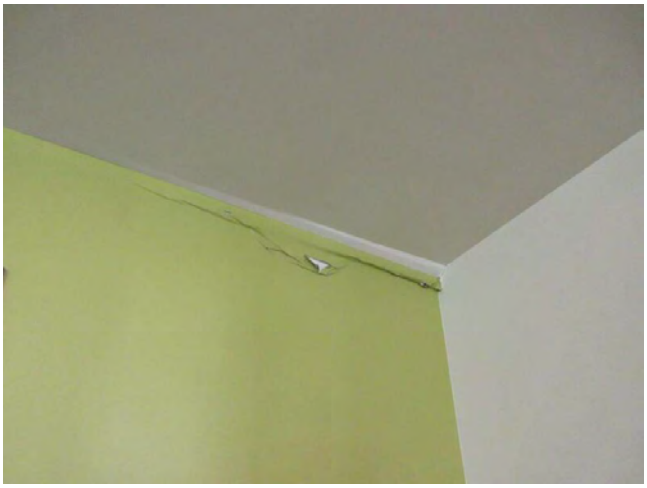
76. Interior - Kitchen finishes



77. Interior - Kitchen walk-in freezer and refrigerator



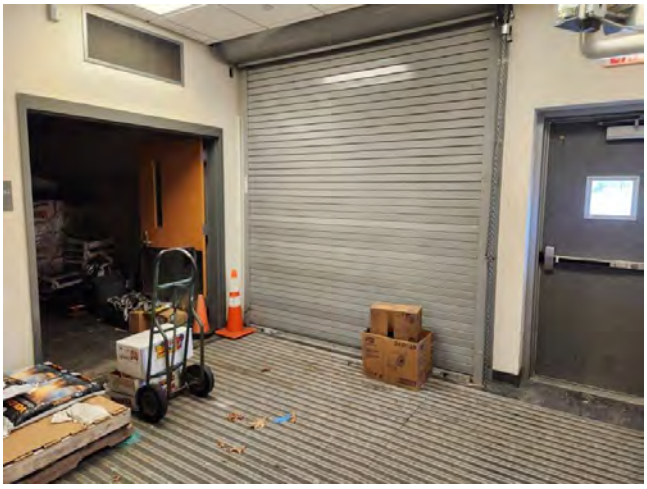
78. Interior - Library computer room



79. Interior - Library old leak from roof level



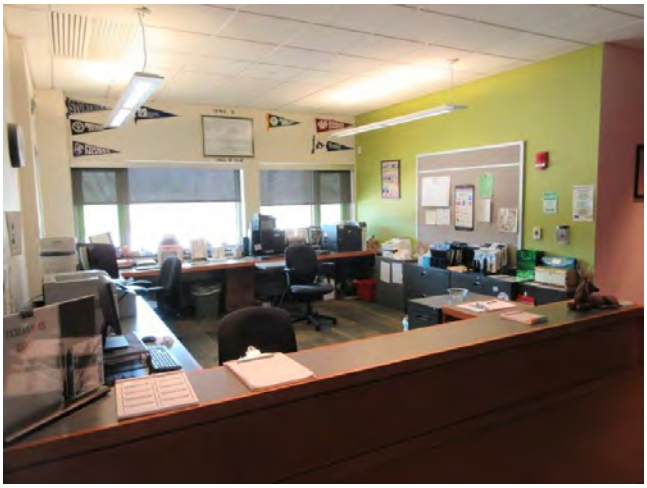
80. Interior - Library stained ceiling tile due to condensate drip



81. Interior - Loading dock area



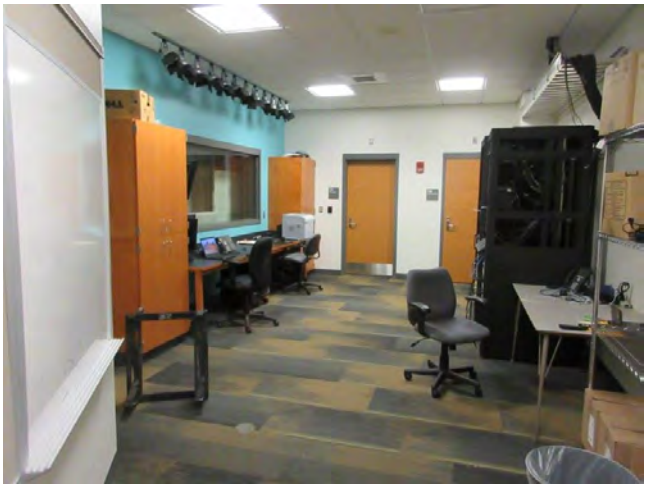
82. Interior - Lockers



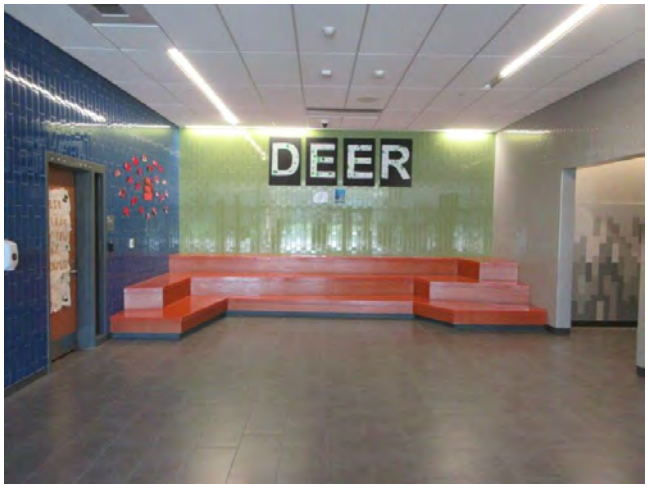
83. Interior - Main office reception area



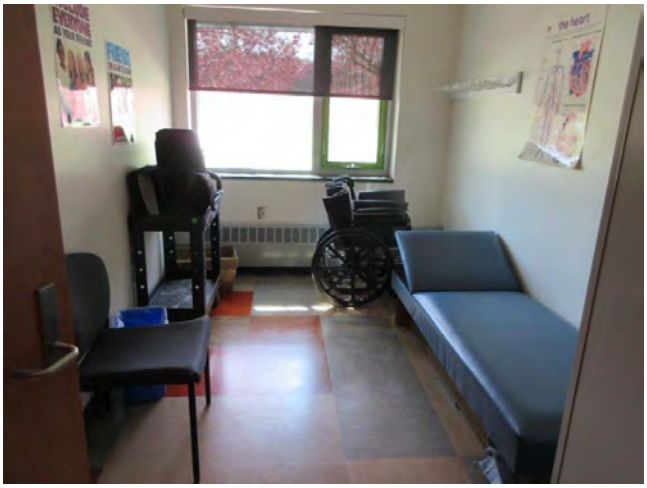
84. Interior - Maintenance office stained ceiling tiles from old roof leak



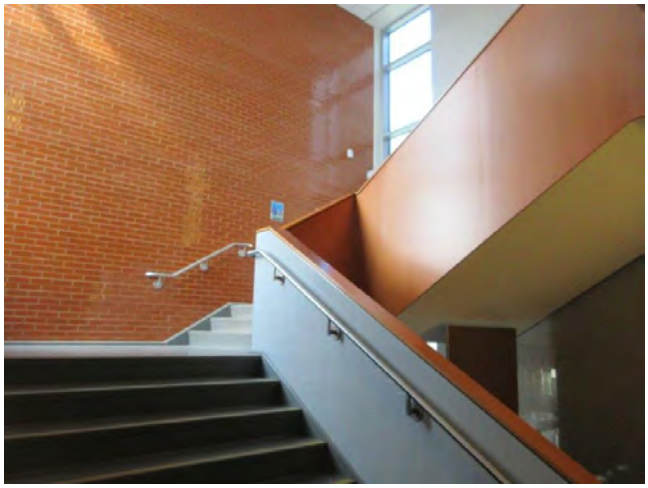
85. Interior - Media control center



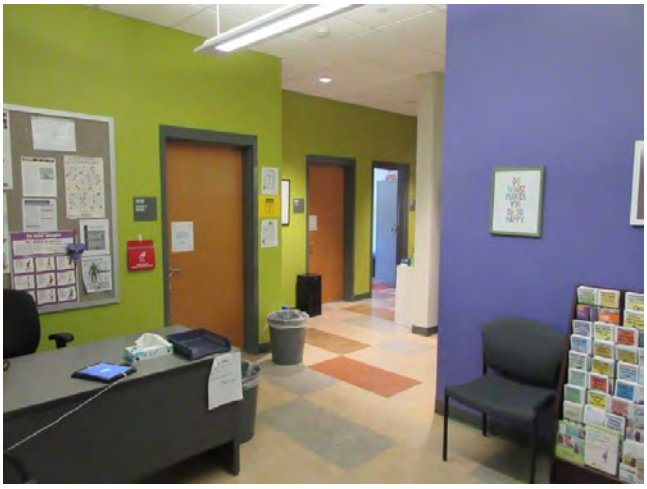
86. Interior - Middles school entrance and sitting area



87. Interior - Nurses exam room finishes



88. Interior - Open staircase



89. Interior - Nurses office finishes



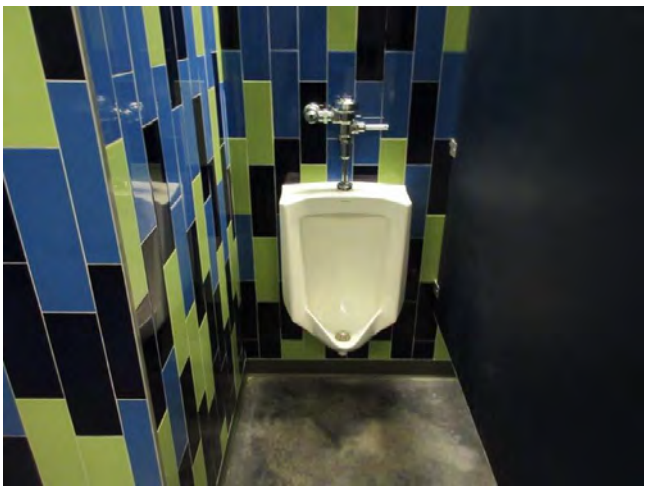
90. Interior - Restroom ceiling finishes



91. Interior - Restroom sink



92. Interior - Restroom toilet and grab-bars



93. Interior - Restroom urinals



94. Interior - Science room with gas burners



95. Interior - Small student shop other side of Library stained surfaces from old roof leak



96. Interior - Small student shop



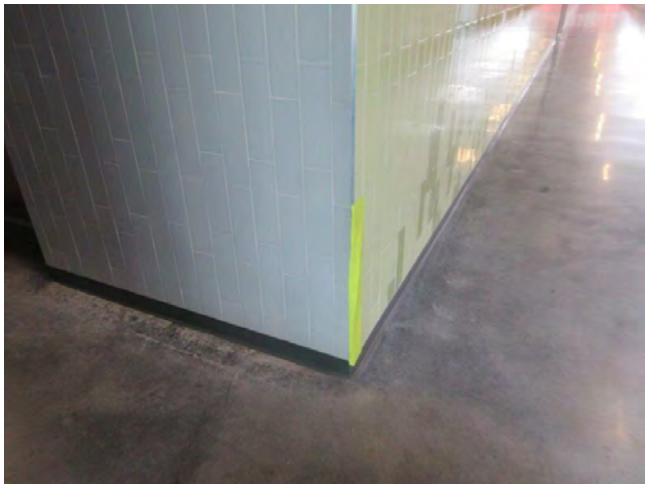
97. Interior - Student restroom



98. Interior - Teacher workplace room finishes



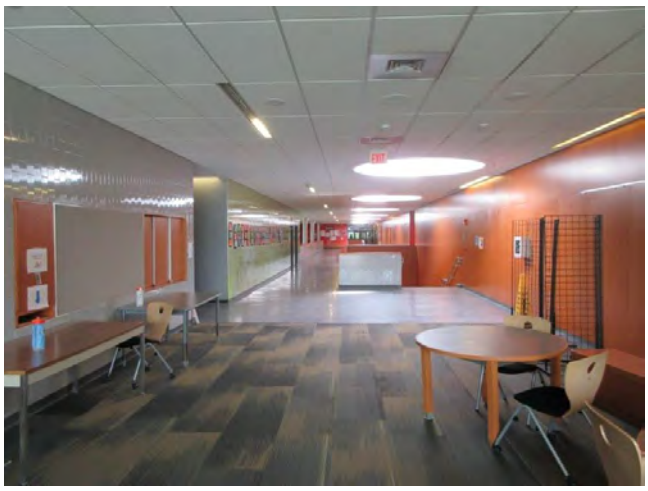
99. Interior - Teachers cafeteria



100. Interior - Upper floor above main office cracked corner tile



101. Interior - Upper floor above main office displaced ceramic tile



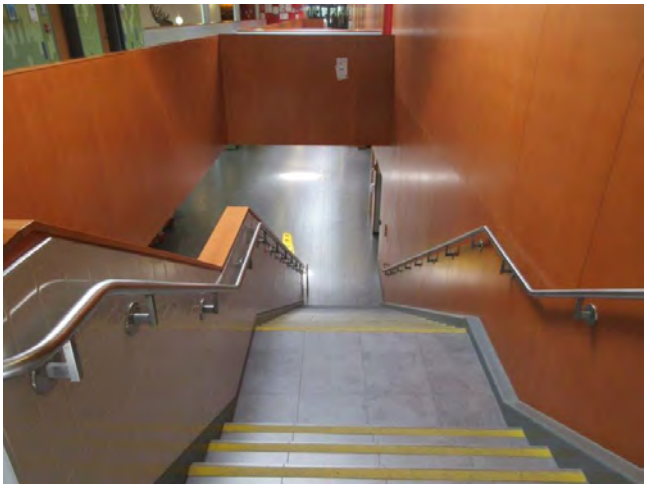
102. Interior - Upper floor corridor finishes



103. Interior - Wood shop



104. Interior- Library finishes



105. Interior- Main hallway staircase



106. FLS - Ansul system



107. FLS - AED cabinet



108. FLS - Automatic fire door closers



109. FLS - Fire Alarm Panel Booster



110. FLS - Fire Alarm Panel



111. FLS - Fire Extinguisher and cabinet



112. FLS - Fire Hose and Cabinet



113. FLS - Fire Hydrant



114. FLS - Fire Sprinkler heads



115. FLS - Fire Suppression system



116. FLS - Fire valve cabinet with hose attachement



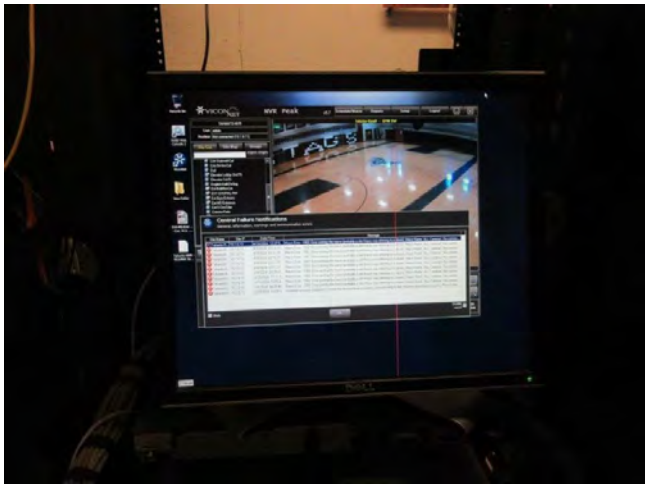
117. FLS - Over-range fire suppression hood



118. FLS - Post Indicator Valve Shutoff



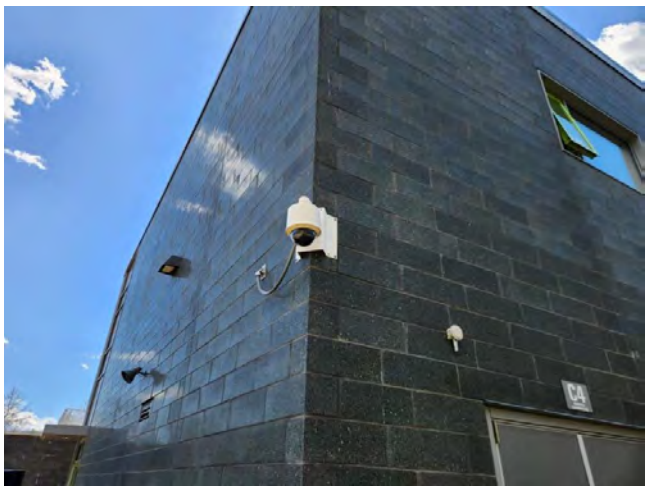
119. FLS - Pull switch



120. Security - Camera monitoring system



121. Security - Camera system



122. Security - Exterior camera system



123. HVAC - Baseboard radiant heating tubes type 1



124. HVAC - Air Handler unit



125. HVAC - Baseboard radiant heating tubes type 2



126. HVAC - Ceiling cool air distributor



127. HVAC - Ceiling-hung space heater with propane



128. HVAC - Ceiling-hung space heater



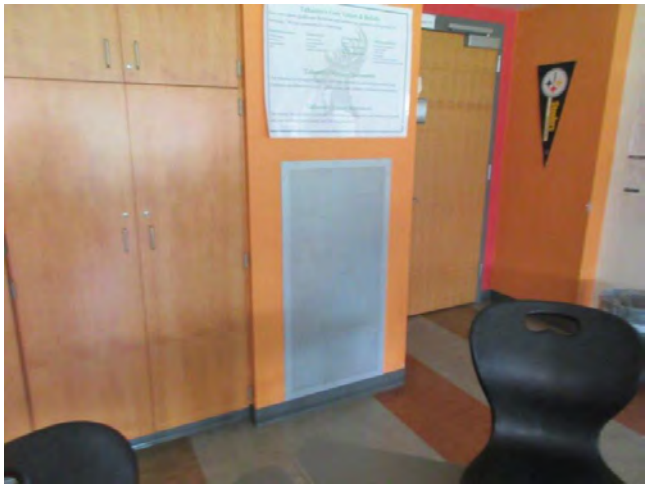
129. HVAC - Cooling Tower system



130. HVAC - Delta BMS System



131. HVAC - Disconnected mini-split system unit on roof



132. HVAC - Fan air distributor panel



133. HVAC - Insulated condenser lines



134. HVAC - Kitchen exhaust fans and boiler exhaust chimneys



135. HVAC - Kitchen walk-in freezer and refrigerator refrigerant unit



136. HVAC - Labratory Exhaust Fan



137. HVAC - Make-up air units



138. HVAC - Mini-split air distributor



139. HVAC - Mini-split rooftop condenser



140. HVAC - Roof-top exhaust stack



141. HVAC - Rooftop Package Unit



142. HVAC - Rooftop toilet exhaust stacks



143. Electrical - Emergency generator



144. Electrical - Distribution panels



145. Electrical - Generator Automatic transfer switch



146. Electrical - GFCI Outlets



147. Electrical - Main electrical disconnect room



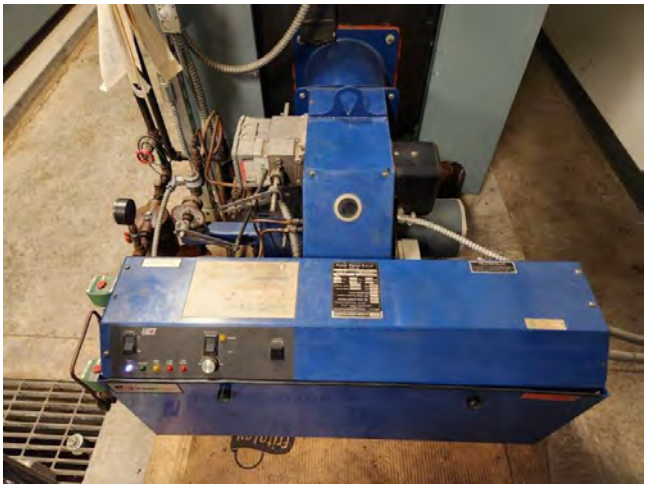
148. Electrical - Step-down transformer



149. Electrical - Transformer



150. Plumbing - Back-flow protection device



151. Plumbing - Boiler burner



152. Plumbing - Boiler unit



153. Plumbing - Buried Septic tanks



154. Plumbing - Expansion tanks and Chiller Condenser water



155. Plumbing - Exterior Oil Tank



156. Plumbing - Inoperable water circulation pump



157. Plumbing - Large Water heater units



158. Plumbing - Mixing Valves



159. Plumbing - Oil tank read-out



160. Plumbing - Propane fill point



161. Plumbing - RPZ Hotbox



162. Plumbing - Science room gas shut-off switch



163. Plumbing - Small water heater units



164. Plumbing - Water circulation pump controllers



165. Plumbing - Water circulation pumps



166. Plumbing - Water meter



167. Roof - Access Hatch with protection



168. Roof - East side metal structure



169. Roof - East side rooftop



170. Roof - Gymnaisum roof



171. Roof - HVAC protection fence structure



172. Roof - Internal drainage piping



173. Roof - Internal drainage with debris at grate



174. Roof - Internal Drainage



175. Roof - Membrane debris



176. Roof - Overview of roof membrane



177. Roof - Patched spot above library



178. Roof - Pitched roof system with standing seam metal roof



179. Roof - Rear north side pitched roof patched corner



180. Roof - Rear north side pitched roof



181. Roof - Roof membrane expansion seam



182. Roof - Skylight debris growth on seam



183. Roof - Skylight debris growth on skylight curb



184. Roof - Skylight interior view



185. Roof - Skylight overview



186. Roof - Stained membrane near kitchen exhaust



187. Roof - Standing seam metal roof



188. Roof - Under package RTU stained roof membrane



189. Site - ADA Parking north side



190. Site - Asphalt sidewalk crack



191. Site - Award display signage



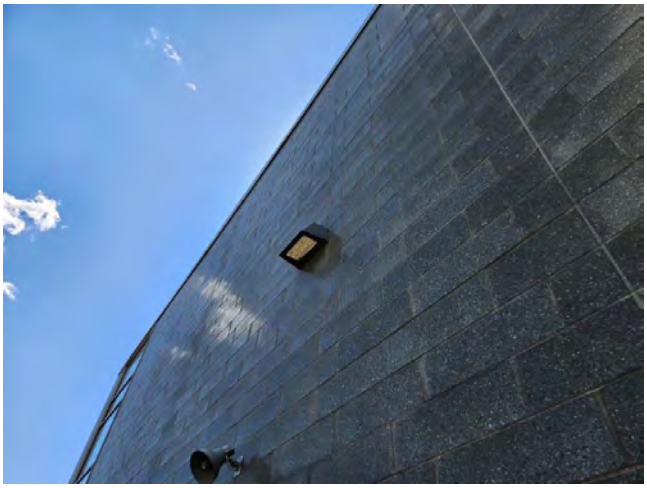
192. Site - Baseball field fencing



193. Site - Baseball field



194. Site - Building mounted signage



195. Site - Building-mounted LED lighting



196. Site - Concrete sidewalks



197. Site - Cracked asphalt pavement sealant



198. Site - Cracks forming along south side of Building 1



199. Site - Cracks forming along south side of Building 2



200. Site - Cracks forming along south side of Building 3



201. Site - Cracks sealed on asphalt pavement



202. Site - Damaged curbing at southeast corner of Building



203. Site - East side ADA parking



204. Site - East side parking area



205. Site - East side perimeter fecning along north side



206. Site - Irrigation system controller



207. Site - Landscaping deteriorated 1



208. Site - Landscaping deteriorated 2



209. Site - Landscaping deteriorated 3



210. Site - Landscaping deteriorated 4



211. Site - Lighting along the main entrance sidewalks



212. Site - Mildly displaced curbing in west side parking area



213. Site - Outdoor benching



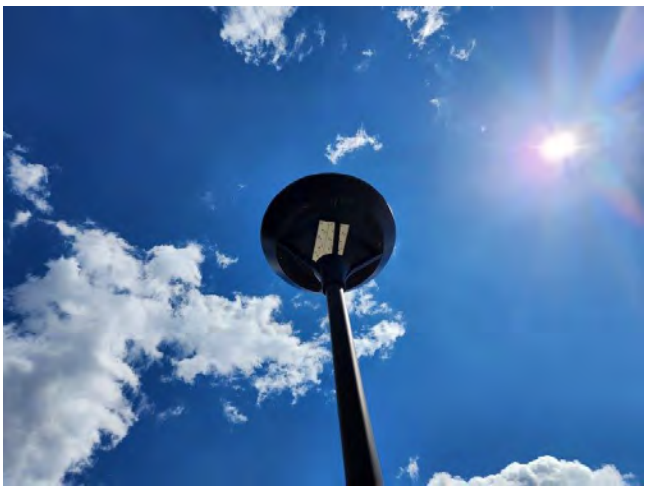
214. Site - Outdoor cafeteria eating area with concrete sidewalk



215. Site - Overview of west side parking area



216. Site - Pavement Curb Inlet Drainage



217. Site - Pole-mounted LED lighting



218. Site - Pre-school playground



219. Site - Property signage



220. Site - Retainge pond to the west of the Building



221. Site - Retaining wall efflorescence interior and crack



222. Site - Retaining wall efflorescence



223. Site - Retaining wall spalling and crack



224. Site - Shed side wall



225. Site - Shed with overhead door



226. Site - South side drive-aisle



227. Site - Stained concrete sidewalk on north side of Building



228. Site - Standing water near drain



229. Site - Stone curbing



230. Site - Storage sheds



231. Site - West parking area pavement cracking



232. Site - West side curved curbing asphalt sidewalk and pavement



233. Site - West side parking area



234. Site - West side student parking area



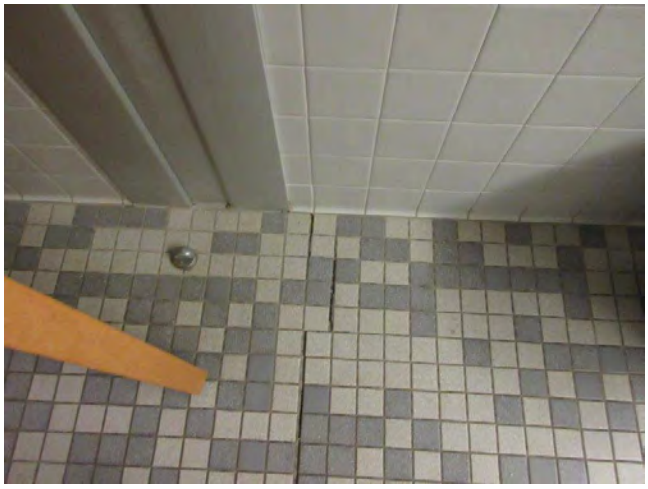
235. Site - West side track and field fence



236. Site - West side track and field outdoor bathroom and storage shed



237. Site - West side track and field



238. Structure - Metal Expansion joint through Building along floor in bathroom 2



239. Structure - Metal Expansion joint through Building along floor in bathroom 1



240. Structure - Metal Expansion joint through Building along floor width



241. Structure - Metal Expansion joint through Building along floor



242. Structure - Metal Expansion joint through Building along wall



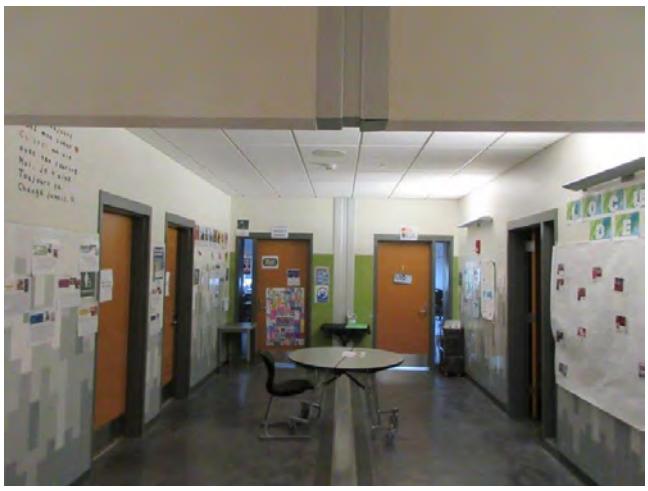
243. Structure - Metal Expansion joint through Building width



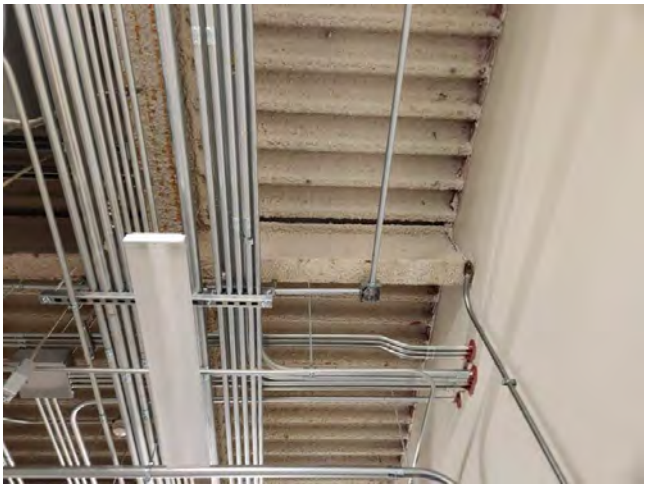
244. Structure - Metal Expansion joint through Building with loose metal panel



245. Structure - Metal Expansion joint through Building with missing metal cover



246. Structure - Metal Expansion joint through Building



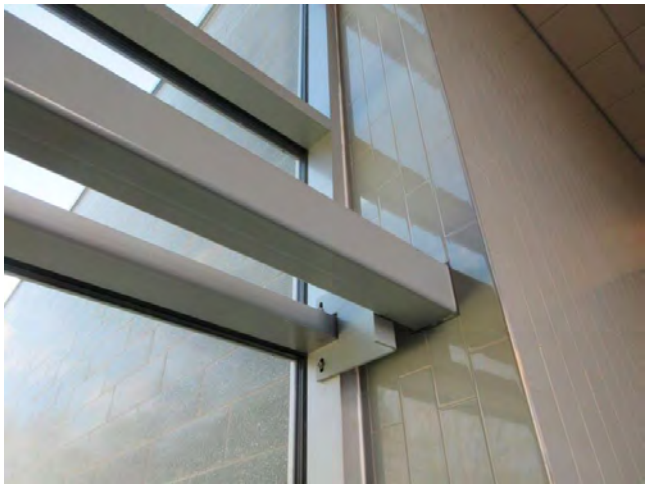
247. Structure - Steel framed floor structure



248. Structure - Upper floor hairline crack



249. Structure - Upper floor hairline cracking



250. Structure - Window mullion steel framing support



251. Elevator - Floor call button panel



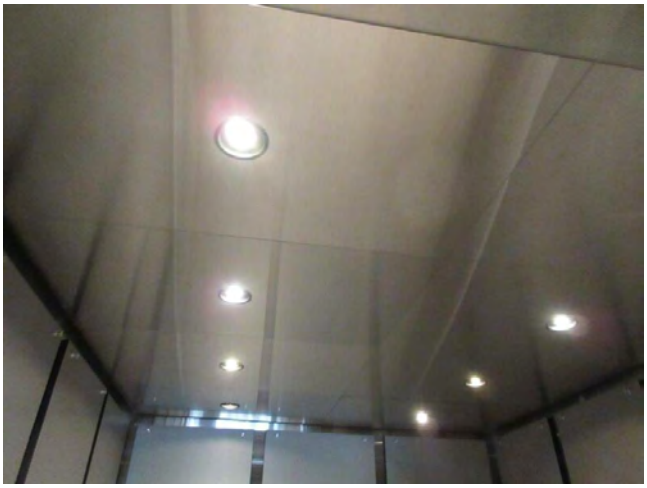
252. Elevator - Entrance door



253. Elevator - Hydraulic controller



254. Elevator - Hydraulic Pump machinery



255. Elevator - Interior cab ceiling finish



256. Elevator - Interior cab wall and floor finish



257. Elevator - Stainless steel floor selection panel

APPENDIX B

Street Map and Aerial Photo



N

STREET MAP

1001 Main Street, Boylston, Massachusetts 01505
AEI Project Number: 491202

AEI



N

AERIAL PHOTO

1001 Main Street, Boylston, Massachusetts 01505
AEI Project Number: 491202

AEI

APPENDIX C

Pre-Site Visit Questionnaire

FCA PRE-SURVEY QUESTIONNAIRE (ROI)

AEI

GENERAL PROPERTY INFORMATION					
PROPERTY NAME:	Tahanto Regional Middle/High School				
SITE ADDRESS:	1001 Main St	**CITY**	Boylston	**STATE**	MA
Number of Buildings:	1	**Date of Construction:**	2011	**Current Occupancy:**	%
Number of Stories:	2	**Renovation Date(s):**		**Area of Current Vacant Space:**	
Site Area in Acres:	acres 7	**Gross Building Area:**		**Rentable Building Area:**	sq. ft.
Total Number of Parking Spaces:		**Number of HC Parking Spaces:**	8	**Number of Van HC Spaces:**	1

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 15 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:

Please describe any future building maintenance, renovation, seismic, and upgrade work:

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:

	Tenant	Landlord		Tenant	Landlord
Paving	School is Responsible		HVAC Condensing units	School is Responsible	
Pavement Seal-coating			Window AC Units or Other		
Pavement Striping			Domestic Water Heaters		
Sidewalks			Fire Sprinkler in Tenant Space		
Exterior Paint			Fire Alarm in Tenant Space		
Brick Pointing			Elevators/ Escalators		
Roofing			Tenant Space Finishes		
HVAC Rooftop Units			Toilet Room Fixtures & Finishes		
HVAC Air handling/Fan coil units			ADA compliance		

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

	Vendor Name	Phone No.		Vendor Name	Phone No.
Roofing	Rockwell	978-537-7825	Painting		
Elevator	United Elevator	781-740-2440	HVAC	Design Temp.	774-757-8417
Fire Protection	Fire Equip. INC	508-418-3440	Plumbing	1896 Plumbing	774-287-1699
Electrician	O'Sullivan	978-549-2662	Trash Disposal	Republic Services	844-737-8254
Landscaping	Green Grass	978-760-8591	Security System	Shanix	401-941-4222

Please list all utility providers for the Property:

Domestic Water	Town of Boylston	Gas/ Oil/ Other	Dennis K. Burke inc.
Sanitary Sewer	Lakeside Sewerage	Electricity	Town of Boylston
Storm Drainage		Steam	

QUESTIONNAIRE *Note to Field Observer: Answers should be verified during site interview and field observations. A yes answer should be followed up thoroughly and documented if issues are present.*	YES	NO	UNKNOWN
Are you aware of any violations the property has been cited for? (If Yes, attach citation)			
Is a tenant monthly fee charged for common area maintenance (CAM)?			
Does the Property experience any site drainage, ground water or flooding problems?			
Is the amount of on-site parking provided inadequate?			
Is there damaged or nonoperational site lighting?			
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?			
Does the Property have any structural issues such as settlement, cracking or deflection?			
Has the Property experienced any fire related or seismic damage?			
Does the Property exhibit any water/ moisture infiltration?			
Does the Property have any leakage or failures at the roof, walls or cellar?			
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?			
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?			
Any problems regarding synthetic stucco or EIFS?			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?			
Are the HVAC systems inadequate and/or non-functioning?			
Are there any plumbing leaks or prevalent past leaks?			
Are there any water pressure issues at any time?			
Is galvanized or polybutylene "gray" piping present anywhere in the Property?			
Has any active or historical leaks related to galvanized or polybutylene piping occurred?			
Has retrofitting or replacement of galvanized or polybutylene piping taken place?			
Are there any electrical problems or inadequate electrical service?			
Electrical amperage to each unit is less than 60-amps??			
Is aluminum branch wiring present anywhere in the Property?			
If aluminum branch wiring is present, has retrofitting been performed?			
Are there any screw-in fuses present in the Property?			
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?			
Are there any elevator or escalator shutdowns or deemed out of service?			
Are there elevators present not regularly serviced under a full-service maintenance contract?			
Are there fire sprinkler systems present and not regularly serviced and tested?			
Are there fire alarm and detection devices not regularly serviced and tested?			
Is common area interior painting performed as part of routine maintenance?			
Was an "ADA Survey" ever conducted on the property? (If Yes, please attach a copy)			
Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property?			
Is there any unresolved ADA related complaints or pending litigation?			
Is there any mold or microbial growth at the Property?			
Have any tenants or occupants complained about mold or microbial growth at the Property?			
Is there a current formal indoor air quality management plan at the Property?			

Please indicate when the following systems have been last inspected:

Fire Sprinkler	7/21/2023	Elevators/ Escalators	7/26/2023
Fire Alarm	8/2/2023	Facades	

REPLACEMENT/ REPAIR HISTORY Everything is original 2011

Please list the approximate age (in years) of the following, as applicable:
(Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. - please attach additional pages for comments/ clarifications.

Paving:	Yrs.	Sealant/Striping:	_____Yrs.	Exterior Lighting:	_____Yrs.
Landscaping:	Yrs.	Irrigation System:	_____Yrs.	Building Signage:	_____Yrs.
Masonry Pointing:	Yrs.	Exterior Paint:	_____Yrs.	EIFS:	_____Yrs.
Windows:	Yrs.	Doors:	_____Yrs.	Building Sealants:	_____Yrs.
Roofing:	Yrs.	Other Roofing:	_____Yrs.	Skylights:	_____Yrs.
HVAC (_____):	Yrs.	HVAC(_____):	_____Yrs.	HVAC(_____):	_____Yrs.
Electric Service:	Yrs.	Emergency Generator:	_____Yrs.	Water Line:	_____Yrs.
Water Pumps:	Yrs.	Water Heaters:	_____Yrs.	Sewer Lines	_____Yrs.
Elevator Finishes:	Yrs.	Elevator Controller:	_____Yrs.	Elevator Machinery:	_____Yrs.
Escalators:	Yrs.	Fire Pump:	_____Yrs.	Central Fire Alarm Panel:	_____Yrs.
Lobby:	Yrs.	Common Flooring:	_____Yrs.	Common Restrooms:	_____Yrs.

PRICING DATA

Please provide costs below of the most recent expenditure for each type of equipment (supporting documentation is appreciated). If not known, leave blank.

Asphalt Seal Coating:	$_____	Concrete:	$_____	Roof System:	$_____
Unit Entry Door:	$_____	Service Door:	$_____	Overhead Door:	$_____
Exterior Painting:	$_____	Brick Repointing	$_____	Control Joint Sealant:	$_____
Common Area Carpet:	$_____	Common Area Flooring (other):	$_____	Common Restroom Renovation(s):	$_____
Tenant Area Carpet:	$_____	Tenant Area Flooring (other):	$_____	Tenant Restroom Renovation(s):	$_____
Water Heater 1:	$_____	Location	_____	Size	_____
Water Heater 2:	$_____	Location	_____	Size	_____
Water Heater 3:	$_____	Location	_____	Size	_____
Water Heater 4:	$_____	Location	_____	Size	_____
HVAC Equipment 1:	$_____	Location	_____	Size	_____
HVAC Equipment 2:	$_____	Location	_____	Size	_____
HVAC Equipment 3:	$_____	Location	_____	Size	_____
HVAC Equipment 4:	$_____	Location	_____	Size	_____
HVAC Equipment 5:	$_____	Location	_____	Size	_____
HVAC Equipment 6:	$_____	Location	_____	Size	_____
Fire Alarm Panel:	$_____	Fire Pump:	$_____	Elevator Equipment:	$_____

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey	✓	✓	
Certificate of Occupancy	✓	✓	
Copy of Open Building Permits or Code Violations			
Copy of Zoning Variances or Easements			
Rent Roll (with unit number, tenant name, unit area and occupancy %)			
Reduced Floor Plans			
Original construction documents (core and shell)	✓	✓	
List of Mechanical Equipment	✓	✓	
List of Capital expenditures for last 5 years			✓
List of Planned Capital expenditures	✓	✓	
Local Law #11 Façade Inspection Reports (NYC)			✓
Roof survey and warranty			✓
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)	✓	✓	
ADA Survey or Barrier Removal Plan			
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title: [signature] ***Date:*** 3/28/24

APPENDIX D

Record of all Documents Reviewed, Interviews, and Supporting Information

Property Card: **1001 MAIN ST**

Town of Boylston, MA

Parcel Information

Parcel ID:	53-1	**Map:**	53
Vision ID:	1547	**Lot:**	1 -
Owner:	BERLIN-BOYLSTON REGIONAL SCHOOL	**Use Description:**	IMP-EDUC
Co-Owner:	DISTRICT	**Land Area in Acres:**	26.68
Mailing Address:	215 MAIN ST BOYLSTON, MA 01505		

Sale History		Assessed Value	
Book/Page:	4151/0086	**Land:**	$1,733,400
Sale Date:	10/5/1960	**Buildings:**	$9,599,500
Sale Price:	$0	**Extra Bldg Features:**	$146,900
		Outbuildings:	$44,900
		Total:	$11,524,700

Building Details: Building # 1



Model:	Commercial	**Int Wall Desc 1:**	Plastered
Living Area:	86038	**Int Wall Desc 2:**	Drywall/Sheet
Appr. Year Built:	1993	**Ext Wall Desc 1:**	Brick/Masonry
Style:	Schools-Public	**Ext Wall Desc 2:**	
Stories:	2	**Roof Cover:**	Tar & Gravel
Occupancy:	1	**Roof Structure:**	Flat
No. Total Rooms:		**Heat Type:**	Steam
No. Bedrooms:		**Heat Fuel:**	Oil
No. Baths:		**A/C Type:**	None
No. Half Baths:			

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Property Location 1001 MAIN ST | Map ID 53/ 1/ / / | Bldg Name | State Use 9340
Vision ID 1547 | Account # 0000188-000108 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/30/2023 9:43:02 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
BERLIN-BOYLSTON REGIONAL SCH				
215 MAIN ST				
BOYLSTON MA 01505				

SUPPLEMENTAL DATA

Alt Prcl ID 53 1 02	WTR DIST
	1547
GIS ID M_181827_902378	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9340	9,746,400	9,746,400
EXM LAND	9340	1,733,400	1,733,400
EXEMPT	9340	44,900	44,900
Total		11,524,700	11,524,700

308

BOYLSTON, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BERLIN-BOYLSTON REGIONAL SCHOOL DI	4151	0086	10-05-1960	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	9030	9,604,500	2022	9030	9,604,500	2021	9030	8,807,700
	9030	1,523,400		9030	1,523,400		9030	1,761,400
	9030	44,900		9030	44,900		9030	31,200
	Total	11,172,800		Total	11,172,800		Total	10,600,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0340				

NOTES

2007-122 REPAIR, DRY WALL ,FLOOR & PAINT

2013-18 DEMOLISH OLD SCHOOL 3-13

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	9,599,500
Appraised Xf (B) Value (Bldg)	146,900
Appraised Ob (B) Value (Bldg)	44,900
Appraised Land Value (Bldg)	1,733,400
Special Land Value	0
Total Appraised Parcel Value	11,524,700
Valuation Method	C
Total Appraised Parcel Value	11,524,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2014-41	06-02-2014	RE	Remodel	247,000		100		REPLACE SIDING ON HIGH
2011-72	06-30-2011	NC	New Construct			100		NEW MIDDLE/HIGH SCHOOL
2003-137	09-26-2003	RE	Remodel	24,900		70104		REROOF
9933	06-01-1999	NC	New Construct	303,359	03-07-2000	100	01-01-2000	2 ELEVATORS/HIGH SCHOO

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
03-24-2014	DA			11	Building Permit
08-06-2013	EH			11	Building Permit

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	9340	IMP-EDUC			20.000	AC	70,000.00	1.00000	5	1.00	0400	1.200			0	84,000	1,680,000
1	9340	IMP-EDUC			6.680	AC	8,000.00	1.00000	0	1.00		1.000			0	8,000	53,400
		Total Card Land Units			26.68	AC	Parcel Total Land Area:			26.68						Total Land Value	1,733,400

Property Location	1001 MAIN ST		Map ID	53/ 1/ / /		Bldg Name	State Use 9340
Vision ID 1547		Account # 0000188-000108		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/30/2023 9:43:07 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools-Public
Model	94	Commercial
Grade	05	Average +20
Stories:	2	
Occupancy	1.00	
Exterior Wall 1	20	Brick/Masonry
Exterior Wall 2		
Roof Structure	01	Flat
Roof Cover	04	Tar & Gravel
Interior Wall 1	03	Plastered
Interior Wall 2	05	Drywall/Sheet
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	06	Steam
AC Type	01	None
Bldg Use	9030	MUNICPAL MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Heat/AC	00	NONE
Frame Type	03	MASONRY
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	12.00	
% Comn Wall	0.00	
1st Floor Use:	9030	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
9340	IMP-EDUC	100
		0
		0

COST / MARKET VALUATION

RCN	13,520,468
Year Built	1962
Effective Year Built	1993
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	9,599,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FGR1	GARAGE-AVE	L	216	45.00	1997		50		0.00	4,900
FN1	FENCE-4' CHAI	L	1,600	10.00	1997		50		0.00	8,000
PAV1	PAVING-ASPH	L	40,000	1.60	1997		50		0.00	32,000
MSC1	ELEVATOR	B	2	90000.00	1999		68		0.00	122,400
MSC1	ELVE STOPS	B	6	6000.00	1999		68		0.00	24,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	53,777	53,777	53,777	156.47	8,414,616
CAN	Canopy	0	1,850	370	31.29	57,895
FUS	Upper Story, Finished	32,261	32,261	32,261	156.47	5,047,956
	Ttl Gross Liv / Lease Area	86,038	87,888	86,408		13,520,467

BOYLSTON MASS.

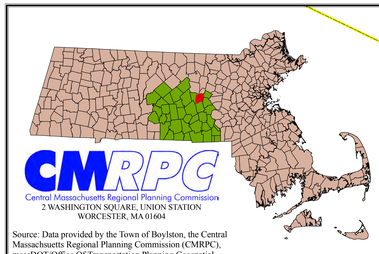
ZONING MAP

CURRENT AS OF MAY 4, 2010

Feet

900 450 0 900 1,800 2,700 3,600 4,500

NOTE
This map is not the official street map for the town.
Information regarding the official status of any street
in town can be obtained at the Town Clerk's office.



CMRPC
Central Massachusetts Regional Planning Commission
2 WASHINGTON SQUARE, UNION STATION
WORCESTER, MA 01604

Source: Data provided by the Town of Boylston, the Central Massachusetts Regional Planning Commission (CMRPC), massDOT/Office Of Transportation Planning Geospatial Resources Section and the Executive Office of Energy and Environmental Affairs/MassGIS (EOEEA/MassGIS).

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution intrepreting positional accuracy.

Town of Clinton
Town of Sterling
Town of West Boylston
Town of Berlin
Town of Northborough
Town of Shrewsbury

WACHUSETT RESERVOIR
Kendall Cove
Wood Island
Hastings Cove
Lord Cove
Andrews Harbor
Scotland Swamp
Wrack Meadow
French Brook
Adams Cove
Pine Swamp
SOUTH BAY
Flagg Cove
Sewall Brook
Spruce Pond
Town Beach
Newton Pond
Rocky Pond
Fort Pond Brook

MAIN STREET
MILL HILL ROAD
DUPEY ROAD
RACHEL ROAD
LINDEN STREET
RYAN FARM LANE
LARKIN ROAD
OAK HILL
CIRCLE
CROSS STREET
TOWER HILL RD
SCAR HILL ROAD
KENDALL PLACE
FRENCH DRIVE
GABRIELI RD
CHURCH STREET
COTTONWOOD PLACE
WOODLAND DRIVE
CENTRAL STREET
GREEN STREET
WARREN STREET
MARIE WAY
PLEASANT LANE
PENDELL CIRCLE
REDWOOD CIRCLE
BOULDER WAY
ROCKY POND ROAD
BIRCH HILL DRIVE
JUNIPER HILL DRIVE
STILES ROAD
RIDGEFIELD CIRCLE
WOODLAND ESTATES
ETHAN ALLEN DRIVE
SYLVAN LANE
COLUMBUS ROAD
ADAMS ST
LONGFELLOW WAY
MADISON AVENUE
TWIN SPRINGS DRIVE
LONGLEY HILL ROAD
RESERVOIR STREET
BARNEY RD
OLD ORCHARD CIRCLE
RESERVOIR ST
HILL AVE
GNOMON
STARK TERRACE
SCHOOL STREET
SMITH ROAD
WEST TEMPLE ST
EDGEBROOK DRIVE
CLEARVIEW AVE
LINDENWOOD CIRCLE
FAIRCREST
SEWALL STREET
EAST TEMPLE STREET
CAROL DRIVE
SHREWSBURY
ELMWOOD PLACE
MAPLE AVE
CROSS STREET
PINE STREET
ABBEY RD
HILLWOOD CIRCLE
LONG LEAF ROAD
CYPRESS ST
NICHOLAS AVE
FOX HOLLOW
MILL ROAD
DOE STREET
EDGEWOOD
CLARK STREET
HEYWOOD ST
CLOVER STREET
COOK STREET
FLAGG ST
BREWER AVE
HILLSIDE AVE
WHITEHALL ROAD
GREENWOOD ST
BELAIR ST
MORNING DALE AVE
MCLELLAND ST
STOCKTON ST
WILLARD ROAD
MELROSE ST
SAPPHIRE DRIVE
SHOPPER PARK DRIVE
BYPASS
CL R.O.W.
100'
200'
400'
600'
700'
1200'
450'

IP
NB
FBD
MUI
RB
HB
R
GR
VB
HD
C
RR

70
290
140

LEGEND

Zoning Districts
- Commercial (C)
- Village Business (VB)
- Highway Business (HB)
- Heritage District (HD)
- Neighborhood Business (NB)
- Flexible Business Development (FBD)
- Route 140 Business (RB)
- Industrial Park (IP)
- Mixed Use Industrial (MUI)
- General Residential (GR)
- Residential (R)
- Rural Residential (RR)

Overlay Districts
- Priority Development Site
- Wellhead Protection Overlay
- Residential Office Overlay

- Town Boundary
- Transmission Line
- Abandoned Rail R.O.W
- Interstate
- State Road
- Local Road
- Water Body
- Swamp or Marsh
- Stream
- Intermittent Stream

N W E S

Route 140 Cooridor Inset -- 1 inch equals 700 feet

Insert Map -- 1 inch equals 400 feet

ZONING DISTRICT TABLE		
DISTRICT NAME	ACRES	PERCENTAGE
COMMERICAL	11	0.09%
VILLAGE BUSINESS	49	0.39%
HIGHWAY BUSINESS	9	0.07%
HERITAGE DISTRICT	222	1.76%
NEIGHBORHOOD BUSINESS	22	0.17%
FLEXIBLE BUSINESS DEVELOPMENT	263	2.08%
ROUTE 140 BUSINESS	52	0.41%
INDUSTRIAL PARK	542	4.29%
MIXED USE INDUSTRIAL	43	0.34%
GENERAL RESIDENTIAL	224	1.77%
RESIDENTIAL	781	6.18%
RURAL RESIDENTIAL	10,427	82.46%

LAST EDITED SEPT. 2010

REVISED BY	DATE
MICHAEL MORIN, CMRPC	DRAFT, FEBRUARY 2006
MATTHEW FRANZ, CMRPC	SEPTEMBER 2010

Edited Sept. 18 2010 --- H:\Projects\O_Boylston_ZN\BoylstonZN_Inset_36x44.mxd

Property:	Tahanto Regional Middle High School 1001 Main Street, Boylston MA, 01505 Property Parcel No. 53-1 AEI Project No.: 491202		
To:	Tony Zahariadis	508.869.0143 ext 227	Online Submission
Department:	Building Inspector Department		
AEI Contact:	Maksim Vaynshteyn	718.908.1664	mvaynshteyn@aeiconsultants.com

AEI Consultants has been engaged to conduct a Property Condition Assessment on the above referenced property. Please respond to the following documentation/information requests. Please call or email the AEI contact person listed above to discuss questions and/or fees associated with this request.

Thank you for your assistance.

Building Code Compliance

1. Are there outstanding building code violations associated with the Property? If "Yes", please provide relevant documentation via email. ☐Yes ☐No
2. Are there pending building code requirements associated with the Property? If "Yes", briefly explain below. ☐Yes ☐No

3. Are there any recent building code administrative actions associated with the Property? If "Yes", briefly explain below. ☐Yes ☐No

Information completed by: _____

Please provide the Property's Certificate of Occupancy via email.

FOR AEI Use ONLY:	Email/fax/online form	Telephone Interview	In-person Interview	Hard copy
Information request was submitted on this date via:				
Information request was submitted on this date via:				

Property:	Tahanto Regional Middle High School 1001 Main Street, Boylston MA, 01505 Property Parcel No. 53-1 AEI Project No.: 491202		
To:	Joseph Flanagan	508.869.2342	Online Submission
Department:	Fire Chief – Boylston Fire Department		
AEI Contact:	Maksim Vaynshteyn	718.908.1664	mvaynshteyn@aeiconsultants.com

AEI Consultants has been engaged to conduct a Property Condition Assessment on the above referenced property. Please respond to the following documentation/information requests. Please call or email the AEI contact person listed above to discuss questions and/or fees associated with this request.

Thank you for your assistance.

Fire Code Compliance

1. Are there outstanding fire code violations associated with the Property? If "Yes", please provide relevant documentation via email. ☐Yes ☐No
2. Are there pending fire code requirements associated with the Property? If "Yes", briefly explain below. ☐Yes ☐No

3. Are there any recent fire code administrative actions associated with the Property? If "Yes", briefly explain below. ☐Yes ☐No

Information completed by: _____

Please provide the Property's Certificate of Occupancy via email.

FOR AEI Use ONLY:	Email/fax/online form	Telephone Interview	In-person Interview	Hard copy
Information request was submitted on this date via:				
Information request was submitted on this date via:				

Property:	Tahanto Regional Middle High School 1001 Main Street, Boylston MA, 01505 Property Parcel No. 53-1 AEI Project No.: 491202		
To:	Joseph Flanagan	508.869.2342	Online Submission
Department:	Fire Chief - Boylston Fire Department		
AEI Contact:	Maksim Vaynshteyn	718.908.1664	mvaynshteyn@aeiconsultants.com

AEI Consultants has been engaged to conduct a Property Condition Assessment on the above referenced property. Please respond to the following documentation/information requests. Please call or email the AEI contact person listed above to discuss questions and/or fees associated with this request.

Thank you for your assistance.

Fire Code Compliance

1. Are there outstanding **fire code** violations associated with the Property? If "Yes", please provide relevant documentation via email. ☐Yes ☒No
2. Are there pending **fire code** requirements associated with the Property? If "Yes", briefly explain below. ☐Yes ☒No

3. Are there any recent **fire code** administrative actions associated with the Property? If "Yes", briefly explain below. ☐Yes ☒No

Information completed by: Joseph P. Flanagan, Fire Chief

Please provide the Property's Certificate of Occupancy via email.

FOR AEI Use ONLY:	Email/fax/online form	Telephone Interview	In-person Interview	Hard copy
Information request was submitted on this date via:				
Information request was submitted on this date via:				

National Flood Hazard Layer FIRMette

FEMA

71°43'28"W 42°22'34"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

71°42'50"W 42°22'7"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/17/2024 at 9:09 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Geological Survey - Earthquake Hazards Program

Unified Hazard Tool

Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the U.S. Seismic Design Maps web tools (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

Please also see the new USGS Earthquake Hazard Toolbox for access to the most recent NSHMs for the conterminous U.S. and Hawaii.

Input

Edition

Conterminous U.S. 2014 (v4.0.x)

Spectral Period

Peak Ground Acceleration

Latitude

Decimal degrees

42.37161

Time Horizon

Return period in years

475

Longitude

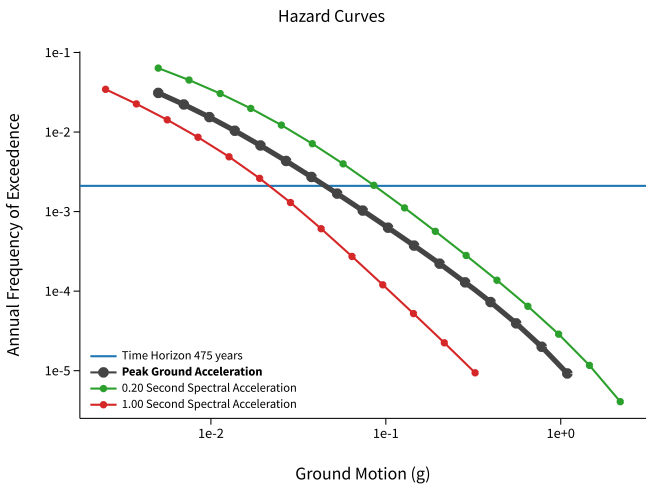
Decimal degrees, negative values for western longitudes

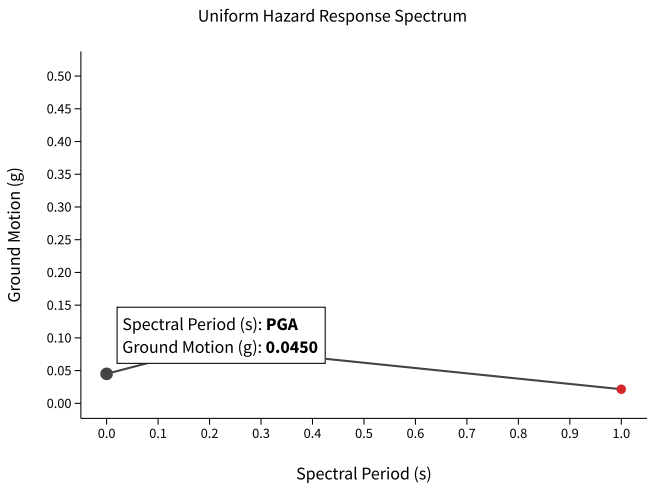
-71.72091

Site Class

760 m/s (B/C boundary)

Hazard Curve





View Raw Data

The Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118

Certificate for Use of Elevator

Chapter 143 General Laws, as amended

Location:

1001 MAIN STREET, BOYLSTON, 01505

Issued On: July 26, 2023

Expires: April 30, 2024

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator. This inspection certificate is issued subject to any Phase II restrictions of record.

Capacity (lbs): 3500

Speed (fpm): 125

State ID#: 39-P-24

Inspection #: INS-610346

Sarah R Wilkinson

Sarah R Wilkinson
Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

BIGELOW ELECTRICAL COMPANY, INC. "BIGPOWER"
1 Pullman Street, PO Box 60268, Worcester, MA 01606-0268
Telephone: 508-852-5000 Website: Bigelowelec.com

GENERATOR SCHEDULED MAINTENANCE SERVICE REPORT

Prepared for:

BERLIN-BOYLSTON REGIONAL SCHOOLS

215 MAIN STREET BOYLSTON, MA 0155

on

7/18/2023

A Part of the Bigelow Electrical Company Inc. Group

BIGPOWER

SINCE 1914

Table of Contents

		High	Med	Low	Section
GENERATOR SCHEDULED MAINTENANCE SERVICE SHEET - *TAHANTO M/S H/S*	Generator*: 3040283 - BRLBY-4*	0	0	0	**1.0**

Bigelow Electrical Company disclaims all warranties, both express and implied, relating to the information, reports, opinions, and analysis disclosed to the Customer by Bigelow Electrical Company. Bigelow Electrical Company shall not be liable for any errors or omissions, or any losses, injury or damages arising from the use of such information, reports, opinions and analysis by the Customer.

Overview

Breakdown by Form

Form Type	High	Med	Low	# Forms
GENERATOR SCHEDULED MAINTENANCE SERVICE SHEET	0	0	0	1
Overall:	**0**	**0**	**0**	**1**

Breakdown by Location

Location	High	Med	Low	# Forms
TAHANTO M/S H/S	0	0	0	1
Overall:	**0**	**0**	**0**	**1**

Breakdown by Asset

Asset Type	High	Med	Low	# Assets
Generator	0	0	0	1
Overall:	**0**	**0**	**0**	**1**

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Bigelow Electrical Co.
1 Pullman St.
Worcester, MA 01606
(508) 852-5000

GENERATOR SCHEDULED MAINTENANCE SERVICE SHEET

BERLIN-BOYLSTON REGIONAL SCHOOLS
215 MAIN STREET
BOYLSTON, MA 0155

FolderID: GS37608
FormID: 12434310



Generator

Completed by: Jon Owens on 07/14/2023

Location:	TAHANTO M/S H/S
Serial Number:	3040283
Generator ID:	BRLBY-4
Status:	In Service

Generator Make:	KOHLER
Generator Model:	200REOZJF
Generator Volts:	277/480
Transfer Switch Make:	JOHN DEERE

Priorities Found: **24 - Good**

TEST RESULTS

	1.	Hour Meter Start	**318.6**
		end 319.5	
●	2.	Engine Fault	**(P) Pass**
●	3.	Waterjacket Heater	**(P) Pass**
●	4.	Battery Condition	**(P) Pass**
		(2) powerfast 31 1/23	
●	5.	Static	**(P) Pass**
		13.0	
●	6.	Loaded	**(P) Pass**
		rated 1000cca tested 1126/1079cca	
●	7.	Battery Terminals	**(P) Pass**
●	8.	Charger Type	**(P) Pass**
		float	
●	9.	Charger Condition	**(P) Pass**
●	10.	Charger Rate	**(P) Pass**
●	11.	Engine Oil Level	**(P) Pass**
●	12.	Engine Oil Condition	**(P) Pass**
●	13.	Coolant Level	**(P) Pass**
●	14.	Coolant Condition	**(P) Pass**
●	15.	Coolant Protection	**(P) Pass**
		-36	
●	16.	Belts	**(P) Pass**
●	17.	Hoses/Connections	**(P) Pass**
●	18.	Water Pump	**(P) Pass**
●	19.	Air Filter	**(P) Pass**
●	20.	Fuel Lines	**(P) Pass**

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21.	Exhaust System Condition	**(P) Pass**
22.	Ignition System	**(P) Pass**
23.	Voltage Output	**480**
24.	Frequency	**60**
25.	Exhaust System	**(P) Pass**

GENERAL

26.	General Comments ***performed load test***	
27.	Customer Signature	

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Tahanto MS/HS FY25	Amount	Description
Lawn Mower	$5,000	Broken, need to replace
Paving of Walkway	$22,000	Not ADA Compliance
Floor Scrubber	$8,000	Custodial Cleaning- Need additional floor scrubber, have one 1st floor not second, to large to fit in elevator
Refurbish Track	$150,000	Old and needs to be done, including long jump and shot put
Replacement of Water Heater	$4,000	Science wing water heaters need to be replaced
Non Student Device Replacement	$40,000	Teacher laptops, and other HW Replacements
IT Support	$153,000	105 Chromebooks, 85 Laptops, 8 Projector Replacements (4 interactive, 4 non-interactive), Network Switches
Auditorium Projector	$15,000	Aging system - needs replacement
Security/Swipe Card System	$55,000	Aging system - Needs to be Upgraded
Auditorium Theatrical Lighting Replacement (stage)	$47,000	Needs Replacement, year 1 of 3
Auditorium/Music Sound Systems	$45,000	Needs Replacement, year 1 of 3
Auditorium Light Replacement	$8,000	Replaced with LED's and Lift Rental
Purchase Storage Unit	$6,000	Storage Unit needed for Supplies
HVAC	$15,000	HVAC Repairs
	$573,000	

Tahanto MS/HS FY26	Amount	Description
IT Support	$ 175,000	105 Chromebooks, 85 Laptops, 8 Projector Replacements (4 interactive, 4 non-interactive), Wireless Access Points
Auditorium Theatrical Lighting Replacement (stage)	$ 49,000	Needs Replacement, year 2 of 3
Auditorium/Music Sound Systems	$ 49,000	Needs Replacement, year 2 of 3
Non Student Device Replacement	$ 40,000	Teacher laptops, and other HW Replacements
Phone System	$ 130,000	Aging System + Connect all buildings
Snow blowers	$ 5,000	Purchase 2 new snowblowers
Aerate fields	$ 6,000	Fields needs maintenance
Concrete	$ 20,000	Replace existing concrete pads that have cracks and holes
HVAC Repairs	$ 20,000	Repairs to aging HVAC Units. Motors, belts and fans
HVAC Controls	$ 55,000	Retrofit out dated BAS system for hvac
	$ 549,000	

Tahanto MS HS FY27	Amount	Description
Auditorium Theatrical Lighting Replacement (stage)	$ 51,000	Needs Replacement, year 3 of 3
Auditorium/Music Sound Systems	$ 51,000	Needs Replacement, year 3 of 3
Electrical	$ 25,000	Service lighting panels and controls for lighting
Arerate fields	$ 6,000	Fields need maintenance
Paging System	$ 40,000	Aging System
HVAC	$ 10,000	Extra service for roof top units
IT Support	$ 180,000	105 Chromebooks, 85 Laptops, 8 Projector Replacements (4 interactive, 4 non-interactive), Network Switches, Network Server
	$ 363,000	

Tahanto MS HS FY28	Amount	Description
Boiler repairs	$ 20,000	Boilers are aging
HVAC	$ 10,000	HVAC Repairs
Fields	$ 10,000	Field maintenance
Hallway lights	$ 80,000	Replace all hallway florescent lights with LED lights
IT Support	$ 185,000	105 Chromebooks, 85 Laptops, 8 Projector Replacements (4 interactive, 4 non-interactive), Library Lab
	$ 185,000	

Tahanto MS HS FY29	Amount	Description
Classroom lights	$ 75,000	Replace existing florescent lights in the classrooms with LED
Fire alarm system	$ 150,000	Replace current aging fire alarm panel with an updated system
HVAC repairs	$ 10,000	HVAC repairs
IT Support	$ 185,000	105 Chromebooks, 85 Laptops, 8 Projector Replacements (4 interactive, 4 non-interactive), Technology Lab
	$ 185,000	

RTU-1

McQuay RPS045DSY

RTU-2

McQuay RPS045DSY

RTU-3

McQuay RPS031DLY

RTU -4

McQuay RPS016DSY

RTU -5

McQuay RPS016dsy

RTU -6

Valent VPRE-110-5C-X-C-1CA

RTU-7

Valent: VPRE-110-5C-X-C-1CA

RTU-8

McQuay RPS045DSY

Carrier Chiller 30RAP0406JA08F14

The Commonwealth of Massachusetts

Certificate Number 2011-072

TOWN OF BOYLSTON

In Accordance with the Massachusetts State Building Code, section 111.1 issued this

CERTIFICATE OF OCCUPANCY

This CERTIFICATE OF OCCUPANCY was issued under CMR 780 (8th) Edition of the MASSACHUSETTS STATE BUILDING CODE.

1. *Address:* 1001 Main Street *Owner of Record:* Town of Boylston/Berlin

2. *Building Permit Number:* 2011-072 *Classification* New High School

3. *Use group* E-Educational *in accordance with the provisions of CMR Chapter 3 Section 302.1 such structures shall be classified in the use group which the occupancy most resembles.*

4. *Type of construction as defined in CMR780 Chapter 6 Table 602*
   TYPES (1) ____ (2) B (3) ____ (4) ____ (5) ____

5. *Special Use and Occupancy in accordance with CMR 780 Chapter 6 and Chapter 4 shall comply with the requirements of* _____

6. *Occupancy Load per floor 1st floor ____ 2nd ____ 3rd ____ 4th ____ Attic ___ Other____*

7. *Special Stipulation of Certificate of Occupancy:* _____

Tony Zahariadis /sig

Tony Zahariadis
Building Official

05/ 16/ 2016
Date Certificate Issued

FIRE EQUIPMENT INCORPORATED

Wet or Dry Chemical Suppression System Inspection Certificate

For

Tahanto Regional Middle-High School
1001 Main Street
Boylston, MA 01505

Tested to NFPA Standards

This Inspection was performed in accordance with NFPA 17 Standards for Dry Chemical Systems or NFPA 17A and NFPA 96 Standards for Wet Chemical Systems. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Inspection Date:
7/21/2023

Inspector Name:Marcel Gheorghe - T9
Title: Service Technician

FIRE EQUIPMENT INCORPORATED

Report of Inspection, Testing & Maintenance

of Wet or Dry Chemical Suppression Systems

(Weekly inspection tasks are NOT included in this report)

Firm: Fire Equipment Inc.	Inspection Contract#: Tahanto Regional Middle-High School - Child - Semi-Annual - 426 - Kitchen Inspec	
Property: Tahanto Regional Middle-High School	Street: 1001 Main Street	City/State/Zip: Boylston, MA 01505
Frequency: Semi-Annual	Inspector Name: Marcel Gheorghe - T9	Date: 7/21/2023
Installed Product: **K 00099174**	Product: Kitchen Suppression System	Equipment Location: Cafeteria

System in service before conducting tasks	Yes
Pertinent parties notified before conducting tasks	Yes
Type of special agent extinguishing system: Wet chemical Dry chemical Prior to performing the required maintenance steps, verify that the system protection is designed and installed correctly for the existing appliance and ventilation system configuration. If not, note deficiencies.	Wet Chemical
Were building alterations/renovations made since last inspection?	No
Is system connected to building fire alarm?	Yes
Tested through to the Fire Alarm System	Yes
Automatic Shutdown	
What is fuel source? Electricity Gas or Both	Gas
Nozzles	
Are caps in place?	Yes
Are nozzles properly oriented to protect hazard?	Yes
Are there signs of damage or clogging?	No
Manual Releases	
Are manual releases clear and unobstructed?	Yes
System Cylinders and Mechanical Controls	
Are system pressure gauges in proper operating range?	Yes
Tanks mounted and secured?	Yes
All visible piping & conduit properly supported and in good condition?	Yes
Proper pipe schedule and fitting weight(s) for hazard design?	Yes
Flexible discharge hoses? Date: 05-01-2012 Part#: Amerex discharge hose Size: 16448 :	Yes
Portable Fire Extinguishers	
Are fire extinguishers provided?	Yes
Mechanical Detection Line	
Function tested	Yes
Quantity of Links changed	3, 1

FIRE EQUIPMENT INCORPORATED

Temperature:	360450
Electric Detection	
Control panel tests	N/A
Battery load test performed? Pass Fail	N/A
Battery date:	
Restorable heat detector(s) tested	N/A
Interlocks	
Process interlock	Yes
Fuel shutoff	Yes
CERTIFICATE OF INSPECTION	
System tagged and left in service	Yes
Pertinent parties notified after conclusion of tasks	Yes
Alarm Panel Clear	Yes
System returned to service	Yes
COMMENTS: Performed annual inspection of wet chemical system, tested gas shutdown interface & alarm signal to building fire alarm panel, system left online in normal condition.	
Is a 6-Year Maintenance Test Due?	No
Is a 12-Year Hydrostatic Test Due?	No

FIRE EQUIPMENT INCORPORATED

FIRE SUPPRESSION CYLINDER RECORD

Cylinder(s) for Product: K 00099174							
Serial No.	**Manufacturer**	**Model**	**Gross**	**PSI**	**Hydro**	**Agent Type**	**Location**
TBU053589	Amerex	375		240	05/01/2012	AMEREX	Left of hood inside cabinet
PN 12856 10 CU. IN.	Amerex	10 CU IN		2000	01/01/2012	NITROGEN	Left of hood inside cabinet in controller

FIRE EQUIPMENT INCORPORATED

DEVICE SHEET

Devices for Product: K 00099174					
Device Type	**Manufacturer**	**Model**	**Address**	**Location**	**Test Results**
Actuator	Amerex	Fire suppression system mechanical release module		Inside cabinet left of hood	Pass
Control Valve	Amerex	2” MECHANICAL GAS VALVE, PN 12794		Left of hood above drop ceiling	Pass
Manual Pull Station	Amerex	Cable operated		Exit to cafeteria	Pass
Thermal Link	Globe-Amerex	K-360 degrees		Plenum above tilt skillet	Pass
Thermal Link	Globe-Amerex	K-360 degrees		Plenum above double steamers	Pass
Thermal Link	Globe-Amerex	K-360 degrees		Plenum above range	Pass

FIRE EQUIPMENT INCORPORATED

Fire Alarm Inspection Certificate

For

Tahanto Regional Middle-High School
1001 Main Street
Boylston, MA 01505

Tested to NFPA Standards

This Inspection was performed in accordance with NFPA 72 Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Inspection Date:
8/2/2023

Inspector Name: Jeremy Asselin - T8
Title: Service Technician

FIRE EQUIPMENT INCORPORATED

Report of Inspection, Testing & Maintenance of Fire Alarms

Firm: Fire Equipment Inc.	Inspection Contract#: Tahanto Regional Middle-High School - Child - Annual - 526 - Fire Alarm Inspecti	
Property Name: Tahanto Regional Middle-High School	Street: 1001 Main Street	City/State/Zip: Boylston, MA 01505
Inspection Frequency: Annual	Inspector Name: Jeremy Asselin - T8	Date: 08/02/2023
Installed Product: FA 00098991	Product Name: Fire Alarm System	Equipment Location: 1st inside receiving hall

Monitoring organization for this equipment::	
Entity to which alarms are retransmitted:	Emergency 24 800-877-3624 NE3308
Account or Masterbox #:	NE3308
System in Service before inspection:	Yes
Type of System or Service:	Fire alarm with in-building fire emergency voice alarm communication system (EVACS)
Control Unit Manufacturer:	Simplex
Control Unit Model Number:	4100U
Primary Power	
Input voltage of control panel:	120
Control panel amps:	5
Batteries	
Location:	FACP BY SIDE LOADING DOCK
Type:	(2) 12volt 35AMP hour
Nominal voltage:	24
Amp/hour rating:	35
Battery Date:	03/31/2021
Location and Description of Annunciator:	X

NOTIFICATIONS MADE PRIOR TO TESTING

Monitoring organization Contact:	Emergency 24	Date: 08/02/2023
Building management Contact:	Daniel	Date: 08/02/2023
Building occupants Contact:	Daniel	Date: 08/02/2023
Authority having jurisdiction Contact:	Boylston FD	Date: 08/02/2023
Other, if required Contact:		Date:

TESTING RESULTS

Control Unit and Related Equipment Description		**Comments**
Control Unit	Functional Test	
Lamps/LEDs/LCDs	Functional Test	
Trouble Signals	Functional Test	
Disconnect switches	Functional Test	

Ground-fault monitoring	Visual Inspection	
Supervision	Functional Test	
Local annunciator	N/A	
Remote annunciators	N/A	
Other (specify)	N/A	

Control Unit Power Supplies

Description		Comments
120-volt power	Visual Inspection	
Battery Condition	Visual Inspection	
Discharge test	Functional Test	
Charger test	Functional Test	
Other (specify)	N/A	

Monitored Systems

Description		Comments
Engine-driven generator	N/A	
Fire pump	N/A	
Special suppression systems	N/A	
Other (specify)	N/A	

Auxiliary Functions

Description		Comments
Door-releasing devices	N/A	
Door unlocking	N/A	
Elevator recall	N/A	
Other (specify)	N/A	

NOTIFICATIONS THAT TESTING IS COMPLETE

Monitoring organization Contact:	Emergency 24	Date: 08/02/2023
Building management Contact:	Daniel	Date: 08/02/2023
Building occupants Contact:	Daniel	Date: 08/02/2023
Authority having jurisdiction Contact:	Boylston FD	Date: 08/02/2023
Other, if required Contact:		Date:

SYSTEM RESTORED TO NORMAL OPERATION

Date: 08/02/2023

Inspector Certification:

This system, as specified herein, has been inspected and tested according to all NFPA standards cited herein.

Printed name : Jeremy Asselin Date: 08/02/2023

Organization: Fire Equipment Title: Tech

COMMENTS:

FIRE EQUIPMENT INCORPORATED

DEVICE SHEET

Devices for Product: FA 00098991					
Device Type	**Manufacturer**	**Model**	**Address**	**Location**	**Test Results**
Pull Station	Simplex	4099-9003	M1-18	Floor 1 receiving door #D2	Pass
Smoke Detector	Simplex	4098-9714	M1-19	1st Floor C Receiving Hall	Pass
Smoke Detector	Simplex	4098-9714	M1-27	FL1 Equipment O/S stor room C4	Pass
CO Detector	System sensor	12/24T	M1-20	FL1 gym southeast corner	Pass
Smoke Detector	Simplex	4098-9714	M1-38	FL1 Vestibule to boys locker room 137	Pass
Smoke Detector	Simplex	4098-9714	M1-21	FL1 Emergency electrical room 153A	Pass
Smoke Detector	Simplex	4098-9714	M1-22	FL1 Main Electric Room	Pass
Pull Station	Simplex	4099-9003	M1-23	FL1 Door #D1	Pass
Smoke Detector	Simplex	4098-9714	M1-24	FL1 Door #D1 Vestibule	Pass
Pull Station	Simplex	4099-9003	M1-28	FL1 Equipment storage room 144A	Pass
Smoke Detector	Simplex	4098-9714	M1-29	FL1 Girls Locker room 143	Pass
Smoke Detector	Simplex	4098-9714	M1-30	FL1 Vestibule to girl locker room 143	Pass
Smoke Detector	Simplex	4098-9714	M1-31	FL1 Girls locker room 141	Pass
Smoke Detector	Simplex	4098-9714	M1-32	FL1 Vestibule to girl locker room 141	Pass
Smoke Detector	Simplex	4098-9714	M1-33	FL1 Corridor C14	Pass
Smoke Detector	Simplex	4098-9714	M1-137	FL1 Boys locker room 137	Pass
Smoke Detector	Simplex	4098-9714	M1-34	FL1 Corridor C14	Pass
Smoke Detector	Simplex	4098-9714	M1-35	FL1 Boys locker room 139	Pass
Smoke Detector	Simplex	4098-9714	M1-36	FL1 Vestibule to boys locker room 139	Pass
Smoke Detector	Simplex	4098-9714	M1-39	FL1 Corridor C14	Pass
Smoke Detector	Simplex	4098-9714	M1-40	FL1 Corridor C14	Pass
Smoke Detector	Simplex	4098-9714	M1-47	FL1 Corridor C10 B	Pass
Smoke Detector	Simplex	4098-9714	M1-50	FL1 Corridor C10 B	Pass
Smoke Detector	Simplex	4098-9714	M1-43	FL1 Vestibule Door #C3	Pass
Smoke Detector	Simplex	4098-9714	M1-51	FL1 Corridor C10 B	Pass
Smoke Detector	Simplex	4098-9714	M1-52	FL1 Corridor C10 B	Pass
Smoke Detector	Simplex	4098-9714	M1-54	FL1 Corridor C13	Pass
Smoke Detector	Simplex	4098-9714	M1-55	FL1 Corridor C13	Pass
Smoke Detector	Simplex	4098-9714	M1-56	FL1 Electrical Rm 131B	Pass

Smoke Detector	Simplex	4098-9714	M1-57	FL1 IDF Room 131C	Pass
Smoke Detector	Simplex	4098-9714	M1-58	FL1 Corridor C13	Pass
Smoke Detector	Simplex	4098-9714	M1-59	FL1 Corridor C13	Pass
Smoke Detector	Simplex	4098-9714	M1-60	FL1 Corridor C13	Pass
Smoke Detector	Simplex	4098-9714	M1-61	FL1 Corridor C13	Pass
Smoke Detector	Simplex	4098-9714	M1-68	FL1 Stair 4	Pass
Smoke Detector	Simplex	4098-9714	M1-69	FL1 Door #B4 Vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-79	FL1 Stair 6	Pass
Smoke Detector	Simplex	4098-9714	M1-72	FL1 Prep Rm 121 A	Pass
Smoke Detector	Simplex	4098-9714	M1-77	FL1 Bank Rm 117	Pass
Smoke Detector	Simplex	4098-9714	M1-73	FL1 Corridor C10A	Pass
Smoke Detector	Simplex	4098-9714	M1-80	FL1 Corridor C10	Pass
Pull Station	Simplex	4099-9003	M1-42	Floor 1 corridor C14	Pass
Pull Station	Simplex	4099-9003	M1-62	Floor 1 Door tech studio 123	Pass
Pull Station	Simplex	4099-9003	M1-70	Floor 1 Door #B4 Vestibule	Pass
CO Detector	System sensor	12/24T	M1-74	Floor 1 Dining Room CO detector	Pass
Smoke Detector	Simplex	4098-9714	M1-85	FL1 Guidance waiting room	Pass
Smoke Detector	Simplex	4098-9714	M1-82	FL1 Corridor C10	Pass
Smoke Detector	Simplex	4098-9714	M1-83	FL1 Career center room 116	Pass
Smoke Detector	Simplex	4098-9714	M1-84	FL1 Career center room 116A	Pass
Smoke Detector	Simplex	4098-9714	M1-86	FL1 Electric room 116E	Pass
Smoke Detector	Simplex	4098-9714	M1-89	FL1 Child development Rm 112	Pass
Smoke Detector	Simplex	4098-9714	M1-90	FL1 Science prep 106A	Pass
Smoke Detector	Simplex	4098-9714	M1-91	FL1 Corridor C12	Pass
Smoke Detector	Simplex	4098-9714	M1-97	FL1 Door #B1 vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-105	FL1 Corridor C11	Pass
Smoke Detector	Simplex	4098-9714	M1-110	FL1 Corridor C11	Pass
Smoke Detector	Simplex	4098-9714	M1-98	FL1 Corridor C12	Pass
Smoke Detector	Simplex	4098-9714	M1-99	FL1 Corridor C12	Pass
Smoke Detector	Simplex	4098-9714	M1-100	FL1 Corridor C12	Pass
Smoke Detector	Simplex	4098-9714	M1-103	FL1 Corridor C12	Pass
Smoke Detector	Simplex	4098-9714	M1-106	FL1 Corridor C11	Pass
Smoke Detector	Simplex	4098-9714	M1-102	FL1 Health suite room 102	Pass
Smoke Detector	Simplex	4098-9714	M1-119	FL1 Corridor C10	Pass
Smoke Detector	Simplex	4098-9714	M1-107	FL1 Door #A2 Vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-111	FL1 Mail room 100A	Pass
Smoke Detector	Simplex	4098-9714	M1-112	FL1 Mail room 100 Administration Rm 100	Pass
Pull Station	Simplex	4099-9003	M1-96	FL1 Door #B1	Pass

CO Detector	System sensor	12/24T	M1-101	FL1 Health suit 101	Pass
Pull Station	Simplex	4099-9003	M1-87	FL1 Door #C1	Pass
Pull Station	Simplex	4099-9003	M1-108	FL1 Door #A2	Pass
CO Detector	System sensor	12/24T	M1-88	FL1 Child Development Rm 112	Pass
Smoke Detector	Simplex	4098-9714	M1-114	FL1 Elevator Lobby	Pass
Smoke Detector	Simplex	4098-9714	M1-118	FL1 Door A1 Vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-120	FL1 Auditorium Vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-121	FL1 Auditorium vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-123	FL1 A/V closet room 164A	Pass
Smoke Detector	Simplex	4098-9714	M1-133	FL1 Electric room 161	Pass
Smoke Detector	Simplex	4098-9714	M1-137	FL1 Corridor C17	Pass
Smoke Detector	Simplex	4098-9714	M1-122	FL1 A/V closet room 164B	Pass
Smoke Detector	Simplex	4098-9714	M1-126	FL1 Storage room 164C	Pass
Smoke Detector	Simplex	4098-9714	M1-131	FL1 Storage room 164C	Pass
Smoke Detector	Simplex	4098-9714	M1-127	FL1 Storage room 164C	Pass
Smoke Detector	Simplex	4098-9714	M1-134	FL1 Auditorium Vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-132	FL1 Emergency Electric room 161A	Pass
Smoke Detector	Simplex	4098-9714	M1-136	FL1 Corridor C17	Pass
Smoke Detector	Simplex	4098-9714	M1-143	FL1 Corridor C15	Pass
Smoke Detector	Simplex	4098-9714	M1-139	FL1 Door D4 vestibule	Pass
Duct Detector	Simplex	X	M1-116	RTU-7 Choral Room	Pass
Smoke Detector	Simplex	4098-9714	M1-138	FL1 Band room 156 vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-141	FL1 Dimmer closet Rm 163	Pass
Smoke Detector	Simplex	4098-9714	M1-142	FL1 IDF Room 157	Pass
Smoke Detector	Simplex	4098-9714	M1-145	FL1 Band Room 156 Vestibule	Pass
Duct Detector	Simplex	X	M1-144	RTU-6 Band Room	Pass
Pull Station	Simplex	4099-9003	M1-117	FL1 Door #A1	Pass
Pull Station	Simplex	4099-9003	M1-140	FL1 Door D4	Pass
Pull Station	Simplex	4099-9003	M1-148	FL1 Door D3	Pass
Smoke Detector	Simplex	4098-9714	M2-48	FL2 Dining Room	Pass
Smoke Detector	Simplex	4098-9714	M2-45	FL2 Corridor C20 B	Pass
Smoke Detector	Simplex	4098-9714	M1-149	FL1 Corridor C15	Pass
Smoke Detector	Simplex	4098-9714	M1-150	FL1 Corridor C15	Pass
Smoke Detector	Simplex	4098-9714	M2-13	FL2 Stair 3	Pass
CO Detector	System sensor	12/24T	M1-152	FL1 Kitchen hood CO detector	Pass
CO Detector	System sensor	12/24T	M1-154	FL1 Kitchen hood CO detector	Pass

CO Detector	System sensor	12/24T	M1-155	FL1 Kitchen hood CO detector	Pass
Smoke Detector	Simplex	4098-9714	M1-156	FL1 Corridor C16	Pass
Smoke Detector	Simplex	4098-9714	M1-157	FL1 Corridor C16	Pass
Smoke Detector	Simplex	4098-9714	M1-250	FL1 Corridor C13	Pass
CO Detector	System sensor	12/24T	M1-158	FL1 Corridor C16 CO Detector	Pass
Smoke Detector	Simplex	4098-9714	M1-160	FL1 Child Care	Pass
Smoke Detector	Simplex	4098-9714	M1-166	FL1 Elevator machine room	Pass
Smoke Detector	Simplex	4098-9714	M1-243	FL1 Door B2 Vestibule	Pass
Smoke Detector	Simplex	4098-9714	M1-244	FL1 Administration Rm 100	Pass
Smoke Detector	Simplex	4098-9714	M2-20	FL2 HS Tech Rm 238	Pass
Smoke Detector	Simplex	4098-9714	M1-245	FL1 Practice Rm 162	Pass
Smoke Detector	Simplex	4098-9714	M1-247	FL1 1st Floor C Near Stairwell	Pass
Smoke Detector	Simplex	4098-9714	M1-249	FL1 Corridor C10 A	Pass
Smoke Detector	Simplex	4098-9714	M1-248	FL1 Corridor C10 B	Pass
Pull Station	Simplex	4099-9003	M1-159	FL1 Door B2	Pass
Pull Station	Simplex	4099-9003	M2-11	FL2 Stair 3	Pass
Smoke Detector	Simplex	4098-9714	M2-12	FL2 Corridor C24	Pass
Smoke Detector	Simplex	4098-9714	M2-14	FL2 Corridor C24	Pass
Smoke Detector	Simplex	4098-9714	M2-16	FL2 Corridor C24	Pass
Duct Detector	Simplex	X	M2-15	FL2 RTU-9 Corridor C24	Pass
Smoke Detector	Simplex	4098-9714	M2-17	FL2 Corridor C24	Pass
Smoke Detector	Simplex	4098-9714	M2-34	FL2 Corridor C23	Pass
Smoke Detector	Simplex	4098-9714	M2-19	FL2 Corridor C24	Pass
Smoke Detector	Simplex	4098-9714	M2-21	FL2 HS Corridor C20 B	Pass
Smoke Detector	Simplex	4098-9714	M2-27	FL2 HS Technology Rm 238	Pass
Duct Detector	Simplex	X	M2-18	FL2 RTU-8 Corridor C24	Pass
Smoke Detector	Simplex	4098-9714	M2-24	FL2 Electric Rm 238A	Pass
Smoke Detector	Simplex	4098-9714	M2-25	FL2 MDF Rm 238B	Pass
Smoke Detector	Simplex	4098-9714	M2-28	FL2 Corridor C23	Pass
Smoke Detector	Simplex	4098-9714	M2-30	FL2 Corridor C23	Pass
Smoke Detector	Simplex	4098-9714	M2-44	FL2 Dining Room	Pass
Smoke Detector	Simplex	4098-9714	M2-50	FL2 Middle School Teacher Rm 214	Pass
Smoke Detector	Simplex	4098-9714	M2-51	FL2 Corridor C22	Pass
Smoke Detector	Simplex	4098-9714	M2-36	FL2 Corridor C23	Pass
Smoke Detector	Simplex	4098-9714	M2-42	FL2 Corridor C20 B	Pass
Smoke Detector	Simplex	4098-9714	M2-39	FL2 Corridor C23	Pass
Smoke Detector	Simplex	4098-9714	M2-41	FL2 Corridor C20 B	Pass
Smoke Detector	Simplex	4098-9714	M2-31	FL2 Stair 4	Pass
Smoke Detector	Simplex	4098-9714	M2-43	FL2 Corridor C20 B	Pass
Smoke Detector	Simplex	4098-9714	M2-46	FL2 Dining Room	Pass
Smoke Detector	Simplex	4098-9714	M2-49	FL2 Dining Room	Pass
Smoke Detector	Simplex	4098-9714	M2-47	FL2 Corridor C20 B	Pass

Heat Detector	Simplex	X	M2-26	FL2 Kiln Rm 241B	Pass
Duct Detector	Simplex	X	M2-29	FL2 RTU-1 Custodial closet 230	Pass
Pull Station	Simplex	4099-9003	M2-35	FL2 Stair 4	Pass
Smoke Detector	Simplex	4098-9714	M2-56	FL2 Corridor C22	Pass
Smoke Detector	Simplex	4098-9714	M2-59	FL2 Corridor C22	Pass
Smoke Detector	Simplex	4098-9714	M2-68	FL2 Media Center Rm 200 D	Pass
Smoke Detector	Simplex	4098-9714	M2-60	FL2 Corridor C22	Pass
Smoke Detector	Simplex	4098-9714	M2-61	FL2 Corridor C22	Pass
Smoke Detector	Simplex	4098-9714	M2-53	FL2 Stair 5	Pass
Smoke Detector	Simplex	4098-9714	M2-62	FL2 Electric Rm 215	Pass
Smoke Detector	Simplex	4098-9714	M2-69	FL2 Media Center Technology Rm 219	Pass
Smoke Detector	Simplex	4098-9714	M2-63	FL2 Media Center Rm 200	Pass
Smoke Detector	Simplex	4098-9714	M2-64	FL2 Media Center Rm 200	Pass
Smoke Detector	Simplex	4098-9714	M2-65	FL2 Media Center Rm 200	Pass
Smoke Detector	Simplex	4098-9714	M2-66	FL2 Media Center Rm 200	Pass
Smoke Detector	Simplex	4098-9714	M2-70	FL2 IDF Rm 218	Pass
Smoke Detector	Simplex	4098-9714	M2-71	FL2 Corridor C21	Pass
Smoke Detector	Simplex	4098-9714	M2-72	FL2 Middle School Technology Rm 219	Pass
Smoke Detector	Simplex	4098-9714	M2-73	FL2 Media Center Rm 200 E	Pass
Smoke Detector	Simplex	4098-9714	M2-74	FL2 Media Center Rm 200 E	Pass
Smoke Detector	Simplex	4098-9714	M2-75	FL2 Elevator Lobby	Pass
Smoke Detector	Simplex	4098-9714	M2-77	FL2 Middle School Technology Rm 219	Pass
Smoke Detector	Simplex	4098-9714	M2-78	FL2 Stair 6	Pass
Smoke Detector	Simplex	4098-9714	M2-80	FL2 Corridor C20	Pass
Smoke Detector	Simplex	4098-9714	M2-81	FL2 Corridor C20	Pass
Smoke Detector	Simplex	4098-9714	M2-84	FL2 Corridor C20	Pass
Smoke Detector	Simplex	4098-9714	M2-85	FL2 Corridor C20	Pass
Pull Station	Simplex	4099-9003	M2-57	FL2 Stair 5	Pass
Duct Detector	Simplex	X	M2-52	FL2 RTU-2 Storage Rm 207	Pass
Pull Station	Simplex	4099-9033	M2-82	FL2 Stair 1	Pass
Pull Station	Simplex	4099-9033	M2-113	FL2 Stair 6	Pass
Pull Station	Simplex	4099-9033	M2-106	FL2 Control Rm 251A	Pass
Pull Station	Simplex	4099-9033	M2-114	FL2 Stair 2	Pass
Smoke Detector	Simplex	4098-9714	M2-86	FL2 Auditorium Vestibule	Pass
Smoke Detector	Simplex	4098-9714	M2-92	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-87	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-94	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-91	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-93	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-96	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-90	FL2 Control Rm	Pass

				251 A	
Smoke Detector	Simplex	4098-9714	M2-95	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-89	FL2 Sound Control Rm 209 C	Pass
Smoke Detector	Simplex	4098-9714	M2-127	FL2 Corridor C23	Pass
Smoke Detector	Simplex	4098-9714	M2-100	FL2 Corridor C25	Pass
Smoke Detector	Simplex	4098-9714	M2-107	FL2 Media Center Rm 220	Pass
Smoke Detector	Simplex	4098-9714	M2-108	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-109	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-110	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-111	FL2 Corridor C22	Pass
Smoke Detector	Simplex	4098-9714	M2-112	FL2 Corridor C21	Pass
Duct Detector	Simplex	X	M2-101	FL2 RTU-3 I/S STR Rm 247	Pass
Duct Detector	Simplex	X	M2-103	FL2 RTU-4 I/S STR Rm 247	Pass
Duct Detector	Simplex	X	M2-102	FL2 RTU-5 I/S STR Rm 247	Pass
Smoke Detector	Simplex	4098-9714	M2-117	FL2 Corridor C23	Pass
Smoke Detector	Simplex	4098-9714	M2-124	FL2 Media Center	Pass
Smoke Detector	Simplex	4098-9714	M2-125	FL2 Auditorium	Pass
Smoke Detector	Simplex	4098-9714	M2-126	FL2 Media Center	Pass

FIRE EQUIPMENT INCORPORATED

Sprinkler Inspection Certificate

For

Tahanto Regional Middle-High School
1001 Main Street
Boylston, MA 01505

Tested to NFPA Standards

This Inspection was performed in accordance with NFPA 25 Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Inspection Date:
8/2/2023

Inspector Name: Karl Mann - T11
Title: Service Technician

FIRE EQUIPMENT INCORPORATED

Report of Inspection, Testing & Maintenance
of Wet Pipe Pre-Action/Deluge/Dry Fire Sprinkler Systems

(Weekly and monthly inspection tasks are NOT included in this report)

Inspecting Firm: Fire Equipment Inc.	Inspection Contract#:Tahanto Regional Middle-High School - Child - Annual - 726 - Sprinkler Inspectio	
Property Name: Tahanto Regional Middle-High School	Street: 1001 Main Street	City/State/Zip :Boylston,MA 01505
Inspection Frequency: Annual	Inspector Name: Karl Mann - T11	Date: 8/2/2023
Installed Product: **WB 00099173**	Product Name: Wet Sprinkler	Equipment Location: Building

Annual Testing for Wet Pipe/Deluge/Dry Sprinkler Systems	
System in service before testing	Yes
Pertinent parties notified before testing	Yes
Adequate drainage provided before flow testing	Yes
Hydraulic nameplate attached and legible with system identification signs	Yes
Alarm device free from physical damage	Yes
FDC is visible, accessible and undamaged with caps and autodrain in place	Yes
FDC automatic drain valve in place and operating properly	Yes
PRV in good condition	N/A
Priming water level tested (pre-action/deluge/dry)	N/A
Low air pressure alarms tested (pre-action/deluge/dry)	N/A
A main drain test conducted downstream from backflow preventer	Yes
Static PSI	100 psi
Residual PSI	90 psi
Time for supply pressure to return to normal	2 sec
Is there an Antifreeze loop?	
What area is protected by loop?	
Glycol_Freeze_Point_(degrees_F)	
Supervisory switch initiates distinct signal during first two hand wheel revolutions or before valve stem moved one-fifth from normal position	Yes
Signal restored only when valve returned to normal position	Yes
Water flow alarm tested and is operational	Yes
Test conducted with inspector's test connection	Yes
Piping appears free of mechanical damage	Yes
Sprinklers appear free of paint	Yes
Sprinklers appear free of physical damage	Yes

FIRE EQUIPMENT
INCORPORATED

Clearance appears to be adequate between sprinkler and building contents	Yes
Spare sprinklers are of proper number (at least 6), type and temperature rating	Yes
Wrench available for each type of sprinkler	Yes
Building – prior to onset of freezing weather – all openings are closed, no water filled pipe is exposed to freezing temps	
Sprinkler valve trip tested at full flow	N/A
Pressure reading at hydraulically most remote nozzle or sprinkler	psi
Pressure reading at the deluge valve	psi
Manual actuation device operated satisfactorily	N/A
Dry pipe valve trip tested with control valve partially open *(required at full flow every 3 years)*	N/A
Automatic air pressure maintenance devices tested in accordance with mfg. inst.	N/A
System tagged and left in service	Yes
Pertinent parties notified after conclusion of maintenance	Yes
ALARM PANEL CLEAR	Yes
SYSTEM RETURNED TO SERVICE	Yes
Five Year Internal Completed On	
Next Five Year Inspection Due	//
COMMENTS:	

FIRE EQUIPMENT
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DEVICE SHEET

Devices for Product: WB 00099173					
Device Type	**Manufacturer**	**Model**	**Address**	**Location**	**Test Results**
Waterflow	System sensor	Wfs		Val room	Pass
Pressure Switch	System sensor	Ps-10		Valve room	Pass

APPENDIX E

Advisory Notes

AEI Consultants – Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Tenant-Responsible Expenses

It should be recognized that, even if a tenant is responsible for maintenance and replacement of certain equipment, such as their HVAC equipment according to their lease, situations can occur where the Owner may still be required to bear the cost of the replacement.

AEI Consultants has not included these potential costs in this Report.

Hazardous Materials

This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Water Intrusion

Presence of excessive moisture and visible evidence of suspect mold development - Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Existing Roof Warranties

It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Phenolic Foam Insulation

Our evaluation of the roof systems at this property was visual and did not include moisture surveys or roof cores to evaluate the condition of unexposed roof system components, including the underlying insulation materials. Phenolic foam insulation was manufactured from 1980 through 1992 and has been determined to possibly lead to corrosion of steel decks because of an acidic reaction that takes place when the phenolic foam insulation contacts moisture. A national class action lawsuit was filed and settled on behalf of building owners that had phenolic foam roof insulation installed on metal decking, and against the roof insulation manufacturers. AEI Consultants recommends that the entire roof system, including the insulation and the condition of metal decking, should be inspected yearly and particularly prior to specifying a roof replacement. If phenolic foam insulation is determined to be present, full replacement of the insulation and/or the metal roof deck, or some portion of the deck, could be required. Additional costs such as these are not included in our roof replacement estimates.

Ongoing repairs and maintenance should be anticipated as part of routine operating maintenance, the cost of which will likely increase as the roofing ages. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this report's scope of services. For purposes of this level of assessment, any replacement is assumed to be the same construction-type as that which is currently in place.

Energy Policy Act of August 2005 and Energy Independence Act of 2007

Federal legislation has mandated that direct expansion (DX) cooling equipment, sized 1- through 5.5- nominal tons, single- and three-phase electric service, manufactured after June 19, 2008 shall have a minimum Seasonal Energy Efficiency Ratio (SEER) of 13. Within the next five years, it is speculated that minimum SEER ratings may be raised to 18 or 20. Further, due to the required reduction in the manufacture of refrigerant HCFC-22 since 2004, manufacturers began to provide SEER 13 and higher rated units in 2007 based on using refrigerant HFC-410A, the replacement for HCFC-22. Manufacturing of refrigerant HCFC-22 in 2015 will be limited to 10- percent of pre-2003 levels until final phase-out in 2020.

Air conditioning systems that use HFC-410A operate at much higher pressures than with HCFC-22.

Direct conversion of in-place HCFC-22 equipment may not be practical. Consideration must be given to the age, efficiency, condition and pressure rating of the existing evaporator coils, condition of the air handlers or furnaces, length and diameter of refrigerant piping, and configuration of the mechanical ductwork and plenums. Prior to replacing an individual system, or implementing a broader replacement program, a registered professional engineer or licensed air conditioning contractor should be consulted.

AEI Consultants' cost estimates provided in this Report assume that replacement condensing units compatible with the existing systems will remain available through 2011 or longer, however, the date that the client may realize the cost impact of these regulations may be sooner or later than can be estimated. Unless stated differently elsewhere in this Report, AEI Consultants has based replacement and conversion costs on utilizing existing refrigerant piping and evaporator coils for use with refrigerant HFC-410A. Depending on equipment in place, replacement and conversion may also require evacuation of HCFC-22 refrigerant, flushing and cleaning the existing refrigerant piping of refrigerant and oils, installing a filter-dryer, replacing the thermal expansion device if required, and charging the system with R-410A. These costs are not included in our cost estimate. AEI Consultants recognizes that replacement or conversion strategies may differ at each property based on equipment ages, economics, availability of HCFC-22 refrigerant, and the extent of costs associated with consequential building alterations due to air conditioning equipment and system modifications. Actual costs of maintenance, replacement, conversion, or of collateral physical renovations to unspecified building components may vary over the next several years and be additional to the cost tables; hence AEI Consultants recommends that a client consider establishing a contingency fund within its operating budget beyond any costs already reserved in the evaluation term. Complete replacement of the split DX systems, if required, could range from
$3,000 to $5,000 per system.

Building Electrical Systems

Recognizing that a property's electrical distribution components are a mostly hidden condition, and that these systems must be maintained on a regular basis as part of an operating budget, property owners/managers should utilize a licensed electrician to routinely monitor electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion, for overheating, such as softened, distorted, or charred insulation on a wire or of a component's casing, and for cracking of pre-1965 rubber- type wire insulation. Close visual inspection of breaker panels at the branch circuit level might detect a developing problem with a high frequency of occurrence over the long-term. Infrared scans are recommended on a regular basis for main distribution equipment.

When electrical equipment manufacturers go out of business, part shortages can occur for in- place equipment, which may lead to replacing entire assemblies rather than a single component. Reusing salvaged electrical components can require extensive prior examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials that must be reconditioned, or be wholly rejected by a licensed electrician; testing agency- approved / listed new replacement parts are recommended. From time to time, property owners/managers should check recall announcements from the United States CPSC (Consumer Product Safety Commission) for in-place electrical equipment, including HVAC equipment.

Federal Pacific Electric (FPE) Stab-Lok and Zinsco (Sylvania) Circuit Breakers

110- 220- volt FPE and Zinsco circuit breaker panels, manufactured from the 1950s into the mid- 1980s, may have a higher potential for failing to trip under overload or short-circuit condition at a greater frequency than comparable equipment made by other producers. Failure of a circuit breaker to trip can result in fire, property damage, or personal injury. These manufacturers are no longer in business, and all FPE Stab-Lok and Zinsco (renamed Sylvania after it bought Zinsco) panels need to be reviewed promptly by a licensed electrician. Note that information about fire and shock hazards associated with specific FPE and Zinsco and Sylvania equipment should be fully researched and understood by the licensed electrician prior to performing any repair or replacement work. Pending the findings by the inspecting electrician, simply replacing a circuit breaker should not be considered a complete repair; the panel should be replaced, since the breaker itself may not be the sole problem within the panel. Full panel replacement would be advisable much sooner than an assumed normal service life, but immediately if there is an insurance-related problem at the property due to the presence of these panels. Unless otherwise noted in the Cost Tables, no funds are included for full panel replacement work or associated costs.

Corrosion in Potable / Non-potable Water Distribution and Drainage Systems

Various corrosive conditions, including destructive Microbial Induced Corrosion (MIC) activity, can be present in both potable and non-potable water distribution systems, such as in space heating/chilled water piping, as well as a building's sanitary plumbing system. Over time, this corrosion can result in chronic leaking of piping. Some piping installations may be more prone to accelerated degradation or blockage, such as low-sloped waste drainage piping, low-usage supply piping, exceedingly high-flow velocities in undersized pipe, or installations with numerous bends/irregular lay-out geometries. Poor initial installation practices may also promote corrosion. Particular defects, such as pinholes in copper, may exist without discovery until substantial damage has occurred. Such piping is considered a hidden condition, including insulated or wrapped or embedded piping, and will prevent

adequate visual observation and therefore need to be part of preventative maintenance programs that could consist of flushing or videoing of these systems at recommended intervals. If testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; and the use of more-resistant materials.

No costs were included in this Report for significant testing or piping replacement unless otherwise specifically noted in the Cost Tables. AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition as part of an operating budget cost.

PB (polybutylene) Piping

Domestic water distribution using polybutylene piping has been the subject of class action lawsuits due to leakage. If PB piping was identified at the subject site, refer to the recommendations within the Report, and also to public websites that describe the product's performance and potential claim procedures, which are not described in this Report or in its scope of work to evaluate. Time limits for making PB piping claims appear to have expired, but should be verified by a qualified legal authority. Not all manufacturers' information may have been released on websites pertaining to a specific product or to litigation's outcome.

PB is recognized as a defective product within the Real Estate industry, used during the 1980s and 1990s. This material is known to exhibit a need for repair or full replacement as a result of problems associated with the various materials used, attack by high chlorine content in the water, or with the method of installation. Water leaks at fittings and splits in the piping are common, especially as the materials age. Problems can develop immediately or after 12-to-15 years. You cannot fully evaluate the condition of polybutylene piping visually because some deterioration may be from a breakdown of the integrity of the material itself. When PB piping systems leak, the occurrence can be catastrophic to interior finishes with a constant flow of water until a plumber or maintenance person turns off the supply.

Many factors contribute to the performance of PB installations, including the type of connector, type of banding (crimping), improper supported pipe lengths, kinked pipe, UV degradation of piping prior to enclosure, pipe subject to locally hot temperature (too close to water heater), bad crimps, improperly installed connectors, loose plumbing fixtures, and pipe lay-outs wholly unapproved by the manufacturer. Certain plastic-type connectors and aluminum-type bands (crimps) are reportedly more prone to quicker failure than others. Higher chlorine levels in municipal water supplies can accelerate PB systems' failure at plastic-type connectors.

Lack of leaks or usage of later year products or different installation methods, such as longer piping lengths or manifold-type pipe configurations to eliminate mid-run connectors, and brass or copper fittings/connectors, may reduce leakage potential but do not guarantee a leak-free PB installation. We believe polybutylene water distribution piping will experience leakage, and that the problems associated with failed polybutylene will likely accelerate.

We understand the difficulty in replacing something that is currently functional. Owners and lenders deal with this issue in different ways. As part of an acquisition, the presence of PB may impede or irrevocably affect the transaction, since some or accelerated full replacement is required as part of the transaction; other parties may conditionally accept the piping. For an existing Owner that is retaining its property, the economic choice may be to systematically replace the piping to prevent extensive damage to finishes and potential mold formation. Other Owners might maintain the system until the leaks become frequent enough to cause disruptions to the operation whereby some economic determinant or judgment is reached that justifies full replacement in the eyes of the concerned parties.

An aggressive and regular preventative maintenance program, such as using instrument testing (nondestructive) to detect moisture along PB runs within all hidden locations, may be economically justifiable to an Owning party, but as a third party, we cannot make this choice, since we must identify this material as a defective product that is projected to be replaced. There is no good way to predict when leaks will occur or when the cost of maintenance will justify replacement. AEI Consultants is not aware of any technical studies that can forecast when chronic problems will likely commence on less problematic PB systems, or to what degree.

AEI Consultants recommends that polybutylene piping be replaced; however, the method, timing, and economic assessment are factors within the judgment and risk tolerance of the property's Owner or potential Ownership. Costs for PB replacement will vary depending upon the configuration of the apartment units and buildings; however, it is AEI Consultants opinion that additional costs may be needed for repairs to non-plumbing items that might be affected. Any dollar amount indicated by this Report should be understood as being budget-only, and that it does not account for disturbance to the operation of the unit or complex or for mold testing and remediation. The method of replacement and scheduling (entire buildings vs. one unit at a time) will have a major impact on cost. If chronic leakage commences, the costs will significantly increase.

Batt Insulation on Underside of Metal Roofing

Some types of insulation batts with integral vapor barriers, especially metal foil-type barriers, have been known to cause deterioration of roof decks and rusting of metal roof connectors when attached securely to the roof framing. This situation can create a dead air space above the insulation, potentially trapping moisture from condensation or roof leaks. As part of the ongoing maintenance of buildings that have this type of insulation, AEI Consultants recommends a random inspection of the roof framing to verify that no current damage exists and that the insulation be vented to prevent future condensation buildup and damage to the assembly. Where insulation batts lack this barrier, the underside of a metal roof deck or panel is still considered a hidden condition that should be randomly monitored on a routine basis.

Roofing Replacement Costs

Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that are not part of this Report's scope. Where an overlay-type system is already in place, or when a property's owner/management considers using a recovery-type overlay system in lieu of a complete tear-off to expose the structural deck, the existing underlying substrate and

conditions cannot be evaluated visually or within the scope of this Report. For purposes of confirming underlying conditions to accommodate an overlay-type system or replacement of only the membrane portion of an existing overlay system, additional testing is necessary, as well as verification by a manufacturer that it will accept the underlying substrate and conditions in order to fulfill Warranty requirements, achieve an estimated service life, as well as deliver performance characteristics.

For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary.

Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. All roofing recommendations or costs are intended to be confirmed by the property's Owner/management's roofing advisors and roofing installer at time of the roofing proposal. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or voided warranties where installed over existing roof conditions that do not allow rapid storm water drainage or other localized situations, and which should be understood by Owner/property management as being an acceptable economic choice between cost and long-term performance.

Piping/Duct Insulation

Gaps, splits, and vapor barrier failure in various types of pipe insulation has been known to cause corrosion of metallic piping and ductwork within hydronic systems where the insulation either absorbs moisture or allows condensation to form on the piping and ductwork. Since condensation and related corrosion can potentially cause long-term deterioration and damage to piping and ductwork within hidden spaces, as part of the ongoing maintenance of buildings that have this type of piping and insulation, AEI Consultants recommends a random inspection of the piping and ductwork and its insulation to verify that damage has not occurred. This condition can be latent and may require Ownership to open enclosed / sealed chase spaces.

Mechanical Connections in Proprietary Domestic Water Piping Systems

Proprietary piping systems of non-metallic semi-flexible piping material, such as PEX (cross-linked polyethylene), utilize metal or plastic inserts and crimped fittings to make pipe connections, which are installed by specialized tools. PEX piping and its connection methods are approved in model plumbing codes, which are projected to perform as long as other approved plumbing distribution materials such as plastic or copper. PEX materials were introduced to the United States since the 1980s; usage has increased widely and is produced by manufacturers globally. System designs, fittings, and installation tools vary with manufacturer. Since PEX expands and contracts more than traditional plumbing materials, accommodation for movement of the pipe needs to be made during

installation. Some early PEX installations experienced leakage at connections, typically attributed to unfamiliarity with installation methods or to specific fittings or other requirements.

Manufacturers, from time to time, have changed a fitting's material or design in order to address a particular fitting's tendency to corrode or crack. Reportedly in 2005, a Kitec metal fitting corroded when used on its Kitec brand PEX pipe having an aluminum inter-lining, which is not a typical PEX pipe design. A Zurn metal fitting reportedly showed cracking tendencies about 2007. Since January 2008, a limit on PEX use in California is reportedly based on leakage from a particular manifold-type fitting. PEX is wholly unrelated to problematic PB (polybutylene) piping, which was recognized by the Real Estate industry as defective in the 1980s to early 1990s. AEI Consultants advises that the installation quality of an overall PEX system cannot be readily determined visually, and leakage with a potential for mold formation are considered hidden conditions. Regardless of manufacturer, if PEX piping is present, property ownership/management and maintenance personnel need to be familiar with the characteristics of their PEX system's fittings and should exercise an increased awareness for the possibility of a localized leaking connection, and which should be considered a regular preventative maintenance practice, such as with non-destructive moisture meters.

ABS Pipe

ABS (acrylonitrile-butadiene-styrene) pipe is black rigid, non-pressurized plastic pipe used as drainage and vent. Certain ABS piping, manufactured during specific times by particular manufacturers, has experienced circumferential-type cracking at joints with subsequent leakage.

Certain manufacturers, between 1984 and 1990, produced the piping that has been the subject of litigation, but not all pipe manufactured by the identified manufacturers during those periods will crack.

ABS pipe is marked on the outside wall; markings include manufacturer name, references to code specifications, and a date code, when translated, reveals the date of manufacture. Those manufacturers and time periods include, but may not be limited to: Centaur: January 1985 through September 1985; Phoenix: November 1985 through September 1986; Gable: periodically between November 1984 and December 1990; Polaris: periodically between January 1984 and December 1990; Apache: periodically between November 1984 and December 1990. Any drain/vent type ABS piping that has leaked or shows cracking should be further examined for manufacturer name and date. Most usage of this piping is typically enclosed within walls or ceilings and is considered a hidden condition.

Maintenance personnel should undertake an inspection of their property where occasional openings in finishes or previous repairs have occurred and in attics/basements or crawl spaces where this piping might be exposed to view.

Fire Sprinkler System Microbial Induced Corrosion – (MIC)

Destructive microbial activity has been found to be a contributing factor in the corrosion of wet fire protection sprinkler systems.

Symptoms of MIC include pinhole leaks, smelly water, black water and tubercles forming inside the piping. The corrosion is seen more often in lower (numerical) Schedule steel

piping than with higher Schedule piping and appears to happen more at pipe seams. The National Fire Protection Agency (NFPA) is currently addressing the MIC problem with changes in NFPA 13 and 25.

Over time if left untreated, this corrosion can result in chronic leaking of the sprinkler piping. The presence of these organisms can only be confirmed using analytical tests. If the testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; the use of more-resistant materials; and possible cathodic protection. For some species, the use of biocides has been effective. A dry- pipe sprinkler system could also be affected because wet testing can allow residual moisture to be retained in piping low spots; this moisture, coupled with oxygen available in the compressed air within the pipe can potentially increase internal wall corrosion rates and possibly lead to leaks.

AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition of the fire sprinkler piping as normal preventative maintenance as part of an operating budget cost. No costs were included in this Report for significant piping replacement unless otherwise specifically noted in the Cost Tables.

Recalled Fire Sprinkler Heads

Our site observations may have noted the presence of fire suppression sprinklers within this/these structure(s). There have been several national recalls of various defective sprinkler heads. These manufacturers include Omega and recalled heads from Central, Star or Gem. The national recall of Central, Star or Gem sprinkler heads was due to the degradation failure of the O-rings. Other manufacturer-related reasons for non-functioning sprinkler heads also exist. If the presence of fire suppression sprinklers at the subject site was observed, we noted the type of spare heads stored on-site in the spare sprinkler head cabinet by observing the manufacturer's name of the heads; however, the same sprinkler head type may not be in actual service throughout the subject site. Because of manufacturer recalls, we therefore recommend that property owner(s) or their management firm(s) promptly contact the licensed fire suppression contractor that inspects and services their system in order to confirm the in-place head-types, and to verify if they are part of any manufacturer's recall or service bulletin. The time for a manufacturer's offer of partial dollar compensation for recall-related work may have expired; however, the work must still be performed promptly.

Pool and Spa Safety Act

The Virginia Graeme Baker (VGB) Pool and Spa Safety Act was enacted by Congress and signed by President Bush on December 19, 2007. Designed to prevent the tragic and hidden hazard of drain entrapments and eviscerations in pools and spas, the law became effective on December 19, 2008. Under the law, all public pools and spas must have ASME/ANSI A112.19.8-2007 compliant drain covers installed and a second anti-entrapment system installed, when there is only a single main drain. While the purpose of AEI's assessment is not to verify compliance with all applicable laws and regulations, we did inquire with management regarding their awareness of the VGB Act and their actions taken to comply.

Drywall imported from China

Drywall used in the Gulf States for new and reconstructed housing from 2004 to 2008 may contain Chinese made drywall that may contain fly ash (synthetic gypsum). Other affected areas reportedly include from New York to Texas to California. This material off-gases sulfur which corrodes (blackening) metal such as air- conditioning coils, plumbing and copper wiring and damages electronic appliances including TVs and computers. Manufactures of the drywall include Knauf Tianjin, Knauf Gips and Taian Taishan. Home builders using this material include Lennar Corp., Aubuchon Homes, Meritage Homes, Ryland Homes, Standard Pacific Homes, Taylor Morrison and WCI Communities. While the purpose of AEI's assessment is not to verify building materials, we did inquire with management regarding dates of construction and dates of major remodeling that may have used substantial amounts of drywall. AEI also inquired about tenant complaints regarding olfactory concerns or damaged electronic appliances. AEI did assess some visible building components that would be affected by off-gassing from drywall containing synthetic gypsum. Many components affected including copper pipes and wires are hidden from view and were not assessed. No testing of drywall components was conducted by AEI.

Composite Aluminum Siding

Aluminum composite cladding with a polyethylene core has not been approved for use in the United States but has been used extensively in the UK and Australia. The US has adopted the International Building Code that requires tall building cladding to pass a rigorous test by the National Fire Protection Association called NFPA 285. The US has long required two remote exit stairs and fire suppression systems in residential use buildings. The material is Reynobond PE manufactured by Arconic. Arconic has ceased manufacture of the product after the London fire at Grenfell Tower. According to ASTM E2018-15 Section 11.1 Activity Exclusions indicates the following exclusion, Section 11.1.14 Evaluating the flammability of materials and related regulations. As such, AEI Consultants does not evaluate the flammability of materials and related regulations.

APPENDIX F

Property Evaluator Qualifications

Maksim I. Vaynshteyn

Project Manager, Building Assessment

EDUCATION

- Bachelor of Science in Architectural Technology, New York Institute of Technology

CERTIFICATIONS

- Level I Thermographer

SUMMARY OF PROFESSIONAL EXPERIENCE

Maksim Vaynshteyn has over five years of experience in Architectural and Project management of Building Assessment. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking and insurance industries.

Currently, Mr. Vaynshteyn is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgement of a property's condition and preparing cost estimates for repairs and projected replacement costs. He performs Property Condition Assessments of varying property types including, multi-family, manufactured home complex, office, industrial, retail, hospitality, and senior living facilities throughout the United States.

Mr. Vaynshteyn is certified in Infrared Thermography by the ITC.

PROJECT EXPERIENCE

Project experience for Mr. Vaynshteyn includes:

- Retail/Office – New York, NY; Acquisition level scope for a Retail and Office property with over 1,000,000 square feet of retail and office space.
- Office – New York, NY; ASTM scope high-rise office property with 36 floors.
- Industrial – Rochester, NY; Acquisition level scope of a 350,000 square foot cold storage facility.
- Hospitality – Cleveland Beach, OH; Acquisition level scope for two 150,000 square foot Hospitality properties.
- Manufactured Home Complex – Bay City, MI; ASTM scope of two properties with over 100 pad sites.
- Office – Chapel Hill, NC; Building Façade Assessment of a three-building office complex.
- Multifamily – Long Island, NY; Energy Consumption Assessment of multiple multifamily properties.

Mr. Vaynshteyn has served as project manager for several Property Condition Assessments at AEI and former employers. He has three years' experience in multifamily assessments, including numerous assignments for Freddie Mac and Fannie Mae execution.

APPENDIX G

Commonly Used Acronyms & Abbreviations

Units	
µg/L	Micrograms per Liter
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Liter

Acronyms & Abbreviations	
AACEI	Association for the Advancement of Cost Engineering International
AC	Air Conditioner, or Acre
ACM	Asbestos-Containing Material
ADA	The Americans with Disabilities Act
ADAAG	ADA Accessibility Guidelines
ADJ	Adjoining Site
ADU	Accessory Dwelling Unit
AEI	AEI Consultants
AFUE	Annual Fuel Utilization Efficiency
AHERA	Asbestos Hazard Emergency Response Act
AHU	Air Handling Unit
AIA	American Institute of Architects
Allow	Allowance
ALTA	American Land Title Association
Amp	Amperage, or Ampere
APN	Assessor Parcel Number
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers
AST	Aboveground Storage Tank
ASTM	ASTM International
AUL	Activity and Use Limitation
bgs	Below Ground Surface
BOMA	Building Owners & Managers Association
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
BTU	British Thermal Unit (measurement of heat)
BTUH	British Thermal Units per Hour
BUR	Built-up Roof System
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
CH	Clubhouse
CO	Certificate of Occupancy
COC	Contaminant of Concern, or Chemical of Concern
COP	Coefficient of Performance
CRA	Construction Risk Assessment
CREC	Controlled Recognized Environmental Condition
CUP	Conditional Use Permit
CWH	Compact Water Heater, or Cold Water Heater
DHW	Domestic Hot Water
DWV	Drainage, Waste, Ventilation
EA	Each
EC	Engineering Controls
ECM	Energy Conservation Measure
EDR	Environmental Data Resources, Inc.
EEM	Energy Efficiency Measures
EER	Energy Efficiency Ratio

Units	
pCi/L	PicoCuries per Liter
ppb	Parts per Billion
ppm	Parts per Million

Acronyms & Abbreviations	
LBP	Lead-Based Paint
LCP	Lead-Containing Paint
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design
LFCA	Limited Facility Condition Assessment
LLP	Landowner Liability Protection
LQG	Large Quantity Generator
LS	Lump Sum
LUST	Leaking Underground Storage Tank
M	Model
MAP	Multifamily Accelerated Processing
MBH	1,000 BTUs per Hour
MCL	Maximum Contaminant Level
MDP	Main Distribution Panel
MEP	Mechanical, Electrical and Plumbing
MHP	Mobile Home Park
MMI	Modified Mercalli Intensity
MPH	Miles per Hour
MRL	Machine Room-Less
MTBE	Methyl Tertiary Butyl Ether
MTCO2e	Metric Tons of Carbon Dioxide Equivalent
NA or N/A	Not Applicable
ND	None Detected
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFA	No Further Action
NFPA	National Fire Protection Association
NFRAP	No Further Remedial Action Planned
NLR	No Longer Regulated
NOV	Notice of Violation
NPL	National Priorities List
NPV	Net Present Value
NRA	Net Rentable Area
NRI	National Risk Index
O	Occupied
O&M	Operations and Maintenance
OEC	Other Environmental Consideration
OFC	Office
OH&PR / OH&P	Overhead and Profit
OPC	Opinion of Probable Cost
OSHA	Occupational Safety and Health Administration
PCA	Property Condition Assessment
PCB	Polychlorinated Biphenyl
PCE / PERC	Perchloroethylene, or Tetrachloroethylene, or Tetrachloroethene
PCR	Property Condition Report
PE	Professional Engineer
PFAS	Per- and Polyfluoroalkyl Substances

Acronyms & Abbreviations	
EFF AGE	Effective Age
EIFS	Exterior Insulation Finishing Systems
EMF	Electro Magnetic Fields
EMS	Energy Management System
EPA	Environmental Protection Agency
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
ESG	Environmental, Social and Governance
EUI	Energy Use Intensity
EUL	Estimated Useful Life
EWEM	Energy and Water Efficiency Measure
F	Fahrenheit
FAR	Floor Area Ratio
FCA	Facility Condition Assessment
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FF&E	Furniture, Fixtures and Equipment
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air, or Fair Housing Act, or Fair Housing Adminitration
FHW	Forced Hot Water
FIRM	Flood Insurance Rate Map
FLS	Fire and Life Safety
FM	Factory Mutual
FOIA	US Freedom of Information Act
FOIL	Freedom of Information Law
FRP	Fiber Reinforced Plastic
FRT	Fire Retardant Treated
FTRP	Fire Retardant Treated Plywood
Gal	Gallon
GFA	Gross Floor Area
GFCI	Ground Fault Circuit Interrupter
GFI	Ground Fault Interrupt (circuit)
GHG	Greenhouse Gas
GIS	Geographic Information System
GPF	Gallons per Flush
GPM	Gallons per Minute
GPNA	Green Physical Needs Assessment
GPR	Ground-Penetrating Radar
GSF	Gross Square Footage
GWB	Gypsum Wall Board
HID	High Intensity Discharge
HREC	Historical Recognized Environmental Condition
HSPF	Heating Seasonal Performance Factor
HUD	Department of Housing and Urban Development
HVAC	Heating, Ventilation and Air Conditioning
IAQ	Indoor Air Quality
IBC	International Building Code
IC	Institutional Control
IM / IR	Immediate Repair
IRR	Internal Rate of Return
ISR	Impervious Surface Ratio
kBTU	Kilo-British Thermal Unit
kGal	Kilogallon
kW	Kilowatt
kWh	Kilowatt Hour

Acronyms & Abbreviations	
PGA	Peak Ground Acceleration
PML	Probable Maximum Loss
POC	Point of Contact
PSF	Pounds per Square Foot
PSQ	Pre-Survey Questionnaire
PTAC	Packaged Through-Wall Air Conditioning (Unit)
PVC	Polyvinyl Chloride
R&M	Repair and Maintain - Routine Maintenance
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RM	Room
ROI	Return On Investment
ROW	Right-of-Way
RP	Responsible Party
RR	Replacement Reserve
RTU	Rooftop Unit
RUL	Remaining Useful Life
SDS	Safety Data Sheet
SEDI	Statement of Energy Design Intent
SEER	Seasonal Energy Efficiency Ratio
SEL	Scenario Estimated Loss
SEMS	Superfund Enterprise Management System
SEP	Statement of Energy Performance
SF	Square Footage, or Square Feet
SIR	Savings to Investment Ratio
SL	Scenario Loss
SP	Subject Property
SQG	Small Quantity Generator
SRA	Seismic Risk Assessment
ST	Short Term
SUL	Scenario Upper Loss
SUP	Special Use Permit
SVOC	Semi-Volatile Organic Compound
SY	Square Yard
TCE	Trichloroethylene, or Trichloroethene
TE	Thermal Efficiency
TPH	Total Petroleum Hydrocarbons
TPHd / TPH-d	Total Petroleum Hydrocarbons (diesel range)
TPHg / TPH-g	Total Petroleum Hydrocarbons (gasoline range)
TPHo / TPH-o	Total Petroleum Hydrocarbons (oil range)
TPO	Thermoplastic Polyolefin Roof Membrane
TRPH	Total Recoverable Petroleum Hydrocarbons
TSD	Treatment, Storage, and Disposal
UBC	Uniform Building Code
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
V	Vacant
VAV	Variable Air Volume Box
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compound
VSQG	Very Small Quantity Generator
WDO	Wood Destroying Organism
ZAR	Zoning Analysis Report