

CAPITAL NEEDS ASSESSMENT REPORT



PROJECT NAME

██████████ High School
██████████
██████████ MA ██████████

PREPARED FOR

████████████████████
████████████████████
██████████ MA ██████████
██████████ 2025

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DRAFT

██████████ 2025

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██████████ MA ██████████

Re: ██████████ High School, ██████████ MA
Capital Needs Assessment
Rimkus Consulting Group, Inc. Project # ██████████

At the request of the ██████████ ██████████ a capital needs assessment was performed by Rimkus Consulting Group, Inc. on the property located at ██████████ in ██████████ MA, known as ██████████ High School. This assessment was performed on ██████████ ██████████ 2025. This inspection follows the American Society for Testing and Materials (ASTM) Designation E 2018-24, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and our agreement dated ██████████ 2025.

Based upon our site observations during our walkthrough, it is our opinion, with the exceptions noted in our report, that the improvements are sound and free of any conditions requiring continuing extraordinary maintenance. The undersigned has executed this letter on the ██████ day of ██████████ 2025.

It has been a pleasure to work with the ██████████ ██████████ and we hope to continue the relationship in future endeavors.

Best Regards,
Rimkus Consulting Group, Inc.

Prepared and reviewed by:

Jared Cacciapaglia

Jared Cacciapaglia
Technical Director, Construction Advisory
Jared.cacciapaglia@rimkus.com

██████████ 2025
Date

1. EXECUTIVE SUMMARY

Rimkus Consulting Group, Inc. was retained by the [REDACTED] [REDACTED] to perform a capital needs assessment of the property known as [REDACTED] High School located at [REDACTED] in [REDACTED] MA. We visited the property on [REDACTED] [REDACTED] 2025. The weather was a mix of sun and clouds with temperatures in the upper-40's.

The subject property is a public high school consisting of a 4-story building constructed in 1935, with additions completed in the 1970's and 2002. The building totals approximately 200,000 SF and the campus occupies a lot of 13.3 acres. Overall, the property is in good condition with typical repairs required over the 10-year capital term.

The approximately 13-acre site sits at the corner of [REDACTED] and [REDACTED]e and is bordered by residential housing along [REDACTED] to the southeast and southwest. City owned concrete sidewalks, as well as a school owned wet-laid fieldstone retaining wall border the property along [REDACTED] and [REDACTED]. The fieldstone retaining wall is original to the initial construction of the school in the mid-1930's and varies between 4 and 7 feet in height. The property is accessed via asphalt driveways along [REDACTED] and [REDACTED], as well as an additional concrete sidewalk pedestrian access point on [REDACTED]. Along the west side of the property's parking lot and [REDACTED], there is an approximately 6-foot-tall CMU retaining wall separating the parking lot from the property line that was constructed during the 2002 building addition. Parking is provided on-site for staff and visitors, with approximately 110 vehicular spaces and 8 handicap accessible spaces present during the inspection. Parking spaces and drive aisles are asphalt paved and are connected to the building via concrete sidewalks with concrete curbing throughout. The building is accessed from the north (main entrance), east (student drop off/staff parking), and west (maintenance/loading dock) via concrete sidewalks and ADA accessible ramps and are bordered with brick piers and painted metal railings. Adjacent to the building to the south sits the school's synthetic turf multipurpose athletic field, which is directly connected to the building via concrete walkway providing an elevated view of the field. Further south of the athletic field sits the school's baseball field, which is separated from the athletic field via a reinforced concrete bleacher system, and the same wet-laid fieldstone retaining wall that surrounds the perimeter of the property. The two athletic fields are connected with an approximately 20-foot-tall concrete staircase, that also serves as a pedestrian access way to the property from [REDACTED] [REDACTED]. Landscaping on the property is limited to grass, mulched beds, shrubbery and deciduous trees. Overall, the site and grounds are in good to fair condition, with the following items requiring attention during the capital term. At several locations around the property, the fieldstone retaining/perimeter wall was found to have loose and/or missing stones and mortar and will need to be repaired early in the term to maintain the integrity of the wall. Additionally, the CMU retaining wall along [REDACTED] and west parking area was observed to be leaning and will require repair early in the term. The concrete staircase connecting the baseball and turf athletic fields showed signs of spalling, cracking, and general degradation and will need to be repaired early in the term to maintain pedestrian safety. At the front and rear entryways to the building, several locations of severe rusting and degradation were observed along the metal handrails and will need to be repaired early in the term, and additionally it is recommended to implement a rust-inhibitor and repainting program for all metal handrails on the property to prevent further degradation. Around the perimeter of the building, spalling, cracking and other damage was observed in the concrete sidewalks and curbing due to snow removal and freeze/thaw cycles and it is recommended to implement an annual repair program to address these damages. The driveway entry and exit aprons along [REDACTED] and [REDACTED] were found to have significant cracking and potholing present, and it is recommended to perform an asphalt mill and overlay at these locations. Lastly, it is recommended to implement an asphalt crack repair and sealing program every five years to assist in prolonging the expected useful life (EUL) of the driveway.

The overall structure of the building can be broken out into three different sections, the original schoolhouse structure constructed in the 1930's, the east and west "wings" constructed in the late 1970's, and the south "wing" addition constructed in 2002. According to public records, the initial structure of the building was constructed in 1935 and consists of a combination of steel framing, load bearing masonry walls and intermediate concrete slabs supported by cast in place concrete foundation walls, spread footings, and slab on grade concrete. The 1970's expansion of the building is constructed of a combination of elevated concrete "waffle" slabs, steel framing and load bearing masonry supported by reinforced concrete foundation walls, spread footings, and slab on grade concrete at the basement level. Lastly, the 2002 expansion of the building is constructed of a combination of steel beams and columns, load bearing masonry walls and corrugated metal decking with reinforced concrete topping slabs all supported by reinforced concrete foundation walls, spread footings and slab on grade concrete. Structurally, the building is in good condition given its age and various structural components. No differential settlement, cracking, or other structural deficiencies were noted or observed during the inspection and should not require any remediation throughout the capital term.

The exterior consists primarily of brick masonry with precast sills, with painted decorative wood elements. Windows are a combination of aluminum framed and wood framed. Overall, the exterior is in fair condition. We observed damaged masonry which includes cracked bricks, step cracking, spalled brick, failed and missing pointing mortar, and cracked precast sills. Additionally, significant amounts of efflorescence was observed in several areas around the building. Efflorescence is a white residue which is caused by evaporation of moisture through the brick masonry which pushes naturally occurring salts to the outer surface of the brick. Efflorescence is a sign that water is trapped in the brick masonry wall assembly and not draining. Additionally, areas where ivy is can retain moisture and cause further damage to the brick masonry, as is evident in some locations where the ivy was previously. We recommend repairing all areas of damaged and distressed masonry including spot repointing, rout and sealing cracks in precast sills, and replacing cracked and spalled bricks. We also recommend removing all ivy from the exterior and inspecting the masonry for additional damage. A new green wall can be installed with a gap behind the green wall to separate the ivy from the brick masonry. The rear concrete deck over the loading dock area is in poor condition along with the brick planter beds. We recommend repairing all areas of damaged concrete by replacing sections of concrete at a time and inspecting the underlying waterproofing system for damage and repairing waterproofing components as necessary before pouring new concrete. We also recommend removing the planter beds at this location as they retain large amounts of water and moisture and do not drain properly. We observed damaged wood trim at windows and other locations. We recommend addressing damaged wood trim by repairing or replacing the wood and repainting areas to seal out moisture. According to staff, the roof and skylight over the cafeteria has been experiencing leaks. Water staining was observed from the interior. We recommend retaining an envelope consultant to perform an investigation of the roof and skylight to determine the cause of the leaks and develop a repair plan. In some locations, there are exterior soffits which were observed damaged or missing entirely. We recommend repairing and replacing damaged and missing soffit materials. Exterior sealants were observed crazing. Crazing sealant can allow for bulk water intrusion. We recommend replacing all exterior sealants in the brick masonry control joints and at dissimilar materials.

Roofing consists of steep sloped roofs with asphalt shingles and low sloped roofs with TPO, EPDM, and aggregate ballasted EPDM membrane systems. There are also areas of metal roofing. Roof areas are drained to internal roof drains, and aluminum gutters with downspouts. Overall the roofs are in fair condition. The TPO membranes are scheduled for replacement in 2026, according to staff. The asphalt shingled roof has been patched in areas and is at the end of its useful life. We recommend budgeting to replace the asphalt shingled roof in 2027. The EPDM membrane roofing and ballasted EPDM system is also approaching the end of its useful life and will require replacement in 2028.

The building is serviced by two pieces of vertical transportation equipment. There is one (1) Hydraulic passenger elevator that services floors B through 3. The elevator operates at a speed of 100 fpm and has a capacity of 2500lbs. The elevator was recently modernized in 2024 when a new [REDACTED] microprocessor controller was installed. Hydraulic elevator systems utilize hydraulic fluid, typically oil, to power the elevator car. A hydraulic elevator operates by pressurizing hydraulic fluid with an electronic pump and forcing it into a cylinder. The pressure created pushes a piston that moves the elevator upwards. To lower the elevator, this functions in reverse with pressure decreasing, lowering the elevator cab. The system consists of several key components, including the Hydraulic Cylinder -Pumping System- Elevator Car- Control System- Elevator Controller. There is also one (1) wheelchair lift that services the staircase leading to the stage. This wheelchair lift is a common design manufactured by [REDACTED]. Both the Elevator and Wheelchair lift are functioning well as designed and continue to be serviced monthly by [REDACTED] Company. The elevator controller was recently replaced and should continue to operate reliably throughout the 10-year term. With continued maintenance both the elevator and wheelchair lift will operate without the need for any upgrades. We do not see the need for modernization during the term.

A 4,000A, 277/480V, electrical service was installed from a utility-owned, pad-mounted transformer to a main switchboard in the electrical room. Power was distributed throughout the building to various panelboards via conduit and wire. Low-voltage transformers provided the 120/208V power. A [REDACTED] 255kW gas generator was installed to provide the backup power to the life safety loads in the building such as the elevators and lighting. Overall, the electrical equipment was in good condition, and no capital expenses are anticipated during the term. Infra-red scanning should be performed on the electrical equipment every two to three years and a shutdown and cleaning of the main switchboard should be performed every three to five years.

The building had an addressable [REDACTED] series fire alarm control panel with voice evacuation. Devices connected to the fire alarm systems included smoke detectors, duct smoke detectors, fire protection tamper and flow switches, and manual pull stations. The fire alarm system was in good condition, but the control panel will approach the end of its life cycle towards the end of the 10-year term and should be scheduled for an upgrade to the manufacturer's current version of an addressable control panel.

The building has HVAC provided by air handling units with two pipe heating/cooling coils that serve mostly non classroom areas. Classrooms have HVAC provided by two pipe fan coil units. Chilled water is provided to the AHUs and fan coil units by two roof mounted, air cooled chillers manufactured by [REDACTED]. Each chiller is rated at 245 tons, and they utilize refrigerant R22. Heating hot water is provided to the AHUs and fan coil units by two gas fired heating hot water boilers manufactured by [REDACTED]. Each boiler has an input rating of 6,377 MBH. Air cooled chillers have an expected useful life of 25 years. The two chillers were installed in 2001, making them 24 years old. The chillers utilize refrigerant R22, and we understand that there have been issues recently with the chillers. We recommend replacing the chillers in year 2. We further recommend that before the chillers are replaced, that the school contracts with a mechanical engineering company to assess the best replacement option for the chillers. Rimkus can provide these services. The cost in the capital plan is to replace the chillers like for like. The actual cost may vary depending on the system ultimately selected. The air handling units on the roof and within the building have a long EUL of 30 years or more and with continued good maintenance they will not have to be replaced during the term. Six of the nine air handling units have frequency drives that are at the end of their useful life. We recommend replacing the frequency drives on the supply and return air fans in these AHUs in years 3 – 5. The heating boilers were installed in 2002 and are in good condition. These boilers have an EUL of 35 or more years. With continued good maintenance they will not have to be replaced during the term. The main water heater for the building was installed in 2024. This water heater has an expected useful life of 15 years. It will not

have to be replaced during the term. The smaller electric water heaters were installed in 2016 (kitchen) and 2017 (science labs) making them 9 and 8 years old respectively. These water heaters have an EUL of 8 – 10 years. We recommend replacing these water heaters in year 3.

The building is provided throughout with an automatic wet sprinkler system. Fire protection water is supplied to the building with an 8" main equipped with a backflow device. The sprinkler system in the building is supplied by two risers, each riser has a flow switch. The four stairways in the building each have 4" combination wet risers and sprinkler control assemblies and 2 ½" fire department connections at each floor level. Sprinkler control assemblies consist of a supervised isolation valve, flow switch and an Inspector's test drain. Valve supervision and the flow switches report to the fire alarm panel. The building does not have a fire pump. The fire protection system is in good condition with no indication of leaks or other problems. No capital costs are expected during the term.

The Rimkus FOIA team makes an application with the authority having jurisdiction to request a list (if any) of open violations for the building. As of the date of this report, a reply has not been received, if a response is received later showing a material violation it will be sent under separate cover, and the report and capex will be updated as needed.

There are two accessibility regulations that apply to buildings in Massachusetts. The Regulations of the Massachusetts Architectural Access Board (MAAB) (521 CMR) are enforced by the local building official as part of the building permit process. The Americans with Disabilities Act (ADA) is self-enforced; violations are subject to civil lawsuit or a complaint filed with the US Department of Justice. The building is currently under evaluation as required by Title II of the Americans with Disabilities Act. Accessibility deficiencies are currently under review by the City as part of the Title II self-evaluation and are not addressed in this report.

The Massachusetts State Building Code requires that buildings be maintained in accordance with the Code under which they were constructed. The building was constructed prior to the adoption of a state building code. If the buildings undergo renovations in the future, they shall comply with current building code, 780 CMR. All three sections of the building appear to be compliant with the building code and applicable regulations in effect during the time of construction when renovations occurred.

This report was performed by engineering professionals experienced in the design, construction, and operation of commercial buildings. The findings represent opinions and recommendations based on good engineering practice, applicable building codes, and experience with similar projects.

END OF SECTION

2. SCOPE OF INVESTIGATION

Procedures:

Rimkus Consulting Group, Inc. was commissioned by the [REDACTED] [REDACTED] to complete a visual capital needs assessment inspection and analysis of the property located at [REDACTED] in [REDACTED] MA, known as [REDACTED] High School. The intent of the inspection was to evaluate the condition of the site, structure, building envelope, mechanical, electrical, and life safety systems installed and to provide opinion with respect to the quality of design and construction. The analysis was completed by conducting visual observations of the building and equipment while in operation, discussion with the building manager and reviewing base building construction documents.

The representations regarding compliance with government laws, codes or regulations are based on normal inquiries with state agencies or departments having reasonably ascertainable information that is readily available.

The report provides a value for correcting defective components and estimated capital costs for system and component replacement for the continued use as a retail development.

Limitations:

The information and opinions contained in this report are based on a comprehensive engineering study and reasonable technical review with a review of available documentation and visual inspections of the building, property, and site. Neither Rimkus Consulting Group, Inc. nor their subconsultant's removed any materials to inspect concealed materials or conditions, including looking for mold or moisture.

Seismic review/PML analysis was not performed, nor do we recommend it as this region has a low probability of seismic movement. The ADA review was general in nature based on the property being existing. The ADA focus was on readily achievable upgrades common to existing buildings.

Rimkus Consulting Group, Inc. services and this report represent our professional experience and judgment regarding the condition of the subject property and are not intended, and should not be construed, to warrant or guarantee the present or future performance of any building components, systems, or other property conditions.

The report is not based on an exhaustive review of conditions and thus it is not guaranteed that all deficiencies are identified. The findings, opinions and cost estimates within this report are based upon cursory visual observations and do not represent detailed engineering analysis or cost estimating.

The scope of service provided by Rimkus Consulting Group, Inc., for the development of this report does not include designing or preparing specifications for the systems, components, materials, or procedures necessary for performing repairs or modifications that may be recommended in this report. Rimkus Consulting Group, Inc., probable repair costs are based on approximate quantities and costs or furnished information that is presumed to be accurate. A detailed survey of quantities for developing the probable costs was not included in the scope of Rimkus Consulting Group, Inc. The probable costs stated to repair physical deficiencies or correct issues identified in this report are average amounts that we consider to be probable for the marketplace as performed by contracted services. The stated probable costs do not constitute a warranty or representation that all items that may need repair or other attention are included. The

actual cost of repairs may vary from the probable costs provided by Rimkus Consulting Group, Inc., and its sub-consultants.

Environmental Issues:

This report is not an Environmental Site Assessment Report and does not identify or confirm the presence or absence of asbestos-containing materials, polychlorinated biphenyls, lead-based paints, toxic soils, recognized environmental conditions or other environmental concerns that may exist on or affect the subject property.

Intended Use:

This report is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of Rimkus Consulting Group, Inc. The opinions and information contained in this report are time sensitive and may be relied upon for a period not to exceed six months. This report was prepared for the limited use of consideration of a single financial transaction by authorized users. The use of this report for any other purpose is prohibited without the written consent of Rimkus Consulting Group, Inc.

Documents:

Documents and data provided by the Client, designated representatives of the Client, the Client's consultants or contractors, or other interested parties have been reviewed and may be referenced herein, with the understanding that Rimkus Consulting Group, Inc. and its sub-consultants assume no responsibility or liability for their accuracy or omission by any of the involved parties of any reports or other information that could affect the transaction.

END OF SECTION

3. PROJECT IDENTIFICATION

██████████ High School, ██████████ ██████████ MA

Property Type

The subject property is a public high school consisting of a 4-story building constructed in 1831 with an addition completed in 1937. The building totals approximately 200,000 SF and the campus occupies a lot of 13.3 acres.

General Information

Construction Date:	1831
Additions:	1937
Total Square Footage:	200,000 SF
Lot Size:	9 acres +/-
Parking:	110 ± spaces (with an additional 8 ADA-accessible)
Building use:	Public High School

Utilities:

Electric Service:	██████████
Gas Service:	██████████
Water Service:	██████████ ██████████
Sewer Service:	██████████ ██████████

Building Construction:

Foundations:	Building foundations consist of cast in place concrete foundation walls, spread footings and concrete slab on grade.
Structures:	1930's Section: Elevated concrete slab, steel frame, load bearing masonry. 1970's Section: Elevated concrete "waffle" slab, steel frame, load bearing masonry. 2002 Section: Elevated concrete slab over corrugated metal decking, steel frame, load bearing masonry.
Exteriors:	Brick masonry, precast sills, EIFS. Wood and aluminum windows.
Roofs:	TPO membrane, EPDM membrane, ballasted EPDM membrane, asphalt shingles.

Vertical Transportation:

Unit	ID	TYPE	SPEED (fpm)	CAPACITY (lbs)	FLOORS TRAVELED	STOPS / OPENINGS
Passenger	206-P-94	Hydro	100	2500	B-3	4/4
Wheelchair lift	206-W-100	Gear	9	495	1	2

Electric Service: 4,000A, 277/480V, three-phase, four-wire.

Generator: [REDACTED] 255kW gas.

Fire Alarm System: [REDACTED] series

HVAC: The building has HVAC provided by air handling units with two pipe heating/cooling coils that serve mostly non classroom areas. Classrooms have HVAC provided by two pipe fan coil units. Chilled water is provided to the AHUs and fan coil units by two roof mounted, air cooled chillers manufactured by [REDACTED]. Each chiller is rated at 245 tons, and they utilize refrigerant R22. Heating hot water is provided to the AHUs and fan coil units by two gas fired heating hot water boilers manufactured by [REDACTED]. Each boiler has an input rating of 6,377 MBH.

Fire Protection: The building is protected by an automatic wet-pipe sprinkler system. The building does not have and is not required to have a fire pump.

END OF SECTION

4. PROPERTY CONDITION

The following report provides an outline of the basic building components and operating systems in use along with the findings and recommendations identified during the inspection.

SITE INCLUDING PAVEMENT/FLATWORK/PARKING/LANDSCAPING

General Observations and Description:

The approximately 13-acre site sits at the corner of [REDACTED] and [REDACTED] and is bordered by residential housing along [REDACTED] to the southeast and southwest. City owned concrete sidewalks, as well as a school owned wet-laid fieldstone retaining wall border the property along [REDACTED] and [REDACTED]. The fieldstone retaining wall is original to the initial construction of the school in the mid-1930's and varies between 4 and 7 feet in height. The property is accessed via asphalt driveways along [REDACTED] and [REDACTED] as well as an additional concrete sidewalk pedestrian access point on [REDACTED]. Along the west side of the property's parking lot and [REDACTED] there is an approximately 6-foot-tall CMU retaining wall separating the parking lot from the property line that was constructed during the 2002 building addition. Parking is provided on-site for staff and visitors, with approximately 110 vehicular spaces and 8 handicap accessible spaces present during the inspection. Parking spaces and drive aisles are asphalt paved and are connected to the building via concrete sidewalks with concrete curbing throughout. The building is accessed from the north (main entrance), east (student drop off/staff parking), and west (maintenance/loading dock) via concrete sidewalks and ADA accessible ramps and are bordered with brick piers and painted metal railings. Adjacent to the building to the south sits the school's synthetic turf multipurpose athletic field, which is directly connected to the building via concrete walkway providing an elevated view of the field. Further south of the athletic field sits the school's baseball field, which is separated from the athletic field via a reinforced concrete bleacher system, and the same wet-laid fieldstone retaining wall that surrounds the perimeter of the property. The two athletic fields are connected with an approximately 20-foot-tall concrete staircase, that also serves as a pedestrian access way to the property from [REDACTED]. Landscaping on the property is limited to grass, mulched beds, shrubbery and deciduous trees.

Conclusions & Recommendations:

Overall, the site and grounds are in good to fair condition, with the following items requiring attention during the capital term. At several locations around the property, the fieldstone retaining/perimeter wall was found to have loose and/or missing stones and mortar and will need to be repaired early in the term to maintain the integrity of the wall. Additionally, the CMU retaining wall along [REDACTED] and west parking area was observed to be leaning and will require repair early in the term. The concrete staircase connecting the baseball and turf athletic fields showed signs of spalling, cracking, and general degradation and will need to be repaired early in the term to maintain pedestrian safety. At the front and rear entryways to the building, several locations of severe rusting and degradation were observed along the metal handrails and will need to be repaired early in the term, and additionally it is recommended to implement a rust-inhibitor and repainting program for all metal handrails on the property to prevent further degradation. Around the perimeter of the building, spalling, cracking and other damage was observed in the concrete sidewalks and curbing due to snow removal and freeze/thaw cycles and it is recommended to implement an annual repair program to address these damages. The driveway entry and exit aprons along [REDACTED] and [REDACTED] were found to have significant cracking and potholing present, and it is recommended to perform an asphalt mill and overlay at these locations. Lastly, it is recommended to implement an asphalt crack repair and sealing program every five years to assist in prolonging the expected useful life (EUL) of the driveway.

Immediate Repairs:

- No items

Term Repairs:

- Repair and repoint loose fieldstone at failing perimeter retaining wall, including between football and baseball field in Year 1.
- Repair leaning retaining wall at west parking lot, circa 2002 in Year 1.
- Repair concrete staircase between football and baseball fields to address concrete spalling, cracking and trip hazards (R&M).
- Repair rusted metal handrail bases at front and rear entryways, including rust inhibitor and re-welding where necessary in Year 1.
- Scrape and paint exterior handrails around perimeter of building, including patios and entryways in Year 3 and Year 8.
- Perform annual concrete repairs at sidewalks and curbing throughout property for damage caused during snow removal and freeze/thaw cycles (R&M).
- Perform mill and overlay of asphalt driveway at entry/exit aprons in Year 3.
- Implement asphalt crack repair and sealing program at existing asphalt, every 5 Years beginning in Year 1.

STRUCTURAL

General Observations and Description:

The overall structure of the building can be broken out into three different sections, the original schoolhouse structure constructed in the 1930's, the east and west "wings" constructed in the late 1970's, and the south "wing" addition constructed in 2002. According to public records, the initial structure of the building was constructed in 1935 and consists of a combination of steel framing, load bearing masonry walls and intermediate concrete slabs supported by cast in place concrete foundation walls, spread footings, and slab on grade concrete. The 1970's expansion of the building is constructed of a combination of elevated concrete "waffle" slabs, steel framing and load bearing masonry supported by reinforced concrete foundation walls, spread footings, and slab on grade concrete at the basement level. Lastly, the 2002 expansion of the building is constructed of a combination of steel beams and columns, load bearing masonry walls and corrugated metal decking with reinforced concrete topping slabs all supported by reinforced concrete foundation walls, spread footings and slab on grade concrete.

Conclusions and Recommendations

Overall, the building is in good condition given its age and various structural components. No differential settlement, cracking, or other structural deficiencies were noted or observed during the inspection and should not require any remediation throughout the capital term.

Immediate Repairs:

- No items.

Term Repairs:

- No items.

EXTERIORS

General Observations and Description:

The exterior consists primarily of brick masonry with precast sills, with painted decorative wood elements and some areas of exterior foam insulation system (EIFS). Windows are a combination of aluminum framed and wood framed. We observed damaged masonry which includes cracked bricks, step cracking, spalled brick, failed and missing pointing mortar, and cracked precast sills. Additionally, significant amounts of efflorescence was observed in several areas around the building. Efflorescence is a white residue which is caused by evaporation of moisture through the brick masonry which pushes naturally occurring salts to the outer surface of the brick. Efflorescence is a sign that water is trapped in the brick masonry wall assembly and not draining. Areas where ivy is can retain moisture and cause further damage to the brick masonry, as is evident in some locations where the ivy was previously. The rear concrete deck over the loading dock area is in poor condition along with the brick planter beds. We observed damaged wood trim at windows and other locations. According to staff, the roof and skylight over the cafeteria has been experiencing leaks. Water staining was observed from the interior. In some locations, there are exterior soffits which were observed damaged or missing entirely. Exterior sealants were observed crazing.

Conclusions and Recommendations:

Overall, the exterior is in fair condition. We recommend repairing all areas of damaged and distressed masonry including spot repointing, rout and sealing cracks in precast sills, and replacing cracked and spalled bricks. We also recommend removing all ivy from the exterior and inspecting the masonry for additional damage. A new green wall can be installed with a gap behind the green wall to separate the ivy from the brick masonry. We recommend repairing all areas of damaged concrete at the rear deck over the loading dock by removing sections of concrete at a time and inspecting the underlying waterproofing system for damage and repairing waterproofing components as necessary before pouring new concrete. We also recommend removing the planter beds at this location as they retain large amounts of water and moisture and do not drain properly. We recommend addressing damaged wood trim by repairing or replacing the wood and repainting areas to seal out moisture. An envelope consultant should be retained to perform an investigation of the roof and skylight in the courtyard to determine the cause of the leaks and develop a repair plan. We recommend repairing and replacing damaged and missing soffit materials. Crazing sealant can allow for bulk water intrusion. We recommend replacing all exterior sealants in the brick masonry control joints and at dissimilar materials.

Immediate Repairs:

- No items.

Term Repairs:

- Repair rear concrete deck over loading dock. Scope includes demolition of the planter beds. Repair of the concrete in sectional repairs. Exposing the existing waterproofing system and repairing as needed.
- Repair masonry. Scope consists of misc. repointing, addressing cracked and loose precast elements, replacing spalled, cracked and displaced bricks.
- Replace exterior sealants in brick control joints and joints between dissimilar materials.
- Remove ivy and install green wall system suspended off brick masonry.
- Repair and repaint damaged wood trim at windows, decorative wood elements.
- Retain a building envelope consultant to investigate water intrusion at roof/skylight over

- cafeteria at courtyard.
- Repair and replace damaged and missing exterior soffits.

ROOFS

General Observations and Description:

Roofing consists of steep sloped roofs with asphalt shingles and low sloped roofs with TPO, EPDM, and aggregate ballasted EPDM membrane systems. There are also areas of metal roofing. Roof areas are drained to internal roof drains, and aluminum gutters with downspouts. Overall the roofs are in fair condition. The TPO membranes are scheduled for replacement in 2026, according to staff.

Conclusions and Recommendations:

Overall, the roofing is in fair condition. The asphalt shingled roof has been patched in areas and is at the end of its useful life. We recommend budgeting to replace the asphalt shingled roof in 2027. The EPDM membrane roofing and ballasted EPDM system is also approaching the end of its useful life and will require replacement in 2028.

Immediate Repairs:

- No items.

Term Repairs:

- Replace asphalt shingles.
- Replace EPDM roof. Assumes retaining most insulation and installing a "go over" new single ply membrane system. Cost includes removal of aggregate ballast at lower roof area.
- Perform regular inspections and maintenance of roof including drain cleaning.

INTERIOR OFFICE/COMMON AREAS / LOBBY FINISHES

General Observations and Description:

During our inspection, we toured a sampling of interior space throughout each of the school buildings. Typical interior construction throughout the space consists of resilient flooring and carpet, painted gypsum walls with a combination of acoustic ceiling tiles, painted gypsum and exposed ceiling structures.

Conclusions and Recommendations:

Overall the finishes throughout each building are in good condition and in general, interior finishes have been well maintained.

Immediate Repairs:

- No items.

Term Repairs:

- No items.

VERTICAL TRANSPORTATION

General Observations and Description:

The building is serviced by two pieces of vertical transportation equipment. There is one (1) Hydraulic passenger elevator that services floors B through 3. The elevator operates at a speed of 100 fpm and has a capacity of 2500lbs. The elevator was recently modernized in 2024 when a new [REDACTED] microprocessor controller was installed. Hydraulic elevator systems utilize hydraulic fluid, typically oil, to power the elevator car. A hydraulic elevator operates by pressurizing hydraulic fluid with an electronic pump and forcing it into a cylinder. The pressure created pushes a piston that moves the elevator upwards. To lower the elevator, this functions in reverse with pressure decreasing, lowering the elevator cab. The system consists of several key components, including the Hydraulic Cylinder -Pumping System- Elevator Car- Control System- Elevator Controller. There is also one (1) wheelchair lift that services the staircase leading to the stage. This wheelchair lift is a common design manufactured by [REDACTED]

Conclusions and Recommendations:

Both the Elevator and Wheelchair lift are functioning well as designed and continue to be serviced monthly by [REDACTED] Company. The elevator controller was recently replaced and should continue to operate reliably throughout the 10-year term. With continued maintenance both the elevator and wheelchair lift will operate without the need for any upgrades. We do not see the need for modernizations during the term.

Immediate Repairs:

- No items.

Term Repairs:

- No items.

ACCESSIBILITY

There are two accessibility regulations that apply to buildings in Massachusetts. The Regulations of the Massachusetts Architectural Access Board (MAAB) (521 CMR) are enforced by the local building official as part of the building permit process. The Americans with Disabilities Act (ADA) is self-enforced; violations are subject to civil lawsuit or a complaint filed with the US Department of Justice.

Each regulation consists of two distinct set of provisions; the “scoping” provisions, which outline compliance requirements for construction and renovations projects; and “technical” provisions, which outline dimensional and technical requirements for the actual construction. The scoping provisions differ between the two regulations, while in general the dimensional and technical requirements of the ADA Architectural Guidelines are equivalent or similar to those contained within the MAAB. In any case of conflict between the two regulations, the more restrictive applies.

The MAAB first became effective in Massachusetts in 1968. It has been modified numerous times, most recently in 2006.

The ADA first became effective in 1991. The ADA Accessibility Guidelines were updated effective March 2012; the changes are in technical and dimensional provisions only.

Scoping Provisions

ADA Under the ADA, the school is considered a “Public Entity” and is therefore subject to Title II of the ADA. The building is currently under evaluation as required by Title II of the Americans with Disabilities Act. Accessibility deficiencies are currently under review by the City as part of the Title II self-evaluation and are not addressed in this report.

MAAB In accordance with 521 CMR, only public areas of buildings undergoing renovation which meet the following dollar thresholds based on the assessed value of the building must provide access.

1. Work amounting to greater than 30% of the full and fair cash value (100% equalized assessed value) of the building. The building is required to comply with the requirements of 521 CMR in full (521 CMR 3.3.2).
2. Work amounting to less than 30% of the full and fair cash value but greater than \$100,000. All new work must comply and, in addition, an accessible public entrance and accessible toilet room, telephone and drinking fountain (if public toilets, telephones and drinking fountains are provided) are required (521 CMR 3.3.1(b)).
3. Work amounting to less than \$100,000. Only the work being performed is required to comply (521 CMR 3.3.1(a)).

Analysis of MAAB: As of [REDACTED] 2025, the building-only assessed value is \$33,344,700.00; 30% of this value is \$10,003,410.00. Any work performed over any 36 consecutive months which equals or exceeds this 30% value means the public areas of the building must be made compliant with the MAAB in its entirety.

Conclusions and Recommendations:

The building is currently under evaluation as required by Title II of the Americans with Disabilities Act. This report will outline in great detail any existing accessibility deficiencies and plans to rectify.

Immediate Repairs

- No items.

Term Repairs:

- Addressed in the updated Transition Plan.

BUILDING CODE

The Massachusetts State Building Code requires that buildings be maintained in accordance with the Code under which they were constructed. The building was constructed prior to the adoption of a state building code. If the buildings undergo renovations in the future, they shall comply with current building code, 780 CMR.

Condition and Recommendation

All three sections of the building appear to be compliant with the building code and applicable regulations in effect during the time of construction when renovations occurred.

Immediate Repair:

- No items.

Term Repair:

- No items.

ELECTRICAL SYSTEMS

A 4,000A, 277/480V, electrical service was installed from a utility-owned, pad-mounted transformer located in the rear of the building. The service extended underground from the transformer and terminated in a main switchboard in the electrical room. A 4,000A main circuit breaker and various sized circuit breakers were installed within the switchboard for the building's loads.

A utility meter was installed at the utility transformer. Power was distributed throughout the building to panelboards located in electric rooms via conduit and wire.

Low voltage transformers provided the 120/208V power.

A [REDACTED] 255kW gas generator was installed to provide the backup power to the life safety loads in the building such as the elevators and lighting.

Conclusions & Recommendations:

Overall, the electrical equipment was in good condition.

Infra-red scanning of the electrical equipment has not been performed in the past. Infra-red scanning should be performed every two-three years on the electrical equipment to identify any loose connections or deficiencies that cannot be identified from a visual inspection as part of the R&M program.

Arc flash labeling was not observed on the electrical equipment. NFPA 70E and OSHA require arc flash labeling on electrical equipment that is likely to require examination, adjustment, service, or maintenance while energized. The arc flash study typically costs between \$25,000-\$35,000. At a minimum, an owner and/or operator should implement a no-live electrical work policy into the operational and construction rules and regulations for the building.

The electrical rooms should be kept clear of all storage items to allow for access to the equipment.

Immediate Repairs:

- No items.

Term Repairs:

- No items.

FIRE ALARM SYSTEM

The building had an addressable [REDACTED] series fire alarm control panel with voice evacuation. The fire alarm control panel was located in the main electrical room with a remote annunciator located at the main entrance.

Devices connected to the fire alarm system included smoke detectors, duct smoke detectors, manual pull stations, tamper and flow switches for the fire protection systems, and horn and speaker/strobe devices.

Conclusions & Recommendations:

The fire alarm system was in good condition, but the control panel will approach the end of its life cycle towards the end of the 10-year term and should be scheduled for an upgrade to the manufacturer's current version of an addressable control panel.

Testing of the fire alarm system was not part of this inspection.

Immediate Repairs:

- No items.

Term Repairs:

- Upgrade fire alarm control panel to the manufacturer's current version.

MECHANICAL SYSTEMS

HVAC

The building has HVAC provided by air handling units with two pipe heating/cooling coils that serve mostly non classroom areas. Classrooms have HVAC provided by two pipe fan coil units. Chilled water is provided to the AHUs and fan coil units by two roof mounted, air cooled chillers manufactured by [REDACTED]. Each chiller is rated at 245 tons, and they utilize refrigerant R22. Heating hot water is provided to the AHUs and fan coil units by two gas fired heating hot water boilers manufactured by [REDACTED]. Each boiler has an input rating of 6,377 MBH. The building has a 2-pipe system that supplies either chilled water or heating hot water to the air handling units and the fan coil units. A manual switching of valves is required to change from heating to cooling and vice versa. We have been informed that the switch from cooling to heating occurs each year on [REDACTED]. And the switch from heating to cooling occurs each year on [REDACTED].

Building Management (BMS) System'

The building has a [REDACTED] BMS system that is graphically driven. The system controls and monitors the air handling units and the fan coils, the heating hot water system, and the chilled water system.

PLUMBING – DOMESTIC WATER, SANITARY & STORM SERVICES, OTHER UTILITIES

Domestic water is provided to the building with a 3" main and meter located near the boiler room with the fire protection main. Domestic hot water to the building is provided by a gas-fired 130 gallon water heater manufactured by [REDACTED] and rated at an input of 700,000 BTU. There are two electric water heaters located in a closet next to the gymnasium. One water heater is 120 gallons,

and it serves the kitchen. The other water heater is 80 gallons, and it serves the science labs. Domestic water piping where readily visible in all buildings is copper.

Sanitary and Storm Water Systems

All the sanitary fixtures in all buildings drain by gravity to the municipal system. Sanitary water piping where readily visible is cast iron. Storm water from the roofs of the buildings drains by internal leaders or to the paved areas by downspouts.

Natural Gas

Natural gas is provided to the building. Natural gas supplies the heating boilers, the domestic water heater, and kitchen cooking equipment. Natural gas piping where readily visible is steel with threaded fittings and welded connections.

Conclusions & Recommendations:

Air cooled chillers have an expected useful life of 25 years. The two chillers were installed in 2001, making them 24 years old. The chillers utilize refrigerant R22, and we understand that there have been issues recently with the chillers. We recommend replacing the chillers in year 2. We further recommend that before the chillers are replaced, that the school contracts with a mechanical engineering company to assess the best replacement option for the chillers. Rimkus can provide these services. The cost in the capital plan is to replace the chillers like for like. The actual cost may vary depending on the system ultimately selected.

The air handling units on the roof and within the building have a long EUL of 30 years or more and with continued good maintenance they will not have to be replaced during the term.

Six of the nine air handling units have frequency drives that are at the end of their useful life. We recommend replacing the frequency drives on the supply and return air fans in these AHUs in years 3 – 5.

The heating boilers were installed in 2002 and are in good condition. These boilers have an EUL of 35 or more years. With continued good maintenance they will not have to be replaced during the term.

The main water heater for the building was installed in 2024. This water heater has an expected useful life of 15 years. It will not have to be replaced during the term. The smaller electric water heaters were installed in 2016 (kitchen) and 2017 (science labs) making them 9 and 8 years old respectively. These water heaters have an EUL of 8 – 10 years. We recommend replacing these water heaters in year 3.

Immediate Repairs

- No items.

Term Repairs

- Replace the two 245 ton chillers in year 2.
- Replace frequency drives on the supply and return fans on six AHUs in years 3 – 5.
- Replace the 120 and the 80 gallon water heaters serving the kitchen and science labs in year 3.

FIRE PROTECTION SYSTEMS

The building is provided throughout with an automatic wet sprinkler system. Fire protection water is supplied to the building with an 8" main equipped with a backflow device. The sprinkler system in the building is supplied by two risers, each riser has a flow switch. The four stairways in the building each have 4" combination wet risers and sprinkler control assemblies and 2 ½" fire department connections at each floor level. Sprinkler control assemblies consist of a supervised isolation valve, flow switch and an Inspector's test drain. Valve supervision and the flow switches report to the fire alarm panel. The building does not have a fire pump.

Conclusions & Recommendations:

The fire protection system is in good condition with no indication of leaks or other problems. No capital costs are expected during the term.

The Rimkus FOIA team makes an application with the authority having jurisdiction to request a list (if any) of open violations for the building. As of the date of this report, a reply has not been received, if a response is received later showing a material violation it will be sent under separate cover, and the report and capex will be updated as needed.

Immediate Repairs

- No items.

Term Repairs

- No items.

END OF SECTION

5. ESTIMATED CAPITAL COSTS

This section identifies the cost expenditures for the following building divisions required in the next ten-year capital term.

The provided capital cost spreadsheet details capital items identified during our inspection. Items shown in the “Immediate” column are repairs recommended within 0-6 months. Repairs listed in Year 1 are recommended within 12 months.

Refer to the capital cost summary for all cost projections. This spread sheet represents a reasonable capital expense, which will maintain the asset for the long term.

Site:

- Repair and repoint loose fieldstone at failing perimeter retaining wall, including between football and baseball field in Year 1.
- Repair leaning retaining wall at west parking lot, circa 2002 in Year 1.
- Repair concrete staircase between football and baseball fields to address concrete spalling, cracking and trip hazards (R&M).
- Repair rusted metal handrail bases at front and rear entryways, including rust inhibitor and re-welding where necessary in Year 1.
- Scrape and paint exterior handrails around perimeter of building, including patios and entryways in Year 3 and Year 8.
- Perform annual concrete repairs at sidewalks and curbing throughout property for damage caused during snow removal and freeze/thaw cycles (R&M).
- Perform mill and overlay of asphalt driveway at entry/exit aprons in Year 3.
- Implement asphalt crack repair and sealing program at existing asphalt, every 5 Years beginning in Year 1.

Structure:

- No items.

Exteriors:

- Repair rear concrete deck over loading dock. Scope includes demolition of the planter beds. Repair of the concrete in sectional repairs. Exposing the existing waterproofing system and repairing as needed.
- Repair masonry. Scope consists of misc. repointing, addressing cracked and loose precast elements, replacing spalled, cracked and displaced bricks.
- Replace exterior sealants in brick control joints and joints between dissimilar materials.
- Remove ivy and install green wall system suspended off brick masonry.
- Repair and repaint damaged wood trim at windows, decorative wood elements.
- Retain a building envelope consultant to investigate water intrusion at roof/skylight over cafeteria at courtyard.
- Repair and replace damaged and missing exterior soffits.

Roofs:

- Replace asphalt shingles.

- Replace EPDM roof. Assumes retaining most insulation and installing a "go over" new single ply membrane system. Cost includes removal of aggregate ballast at lower roof area.
- Perform regular inspections and maintenance of roof including drain cleaning.

Building Interior:

- No items.

Vertical Transportation:

- No items.

Accessibility

- Addressed in the updated Transition Plan.

Building Code

- No items.

Electrical:

- No items.

Fire Alarm:

- Upgrade fire alarm control panel to the manufacturer's current version.

HVAC/Plumbing:

- Replace the two 245 ton chillers in year 2.
- Replace frequency drives on the supply and return fans on six AHUs in years 3 – 5.
- Replace the 120 and the 80 gallon water heaters serving the kitchen and science labs in year 3.

Fire Protection:

- No items.

END OF SECTION

APPENDIX A – RELIANCE STATEMENT

■■■■ ■■■■■■

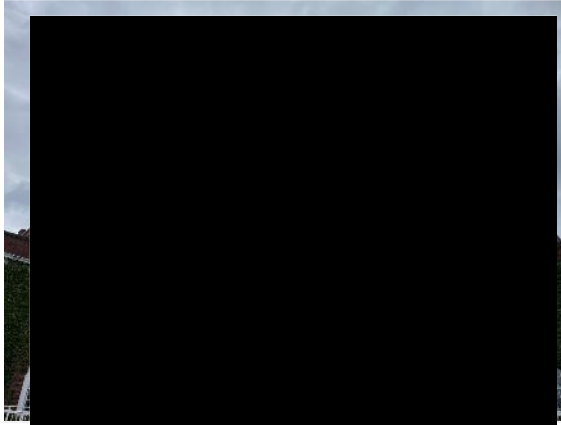
The work performed for this assessment is consistent with the standards of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in the report.

■■■■ ■■■■■■ may rely on this report subject to the terms and conditions of the Agreement between ■■■■■■ and Rimkus. No other person/entities may rely on this report without written authorization from Rimkus and ■■■■■■. If any of the above limitations conflict with the Agreement, the Agreement governs.

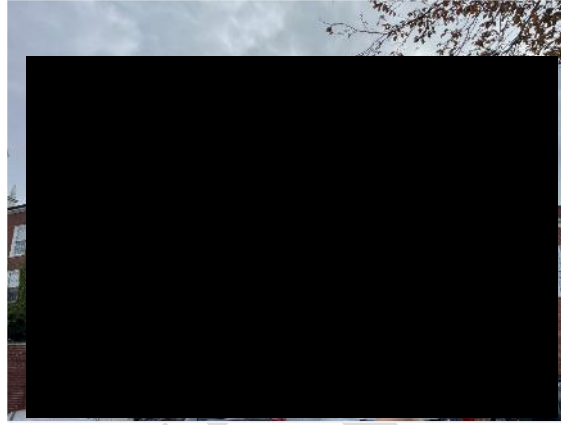
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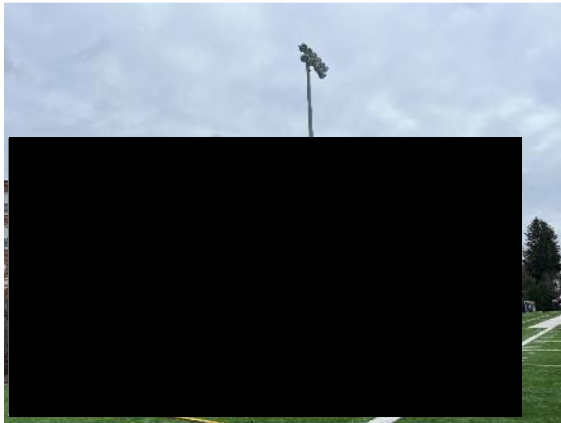
APPENDIX B – PHOTOGRAPHS FROM SITE INSPECTION



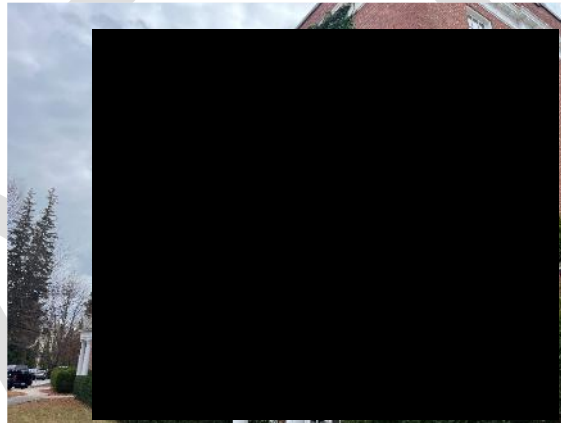
Main building entrance elevation.



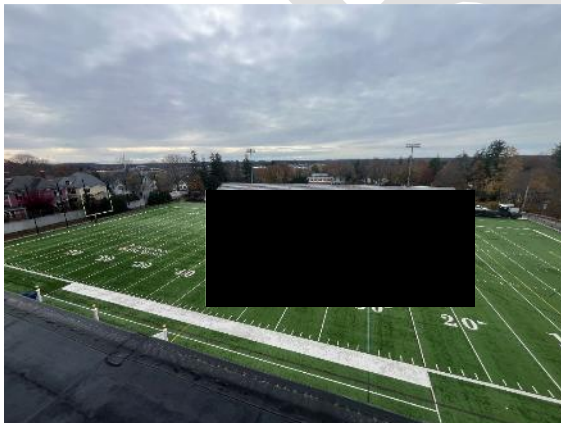
West elevation along [redacted]



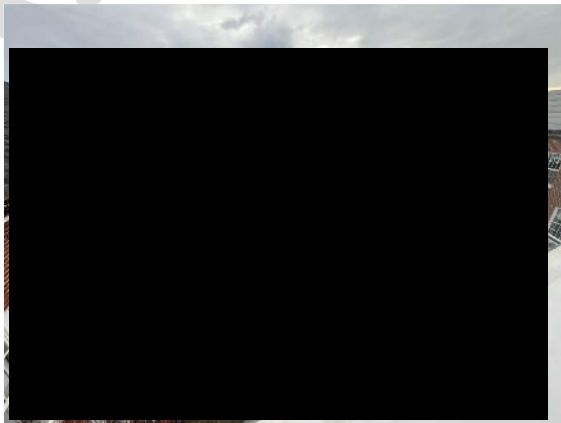
South Elevation along athletic field.



East Elevation along [redacted]



Aerial view of the football field.



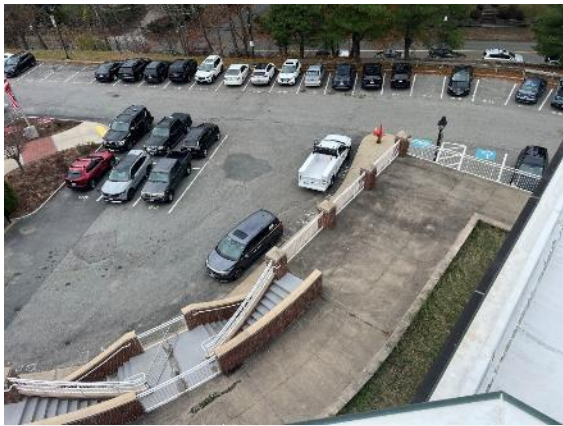
Aerial view of the interior courtyard.



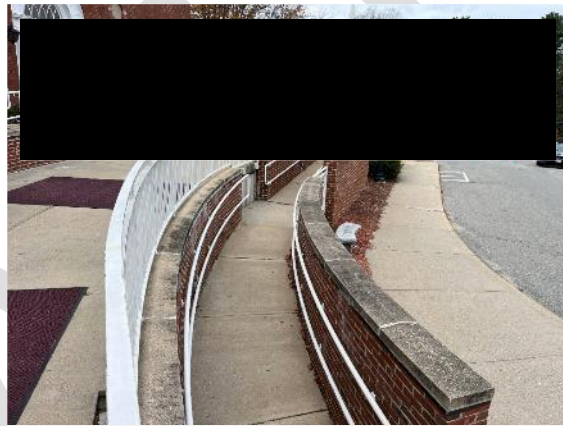
Aerial view of front lawn.



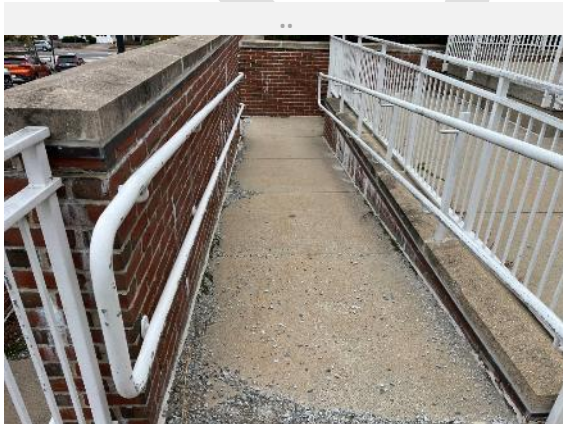
Aerial view of east parking lot.



Aerial view of the rear parking lot/loading dock.



Typical accessible ramp at entry of the building.



Accessible ramp at entry of building that is currently closed due to concrete degradation.





Degradation observed at main entryway concrete ramp.



Typical sidewalk around building.



Damage to concrete sidewalk and curbing from snow removal and freeze/thaw cycling.



Damage to concrete staircase between football and baseball fields.



Degraded fieldstone wall between football and baseball fields.



Degraded fieldstone wall along [REDACTED]



Degraded fieldstone wall along [REDACTED]



Leaning retaining wall adjacent parking lot along [REDACTED]



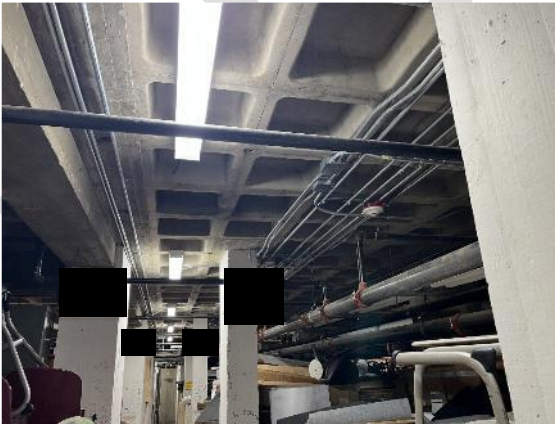
Typical sidewalk and landscaping.



Typical corridor finishes..



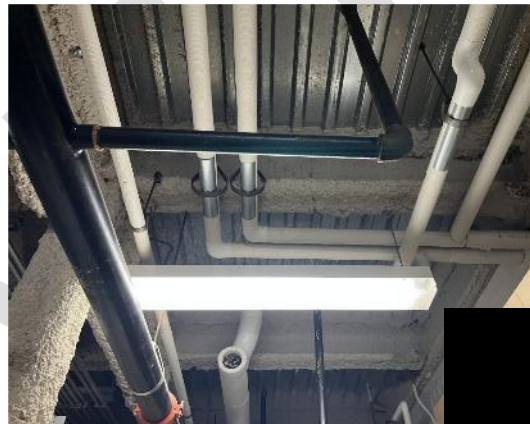
Typical steel framing, load bearing masonry and concrete slab in the 1935 section.



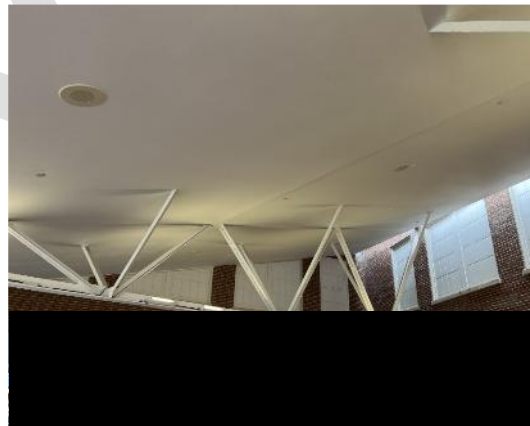
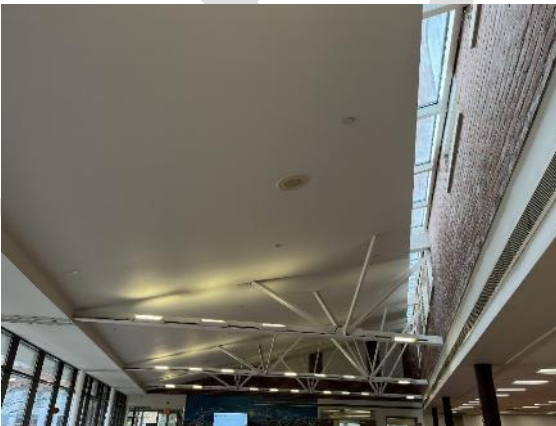
Concrete waffle slab and foundation walls in the 1970's section.



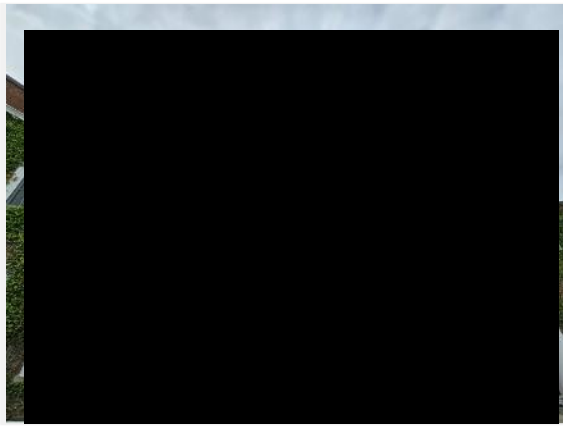
Additional view of 1970's structure.



Steel and corrugated metal decking in 2002 addition.



Exposed steel framing in 2002 addition (cafeteria).



Exterior finishes.



Damaged concrete deck over loading dock.



Efflorescence on brick.



Failed pointing mortar.



Step cracking.



Deteriorated wood trim and cracked precast sill.



Damaged and missing soffit.



Displaced and damaged brick masonry where ivy was removed.



Crazing and failed sealant.



Stained ceiling below skylight and metal roof at courtyard.





Asphalt shingled roof.



TPO membrane roofing.



EPDM membrane roofing.



Ballasted EPDM membrane roofing.



Metal roofing and skylight.



Patched asphalt shingles.



Elevator Power Unit.



Elevator Valve.



Elevator Car Station.



Wheelchair Lift.



One of two roof mounted air cooled chillers.



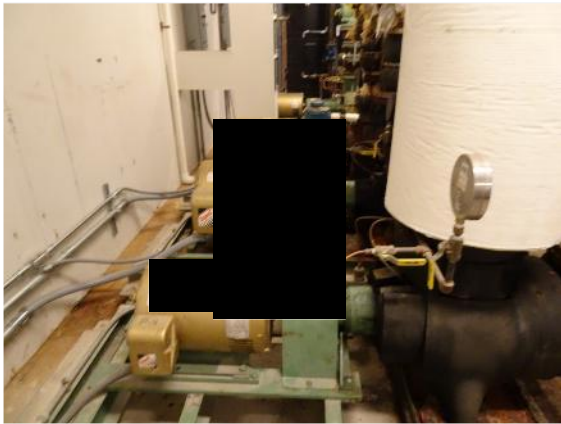
One of three roof mounted AHUs.



One of nine AHUs inside the building.



Typical BMS system sensor.



Chilled water and dual system pumps.



Heating boilers.



Domestic water main and meter.



Main domestic water heater.



Fire protection main and backflow device.



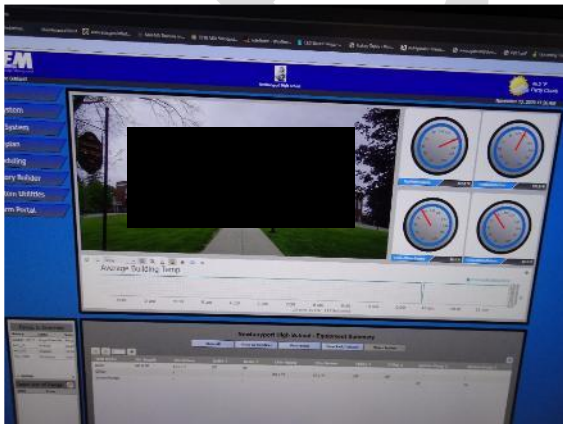
Sprinkler system risers.



Typical stairway wet riser and sprinkler system control.



Exterior connection for fire department use.



BMS system screen shots.



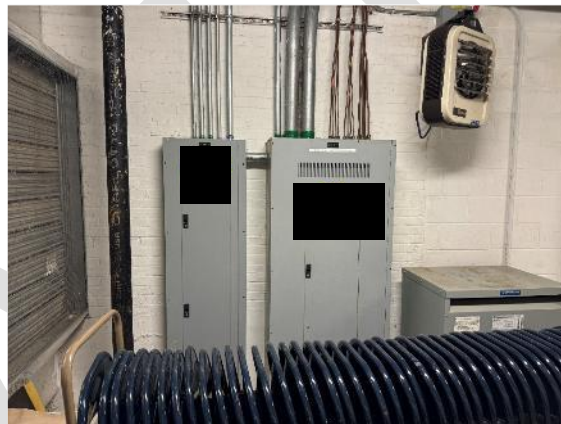
Electrical utility transformer.



Electrical main switchboard.



Typical electrical equipment.



Emergency generator.



Automatic transfer switch.



Fire alarm control panel.



Fire alarm remote annunciator.

END OF SECTION

APPENDIX C – SITE LOCATION MAP

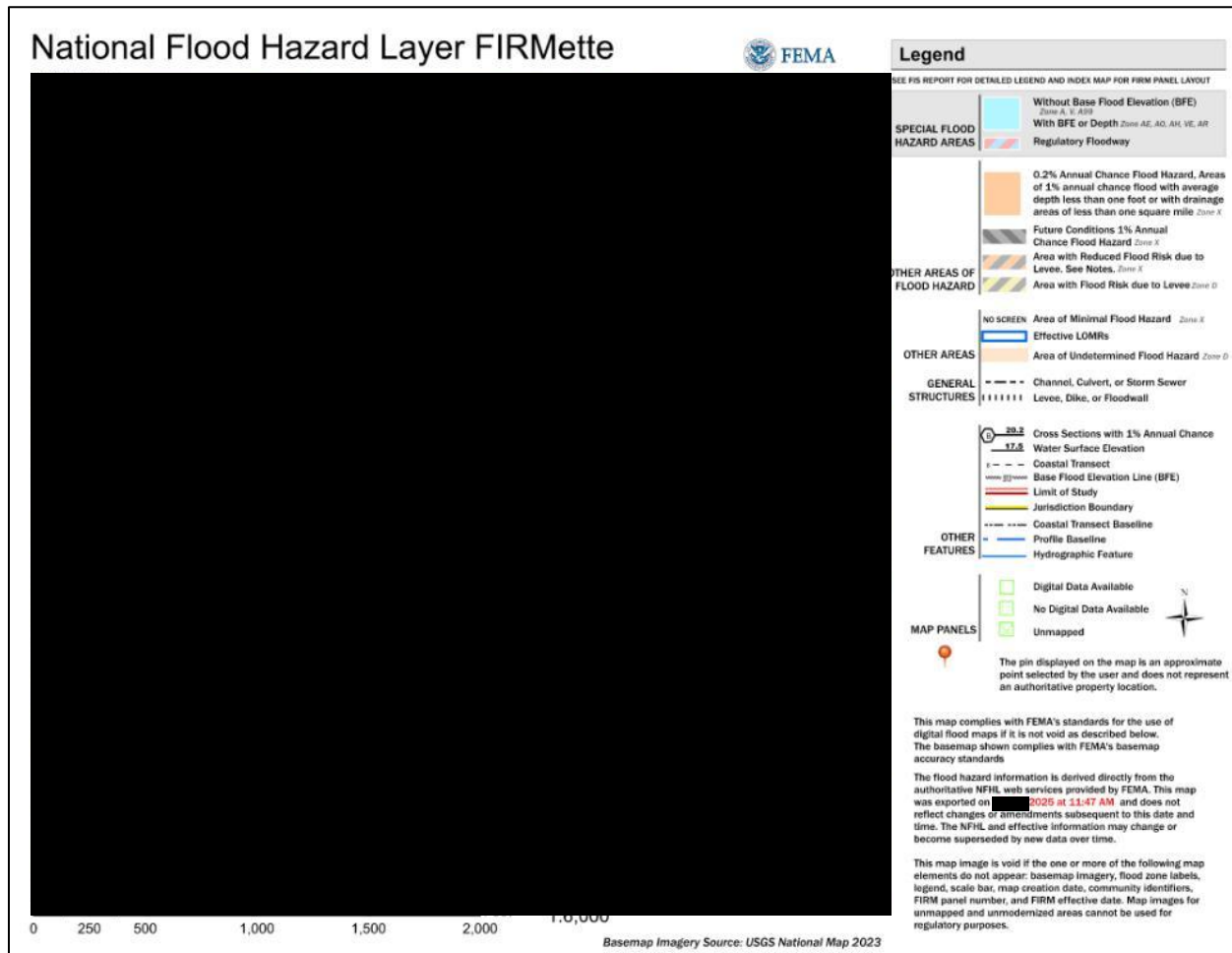


High School, MA

END OF SECTION

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APPENDIX D – FLOOD INSURANCE RATE MAP



The property is in Zone X – Area of Minimal Flood Hazard, which is outside both of the 1% annual chance (100-yr) flood zone and the 0.2% annual chance (500-yr) flood zone as depicted within the Flood Insurance Rate Map panel number [REDACTED], above.

END OF SECTION

APPENDIX E – GLOSSARY

Condition

The following terms are used to describe the physical condition of materials, components, and systems. A term applied to a component or system does not preclude the possibility that repair to a section, portion, or part of the component or system may be needed.

- **Good** – Considered to be in better than average condition and performing properly. Signs of deferred maintenance and weathering or wear may be apparent.
- **Satisfactory** – Considered to be in suitable, average condition and performing adequately. Signs of deferred maintenance or wear may be apparent.
- **Fair** – Considered to be in average or worse-than-average condition and performing marginally. Signs of deferred maintenance, excessive weathering or wear may be apparent. Characteristics may indicate that the item is nearing the end of its useful life. The item may exhibit signs of repairs that are considered to not meet commonly accepted applicable standards. Repair or partial replacement is necessary to prevent further deterioration or to restore proper function.
- **Poor** – Considered being in inferior to worse-than-average condition and to have either failed or be unreliable. May exhibit damage, breakage or excessive wear and deterioration. Replacement or major repair needed.
- **Necessary Repairs** – Items listed under “immediate repairs” are intended to be completed within 12 months after the purchase of the building.

Expected Useful Life and Remaining Useful Life

The following terms are used to indicate Rimkus Consulting Group, Inc. opinion of the amount of time that a material, component, or system will perform its intended function. The time values are based on published historical information, records pertaining to maintenance of the property and the judgment of Rimkus Consulting Group, Inc. professionals.

- **Expected Useful Life (EUL)** – The number of years that a new material, component or system should perform with normal maintenance, including the preventative type. If authoritative life expectancy figures are available, they will be used but may be modified under the conditions that are considered other than normal. Environmental conditions, the initial quality of the workmanship, the amount and quality of preventative maintenance, the extent of use and present physical condition will all factor into the professional’s judgment.
- **Remaining Useful Life (RUL)** – The expected number of years that an existing material, component or system will satisfactorily perform with normal maintenance, including the preventive type. This value is the difference between the age of a material, component or system and its EUL.

Deferred Maintenance

Deferred Maintenance refers to repairs or replacements that should have been performed before Rimkus Consulting Group, Inc. engineers observed the property. Generally, this term is applied to physical deficiencies that cannot be remedied by routine or normal operating maintenance procedures, but rather requires specialized equipment, specially trained personnel or large quantities of materials or workers to perform the remedy. *De Minimis* conditions, those that do not represent a physical deficiency or material threat to the property, are excluded.

END OF REPORT

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Opinion of Capital Costs
Capital Needs Over the Finance Term

██████-25

Project Name: ██████ School
Street Address: ██████
City, State, Zip: ██████ MA
Property Type: ██████ School

Date of Construction: 1831
Additions: 1937
Size SF: 200,000
Uninflated Cost / Square Foot / Year: \$1.75
Inflated Cost/square foot/year: \$1.82

Item	Qty.	Unit	Unit Cost	Line Total- Uninflated Capital	Line Total- Inflated Capital	Immediate Repairs	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035
Site:				\$ -												
Repair and repoint loose field stone at failing perimeter retaining wall, including between football and baseball field. Assume 2,300 LF @ \$250/LF in Year 1.	2,300	LF	\$ 250.00	\$ 575,000			\$ 575,000									
Repair leaning retaining wall at west parking lot. Assume 175 LF @ \$200/LF in Year 1. ³	175	LF	\$ 200.00	\$ 35,000			\$ 35,000									
Monitor movement of retaining walls.		LS														
Repair concrete staircase between baseball and football fields. Assume \$20,000 in Year 1 and an allowance of \$7,500 in Year 6 given age and use of staircase.		LS		\$ 27,500			\$ 20,000				\$ 7,500					
Repair rusted metal handrails at front and rear entryways. Include rust inhibitor and re-welding where necessary. Assume allowance of 250 LF (25% of estimated overall railing length) at \$75/LF in Year 1.	250	LF	\$ 75.00	\$ 18,750			\$ 18,750									
Scrape and paint exterior handrails at front, side, and rear entryways. Assume 1,000 LF @ \$12.00/LF in Year 3 and Year 8.	1,000	LF	\$ 12.00	\$ 24,000					\$ 12,000					\$ 12,000		
Perform misc. concrete sidewalk and curbing repairs for damage caused by snow removal and other freeze/thaw cycle damage. Assumue \$3,000 annually (R&M).		RM		\$ 30,000			\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Perform mill and overlay of asphalt at driveway entryway aprons. Assume 3,000 SF @ \$2.50/SF in Year 3.	3,000	SF	\$ 2.50	\$ 7,500					\$ 7,500							
Implement asphalt crack repair and sealing program at existing asphalt. Assume 55,000 SF @ \$.35/SF every 5 years beginning in Year 1 (R&M).	55,000	SF	\$ 0.35	\$ 38,500			\$ 19,250				\$ 19,250					
Replace concrete sidewalks at main entryway to address spalling, cracking and ADA concerns. ¹		N/A		\$ -												
Structural:				\$ -												
No items.				\$ -												
				\$ -												
				\$ -												
Exterior:				\$ -												
Repair rear concrete deck over loading dock. Scope includes demolition of the planter beds. Repair of the concrete in sectional repairs. Exposing the existing waterproofing system and repairing as needed.	3,000	SF	\$ 50	\$ 150,000			\$ 150,000									
Repair masonry. Scope consists of misc. repointing, addressing cracked and loose precast elements, replacing spalled, cracked and displaced bricks. ²		LS	\$ 350,000	\$ 350,000			\$ 175,000	\$ 175,000								
Replace exterior sealants in brick control joints and joints between dissimilar materials.	3,600	LF	\$ 12	\$ 43,200			\$ 43,200									
Remove ivy and install green wall system suspended off brick masonry. \$250k placeholder.		LS	\$ 250,000	\$ 250,000				\$ 250,000								
Repair and repaint damaged wood trim at windows, decorative wood elements.		LS	\$ 20,000	\$ 20,000			\$ 20,000									
Retain a building envelope consultant to investigate water intrusion at roof/skylight over cafeteria at courtyard.		LS	\$ 25,000	\$ 25,000			\$ 25,000									
Repair and replace damaged and missing exterior soffits.		LS	\$ 30,000	\$ 30,000			\$ 30,000									
				\$ -												
Roof:				\$ -												
Replace asphalt shingles.	6,500	SF	\$ 6	\$ 39,000				\$ 39,000								
Replace EPDM roof. Assumes retaining most insulation and installing a "go over" new single ply membrane system. Cost includes removal of aggregate ballast at lower roof area.	25,000	SF	\$ 15	\$ 375,000					\$ 375,000							
Perform regular inspections and maintenance of roof including drain cleaning.		LS	\$ 15,000	\$ 15,000			\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
				\$ -												
Interior Finishes:				\$ -												
No items.				\$ -												
				\$ -												
Electrical:				\$ -												
No items.				\$ -												
				\$ -												
Fire Alarm:				\$ -												
Upgrade fire alarm control panel to manufacturer's current version.		LS	\$ 75,000	\$ 75,000										\$ 75,000		
				\$ -												
Mechanical/Plumbing:				\$ -												
Replace the two 245 ton chillers in year 2.	490	TON	\$ 2,000	\$ 980,000				\$ 980,000								
Replace frequency drives on the supply and return fans on six AHUs in years 3 – 5.	12	EA	\$ 15,000	\$ 180,000					\$ 60,000	\$ 60,000	\$ 60,000					
Replace the 120 and the 80 gallon water heaters serving the kitchen and science labs in year 3.	2	EA	\$ 7,500	\$ 15,000					\$ 15,000							
				\$ -												
Fire Protection:				\$ -												
No items.				\$ -												
				\$ -												
Vertical Transportation:				\$ -												
No items.				\$ -												
				\$ -												
Accessibility:				\$ -												
No items.				\$ -												
				\$ -												
Code:				\$ -												
No items.				\$ -												
				\$ -												
Capex Reserve Allowance:	200,000	SF/YR	\$ 0.10	\$ 200,000			\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
TOTAL UNINFLATED				\$ 3,503,450	\$ 3,648,581	\$ -	\$ 1,135,700	\$ 1,468,500	\$ 494,000	\$ 84,500	\$ 84,500	\$ 51,250	\$ 24,500	\$ 111,500	\$ 24,500	\$ 24,500
Inflation Factor @ 3%						100.00%	100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%
TOTAL INFLATED				\$ -		\$ -	\$ 1,135,700	\$ 1,512,555	\$ 524,085	\$ 92,335	\$ 95,105	\$ 59,413	\$ 29,254	\$ 137,131	\$ 31,036	\$ 31,967
CUMULATIVE TOTAL				\$ -		\$ -	\$ 1,135,700	\$ 2,648,255	\$ 3,172,340	\$ 3,264,675	\$ 3,359,781	\$ 3,419,193	\$ 3,448,448	\$ 3,585,579	\$ 3,616,614	\$ 3,648,581

CAPITAL NEEDS ASSESSMENT REPORT



PROJECT NAME

■■■■ School
■■■■
■■■■ RI ■■■■

PREPARED FOR

■■■■ School
■■■■
■■■■ RI ■■■■
■■■■ 2025

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Boston, Massachusetts 02210

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████████ 2025

████████
██
██
████████ School
██
████████ RI ██████████

Re: ██████████ School, ██████████ RI
Capital Needs Assessment
Rimkus Consulting Group, Inc. Project # ██████████

At the request of ██████████ School, a capital needs assessment was performed by Rimkus Consulting Group, Inc. on the property located at ██████████ in ██████████ RI, known as ██████████ School. This assessment was performed on ██████████, 2025. This inspection follows the American Society for Testing and Materials (ASTM) Designation E 2018-24, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and our agreement dated ██████████, 2025.

Based upon our site observations during our walkthrough, it is our opinion, with the exceptions noted in our report, that the improvements are sound and free of any conditions requiring continuing extraordinary maintenance. The undersigned has executed this letter on the ██████ day of ██████████ 2025.

It has been a pleasure to work with ██████████ School, and we hope to continue the relationship in future endeavors.

Best Regards,
Rimkus Consulting Group, Inc.

Prepared and reviewed by:

Jared Cacciapaglia

Jared Cacciapaglia
Technical Director, Construction Advisory
Jared.cacciapaglia@rimkus.com

████████ 2025
Date

1. EXECUTIVE SUMMARY

Rimkus Consulting Group, Inc. was retained by [REDACTED] School to perform a Capital needs assessment of the property known as [REDACTED] School located at [REDACTED] in [REDACTED] RI. We visited the property on [REDACTED], 2025. The weather was a mix of sun and clouds with the temperatures in the low-40's.

The subject property is a coeducational, independent elementary school consisting of a main 1- and 2-story building constructed in the 1960s and the 1970 with additions that were constructed in 2000 & 2018. The building totals approximately 90,000 SF. The property also includes 2 garages and 11 residential homes. One of the homes is used as the business office. The total campus occupies a lot of approximately 9 acres. Overall, the property is in good condition with typical repairs required over the 10-year capital term.

The structures of each of the buildings vary from location to location. [REDACTED] was originally constructed in 1919 and consists of cast-in-place concrete foundations and structure elements including columns, floors and roof. CMU block, brick and windows infill the exterior walls between concrete structural components. There is structural steel bracing for lateral stability at the south elevation and south east elevation. The buildings at [REDACTED] consist of a wood framed administration building that dates back to 1911 which is attached to the gymnasium, a single story, steel and CMU block structure. The classrooms occupy the 3-story precast concrete and CMU block structure that attaches to the southwest elevation of the gymnasium built in the early 1980's. [REDACTED] were constructed in 2015 and consist of wood framed, modular units that were pre-fabricated and assembled on site, located on concrete slabs on grade. [REDACTED] is a steel-framed structure with presumed shallow foundations and concrete slab on grade. Overall, the structures were built to the appropriate standards when they were constructed and, based on our observations, do not exhibit signs of significant cracking or differential settlement.

The exterior at [REDACTED] is in generally good condition with typical age-related repairs recommended during the term. To address age-related issues and to return the exterior to weather resistant integrity we recommend the following:

- immediate replacement of the failed sealant,
- repointing all brick mortar joints early in the term,
- repairs to the cast stone sills and cornice
- replacing the sealants in joints between cast stone pieces with mortar to allow for drainage of moisture
- replacement and repair of the deteriorated metal panels and missing trim.
- Coating/painting the masonry and metal panels both early and late in the term (every 7 years).

The exterior at [REDACTED] [REDACTED] in generally good condition with typical age-related repairs recommended during the term. We recommend immediate EIFS and stucco repairs to prevent water intrusion and material failure. EIFS and stucco repairs are expected to be ongoing and should take place every five (5) years throughout the term. We recommend replacing the fogged IGU's early in the term. We also recommend budgeting to replace fogged IGU's as they occur.

The exterior at [REDACTED] in generally good condition with typical maintenance and repairs recommended during the term. IGU's are date stamped 2015 and can be expected to perform through the end of the term. We recommend immediate replacement of the damaged

fiber cement panel at the gymnasium entrance. We recommend immediate repairs/replacement to the dislodged screens.

We recommend immediate removal of the debris and photovoltaic panels on the roof of [REDACTED] and replacement of the roof early in the term.

The roofs at [REDACTED] [REDACTED] are in generally good to poor condition. We recommend replacing the asphalt shingles early in the term. We recommend immediate replacement of the leaking skylight to prevent further water intrusion and damage. Until the roof is replaced, we recommend immediate and regular cleaning of the gutters to prevent backup of water and water intrusion at the roof edge.

The roofs at [REDACTED] are in good condition and are expected to last past the term with typical repairs and maintenance.

The [REDACTED] Schools are served by a total of five (5) passenger elevators. Four of the elevators are of the hydraulic type and one is of the basement traction design. [REDACTED] is equipped with a single hydraulic elevator with a capacity of 2500lbs and speed of 100 fpm. [REDACTED] is equipped with a single hydraulic elevator with a capacity of 2000lbs and a speed of 115fpm and a basement traction elevator with a capacity of 4000lbs and a speed of 100fpm. [REDACTED] is equipped with two hydraulic elevators each with a capacity of 3500lbs and a speed of 110fpm. The elevators at [REDACTED] and [REDACTED] should be modernized in the next 1-3 years. The elevators at [REDACTED] were new in 2015 and should provide reliable service for the next 15+ years.

[REDACTED] provides electrical services to the school via aerial services that feed the following:

- Exterior utility pad-mount transformer with utility meter ([REDACTED]) that is located on the west side of the [REDACTED]
- Exterior utility meter (#[REDACTED]) with exterior 120/240 distribution panel (which is used for outdoor events as per the building personnel).

The service is fed into the building from the pad-mount transformer to a 1200A, 208Y/120V main breaker and distribution panel ([REDACTED] with surge protection located in the main electrical room in zone 6. The remaining building distribution is a combination of [REDACTED] [REDACTED] and [REDACTED] panelboards distributed throughout the buildings via pipe and wire. There is not a backup generator for the school. The emergency lighting is provided by a 35KW lighting inverter for zones 6, 8, and part of 7 and the remaining zones have wall-mounted battery pack emergency lighting and battery illuminated exit signs. A central lighting control panel ([REDACTED] [REDACTED]) controls lighting in zones 6, 8, and part of 7. The lighting control panel zones have five override relays installed ([REDACTED]) to override lighting control switches in a power outage. The electrical equipment at all locations is in good to fair condition. The capital costs that are expected during the term are replacement of the [REDACTED] panelboards and breakers since replacements are not available and preventative maintenance (PM) of the electrical gear and distribution. which includes shutting down the service and cleaning, tightening, and testing. WE recommend that during the PM the contractor and building personnel document the electrical equipment, panelboards and distribution to compile a accurate one line diagram of the building. After the PM is complete infra-red scanning should be performed every one to two years on the electrical equipment to identify any loose connections or deficiencies that cannot be identified from a visual inspection.

The building has a fully addressable fire alarm system with voice evacuation ([REDACTED]).

The main fire alarm panel is located in zone 1 and serves all zones 1-8. Devices connected to the fire alarm systems includes smoke detectors, heat detectors, duct smoke detectors, manual pull stations, and speaker/strobe devices. The system is in good condition. The regular testing and maintenance are currently being provided by ██████████.

The administration building (zone 10) has an aerial electrical service from the street poles with exterior meter (██████████) with an interior 100A main panel (*panel not surveyed*)
The administration building (zone 10) has local battery-operated smoke and carbon monoxide alarm devices

The zone 9 residential rentals all have aerial electrical service from the street with exterior meters on the house:

- ██████████ meter # ██████████ 200A main 40-circuit panel (██████████) 50A (two single pole breaker feed 125A subpanel (██████████) *two single pole 50A breakers should have breaker ties installed or be replaced with 2-pole 50A breakers.*
- ██████████ meter # ██████████ 100A main 20-circuit panel (██████████) with subpanel (██████████) with note marked "DANGER". *Panel with Danger marking should be investigate and replaced if necessary*
- ██████████ meter # ██████████ 100A main 16-circuit panel (██████████)
- ██████████ meter # ██████████ 100A main 20-circuit panel (██████████)
- ██████████ meter # ██████████ 100A main 20-circuit panel (██████████). *2-pole blank missing in panel.*
- ██████████ meter # ██████████ 200A main 30-circuit panel (██████████)
- ██████████ meter # ██████████ 150A main 20-circuit panel (██████████) with 100A, 12-circuit subpanel.
- ██████████ meter # ██████████ (*Panel not surveyed*).
- ██████████ meter # ██████████ with 100A breaker to a 125A, surge protected, 20-circuit panel (██████████), 50A breaker feeds 100A, 8-circuit subpanel (██████████) *Aerial feed from street pole to house needs to be re-run and supported at weather-head*
- ██████████ meter # ██████████ with 200A breaker to a 200A, 42-circuit panel (██████████)

The zone 9 residential rentals all have local battery-operated smoke and carbon monoxide alarm devices. ██████████ *appears to have a missing smoke alarm device (ceiling mounting bracket is installed without smoke alarm device).*

HVAC for the main building (zones 1 – 8) is provided by various means including package rooftop units with DX cooling and gas heat, split system units, and hydronic baseboard radiation provided by multiple boiler rooms in the building. The houses (zone 9) mostly do not have centralized air conditioning systems (except for ██████████) and typically have some window box AC units. Heat in the houses is provided by various means including forced hot air, steam and hydronic baseboard radiation systems. These systems are supplied by oil or natural gas fired boilers specific to each house. The business office has HVAC similar to the houses. The two garages do not have HVAC systems. Capital replacements will occur during the term at the main building, the houses and the business office during the term. Capital replacements will consist of HVAC units, boilers and water heaters. Refer to the Mechanical Systems section below for details of the replacements and the capex schedule for timing and costs. Refer to Appendix F for a list of the HVAC units and a roof location chart.

The main building has a partial automatic wet sprinkler system covering zones 6, 7 and part of zone 1). The rest of the building and the outbuildings do not have fire protection sprinkler systems. Fire protection water is supplied to the system by a 6" main with a backflow device located in an

external room behind Zone 7. The sprinkler system is supplied by a single 6" wet riser. The riser has a flow switch, and the isolation valves are supervised. An external connection for fire department use is located outside the sprinkler room. The fire protection system is in good condition with no indication of leaks or other problems. No capital costs are expected during the term.

The Rimkus FOIA team makes an application with the authority having jurisdiction to request a list (if any) of open violations for the building. As of the date of this report, a reply has not been received, if a response is received later showing a material violation it will be sent under separate cover, and the report and capex will be updated as needed.

The buildings are provided with an accessible entrance from the street. An accessible route is provided throughout the buildings and an elevator provides vertical access to all floors. No accessibility deficiencies were noted in the stairways. Accessible parking is provided, and an accessible route is provided from the parking spaces to the main entrance. Accessible restrooms are provided, except for the boys' room on the first floor at [REDACTED] which lacks an accessible stall. At [REDACTED], there are two non-compliant sets of exterior stairs which lead to the playing field. The exterior stairs are not level and are not provided with compliant handrails or landings.

The Massachusetts State Building Code requires that buildings be maintained in accordance with the Code under which they were constructed. [REDACTED] and [REDACTED] were built prior to the adoption of a state building code. [REDACTED] was built in 2014 under the 8th Edition of the Massachusetts State Building Code. All renovations in the building were required to comply with the Building Code in effect at the time of the renovation. If the buildings undergo renovations in the future, they shall comply with current building code, 780 CMR. All three buildings appear to be compliant with the building code and applicable regulations in effect during the time of construction when renovations occurred.

This report was performed by engineering professionals experienced in the design, construction, and operation of commercial buildings. The findings represent opinions and recommendations based on good engineering practice, applicable building codes, and experience with similar projects.

END OF SECTION

2. SCOPE OF INVESTIGATION

Procedures:

Rimkus Consulting Group, Inc. was commissioned by [REDACTED] School to complete a visual capital needs assessment inspection and analysis of the property located at [REDACTED] in [REDACTED] RI, known as the [REDACTED] School. The intent of the inspection was to evaluate the condition of the site, structure, building envelope, mechanical, electrical, and life safety systems installed and to provide opinion with respect to the quality of design and construction. The analysis was completed by conducting visual observations of the building and equipment while in operation, discussion with the building manager and reviewing base building construction documents.

The representations regarding compliance with government laws, codes or regulations are based on normal inquiries with state agencies or departments having reasonably ascertainable information that is readily available.

The report provides a value for correcting defective components and estimated capital costs for system and component replacement for the continued use as a retail development.

Limitations:

The information and opinions contained in this report are based on a comprehensive engineering study and reasonable technical review with a review of available documentation and visual inspections of the building, property, and site. Neither Rimkus Consulting Group, Inc. nor their subconsultant's removed any materials to inspect concealed materials or conditions, including looking for mold or moisture.

Seismic review/PML analysis was not performed, nor do we recommend it as this region has a low probability of seismic movement. The ADA review was general in nature based on the property being existing. The ADA focus was on readily achievable upgrades common to existing buildings.

Rimkus Consulting Group, Inc. services and this report represent our professional experience and judgment regarding the condition of the subject property and are not intended, and should not be construed, to warrant or guarantee the present or future performance of any building components, systems, or other property conditions.

The report is not based on an exhaustive review of conditions and thus it is not guaranteed that all deficiencies are identified. The findings, opinions and cost estimates within this report are based upon cursory visual observations and do not represent detailed engineering analysis or cost estimating.

The scope of service provided by Rimkus Consulting Group, Inc., for the development of this report does not include designing or preparing specifications for the systems, components, materials, or procedures necessary for performing repairs or modifications that may be recommended in this report. Rimkus Consulting Group, Inc., probable repair costs are based on approximate quantities and costs or furnished information that is presumed to be accurate. A detailed survey of quantities for developing the probable costs was not included in the scope of Rimkus Consulting Group, Inc. The probable costs stated to repair physical deficiencies or correct issues identified in this report are average amounts that we consider to be probable for the

marketplace as performed by contracted services. The stated probable costs do not constitute a warranty or representation that all items that may need repair or other attention are included. The actual cost of repairs may vary from the probable costs provided by Rimkus Consulting Group, Inc., and its sub-consultants.

Environmental Issues:

This report is not an Environmental Site Assessment Report and does not identify or confirm the presence or absence of asbestos-containing materials, polychlorinated biphenyls, lead-based paints, toxic soils, recognized environmental conditions or other environmental concerns that may exist on or affect the subject property.

Intended Use:

This report is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of Rimkus Consulting Group, Inc. The opinions and information contained in this report are time sensitive and may be relied upon for a period not to exceed six months. This report was prepared for the limited use of consideration of a single financial transaction by authorized users. The use of this report for any other purpose is prohibited without the written consent of Rimkus Consulting Group, Inc.

Documents:

Documents and data provided by the Client, designated representatives of the Client, the Client's consultants or contractors, or other interested parties have been reviewed and may be referenced herein, with the understanding that Rimkus Consulting Group, Inc. and its sub-consultants assume no responsibility or liability for their accuracy or omission by any of the involved parties of any reports or other information that could affect the transaction.

END OF SECTION

3. PROJECT IDENTIFICATION

██████████ School, ██████████ ██████████ RI

Property Type

The subject property is a coeducational, independent elementary school consisting of a main 1- and 2-story building constructed in the 1960s and the 1970 with additions that were constructed in 2000 & 2018. The building totals approximately 90,000 SF. The property also includes 2 garages and 11 residential homes. One of the homes is used as the business office. The total campus occupies a lot of approximately 9 acres.

General Information

Construction Date:	1960s & 1970s
Additions:	2000 & 2018
Total Square Footage:	90,000 SF (main building)
Lot Size:	9 acres +/-
Parking:	859 ± spaces (including 35 ADA-accessible)
Building use:	██████████ School

Utilities:

Electric Service:	██████████
Gas Service:	██████████
Water Service:	██████ ██████████
Sewer Service:	██████████

Building Construction:

Foundations:	Building foundations consist of cast in place concrete at ██████████ ██████████, a combination of slab on grade and shallow concrete foundations and field stone at ██████████ as well as concrete slab on grade and shallow concrete foundations at ██████████
Structures:	Building structures consist of cast in place concrete frame, floors and columns at ██████████, a combination of wood, steel and concrete precast slabs at ██████████ and prefabricated modular wood construction and steel frame at ██████████
Exteriors:	██████████ – Brick, cast stone, painted masonry, metal panel, aluminum framed storefront with IGU's (2002).

██████████ ██████████ – EIFS, stucco, CMU, aluminum framed storefront with IGU's (unknown age), vinyl double-hung windows with double pane glass.

██████████ – Fiber cement panel, metal panel, aluminum framed storefront with fixed and operable IGU's (2015)

Roofs: ██████████ – EPDM (unknown age)
██████████ ██████████ – Asphalt shingles (unknown age), EPDM (unknown age)
██████████ – TPO (2015)

Vertical Transportation:

LOCATION	ID	TYPE	SPEED (fpm)	CAPACITY (lbs)	FLOORS TRAVELED	STOPS / OPENINGS
██████████ Passenger	██████████ ██████████	Hydraulic	100	2500	L, 1 - 3	4/4
██████████ Passenger	██████████ ██████████	Hydraulic	115	2000	1 - 3	4/4
██████████ Passenger	██████████ ██████████	Traction	100	4000	1 - 5	5/10
██████████ Passenger	██████████ ██████████	Hydraulic	110	3500	1-2	2/2
██████████ Passenger	██████████ ██████████	Hydraulic	110	3500	1-2	2/2

Electric Service: 1200A, 208Y/120V, three-phase, four-wire for zones 1-8 building

Aerial service from street poles to exterior meter. 100A or 200A 120/240V service/panels in zone 9 residential rentals'

Aerial service from street poles to exterior meter. 100A, 120/240V service/panels in zone 10 administration building

Generator: None.

Fire Alarm System: ██████████ addressable with voice evacuation in zone 1-8 building

Local battery-operated smoke and carbon monoxide alarm devices in zone 9 residential rentals

Local battery operated smoke and carbon monoxide alarm devices in zone 10 administration building.

HVAC: HVAC for the main building (zones 1 – 8) is provided by various means including package rooftop units with DX cooling and gas heat, split system units, and hydronic baseboard radiation provided by multiple boiler rooms in the building. The houses (zone 9) mostly do not have centralized air conditioning systems (except for ██████████)

[REDACTED]) and typically have some window box AC units. Heat in the houses is provided by various means including forced hot air, steam and hydronic baseboard radiation systems. These systems are supplied by oil or natural gas fired boilers specific to each house. The business office has HVAC similar to the houses. The two garages do not have HVAC systems.

Fire Protection:

The main building has a partial automatic wet sprinkler system covering zones 6, 7 and part of zone 1). The rest of the building and the outbuildings do not have fire protection sprinkler systems.

END OF SECTION

4. PROPERTY CONDITION

The following report provides an outline of the basic building components and operating systems in use along with the findings and recommendations identified during the inspection.

SITE INCLUDING PAVEMENT/FLATWORK/PARKING/LANDSCAPING

General Observations and Description:

[REDACTED] houses the [REDACTED] School and consists of a 3-story building with partial basement containing a total of approximately 24,000 sf. The building is bordered by sidewalks along [REDACTED] to the south, [REDACTED] to the west, [REDACTED] and asphalt paved surface parking to the north and an asphalt paved alley to the east. [REDACTED] houses the 3-story [REDACTED] School which includes a partially below-grade lower level and the 3-story plus basement administrative office building totaling approximately 35,000 sf. The [REDACTED] School site includes two main driveway entrances from [REDACTED] that lead to a parking area in front of the Admin Bld. and a circular pickup and drop off area surrounded by parking at the south end of the site. The buildings are bordered by parking on the east and south, a residential development to the north and wooded area to the west. Site landscaping consists of turf grass and mulched beds with planted trees and shrubbery. [REDACTED] & [REDACTED] house the [REDACTED] School and are both 2-story pre-fabricated modular construction buildings whereas [REDACTED] is a stand-alone single story Gymnasium. The three [REDACTED] buildings total 71,700 sf. There is a driveway entrance to the site northeast of [REDACTED] that is shared with the assisted living facility to the south. The driveway continues along the south end of [REDACTED] and provides access to [REDACTED] and [REDACTED] with a one-way exit to the [REDACTED] at the northwest corner of [REDACTED]. The [REDACTED] site is improved by asphalt paved parking and drive aisles as well as concrete sidewalks, turf grass and planted trees as well as a synthetic turf playing field and playground.

Conclusions & Recommendations:

Overall, the site and grounds are in good to fair condition at the three properties. The asphalt paved driveway and parking area to the north of [REDACTED] is in poor condition with re-paving needed early in the term. Annual concrete repairs at site walkways and sidewalks is required at all three locations while crack repair, seal coating and line striping will be required at [REDACTED]

Immediate Repairs:

- No items

Term Repairs:

- Mill and repave the asphalt parking area at the north of the building at [REDACTED]
- Perform annual repairs of the concrete sidewalk at [REDACTED]
- Perform annual concrete walkway repairs at [REDACTED]
- Perform annual concrete walkway repairs at [REDACTED]
- Perform crack repair, seal coating and line striping of parking and driveway areas at [REDACTED]

STRUCTURAL

General Observations and Description:

The structures of each of the buildings vary from location to location. [REDACTED] was originally constructed in 1919 and consists of cast-in-place concrete foundations and super structure elements including columns, floors and roof. CMU block, brick and windows infill the exterior walls between concrete structural components. There is structural steel bracing for lateral stability at the south elevation and south east elevation. The buildings at [REDACTED] consist of a wood framed administration building that dates back to 1911 which is attached to the gymnasium, a single story, steel and CMU block structure. The classrooms occupy the 3-story precast concrete and CMU block structure that attaches to the southwest elevation of the gymnasium built in the early 1980's. [REDACTED] were constructed in 2015 and consist of wood framed, modular units that were pre-fabricated and assembled on site, located on concrete slabs on grade. [REDACTED] is a steel-framed structure with presumed shallow foundations and concrete slab on grade.

Conclusions and Recommendations

Overall, the structures were built to the appropriate standards when they were constructed and, based on our observations, do not exhibit signs of significant cracking or differential settlement. We recommend retaining a structural engineer to evaluate the past floor deflection at [REDACTED] [REDACTED]

No other immediate or term repairs are required during the 10-year capital term.

Immediate Repairs:

- No items.

Term Repairs:

- Retain structural engineer to evaluate past floor deflection at [REDACTED] [REDACTED] [REDACTED]

EXTERIORS

General Observations and Description:

The exterior at [REDACTED] consists of a combination of brick, cast stone, painted masonry, metal panel, and aluminum framed storefront with insulated glass units (IGU's). Construction joints and fenestration openings are filled with elastomeric based sealants. IGU's are date stamped 2002. We observed failed sealants in the construction joints and at material transitions. Mortar joints on all elevations are cracking and starting to fail. Cast stone (concrete) sills and the cornice on both the [REDACTED] and [REDACTED] elevations are cracking. Silicone sealant is installed in the joints between cast stone pieces instead of mortar. We observed deteriorated metal panels and missing metal trim at the entrance on the [REDACTED] [REDACTED] elevation. We also observed peeling paint at the masonry near the [REDACTED] entrance. Building staff reported that wind driven leaks occurred through the windows. We observed wet sealing at the exterior of the windows.

The exterior at [REDACTED] [REDACTED] consists of a combination of EIFS, stucco, concrete masonry units (CMU), aluminum framed storefront with IGU's, and vinyl double-hung windows with double pane glass. Construction joints and fenestration openings are filled with elastomeric based sealants. The age of the IGU's is unknown. We observed impact damage to both the EIFS and stucco that has exposed inner layers of the EIFS and stucco to weather. We also observed the EIFS terminating at grade / in contact with IGU's at the entrance between the admin building and school are fogged.

The exterior at [REDACTED] consists of fiber cement panels, metal panels, and aluminum framed storefront with fixed and operable IGU's. Construction joints and fenestration openings are filled with elastomeric based sealants. IGU's are date stamped 2015. We observed a damaged fiber cement panel at the entrance to the gymnasium. Building staff reported that the window screens become dislodged when operating the windows.

Conclusions and Recommendations:

Overall, the exterior of [REDACTED] is in good condition but with typical age-related repair required. Failed sealants, open and cracked mortar joints, cracked cast stone features and other openings in the exterior walls are all avenues for water intrusion into the wall assemblies and into the building. Water within the walls will cause deterioration of the wall assembly that will accelerate over time. We recommend replacing all exterior sealants, repointing all mortar joints, replacing cracked cast stone features, and repairing/replacing deteriorated metal panels. Sealants in the joints between cast stone pieces do not allow moisture that is normally absorbed by the cast stone to evaporate out through the joints. We recommend repairs to the cast stone sills and cornice to prevent further damage and water intrusion. To allow for drainage of moisture from the cast stone, we recommend replacing the sealant with mortar. Deteriorated panels and missing trim are avenues for water infiltration to underlying materials. We recommend immediate replacement and repair of the deteriorated metal panels and missing trim. We also recommend painting the masonry and metal panels both early and late in the term (every 7 years). Wet sealing is considered a typical repair option for window leaks.

Overall, the exterior of [REDACTED] [REDACTED] is in good condition with typical age-related repair required. Water infiltration will occur through the exposed mesh and foam at the damaged panels. We recommend immediate EIFS and stucco repairs to prevent water intrusion and material failure. EIFS and stucco repairs are expected to be ongoing and should take place every five (5) years throughout the term. Groundwater at grade will damage the panels. Fogged IGU's are not a failure but are unsightly and usually changed upon tenant request, we recommend replacing the fogged IGU's early in the term. IGU's typically have a 20-year edge seal warranty, after 20 years seals begin to fail, and fogging occurs. IGU's can be expected to fog as they continue to age throughout the term. We recommend replacing fogging IGU's as they occur.

Overall, the exterior at [REDACTED] is in good condition. We recommend immediate replacement of the damaged panel at the gymnasium entrance and immediate repairs/replacement to the dislodged screens.

Immediate Repairs:

- Repair damaged cast stone sills and cornice. ([REDACTED])
- Replace sealant in cast stone joints with mortar. ([REDACTED])
- Replace sealant in masonry control joints, around fenestrations and at material terminations. ([REDACTED])

- Replace missing metal trim and repair deteriorated metal panels. (██████████)
- Repair stucco. (██████████)
- Replace fogging IGU's (██████████)
- Immediate EIFS repairs. (██████████)
- Replace dislodged/damaged screens at operable windows. (██████████)

Term Repairs:

- Scrape and paint masonry and metal panels every 7 years. (██████████)
- Repoint 100% of brick. (██████████)
- Miscellaneous masonry repairs every 5 years. (██████████)
- Replace failing IGU's as they occur. Assume 2 IGU's every other year. (██████████)
- Miscellaneous EIFS repairs (██████████)
- Paint EIFS and stucco late in the term. (██████████)
- Paint metal panels every 7 years. (██████████)

ROOFS

General Observations and Description:

The roof at ██████████ is a low slope fully adhered EPDM single ply membranes of unknown age draining to interior drains. Building staff reported that repairs to roof were made in 2020 to mitigate water leaks. We observed dissimilar material patching, ponding water, and material debris. Ponding water will deteriorate the membrane and material debris will clog roof drains. We also observed roof mounted photovoltaic panels that are no longer in use and are beyond their service life.

The roofs at ██████████ are a combination of low slope fully adhered EPDM of unknown age draining to edge gutters and steep sloped asphalt shingles. The asphalt shingles are beyond their expected useful life. Building staff reported a leaking skylight on the backside of the steep sloped roof of the school. We observed debris in the gutters at the low sloping roofs on the north elevation.

The roofs at ██████████ consist of original (2015) Thermoplastic Polyolefins (TPO) single ply membranes drained to roof edge scuppers. Building staff reported that repairs were made to the gymnasium roof to correct leaks.

Conclusions and Recommendations:

Overall, the roof at ██████████ is in poor condition. We recommend immediate removal of the debris and photovoltaic panels and replacement of the roof.

Overall, the roofs at ██████████ are in good to poor condition. The asphalt shingles are beyond their expected useful life. We recommend replacing the asphalt shingles early in the term. We also recommend immediate replacement of the skylight to prevent further water

intrusion and damage. To prevent backup of water and water intrusion, we recommend immediate cleaning of the gutters.

Overall, the roofs at [REDACTED] are in good condition and are expected to last past the term with typical repairs and maintenance.

Immediate Repairs:

- Intensive inspections and repairs, annually until roof is replaced (R&M). ([REDACTED])
- Remove debris and photovoltaic panels from roof. ([REDACTED])
- Replace leaking skylight. ([REDACTED])
- Clean debris from gutters. ([REDACTED])

Term Repairs:

- Replace EPDM roof. Assumes retaining most insulation and installing a "go over" new single ply membrane system. ([REDACTED])
- Replace asphalt shingled roof. ([REDACTED])
- Warranty required annual roof inspections and maintenance (R&M). (All buildings)

INTERIOR OFFICE/COMMON AREAS / LOBBY FINISHES

General Observations and Description:

During our inspection, we toured a sampling of interior space throughout each of the school buildings. Typical interior construction throughout the space consists of resilient flooring and carpet, painted gypsum walls with a combination of acoustic ceiling tiles, painted gypsum and exposed ceiling structures.

Conclusions and Recommendations:

Overall the finishes throughout each building are in good condition and in general, interior finishes have been well maintained. Building personnel brought our attention to ongoing failures of flooring adhering to the sub floor where the modular units meet in the corridors of [REDACTED] It appears that at the areas where sub-flooring has been removed and replaced, the repair has been effective. We recommend continuing these repairs as needed throughout the term.

Immediate Repairs:

- No items.

Term Repairs:

- Continue ongoing repairs of VCT flooring and sub floor replacement where VCT is deteriorating due to poor adhesion at [REDACTED]

ELEVATOR

General Observations and Description:

is equipped with one (1) hydraulic passenger elevator. The elevator is of the standard hydraulic type with the lifting piston located directly below the elevator car. The elevator has a capacity of 2500lbs, a speed of 100 fpm. The unit serves four landings (L, 1-3) with all openings being at the front of the hoistway. The entrances are of the two speed, side sliding type with a net opening of 3'-6" x 7'-0". The pump unit is of the submersible type where the pump is located within the oil storage tank. The elevator controller is microprocessor based and considered to be of a reliable design. The elevator cab is of typical plastic laminate design that was in good condition. Underground sections of the hydraulic jack assembly and piping were not visible during our review and, therefore, we cannot comment on their condition.

is equipped with two (2) passenger elevators. Elevator 1 is of the standard hydraulic type with the lifting piston located directly below the elevator car. The elevator has a capacity of 2000lbs, a speed of 115 fpm. The unit serves three landings (1 - 3) with all openings being at the front of the hoistway. The entrances are of the one speed side sliding type with a net opening of 3'-0" x 7'-0". The pump unit is of the submersible type where the pump is located within the oil storage tank. The elevator controller is relay/solid state based and considered to be of a reliable design. The elevator cab is of a plastic laminate design that was in good condition. Underground sections of the hydraulic jack assembly and piping were not visible during our review and, therefore, we cannot comment on their condition.

Elevator 2 is of the basement traction design where the hoisting machine is located adjacent to the hoistway at the lower level. The elevator has a capacity of 4000lbs, a speed of 100 fpm. The unit serves five landings (B, 1 - 4) with all openings at both the front and rear of the hoistway. The entrances are of the two speed side sliding type with a net opening of 3'-6" x 7'-0". The hoist machine is of the geared traction type driven by a single speed AC motor. The elevator controller is microprocessor based and considered to be of a reliable design. The elevator cab is of a steel shell design that was in good condition.

is equipped with two (2) hydraulic passenger elevators. The elevators were installed in 2015 by and are of the hole less hydraulic type with the lifting piston located beside the elevator car. The elevators have a capacity of 3500lbs, a speed of 110 fpm and operate as simplex units. The units serve two landings (1 - 2) with all openings being at the front of the hoistway. The entrances are of the one speed, side sliding type with a net opening of 3'-6" x 7'-0". The pump unit is of the submersible type where the pump is located within the oil storage tank. The elevator controller is microprocessor based and considered to be of a reliable design. The elevator cab is of a modern hung panel design that was in good condition.

Conclusions and Recommendations:

The elevators located in and are in poor overall condition. While control upgrades have been made in the past, we recommend that a full modernization of the elevators be completed in the next 1 – 3 years. The elevators at were in good condition and were operating smoothly. The elevators are new having been installed in 2015 and, with proper maintenance, should provide reliable service for the next 15+ years.

Immediate Repairs:

- No items

Term Repairs:

- Full modernization of the elevators located in [REDACTED] and [REDACTED]

ACCESSIBILITY

The Regulations set forth in Chapter 11 of the Rhode Island Building Code 2021 are enforced by the local building official as part of the building permit process. The Americans with Disabilities Act (ADA) is self-enforced; violations are subject to civil lawsuit, or a complaint filed with the US Department of Justice.

Each regulation consists of two distinct set of provisions; the “scoping” provisions, which outline compliance requirements for construction and renovations projects; and “technical” provisions, which outline dimensional and technical requirements for the actual construction. The scoping provisions differ between the two regulations, while in general the dimensional and technical requirements of the ADA Architectural Guidelines are equivalent or similar to those contained within the MAAB. In any case of conflict between the two regulations, the more restrictive applies.

The ADA first became effective in 1991. The ADA Accessibility Guidelines have remained unchanged since. New guidelines became effective March 2012; the changes are in technical and dimensional provisions only. The buildings were reviewed for compliance in accordance with the 2010 ADAAG and the MAAB.

Scoping Provisions

ADA the ADA guidelines contain accessibility requirements, which are applicable to all buildings and cover employees in addition to the public. Under the provisions of the ADA, areas within the building are classified as either a public accommodation or a commercial space. An educational facility is considered to be open to the public, therefore the building must comply with the requirements for public accommodations.

Public accommodations are subject to the “removal of barriers” requirement (28 CFR Section 36.102(c)). This requires public accommodations to remove architectural barriers in existing facilities, including communication barriers that are structural in nature, where removal can be accomplished without much difficulty or expense. Examples of this include adding raised markings on elevator buttons, widening doors, installing grab bars, and repositioning paper towel dispensers (28 CFR Sections 36.102(c), 36.304(a) & (b)).

Additionally, any future alterations to a building should comply with the ADA guidelines as outlined in Section 4.1.1 of the ADAAG.

Conclusions and Recommendations:

The building is provided with an accessible entrance from the public way and throughout the first floor. An elevator provides vertical access between levels. Accessible restrooms and parking are

provided, with minor deficiencies. The van accessible space is not provided with the required 8 foot wide access aisle. This report does not incorporate verification that all ADA related building components are 100% dimensionally conforming such as toilet stall sizes, clearances and configurations. During future space planning, variances may be sought in situations where full compliance is not technically feasible.

This report does not incorporate verification that all ADA or MAAB related building components are 100% dimensionally conforming such as toilet stall sizes, clearances and configurations. During future space planning, variances may be sought in situations where full compliance is not technically feasible.

Immediate Repairs

- Provide an 8' wide access aisle at the van accessible space.

Term Repairs:

- No items.

BUILDING CODE

The Rhode Island State Building Code requires that buildings be maintained in accordance with the Code under which they were constructed. The sanctuary was built prior to the adoption of the state building code. If the building undergoes renovations in the future, it shall comply with current building code. The building appears compliant with the original basis of design. Some exit signs throughout the building are not illuminated or placed properly.

Condition and Recommendation

The building appears compliant with the original basis of design.

Immediate Repair:

- Provide compliant exit signage throughout the building.

Term Repair:

- No items.

ELECTRICAL SYSTEMS (zones 1-8)

[REDACTED] provides electrical services to the school via aerial services that feed the following:

- Exterior utility pad-mount transformer with utility meter ([REDACTED]) that is located on the west side of the [REDACTED]
- Exterior utility meter ([REDACTED]) with exterior 120/240 distribution panel (which is used for outdoor events as per the building personnel).
-

The service is fed into the building from the pad-mount transformer to a 1200A, 208Y/120V main breaker and distribution panel ([REDACTED] with surge protection located in the main electrical room

in zone 6. The remaining building distribution is a combination of [REDACTED] and [REDACTED] panelboards distributed throughout the buildings via pipe and wire. There is not a backup generator for the school. The emergency lighting is provided by a 35KW lighting inverter for zones 6, 8, and part of 7 and the remaining zones have wall-mounted battery pack emergency lighting and battery illuminated exit signs. A central lighting control panel ([REDACTED]) controls lighting in zones 6, 8, and part of 7. The lighting control panel zones have five override relays installed ([REDACTED]) to override lighting control switches in a power outage. The electrical equipment at all locations is in good to fair condition. The [REDACTED] panel board and breakers are currently supported by [REDACTED]. The capital costs that are expected during the term are replacement of the [REDACTED] fused distribution board, panelboards and breakers since replacements are available and preventative maintenance (PM) of the electrical gear and distribution, which includes shutting down the service and cleaning, tightening, and testing. WE recommend that during the PM the contractor and building personnel document the electrical equipment, panelboards and distribution to compile a accurate one line diagram of the building. After the PM is complete infra-red scanning should be performed every one to two years on the electrical equipment to identify any loose connections or deficiencies that cannot be identified from a visual inspection.

Conclusions & Recommendations:

The electrical equipment at all locations is in good to fair condition. The capital costs that are expected during the term are replacement of the [REDACTED] fused distribution board, panelboards and breakers since replacements connection kits are not available and preventative maintenance (PM) of the electrical gear and distribution, which includes shutting down the service and cleaning, tightening, and testing. WE recommend that during the PM the contractor and building personnel document the electrical equipment, panelboards and distribution to compile a accurate one line diagram of the building. After the PM is complete infra-red scanning should be performed every one to two years on the electrical equipment to identify any loose connections or deficiencies that cannot be identified from a visual inspection.

The emergency lighting inverter should be tested monthly for function, and a full test should be performed and documented yearly to verify the batteries are able to provide the required backup duration. The wall-mounted battery pack emergency lighting and battery illuminated exit signs should also be tested monthly with a full test every year

Immediate Repairs:

- Preventative maintenance (PM) of the electrical gear and distribution, which includes shutting down the service and cleaning, tightening, and testing.

Term Repairs:

- Replacement of the [REDACTED] fused and breaker panelboards and column panelboards since replacements of the connection kits are not available.

FIRE ALARM SYSTEM (zones 1-8)

The building has a fully addressable fire alarm system with voice evacuation ([REDACTED]). The main fire alarm panel is located in zone 1 and serves all zones 1-8. Devices connected to the fire alarm systems includes: smoke detectors, heat detectors, duct smoke detectors, manual

pull stations, and speaker/strobe devices. The system is in good condition. The regular testing and maintenance are currently being provided by [REDACTED].

Conclusions & Recommendations:

The fire alarm systems located in zone 1 (serving zones 1-8) are in good condition and are still being supported by the manufacturer.

Testing of the fire alarm system was not part of this inspection.

Immediate Repairs:

- No items.

Term Repairs:

- No items.

ELECTRICAL SYSTEMS (zone 10)

The administration building (zone 10) has an aerial electrical service from the street poles with exterior meter ([REDACTED]) with an interior 100A main panel (*panel not surveyed*)

Conclusions & Recommendations:

The electrical service is in good condition.

Immediate Repairs:

- No item

Term Repairs:

- No item

FIRE ALARM SYSTEM (zone 10)

The administration building (zone 10) has local battery-operated smoke and carbon monoxide alarm devices

Conclusions & Recommendations:

The local smoke and carbon monoxide alarm devices should be replaced every ten years for smoke alarm devices and every five years for carbon monoxide alarm devices. Batteries should be replaced every 6 months.

Immediate Repairs:

- No item

Term Repairs:

- No item

ELECTRICAL SYSTEMS (zone 9)

The zone 9 residential rentals all have aerial electrical service from the street with exterior meters on the house:

- [REDACTED] meter # [REDACTED] 200A main 40-circuit panel ([REDACTED] 50A (two single pole breaker feed 125A subpanel ([REDACTED] *two single pole 50A breaker should have breaker ties installed or be replaced with 2-pole 50A breaker.*
- [REDACTED] meter # [REDACTED] 100A main 20-circuit panel ([REDACTED]) with subpanel ([REDACTED] with note marked “DANGER”. *Panel with attached Danger note should be investigated and replaced if necessary*
- [REDACTED] meter # [REDACTED] 100A main 16-circuit panel ([REDACTED])
- [REDACTED] meter # [REDACTED] 100A main 20-circuit panel ([REDACTED])
- [REDACTED] meter # [REDACTED] 100A main 20-circuit panel ([REDACTED]). *2-pole blank missing in panel.*
- [REDACTED] meter # [REDACTED] 200A main 30-circuit panel ([REDACTED])
- [REDACTED] meter # [REDACTED] 150A main 20-circuit panel ([REDACTED] with 100A, 12-circuit subpanel.
- [REDACTED] meter # [REDACTED] (*Panel not surveyed*).
- [REDACTED] meter # [REDACTED] with 100A breaker to a 125A, surge protected, 20-circuit panel ([REDACTED]), 50A breaker feeds 100A, 8-circuit subpanel ([REDACTED] *Aerial feed from street pole to house needs to be re-run and supported at weather-head*
- [REDACTED] meter # [REDACTED] with 200A breaker to a 200A, 42-circuit panel ([REDACTED])

Conclusions & Recommendations:

The electrical services are in good to fair condition.

Immediate Repairs:

- [REDACTED] the two single pole 50A breakers should have breaker ties installed or be replaced with 2-pole 50A breakers.
- [REDACTED] *Panel with attached “Danger note” should be investigated and replaced if necessary*
- [REDACTED] *install a 2-pole blank missing in panel.*
- [REDACTED] Aerial feed from street pole to house needs to be re-run and supported at weather-head

Term Repairs:

- No item

FIRE ALARM SYSTEM (zone 9)

The zone 9 residential rentals all have local battery-operated smoke and carbon monoxide alarm devices. [REDACTED] *appears to have a missing smoke alarm device (ceiling mounting bracket is installed without smoke alarm device).*

Conclusions & Recommendations:

The local smoke and carbon monoxide alarm devices should be replaced every ten years for smoke alarm devices and every five years for carbon monoxide alarm devices. Batteries should be replaced every 6 months.

Immediate Repairs:

- Replace missing device at [REDACTED]

Term Repairs:

- No item

MECHANICAL SYSTEMS

HVAC

The school consists of multiple buildings divided into “zones.” The main school building consists of two buildings labeled zones 1 – 8. There are 10 single-family residential homes referred to as “Rentals” around the campus that are labeled zone 9. The business office (a converted single family home) and the two garages are labeled zone 10. The HVAC systems in all zones varies widely and are discussed in detail below.

Main Building – Zones 1 – 8

HVAC for the main building (zones 1 – 8) is provided by various means including package rooftop units with DX cooling and gas heat, split system units, and hydronic baseboard radiation provided by multiple boiler rooms in the building.

There are fifteen package rooftop units with DX cooling and gas heat, and one gas fired makeup air unit that serve areas within zones 1, 2, and 5 – 8. The package units range in size from 2.5- to 20-tons of cooling. They are manufactured by [REDACTED] and [REDACTED]. The makeup air unit is a 100% outside air unit that serves the locker rooms. The unit is manufactured by [REDACTED], it has gas heat and no mechanical cooling. There are also fourteen split system units serving the same zones as the package units. The split systems range in size from .75- to 3-tons of cooling and they are manufactured by [REDACTED], and [REDACTED]. All of the above units supply constant volume systems, and they are individually controlled by wall mounted programmable thermostats. All HVAC units utilize refrigerants R22 and R410A. Refer to Appendix F for a list of the HVAC units and a roof location chart.

Several areas in the building and all of the building that comprise zones 3 & 4, have heating provided by hydronic baseboard radiation, under slab heating (Kindergarten classroom in zone 5), and cabinet unit heaters. There are six boiler rooms in various locations described below.

Boiler Room 1 – located in Zone 6

This boiler room contains a gas-fired modular boiler manufactured by [REDACTED] that is rated at an input of 1,200 MBH. Two pumps circulate the heating hot water throughout the system. This

boiler room also contains a 50-gallon gas-fired water heater manufactured by [REDACTED] and a 2” domestic water main and meter. This water main is labeled “entire school”.

Boiler Room 2 – located in Zone 6

This boiler room contains a gas-fired, wall-mounted tankless boiler manufactured by [REDACTED] that is rated at an input of 170 MBH. One pump circulates the heating hot water throughout the system. This boiler room also contains a 30-gallon electric water heater manufactured by [REDACTED].

Boiler Room 3 – located in Zone 3

This boiler room contains a gas-fired modular boiler manufactured by [REDACTED] that is rated at in input of 900 MBH. Two pumps circulate the heating hot water throughout the system. The heating hot water supplies cabinet unit heaters and some baseboard radiation throughout zone 3. We understand that there used to be pneumatic controls on this system that no longer functions. The unit heaters have no control, the system is either fully on or fully off. The boiler is energized and de energized by outside air temperate and automatically maintains temperature setpoint while in operation This boiler room also contains a 50-gallon electric water heater manufactured by [REDACTED].

Boiler Room 4 – located in Zone 2

This boiler room (little more than a closet) contains an electric wall mount tankless boiler manufactured by [REDACTED]. This boiler serves domestic hot water through a mixing valve and 4 hydronic baseboard zones.

Boiler Room 5 – located in Zone 4

This boiler room contains a gas-fired modular boiler manufactured by [REDACTED] that is rated at an input of 500 MBH. Two pumps circulate the heating hot water throughout the system. We understand that there used to be pneumatic controls on this system that no longer functions. The unit heaters have no control, the system is either fully on or fully off. The boiler is energized and de energized by outside air temperate and automatically maintains temperature setpoint while in operation This boiler room also contains a ¾” water main and meter labeled “irrigation.”

Boiler Room 6 – located in Zone 5

This boiler room contains a gas-fired boiler manufactured by [REDACTED] that is rated at an input of 700 MBH. This system provides a multi zone under slab heating system for the kindergarten classroom and some baseboard hydronic radiation.

Rentals – Zone 9

The houses (zone 9) mostly do not have centralized air conditioning systems (except for [REDACTED]) and typically have some window box AC units. Heat in the houses is provided by various means including forced hot air, steam and hydronic baseboard radiation systems. These systems are supplied by oil or natural gas fired boilers specific to each house.

[REDACTED]

This house has central air conditioning with two ground mounted 1.5-ton condensing units with a fan coil located in the basement that serves the first floor and a fan coil in the attic that serves the second floor. Heating is provided by perimeter hydronic baseboard radiation located in most rooms. The heating hot water (and domestic hot water) is provided by a gas-fired wall hung tankless boiler manufactured by [REDACTED]. The boiler is approximately 5 years old. The unit does not have a label and is estimated at an input of 120,000 BTU.

Domestic hot water is provided by a loop off the boiler with a mixing valve.

All of the remaining houses listed below do not have centralized air conditioning. Air conditioning is by window box AC units.

[REDACTED]

Heating is provided by perimeter hydronic baseboard radiation located in most rooms. The heating hot water is provided by a gas-fired [REDACTED] hot water boiler rated at an input of 105,000 BTU.

Domestic hot water is provided by a 50 gallon gas fired water heater manufactured by [REDACTED] that is approximately 8 years old.

[REDACTED]

Heating is provided by perimeter hydronic baseboard radiation located in most rooms. The heating hot water (and domestic hot water through a tankless coil in the boiler) is provided by an oil-fired [REDACTED] hot water boiler rated at an input of 122,000 BTU. The boiler is approximately 2 years old. Fuel oil is stored in a 275-gallon single-wall tank located in the basement.

Domestic hot water is provided through a tankless coil in the boiler.

[REDACTED]

Heating is provided by perimeter hydronic baseboard radiation located in most rooms. The heating hot water (and domestic hot water through a tankless coil in the boiler) is provided by an oil-fired [REDACTED] hot water boiler rated at an input of 121,000 BTU. The boiler is less than 10 years old. Fuel oil is stored in a 275-gallon single-wall tank located in the basement.

Domestic hot water is provided through a tankless coil in the boiler.

[REDACTED]

Heating is provided by a 1-pipe steam radiator system with radiators located in most rooms. The steam is provided by a gas-fired [REDACTED] steam boiler with an unknown rating but estimated at approximately 100,000 BTU. The boiler is 14 years old.

Domestic hot water is provided by a gas fired 40-gallon water heater manufactured by [REDACTED] that is 4 years old.

[REDACTED]

Heating is provided by perimeter hydronic baseboard radiation located in most rooms. The heating hot water is provided by an oil-fired [REDACTED] hot water boiler rated at an input of 121,000 BTU. The boiler is 8 years old. Fuel oil is stored in a 275-gallon single-wall tank located in the basement.

Domestic hot water is provided by an electric 50-gallon water heater manufactured by [REDACTED] that is 13 years old.

[REDACTED]

Heating is provided by a forced hot air system with supply registers in each room and a return register in the hallway on the first floor. The forced hot is provided by a gas-fired hot air furnace manufactured by [REDACTED] with an unknown rating but estimated at 100,000 BTU. The furnace is approximately 10 years old.

Domestic hot water is provided by a gas fired 40-gallon water heater manufactured by [REDACTED] that is 4 years old.

[REDACTED]

Heating is provided by perimeter electric baseboard radiation strips located in most rooms.

Domestic hot water is provided by an electric 40-gallon water heater manufactured by [REDACTED] [REDACTED] that is 9 years old.

[REDACTED]

Heating is provided by perimeter hydronic baseboard radiation located in most rooms. The heating hot water is provided by a gas-fired hot water boiler of unknown manufacture and rated but rated at an estimate of an input of 110,000 BTU. The boiler is estimated at 25 years old or older.

Domestic hot water is provided by a gas fired 40-gallon water heater manufactured by [REDACTED] [REDACTED] that is 7 years old.

[REDACTED]

Heating is provided by a 1-pipe steam radiator system with radiators located in most rooms. The steam is provided by an oil-fired [REDACTED] steam boiler rated at an input of 174,000 BTU. The boiler is 20+ years old. Fuel oil is stored in a 275-gallon single-wall tank located in the basement.

Domestic hot water is provided by an electric 40-gallon water heater manufactured by [REDACTED] that is 4 years old.

Business Office & Garages – Zone 10

The business office has HVAC similar to the houses. The two garages do not have HVAC systems. The Business Office located at [REDACTED] has heating provided by forced hot air system with supply registers in each room and a return register in the hallway on the first floor. The forced hot is provided by an oil-fired boiler of unknown manufacture and size but rated at an

estimate of an input of 100,000 BTU. The furnace is approximately 10 years old. Fuel oil is stored in a 275-gallon single-wall tank located in the basement.

Domestic hot water is provided by an electric 30-gallon water heater manufactured by [REDACTED] that is 6 years old.

PLUMBING – DOMESTIC WATER, SANITARY & STORM SERVICES, OTHER UTILITIES

Domestic water is provided to the main building (zones 1 – 8) is provided by a main and meter located in Boiler Room 1. Domestic water is provided to each house and the Business Office by separate water mains and meters. Domestic hot water in the main building is provided by several water heaters. A 50-gallon gas-fired [REDACTED] water heater in Boiler Room 1, a 30-gallon electric water heater in Boiler Room 2, a 50-gallon electric water heater in Boiler Room 3, a wall-mount [REDACTED] gas water heater in the kitchen in Zone 7, and a 100-gallon gas-fired water heater in a closet in Zone 7. The individual houses and the Business Office all have their own water heating, either electric or gas tank type, or tankless within the heating boiler. Domestic water piping where readily visible in all buildings is copper.

Sanitary and Storm Water Systems

All the sanitary fixtures in all buildings drain by gravity to the municipal system. Sanitary water piping where readily visible is cast iron. Storm water from the roofs of the main building drains by internal leaders to the municipal and at all houses from the pitched roofs to gutters and downspouts.

Natural Gas

Natural gas is provided to the main building by two mains and meters. There is a main and meter located in a closet in Zone 6 that supplies zones 1, 2, and 5 – 8). A second main and meter is located in the basement of Zone 3 that serves Zones 3 & 4. All of the houses and the Business office each have their own gas main and meter except for [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED] and [REDACTED]. Natural gas piping where readily visible at all buildings is steel with threaded fittings or welded connections.

Conclusions & Recommendations:

Main Building (zones 1 – 8)

Package rooftop units have an expected useful life (EUL) of 20 years. At the main building there are sixteen (16) package rooftop units serving the eight zones. Based on the 25 year term of the capex all of the units will have to be replaced in years 1, 8, 9, 10, 18, & 19.

Starting in January 2025, the phaseout of refrigerant R410A has commenced. From this date forward, HVAC manufacturers are prohibited from producing equipment that uses R410A. However, the refrigerant itself will continue to be manufactured, and existing HVAC systems that utilize R410A can still be serviced and remain operational until at least 2037. By that time, most of the current equipment using this refrigerant will have reached the end of its expected useful life (EUL). The primary change is that any HVAC systems requiring replacement from this year onward will be replaced with systems that use alternative refrigerants such as R32 and R454B.

Split-system exterior HVAC condensing units have a typical expected useful life of 15-years while the interior air handling unit sections have a longer typical expected useful life of 20 – 25 years. Based on the R410A phaseout (see above paragraph) Split-systems that utilize refrigerant R410A must be replaced completely (air handling unit and condensing unit) when the condensing unit reaches the end of its useful life. The main building has 14 split system units that range in age from 2- to 22-years old. Based on the 25 year term of the capex all of the units will have to be replaced in years 1, 2, 3, 6, 11, & 13.

Gas-fired heating boilers have an EUL of 30 – 35 years. At the main building there are six boilers of various sizes and ages (see description by zone above). Five of the six boilers range in age from 10- to 29-years old. These boilers should be replaced in years 6, 7, 10, & 25. The sixth boiler (Zone 2) was installed in 2016 making it 6-years old. It will not have to be replaced during the term.

Domestic tank-type water heaters have an EUL of 10-years. At the main building there are five domestic water heaters of various sizes and ages (see description by zone above). All five should be replaced in years 1, 4, & 7.

Houses

Residential boilers have an EUL of 25 years. Across the 10 houses there are eight gas- or oil-fired heating hot water boilers. These boilers range in age from 2 to more than 20 years old. (See the description above for each house for more information of each boiler including age. All eight of the boilers should be replaced during the term in years 1, 4, 5, 11, 15, 17, 20, & 23. At the time of replacement, the oil-fired boilers should be replaced with gas fired boilers.

The oil storage tanks at [REDACTED], [REDACTED], [REDACTED], and [REDACTED] are single-wall construction. These tanks should be replaced in year 1 with double-wall tanks.

Forced hot air furnaces have an EUL of 20 years. The forced hot air furnace at [REDACTED] is approximately 10 years old. It should be replaced in year 10.

The two split system HVAC units at [REDACTED] have an EUL of 15 years. The units are 6 years old. They should be replaced in year 9.

As stated above, domestic tank-type water heaters have an EUL of 10-years. At the houses, [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], and [REDACTED] have electric or gas water heaters of various sizes and ages. They should be replaced in years 1, 2, 3, & 6.

Business Office

Forced hot air furnaces have an EUL of 20 years. The forced hot air furnace at [REDACTED] is approximately 10 years old. It should be replaced in year 10.

The oil storage tank at [REDACTED] is single-wall construction. The tank should be replaced in year 1 with a double-wall tank.

The water heater at [REDACTED] is approximately 6 years old. It should be replaced in year 4.

Immediate Repairs

Term Repairs

Main Building – Zones 1 – 8

- Replace one HVAC rooftop unit in Zone 1 totaling 2.5-tons in year 1.
- Replace two HVAC rooftop units in Zone 2 totaling 14-tons in year 1.
- Replace one HVAC rooftop unit in Zone 2 totaling 3-tons in year 9.
- Replace three HVAC rooftop units in Zone 6 totaling 29-tons in year 8.
- Replace one HVAC rooftop unit in Zone 6 totaling 4-tons in year 10.
- Replace one HVAC rooftop unit in Zone 6 totaling 4-tons in year 19.
- Replace two HVAC rooftop units in Zone 7 totaling 40-tons in year 1.
- Replace three HVAC rooftop units in Zone 8 totaling 27.5-tons in year 8.
- Replace one HVAC rooftop unit in Zone 8 totaling 3-tons in year 18.
- Replace three HVAC split system units in Zone 1 totaling 2.5-tons in year 1.
- Replace two HVAC split system units in Zone 1 totaling 2-tons in year 6.
- Replace two HVAC split system units in Zone 1 totaling 2-tons in year 11.
- Replace one HVAC split system unit in Zone 1 totaling 0.75-tons in year 13.
- Replace one HVAC split system unit in Zone 2 totaling 3-tons in year 1.
- Replace three HVAC split system units in Zone 2 totaling 3.75-tons in year 3.
- Replace one HVAC split system unit in Zone 5 totaling 1-tons in year 2.
- Replace one HVAC split system unit in Zone 6 totaling 1-tons in year 1.
- Replace one gas fired makeup air unit in Zone 7 in year 10.
- Replace the [REDACTED] 900MBH boiler in Zone 3 in year 6.
- Replace the [REDACTED] 500MBH boiler in Zone 4 in year 10.
- Replace the [REDACTED] 700MBH boiler in Zone 5 in year 10.
- Replace the [REDACTED] 1,200MBH boiler in Zone 6 in year 7.
- Replace the [REDACTED] boiler in Zone 6 in year 25.
- Replace the 30-gallon electric water heater in Zone 6 in year 1.
- Replace the 100-gallon gas water heater in Zone 7 for the locker rooms in year 1.
- Replace the 50-gallon electric water heater in Zone 3 in year 4.
- Replace the tankless water heater in the Kitchen in Zone 7 in year 5.
- Replace the 50-gallon gas water heater in Zone 6 in year 7.

Houses – Zone 9

- Replace the approximate 110,000 BTU gas fired boiler at [REDACTED] in year 1.
- Replace the 174,000 BTU oil-fired boiler at [REDACTED] in year 4.
- Replace the 105,000 BTU gas fired boiler at [REDACTED] in year 5.
- Replace the approximate 100,000 BTU gas fired boiler at [REDACTED] in year 11.
- Replace the 121,000 BTU oil fired boiler at [REDACTED] in year 15.
- Replace the 121,000 BTU oil fired boiler at [REDACTED] in year 17.
- Replace the approximate 120,000 tankless boiler at [REDACTED] in year 20.
- Replace the 122,000 BTU oil fired boiler at [REDACTED] in year 23.
- Replace the single-wall oil storage tanks with double wall storage tanks at [REDACTED], [REDACTED], [REDACTED], and [REDACTED] in year 1.

- Replace the forced hot air furnace at [REDACTED] in year 10.
- Replace the two 1.5-ton split system HVSC units at [REDACTED] in year 9.
- Replace the 40 gallon electric domestic water heater at [REDACTED] in year 1.
- Replace the 50 gallon electric domestic water heater at [REDACTED] in year 1.
- Replace the 50 gallon gas domestic water heater at [REDACTED] in year 2.
- Replace the 40 gallon gas domestic water heater at [REDACTED] in year 3.
- Replace the 40 gallon water heaters at [REDACTED], [REDACTED] and [REDACTED] in year 6.

Business Office – Zone 10

- Replace the forced hot air furnace at [REDACTED] in year 10.
- Replace the single-wall oil storage tank with a double wall storage tank at [REDACTED] in year 1.
- Replace the 30 gallon electric domestic water heater at [REDACTED] in year 1.

FIRE PROTECTION SYSTEMS

The main building has a partial automatic wet sprinkler system covering zones 6, 7 and part of zone 1). The rest of the building and the outbuildings do not have fire protection sprinkler systems. Fire protection water is supplied to the system by a 6" main with a backflow device located in an external room behind Zone 7. The sprinkler system is supplied by a single 6" wet riser. The riser has a flow switch, and the isolation valves are supervised. An external connection for fire department use is located outside the sprinkler room

Conclusions & Recommendations:

The fire protection system is in good condition with no indication of leaks or other problems. No capital costs are expected during the term.

The Rimkus FOIA team makes an application with the authority having jurisdiction to request a list (if any) of open violations for the building. As of the date of this report, a reply has not been received, if a response is received later showing a material violation it will be sent under separate cover, and the report and capex will be updated as needed.

Immediate Repairs

- No items.

Term Repairs

- No items.

END OF SECTION

5. ESTIMATED CAPITAL COSTS

This section identifies the cost expenditures for the following building divisions required in the next ten-year capital term.

The provided capital cost spreadsheet details capital items identified during our inspection. Items shown in the “Immediate” column are repairs recommended within 0-6 months. Repairs listed in Year 1 are recommended within 12 months.

Refer to the capital cost summary for all cost projections. This spread sheet represents a reasonable capital expense, which will maintain the asset for the long term.

Site:

- Mill and repave the asphalt parking area at the north of the building at ██████████
- Perform annual repairs of the concrete sidewalk at ██████████
- Perform annual concrete walkway repairs at ██████████
- Perform annual concrete walkway repairs at ██████████
- Perform crack repair, seal coating and line striping of parking and driveway areas at ██████████

Structures:

- Retain structural engineer to evaluate past floor deflection at ██████████

Exteriors:

- Repair damaged cast stone sills and cornice. (██████████)
- Replace sealant in cast stone joints with mortar. (██████████)
- Replace sealant in masonry control joints, around fenestrations and at material terminations. (██████████)
- Replace missing metal trim and repair deteriorated metal panels. (██████████)
- Repair stucco. (██████████)
- Replace fogging IGU's (██████████)
- Immediate EIFS repairs. (██████████)
- Replace dislodged/damaged screens at operable windows. (██████████)
- Scrape and paint masonry and metal panels every 7 years. (██████████)
- Repoint 100% of brick. (██████████)
- Miscellaneous masonry repairs every 5 years. (██████████)
- Replace failing IGU's as they occur. Assume 2 IGU's every other year. (██████████)
- Miscellaneous EIFS repairs (██████████)
- Paint EIFS and stucco late in the term (R&M). (██████████)
- Paint metal panels every 7 years (R&M). (██████████)

Roofs:

- Intensive inspections and repairs, annually until roof is replaced (R&M). ([REDACTED])
- Replace EPDM roof. Assumes retaining most insulation and installing a "go over" new single ply membrane system. ([REDACTED])
- Remove debris and photovoltaic panels from roof. ([REDACTED])
- Replace leaking skylight. ([REDACTED])
- Clean debris from gutters (R&M). ([REDACTED])
- Warranty required annual roof inspections and maintenance (R&M). (All buildings)
- Replace asphalt shingled roof. ([REDACTED])

Building Interior:

- Continue ongoing repairs of VCT flooring and sub floor replacement where VCT is deteriorating due to poor adhesion at [REDACTED]

Vertical Transportation:

- Full modernization of the passenger elevators located in [REDACTED] and [REDACTED] in the next 1 – 3 years

Accessibility

- Provide accessible stall in first floor boys' restroom ([REDACTED])
- Provide a ramp to access the playing field ([REDACTED]).
- Provide compliant handrails at the exterior stairs ([REDACTED]).
- Rebuild noncompliant exterior stairs ([REDACTED]).

Building Code

- No items.

Electrical:

- Preventative maintenance (PM) of the electrical gear and distribution. which includes shutting down the service and cleaning, tightening, and testing. Zones 1 – 8.
- Replacement of the [REDACTED] fused and breaker panelboards and column panelboards since replacements of the connection kits are not available. Zones 1 – 8.
 - [REDACTED] the two single pole 50A breakers should have breaker ties installed or be replaced with 2-pole 50A breakers.
 - [REDACTED] *Panel with attached "Danger note" should be investigated and replaced if necessary*
 - [REDACTED] *install a 2-pole blank missing in panel.*
 - [REDACTED] Aerial feed from street pole to house needs to be re-run and supported at weather-head

Fire Alarm:

- Replace missing device at [REDACTED]

HVAC/Plumbing:**Main Building – Zones 1 – 8**

- Replace one HVAC rooftop unit in Zone 1 totaling 2.5-tons in year 1.
- Replace two HVAC rooftop units in Zone 2 totaling 14-tons in year 1.
- Replace one HVAC rooftop unit in Zone 2 totaling 3-tons in year 9.
- Replace three HVAC rooftop units in Zone 6 totaling 29-tons in year 8.
- Replace one HVAC rooftop unit in Zone 6 totaling 4-tons in year 10.
- Replace one HVAC rooftop unit in Zone 6 totaling 4-tons in year 19.
- Replace two HVAC rooftop units in Zone 7 totaling 40-tons in year 1.
- Replace three HVAC rooftop units in Zone 8 totaling 27.5-tons in year 8.
- Replace one HVAC rooftop unit in Zone 8 totaling 3-tons in year 18.
- Replace three HVAC split system units in Zone 1 totaling 2.5-tons in year 1.
- Replace two HVAC split system units in Zone 1 totaling 2-tons in year 6.
- Replace two HVAC split system units in Zone 1 totaling 2-tons in year 11.
- Replace one HVAC split system unit in Zone 1 totaling 0.75-tons in year 13.
- Replace one HVAC split system unit in Zone 2 totaling 3-tons in year 1.
- Replace three HVAC split system units in Zone 2 totaling 3.75-tons in year 3.
- Replace one HVAC split system unit in Zone 5 totaling 1-tons in year 2.
- Replace one HVAC split system unit in Zone 6 totaling 1-tons in year 1.
- Replace one gas fired makeup air unit in Zone 7 in year 10.
- Replace the [REDACTED] 900MBH boiler in Zone 3 in year 6.
- Replace the [REDACTED] 500MBH boiler in Zone 4 in year 10.
- Replace the [REDACTED] 700MBH boiler in Zone 5 in year 10.
- Replace the [REDACTED] 1,200MBH boiler in Zone 6 in year 7.
- Replace the [REDACTED] boiler in Zone 6 in year 25.
- Replace the 30-gallon electric water heater in Zone 6 in year 1.
- Replace the 100-gallon gas water heater in Zone 7 for the locker rooms in year 1.
- Replace the 50-gallon electric water heater in Zone 3 in year 4.
- Replace the tankless water heater in the Kitchen in Zone 7 in year 5.
- Replace the 50-gallon gas water heater in Zone 6 in year 7.

Houses – Zone 9

- Replace the approximate 110,000 BTU gas fired boiler at [REDACTED] in year 1.
- Replace the 174,000 BTU oil-fired boiler at [REDACTED] in year 4.
- Replace the 105,000 BTU gas fired boiler at [REDACTED] in year 5.
- Replace the approximate 100,000 BTU gas fired boiler at [REDACTED] in year 11.
- Replace the 121,000 BTU oil fired boiler at [REDACTED] in year 15.
- Replace the 121,000 BTU oil fired boiler at [REDACTED] in year 17.
- Replace the approximate 120,000 tankless boiler at [REDACTED] in year 20.
- Replace the 122,000 BTU oil fired boiler at [REDACTED] in year 23.
- Replace the single-wall oil storage tanks with double wall storage tanks at [REDACTED], [REDACTED], [REDACTED], and [REDACTED] in year 1.
- Replace the forced hot air furnace at [REDACTED] in year 10.
- Replace the two 1.5-ton split system HVSC units at [REDACTED] in year 9.

- Replace the 40 gallon electric domestic water heater at [REDACTED] in year 1.
- Replace the 50 gallon electric domestic water heater at [REDACTED] in year 1.
- Replace the 50 gallon gas domestic water heater at [REDACTED] in year 2.
- Replace the 40 gallon gas domestic water heater at [REDACTED] in year 3.
- Replace the 40 gallon water heaters at [REDACTED], [REDACTED] and [REDACTED] in year 6.

Business Office – Zone 10

- Replace the forced hot air furnace at [REDACTED] in year 10.
- Replace the single-wall oil storage tank with a double wall storage tank at [REDACTED] in year 1.
- Replace the 30 gallon electric domestic water heater at [REDACTED] in year 1.

Fire Protection:

- No items.

END OF SECTION

APPENDIX A – RELIANCE STATEMENT

[REDACTED] School

The work performed for this assessment is consistent with the standards of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in the report.

[REDACTED] School may rely on this report subject to the terms and conditions of the Agreement between [REDACTED] School and Rimkus. No other person/entities may rely on this report without written authorization from Rimkus and [REDACTED] School. If any of the above limitations conflict with the Agreement, the Agreement governs.

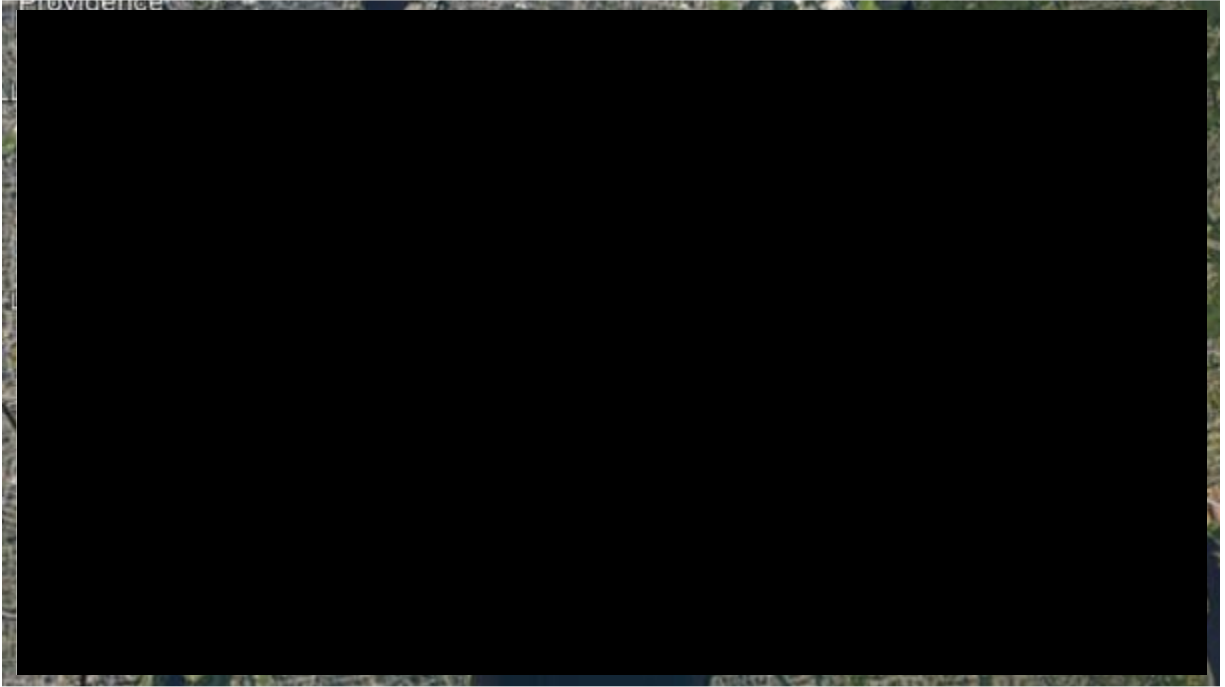
END OF SECTION

APPENDIX B – PHOTOGRAPHS FROM SITE INSPECTION

Included in final draft

END OF SECTION

APPENDIX C – SITE LOCATION MAP

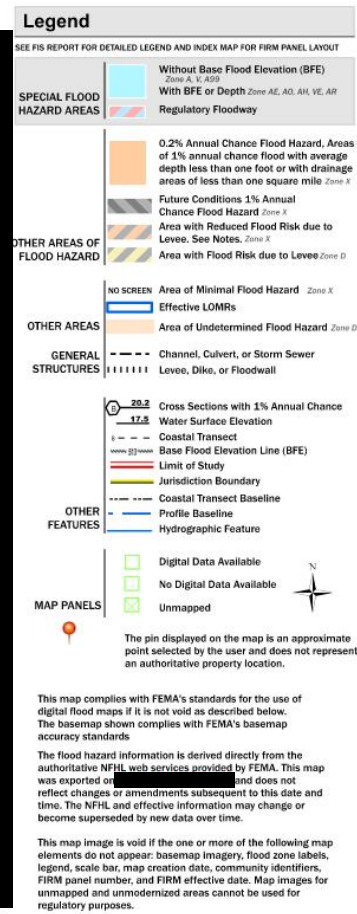
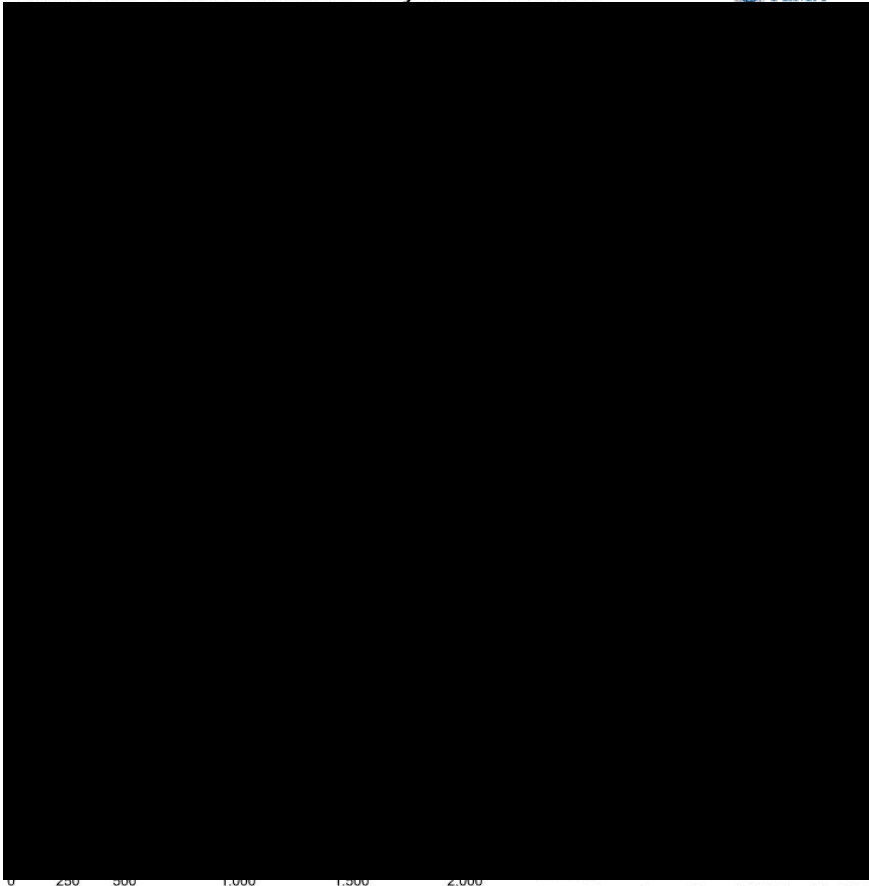


■■■■ School, ■■■■ ■■■■ RI ■■■■

END OF SECTION

APPENDIX D – FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette



The property is in Zone X – Area of Minimal Flood Hazard, which is outside both of the 1% annual chance (100-yr) flood zone and the 0.2% annual chance (500-yr) flood zone as depicted within the Flood Insurance Rate Map panel number [REDACTED], above.

END OF SECTION

APPENDIX E – GLOSSARY

Condition

The following terms are used to describe the physical condition of materials, components, and systems. A term applied to a component or system does not preclude the possibility that repair to a section, portion, or part of the component or system may be needed.

- **Good** – Considered to be in better than average condition and performing properly. Signs of deferred maintenance and weathering or wear may be apparent.
- **Satisfactory** – Considered to be in suitable, average condition and performing adequately. Signs of deferred maintenance or wear may be apparent.
- **Fair** – Considered to be in average or worse-than-average condition and performing marginally. Signs of deferred maintenance, excessive weathering or wear may be apparent. Characteristics may indicate that the item is nearing the end of its useful life. The item may exhibit signs of repairs that are considered to not meet commonly accepted applicable standards. Repair or partial replacement is necessary to prevent further deterioration or to restore proper function.
- **Poor** – Considered being in inferior to worse-than-average condition and to have either failed or be unreliable. May exhibit damage, breakage or excessive wear and deterioration. Replacement or major repair needed.
- **Necessary Repairs** – Items listed under “immediate repairs” are intended to be completed within 12 months after the purchase of the building.

Expected Useful Life and Remaining Useful Life

The following terms are used to indicate Rimkus Consulting Group, Inc. opinion of the amount of time that a material, component, or system will perform its intended function. The time values are based on published historical information, records pertaining to maintenance of the property and the judgment of Rimkus Consulting Group, Inc. professionals.

- **Expected Useful Life (EUL)** – The number of years that a new material, component or system should perform with normal maintenance, including the preventative type. If authoritative life expectancy figures are available, they will be used but may be modified under the conditions that are considered other than normal. Environmental conditions, the initial quality of the workmanship, the amount and quality of preventative maintenance, the extent of use and present physical condition will all factor into the professional’s judgment.
- **Remaining Useful Life (RUL)** – The expected number of years that an existing material, component or system will satisfactorily perform with normal maintenance, including the preventive type. This value is the difference between the age of a material, component or system and its EUL.

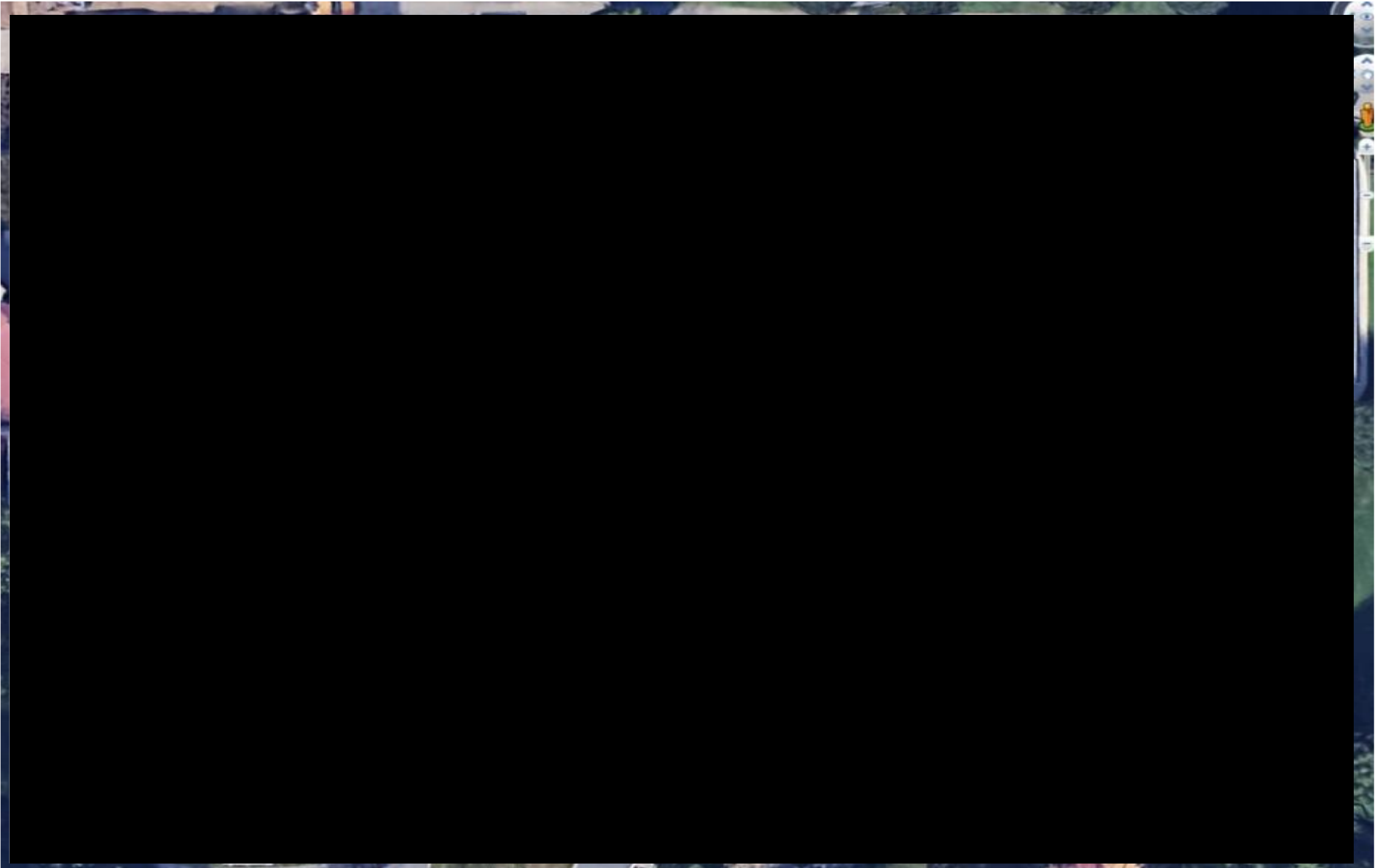
Deferred Maintenance

Deferred Maintenance refers to repairs or replacements that should have been performed before Rimkus Consulting Group, Inc. engineers observed the property. Generally, this term is applied to physical deficiencies that cannot be remedied by routine or normal operating maintenance procedures, but rather requires specialized equipment, specially trained personnel or large quantities of materials or workers to perform the remedy. *De Minimis* conditions, those that do not represent a physical deficiency or material threat to the property, are excluded.

END OF SECTION

APPENDIX F – HVAC ROOFTOP UNIT LIST AND ROOF CHART

The Gordon School											
Rooftop HVAC Units											
Unit #	Zone	Type	Info	Make	Model Number	Serial Number	Refrigerant	Year	Size	Age	Capex
1	1	RTU	3 Teacher's Lounge				R22	2001	2.5	24	1
2	2	RTU	2 Library				R22	2001	4	24	1
3	2	RTU	1 Library				R22	2001	10	24	1
4	2	RTU	4 Conf Room				R410A	2014	3	11	9
5	6	RTU	6 Art Room 2				R410A	2015	4	10	10
6	6	RTU					R410A	2024	4	1	19
7	6	RTU	RTU-17				R410A	2013	4	12	8
8	7	RTU					R22	2001	20	24	1
9	7	RTU					R22	2001	20	24	1
MAU	7	RTU	11 Locker Rms							5	10
10	6	RTU	7 Theater 1				R410A	2013	12.5	12	8
11	6	RTU	8 Theater 2				R410A	2013	12.5	12	8
12	8	RTU					R410A	2013	17.5	12	8
13	8	RTU	16 Dining Hall Kitch				R410A	2023	3	2	18
14	8	RTU	15 After School Rm				R410A	2013	5	12	8
15	8	RTU	14 Band Room				R410A	2013	5	12	8
C1	1	SPLIT	Nurse				R410A	2023	0.75	2	13
C2	1	SPLIT					R410A	2017	1.25	8	7
C3	1	SPLIT					R410A	2021	0.75	4	11
C4	2	SPLIT					R410A	2014	0.75	11	4
C5	2	SPLIT	4 Admish				R410A	2013	2	12	3
C6	2	SPLIT	6 L 18				R410A	2013	1	12	3
C7	1	SPLIT	8 Postage				R410A	2012	0.75	13	2
C8	1	SPLIT	9 Develop				R22	2010	1	15	1
C9	1	SPLIT					R410A	2021	1.25	4	11
C10	1	SPLIT					R410A	2016	0.75	9	6
C11	1	SPLIT	11 Assist				R410A	2011	0.75	14	1
C12	2	SPLIT					R22	2003	3	22	1
C13	6	SPLIT	7 LS Music				R410A	2010	1	15	1
C14	5	SPLIT	12 K1				R410A	2012	1	13	2



END OF REPORT



Capital Cost Summary
Capital Needs Over the Finance Term 2026 - 2040

Inputs:	
Date of Assessment	
Current Year	2025
Inflation Rate	3.0%
Investment Return	4.0%
Project Name	
City, State, Zip	RI 02914
Property Type	School
Date of Construction	Varies
Number of Zones	10
Size GSF	93,667
Uninflated Cost / SF / Year	\$12.94
Inflated Cost / SF / Year	\$23.72

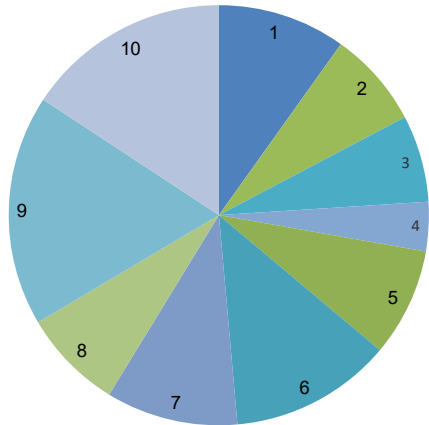
Assets Scheduled						
Zone	Description / Address	Current Replacement Cost	Future Replacement Cost (Inflated Cost)	Present Value of future cash flow	Immediate Repair	R&M
1		\$309,201.50	\$608,783.81	\$372,411.17	\$0.00	\$0.00
2		\$232,010.00	\$496,400.72	\$318,295.01	\$0.00	\$0.00
3		\$210,000.00	\$270,778.73	\$203,037.01	\$10,000.00	\$0.00
4		\$118,380.00	\$127,325.01	\$96,819.76	\$15,000.00	\$0.00
5		\$261,320.00	\$260,690.20	\$169,624.28	\$100,350.00	\$0.00
6		\$390,800.00	\$564,859.02	\$380,645.10	\$0.00	\$0.00
7		\$317,910.00	\$728,951.03	\$472,533.47	\$0.00	\$0.00
8		\$243,228.00	\$331,452.75	\$220,289.87	\$0.00	\$0.00
9	Rentals	\$556,862.50	\$1,318,687.69	\$825,656.59	\$6,500.00	\$0.00
10	Site/Business Office/Garage	\$492,740.00	\$1,033,442.92	\$691,582.22	\$0.00	\$0.00
Total Buildings		\$ 3,132,452	\$ 5,741,372	\$ 3,750,894	\$ 131,850	\$ -

Notes:

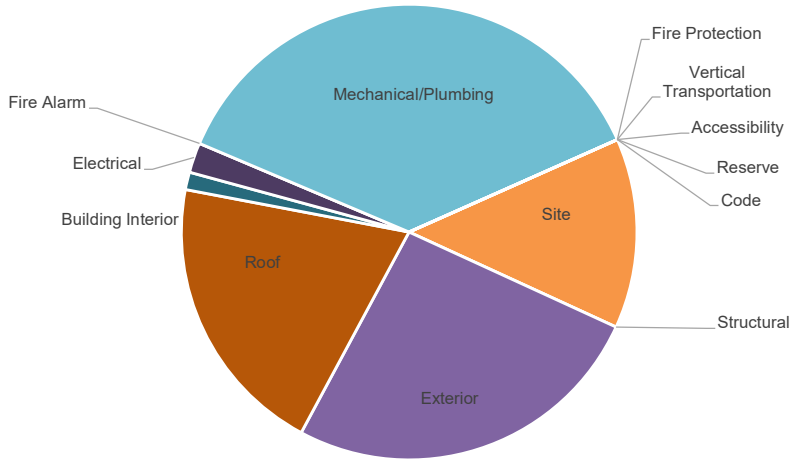
Current Replacement Cost		Zone									
		1	2	3	4	5	6	7	8	9	10
Site	\$423,390	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$423,290
Structural	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$814,500	\$79,375	\$36,250	\$50,000	\$50,000	#####	\$31,250	\$59,000	\$50,000	\$267,375	\$44,950
Roof	\$630,886	\$111,950	\$63,760	\$64,500	\$28,380	\$50,920	\$78,250	\$62,410	\$71,228	\$88,988	\$10,500
Building Interior	\$39,377	\$39,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$66,500	\$10,000	\$10,000	\$20,000	\$0	\$0	\$20,000	\$0	\$0	\$6,500	\$0
Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical/Plumbing	\$1,157,800	\$68,500	\$122,000	\$75,500	\$40,000	\$64,000	\$261,300	\$196,500	\$122,000	\$194,000	\$14,000
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vertical Transportation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessibility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Code	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Items	\$ 3,132,452										

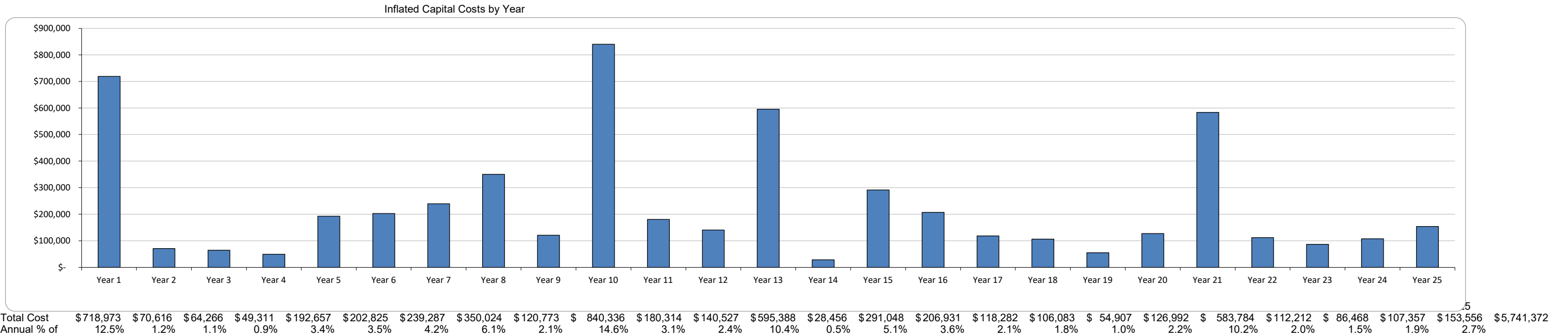
NOTE: Check 1 \$ -
Check 2 \$ -

Current Replacement Costs by Zone



Replacement Cost By Category







Capital Cost Summary
Capital Needs Over the Finance Term

Project Name: [REDACTED]
Zone: [REDACTED]
Description / Address: [REDACTED]
City, State, Zip: [REDACTED] RI 02914
Property Type: [REDACTED] School

Date of Construction: 1964
Year Renovated: 2014
Estimated Size SF: 9,682
Uninflated Cost / Square Foot / Year: \$1.28
Inflated Cost/square foot/year: \$2.52

Item	Category	Qty.	Unit	Unit Cost	EUL	RUL	Current Replacement Cost	Future Replacement Cost (Line Total-Inflated)	R&M	Immediate Repairs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	
											2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Replacement of [REDACTED] Panelboard & Breakers	Electrical	1	LS	\$ 10,000	20	2	\$ 10,000	\$ 29,770		\$ -	\$0	\$10,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Replace one HVAC rooftop unit totaling 2.5-tons in year 1.	Mechanical/Plumbing	2.5	TON	\$ 4,000	20	1	\$ 10,000	\$ 28,903		\$ -	\$10,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Replace three HVAC split system units totaling 2.5-tons in year 1.	Mechanical/Plumbing	2.5	TON	\$ 8,000	15	1	\$ 20,000	\$ 52,694		\$ -	\$20,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Replace two HVAC split system units totaling 2-tons in year 6.	Mechanical/Plumbing	2	TON	\$ 8,000	15	6	\$ 16,000	\$ 48,870		\$ -	\$0	\$0	\$0	\$0	\$0	\$19,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Replace two HVAC split system units totaling 2-tons in year 11.	Mechanical/Plumbing	2	TON	\$ 8,000	15	11	\$ 16,000	\$ 22,148		\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Replace one HVAC split system unit totaling 0.75-tons in year 13.	Mechanical/Plumbing	0.75	TON	\$ 8,000	15	13	\$ 6,000	\$ 8,811		\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Budget for replacement of domestic water and heating hot water piping for random repairs every year.	Mechanical/Plumbing	1	EA	\$ 500	1	1	\$ 500	\$ 18,777		\$ -	\$515	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713	\$734	\$756	\$779	\$802	\$826	\$851	\$877	\$903	\$930	\$958	\$987	\$1,016	\$1,047	
Budget for replacing miscellaneous doors throughout the building as needed.	Building Interior	1	EA	\$ 650	10	1	\$ 650	\$ 2,778		\$ -	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Replace miscellaneous flooring as needed.	Building Interior	9,682	SF	\$ 4	15	10	\$ 38,727	\$ 133,130		\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replace TPO membrane.	Roof	11,925	SF	\$ 8	20	13	\$ 95,400	\$ 140,098		\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Replace asphalt shingles.	Roof	3,310	SF	\$ 5	25	21	\$ 16,550	\$ 30,788		\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Misc. exterior repairs	Exterior	635	LF	\$ 125	25	5	\$ 79,375	\$ 92,017		\$ -	\$0	\$0	\$0	\$0	\$92,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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Notes:
For doors, millwork, windows, flooring; flooring for example. Approximate SF per zone and replace all at once. Marmoleum in Zone 1, Zone 2. [REDACTED] School has mix of VCT and Carpet Tile. [REDACTED] School west has concrete floors other than VCT in classrooms and mixed carpeting. [REDACTED] budgets 1-2 classrooms per summer to replace flooring at \$4-5k per classroom depending on material and size. [REDACTED] can count the number of classrooms. Previous capex went room by room and broke it down that way. For interior doors, maybe a couple doors per year.

Description / Address		Ri 02914
Citt. State. Zio:		
Property Type:	School	

Estimated Size SF:	9,682
Uninflated Cost / Square Foot / Year:	\$0.96
Inflated Cost/square foot/year:	\$2.05

[illegible]

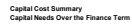
Notes:

Project Name: [REDACTED]
 Zone: 3
 Description / Address: [REDACTED]
 City, State, Zip: [REDACTED] RI 02914
 Property Type: [REDACTED] School

Date of Construction:	1968
Year Renovated:	N/A
Estimated Size SF:	9,682
Uninflated Cost / Square Foot / Year:	\$0.87
Inflated Cost/square foot/year:	\$1.12

[illegible]

Notes:



Date of Construction:	2000
Year Renovated:	NA
Estimated Size SF:	9,682
Uninflated Cost / Square Foot / Year:	\$0.49
Inflated Cost/square foot/year:	\$0.53

[illegible]

Notes:

Description / Address
Citt. Stato. Zio: RI 02914
Property Type:

Estimated Size SF:	9,682
Uninflated Cost / Square Foot / Year:	\$1.08
Inflated Cost/square foot/year:	\$1.08

[illegible]

Notes:

Project Name: [REDACTED]
 Zone: 6
 Description / Address: [REDACTED]
 City, State, Zip: [REDACTED] RI 02914
 Property Type: [REDACTED] School

Date of Construction:	1992
Year Renovated:	2014
Estimated Size SF:	9,682
Uninflated Cost / Square Foot / Year:	\$1.61
Inflated Cost/square foot/year:	\$2.33

[illegible]

Notes:

Description / Address	[REDACTED]	
City, State, Zip:	[REDACTED]	RI 02914
Property Type:	[REDACTED]	School

Estimated Size SF:	9.682
Uninflated Cost / Square Foot / Year:	\$1.31
Inflated Cost/square foot/year:	\$3.01

[illegible]

Notes:



Description / Address
City, State, Zip: RI 02914
Property Type: Sc

Estimated Size SF:	9,682
Uninflated Cost / Square Foot / Year:	\$1.00
Inflated Cost/square foot/year:	\$1.37

[illegible]

Notes:

Project Name: [REDACTED]
 Zone: 2
 Description / Address: [REDACTED]
 City, State, Zip: [REDACTED] MI 48064
 Property Type: [REDACTED] School

Date of Construction:
Year Renovated:
Estimated Size SF:
Uninflated Cost / Square Foot / Year:
Inflated Cost/square foot/year:

Address	Area (sq ft)	Year Built	Roof Area	Exterior LF
910	1956	1250	125	
975	1956	1750	200	
1354	1953	2300	230	
1980	1988	2420	250	
1260	1900	1250	140	
2124	1956	1950	145	
1500	1950	1500	160	
988	1962	1350	135	
1361	1910	1800	150	
3073 E	1930	1400	140	
Total	14673.5	16950	1728	

Notes:

Project Name: [REDACTED]
Zone: 10
Description / Address: [REDACTED]
City, State, Zip: [REDACTED] RI 02914
Property Type: [REDACTED]

Date of Construction:	1950-2006
Year Renovated:	N/A
Size SF:	1540
Uninflated Cost / Square Foot / Year:	\$2.04
Inflated Construction Cost/year:	\$4.97

[illegible]

Notes:

CAPITAL NEEDS ASSESSMENT REPORT



PROJECT NAME

██████████
████████████████████
██████ MA ██████

PREPARED FOR

██████████
████████████████████
██████ MA ██████
██████ 2025

www.rimkus.com
617-330-9390

Consultants. Experts. Innovators.

313 Congress Street, 2nd Floor
Boston, Massachusetts 02210

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[REDACTED] 2025

[REDACTED]
Vice President & General Manager
[REDACTED]
[REDACTED]
[REDACTED] MA [REDACTED]**Re: Capital needs Assessment & Capital Expenditure Spreadsheet**

[REDACTED] MA

Rimkus Consulting Group Inc. Project # [REDACTED]

At the request of [REDACTED] a capital needs assessment was performed by Rimkus Consulting Group Inc. on the property known as the [REDACTED] located at [REDACTED] in [REDACTED] MA. This assessment was performed on [REDACTED] and [REDACTED] 2025. This inspection is in general compliance with the American Society for Testing and Materials (ASTM) Designation E-2018-24 “Standard Guide for Property Condition Assessments Baseline Property Condition Assessment Process” and our agreement dated [REDACTED] 2025.

Based upon our site observations during our walkthrough, it is our opinion, with the exceptions noted in our report, that the improvements are sound and free of any conditions requiring continuing extraordinary maintenance. The undersigned has executed this letter the [REDACTED] [REDACTED] 2025.

It has been a pleasure to work with [REDACTED] once again and we look forward to continuing our working relationship with future endeavors.

Best Regards,
Rimkus Consulting Group Inc.

Prepared & Reviewed By:

John Bruzzese

John Bruzzese
Practice Leader, Due Diligence
john.bruzzese@rimkus.com

[REDACTED] 2025
Date

1. EXECUTIVE SUMMARY

Rimkus Consulting Group Inc. was retained by the [REDACTED] to perform a capital needs Assessment of the [REDACTED] located at [REDACTED] in [REDACTED] MA. The property consists of two separate theater buildings known as [REDACTED] Theatre and the [REDACTED] visited the property on [REDACTED], and [REDACTED], 2025. The weather was cloudy with occasional rain showers on [REDACTED] with temperatures in the upper-60's, and a mix of sun and clouds on [REDACTED] with temperatures in the low 70's.

Overall, the properties are generally good to fair condition and were constructed within good quality industry standards at the time of construction and renovations over the years. Typical repairs and replacements will be required during the 10-year capital term as detailed within this report.

The properties consist of two (2) theater buildings located on opposite sides of [REDACTED] in the [REDACTED] south of [REDACTED]. The buildings consist of stages, auditoriums, common area lobbies and concessions as well as back of house dressing rooms and lounges.

The buildings sit on separate sites located at [REDACTED] ([REDACTED] and [REDACTED] [REDACTED]). The [REDACTED] is a stand-alone building with a separately owned and operated restaurant adjacent to its east elevation. The [REDACTED] admissions office and ticketing gate are located beneath and within the [REDACTED] Building with [REDACTED] lobby and theater space extending behind and to the north of the [REDACTED] Building towards [REDACTED]. [REDACTED] building is reportedly operated under a long-term lease with the [REDACTED] Center while the [REDACTED] is reportedly owned and operated by the [REDACTED].

Each site is situated on topography that slopes slightly downgrade from south to north. The street side of each building includes brick paved sidewalks with street parking. There is a concrete paved plaza to the south of [REDACTED] Theatre that is maintained by [REDACTED] Center who owns the surrounding properties. There is an asphalt paved driveway and parking area (approximately 8 spaces) that leads to the loading dock to the east of [REDACTED] Center known as [REDACTED]. There are 2 loading areas with a concrete platform with dock levelers and bumpers. Concrete stairs and brick retaining walls with painted metal handrails are adjacent to the loading area. There is a 35-space parking lot located to the south of [REDACTED] known as [REDACTED] that connects to [REDACTED] to the west and [REDACTED] to the east. According to the manager, the parking lot is owned by [REDACTED] and used for public parking. There is a brick retaining wall with a chain-link security fence on top of the wall and metal guardrails adjacent to the [REDACTED] parking lot. Repairs and maintenance of the asphalt lot is the responsibility of the Theater. The various brick and concrete paved walkways around the perimeters of the building will require typical ongoing repair and maintenance and is the responsibility of the [REDACTED] [REDACTED]. The asphalt driveway that leads to the loading area at [REDACTED] is alligatoring and crazing in areas. We recommend performing a 2" asphalt overlay early in the term followed by an asphalt crack repair program every 5 years during the capital term. The brick stairs and retaining walls are heaving in areas and should be repaired. The concrete platform at the loading area have some shrinkage cracks that should be routed and filled with sealant. The painted metal handrails are in good condition. A budget should be included to maintain the handrails later in the term. The asphalt parking lot at the [REDACTED] is in good condition with typical repairs required. We recommend implementing an asphalt crack repair program every 5 years beginning in Year 3. This includes filling cracks, sealcoating and line striping. The brick retaining wall and chain-link fence is damaged and should be repaired early in the capital term. The brick wall is heaving and

out of plumb with failing mortar joints and needs to be reconstructed. The chain-link fence is out of plumb due to the deteriorated brick wall below and need to be replaced.

The [REDACTED] was constructed in 1908, and [REDACTED] Theatre was constructed in 1925. Observable areas of [REDACTED] structure show that the original theatre is mainly composed of cast in place concrete foundations and slab on grade within the basement. The internal structure above is composed of concrete encased steel and exposed steel structure with exterior masonry walls. In 1980, the stage was expanded to include a new steel structure supported by cast in place shallow concrete foundations. Observable areas of the [REDACTED] show that the foundations include perimeter masonry bearing foundation walls with internal cast in place concrete structure to support the main seating and stage area. On the north side of the [REDACTED] basement is an area of vaulted sidewalk along [REDACTED] with a newer cast in place concrete foundation wall system that was reportedly installed around the time that the [REDACTED] was constructed, directly adjacent to the north. This area of the basement shows signs of consistent water intrusion. We recommend investigating a deteriorating primary structural beam in the boiler room. There is a sump pump in place that appears to be unreliable and in need of repair or replacement. Overall, the building structures are in generally good condition.

Both building exteriors are comprised of decorative stone on their front elevation with masonry back up walls and exposed brick masonry on all other elevations. Steel fire escapes exist at both buildings. Per [REDACTED] [REDACTED] [REDACTED], fire escapes are required to be inspected every 5 years by a licensed fire escape contractor and an affidavit is required to be submitted to [REDACTED] to certify the fire escapes.

The [REDACTED] building has a basement plus three (3) levels above grade with a 15-foot-high section that is free standing and supported by steel framing and anchored into its main roof. Brick masonry and its coating are failing including deteriorated mortar joints, spalling and cracked brick, and peeling coating. We recommend budgeting to repair the exterior masonry early in the term and sealing the masonry with a breathable clear sealer to reduce water intrusion to the interior. Windows are fixed and operable original wood framed glazed with single pane glass that show signs of failure such as leaks, missing sealants, and water damage to adjacent walls. The main entry to the theatre is made up of metal framed IGU's with a Diocletian window along the top that is covered by an aluminum curved canopy, all of which appears to be newer, most likely completed along with the front façade replacement that took place in 2012.

[REDACTED] Theatre is a five (5) story building with exterior brick masonry walls and aluminum framed double hung windows with fixed with insulating glass units (IGU) dated to a 1980 installation. These windows are past their effective useful life (EUL) and are in need of replacement. The brass entry doors are deteriorated with damaged components and locksets. We recommend budgeting for repairs to the brass entry doors. The side entrance and egress doors are in fair to poor condition, and we recommend budgeting to replace them. Exterior sealants were observed crazing and some areas missing sealant. We recommend budgeting to replace all sealants with brick control joints and fenestration perimeters. The masonry was observed with isolated areas of deteriorated pointing mortar, spalled and cracked bricks, spalled stone elements with exposed corroded rebar, and rust jacking occurring at lintels over the exterior doors. We recommend budgeting for masonry repairs early in the term to address deteriorated and distressed masonry. Following repairs, we recommend applying a breathable clear sealer to the masonry to reduce water intrusion and future damage to the masonry.

The [REDACTED] has two types of roofs, one installed in 2012 when the front façade work was completed which is a fully adhered black EPDM membrane roof system. The roofs are beyond

their expected useful life and should be budgeted to be replaced early in the term. We recommend commencing a program of regular roof inspections and maintenance.

[REDACTED] Theatre has a 2009 installed TPO roof that covers its stage area and main seating areas, with ballasted EPDM and Modified Bitumen type roofs on the lower sections. Property staff noted that roof leaks have occurred from the roof over the stage. The EPDM and Modified Bitumen roofs are past their EUL and will require replacement early in the term. TPO membrane roofs have an EUL of 20 +/- years. We recommend replacing the TPO roof during the term. We recommend commencing a program of regular roof inspections and maintenance.

Interior finishes within each theatre space consist of painted ornate plaster castings and gold leaf accents with murals and fixtures that highlight the era within which they were originally constructed. Theatre seating areas are carpeted, and common areas include carpet and vinyl tile flooring with painted gypsum wallboard and exposed structural components. The main lobby within [REDACTED] Theatre was renovated in the early 1990's to restore its original architecture with elegant decoration, gilded moldings, murals and marble stone surfaces.

There are two (2) traction passenger elevators within [REDACTED] Theatre that have been recently modernized from their original design. The elevators have been upgraded from a manual car switch device to fully automatic push button operation. In addition to being fully automated, one of the elevators has been extended down to provide service to the lower basement level. There is also a 7,000 lb. capacity hydraulic freight elevator located behind the stage that was installed during the 1980 renovation. Access to the stage area from the dressing room level is provided through a 750lb wheelchair vertical lift that was installed in the 1980's and showing signs of deterioration consistent with its age. A new inclined wheelchair lift providing access from the lower level to the raised club area was installed in 2023. As part of the long-term planning modernization of the Hydraulic Freight elevator should be budgeted in the next 2-5 years. There are no elevators within the [REDACTED]

[REDACTED] Theatre has a 3,000amp, 480/277volt, 3 phase, 4 wire electrical service. The service provides general lighting and power throughout the facility. There are two utility meters, (1) for general power and (1) for the fire pump that is tapped ahead of the building main disconnect switch. Power is distributed throughout the building by pipe and wire to all panelboards. Stepdown transformers provide the 120V plug load power. The majority of the electrical distribution systems observed are in good condition and appear to have been replaced at the same time as the service entrance equipment, circa 1991. Based on the approximate 141,000 SF building area, the service provides 17w/SF and can support a facility of this type in the future.

Lighting throughout [REDACTED] Theater mostly utilizes incandescent lamp technology. There are multiple lighting control systems utilized for controlling separate areas of the theater building. Replacement of the incandescent lamps with LED technology would reduce operating costs significantly. Upgrading to LED lamps could impact the control capabilities for the existing lighting control systems.

Life safety lighting for [REDACTED] Theater is provided via a combination of centralized battery systems and self-contained battery units. The building also has a [REDACTED], 125kW, natural gas emergency generator located on the stage roof. This generator provides life safety lighting throughout the facility. Although the generator has not been approved by the [REDACTED] as the sole provider of emergency lighting throughout the facility.

The [REDACTED] has a 1,600amp, 480/277volt, 3 phase, 4 wire electrical service. The service provides general lighting and power throughout the facility. Power is distributed throughout the building by pipe and wire to several panelboards. Stepdown transformers provide the 120V plug load power. The building has exit signage and life safety lighting provided via central battery systems with remote heads. These systems are supplemented by individual emergency battery units with lighting heads and self-contained battery back-up exit signs. The majority of the electrical distribution observed is in good condition and appears to have been replaced at the same time as the service entrance equipment, circa 1997, and will not require any upgrades during this term. Based on the approximate 47,300 SF building area, the service provides 28w/SF which is more than capable of supporting a facility of this type in the future. Replace/repair exit signs in the theatre that are not properly illuminated.

[REDACTED] Theatre has an addressable [REDACTED] fire alarm control panel with voice evacuation. This system has been upgraded within the last 10 years and is the most current system available from the manufacturer. The system is in good condition. Devices should be available throughout the term. Notification devices connected to the fire alarm system include speaker/strobe notification devices. Some areas have non-ADA visual devices and should be replaced with new ADA compliant visual devices. Some areas such as bathrooms and lounges were observed to have insufficient coverage for visual devices. Initiation devices include pull stations, smoke detectors, duct smoke detectors and monitor modules for non-addressable devices and sprinkler water flow/valve tamper switches on the fire protection systems. Smoke detectors are provided in areas that are not sprinkled.

The [REDACTED] has an addressable [REDACTED] 3 fire alarm control panel with voice evacuation. Devices connected to the fire alarm system include speaker/strobe notification devices, pull stations, smoke detectors, monitoring modules and sprinkler water flow and valve tamper switches on the fire protection systems. Smoke detectors are provided in areas where sprinkler system is not provided. The fire alarm panel and the remote annunciator are reaching the end of their useful life and they should be replaced in year 2. The testing of the fire alarm system was beyond the scope of this review.

HVAC for [REDACTED] Theatre includes three roof mounted air-cooled glycol-loop chillers that are rated at 245-tons of cooling each. The chillers operate at night when the electrical rate is lower, and the chillers supply nineteen floor mounted [REDACTED] thermal storage tanks located in the basement. Ice is produced in this system during the night. In the daytime the chillers are turned off and the chilled water loop is cooled by the ice storage and supplies the five primary air handling units (four in the basement and one on the roof). Supply and return ductwork extends to each level of the building where it branches off to serve the Orchestra, Balcony, Lobby, Stage and basement areas. Ventilation is supported by return fans for each level as well as separate building and basement toilet exhaust fans. There is also a supplemental water-source heat pump system with approximately five heat pumps supplying areas such as the music hall, finance and other offices. The heat pumps are cooled by a ground mounted 20-ton BAC closed loop cooling tower located in the back alley. There are also ten air-cooled split system units serving various spaces such as the control room, production room, and various offices. The condensing units are roof mounted, and ground mounted in the back alley. The fan coil units are located in the areas served. are also in service for the core areas of the building. District steam is used for heating throughout the building. Based on the age of the building HVAC systems and components, replacements are expected during the term including replacing motors and VFDs on supply and exhaust fans, maintenance work on the ice storage tanks, replacement of the domestic water boiler and other capital repairs and maintenance. Refer to the Mechanical Systems section for details and the capital spreadsheet for cost and timing.

Cooling for the [REDACTED] balcony and mezzanine area is provided by two roof mounted [REDACTED] package units with DX cooling and natural gas fired heating sections. These units are rated at 35- and 27.5-tons of cooling. The stage area is conditioned by two package units with DX cooling and heating coils. These units have no visible labels and are assumed to be approximately 15 tons each. The lobby and orchestra areas have cooling provided by two split system units rated at 15- and 7.5 tons. A [REDACTED] roof mounted 7.5-ton split DX unit provides cooling to the dressing room area of the basement. Two roof mounted split DX units were observed on the lower roof of the main entrance. No access to this roof or equipment was provided during our inspection. It was reported that one unit, the larger of the two, provides cooling for the 2nd floor office area and the other unit provides cooling for the lobby ticket office. All heating for the building, with the exception of the balcony and the mezzanine, is provided by a natural gas fired [REDACTED] steam boiler located in the building basement. This boiler is rated at an input of 3082 MBH. Based on the age of the building HVAC systems and components, replacements are expected during the term including replacement of HVAC systems and water heaters. Refer to the Mechanical Systems section for details and the capital spreadsheet for cost and timing.

The buildings are provided with partial sprinkler systems. The public areas (theatre seating areas, concourses, and meeting rooms) are not provided with sprinkler protection. Each building is provided with standpipe hose valves. The incoming services of each building are provided with backflow prevention devices. [REDACTED] Theatre is also provided with an electric fire pump. There are items noted in this report in both buildings that will require correction. Major renovation would likely trigger more extensive sprinklers installations.

The Rimkus FOIA team makes an application with the authority having jurisdiction to request a list (if any) of open violations for the building. As of the date of this report a reply has not been received, if a response is received at a later date showing a material violation it will be sent under separate cover, and the report and capex will be updated as needed.

Speaking to accessibility, the buildings have limited fully compliant accessible elements. An accessible route is provided at [REDACTED] Theatre along a walkway from [REDACTED] to an elevator which leads to floors Basement through Floor 3. There is a unisex accessible restroom on the ground floor. The [REDACTED] was built in the 1920's and appears to be built to the required code and standards at the time of construction. During our property inspections, we were informed by the building property management staff that the building has few handicapped accessible seats with some accessible routes that are not fully compliant. Minimal renovations have occurred within the building which have likely not triggered full upgrades. A vertical accessible route is provided by an elevator; however, the elevator does not access the top level of seating. An accessible restroom is provided on the ground floor with minor deficiencies. Although full accessibility compliance is not provided, this is common for older theaters and the requirement is typically to provide sufficient and reasonable accommodation for handicapped persons. This may involve obtaining a variance from the Massachusetts Architectural Access Board when future work is performed, or could be proactively reviewed

The [REDACTED] was built in the 1900s and appears to be built to the required code and standards at the time of construction. During our property inspections, we were informed by the building property management staff that the building has few handicapped accessible seats with some accessible routes that are not fully compliant. Minimal renovations have occurred within the building which have likely not triggered full upgrades. A vertical accessible route is not provided. An accessible restroom is provided on the ground floor with minor deficiencies.

The many ADA items noted within this report and accompanying Capex spreadsheet will be required to be made compliant should the areas where the noncompliant items be renovated, meet the triggers outlined in the report, or are “readily achievable” as defined by the ADAAG. These items could also be required to be made compliant in the short term by the needs of a staff person or patron, which could then trigger more extensive ADA upgrades.

This report was prepared by engineering professionals experienced in the design, construction, and operation of commercial office/residential buildings. The findings represent opinions and recommendations based on good engineering practice, applicable building codes, and experience with like developments. Detailed analysis was not performed. Construction drawings, as-built drawings, mechanical, electrical specifications were requested, and most materials were provided. Structural drawings were not provided. Performance testing of systems, destructive testing or sub-surface investigation was not performed by Rimkus Consulting Group Inc. staff, architects, or engineers as part of this inspection.

END OF SECTION

2. SCOPE OF INVESTIGATION

Procedures

Rimkus Consulting Group Inc. was commissioned by [REDACTED] to complete a visual capital needs assessment and analysis of the [REDACTED] located at [REDACTED] in [REDACTED] MA. The intent of the inspection was to evaluate the condition of the site, structure, building envelope, mechanical, electrical, and life safety systems installed to date and to provide opinion with respect to the quality of design and construction. The analysis was completed by conducting visual observations of the building, discussion with the building manager and reviewing the base building construction documents. There was no performance testing of the building systems, detailed analysis, or destructive testing of building components performed.

The representations regarding compliance with government laws, codes or regulations are based on normal inquiries with government agencies or departments having reasonably ascertainable information that is readily available.

The report provides a value for correcting defective components and estimated capital costs for system and component replacement for the continued use as an office building.

Limitations

The information and opinions contained in this report are not based on a comprehensive engineering study or an exhaustive technical review. Rimkus Consulting Group Inc. did not remove any materials to inspect concealed materials or conditions, including looking for mold or moisture.

Seismic review/PML analysis was not performed. The ADA review was general in nature based on the property being existing. The ADA focus was on readily achievable upgrades common to existing buildings.

Rimkus Consulting Group Inc., professional services and this report represent our professional experience and judgment regarding the condition of the subject property and are not intended, and should not be construed, to warrant or guarantee the present or future performance of any building components, systems, or other property conditions.

The report is not based on an exhaustive review of conditions and thus is not guaranteed that all deficiencies are identified. The findings, opinions and cost estimates within this report are based upon cursory visual observations and do not represent detailed engineering analysis or cost estimating.

The scope of service provided by Rimkus Consulting Group Inc. for the development of this report does not include designing or preparing specifications for the systems, components, materials, or procedures necessary for performing repairs or modifications that may be recommended in this report. Rimkus Consulting Group Inc. probable repair costs are based on approximate quantities and costs or furnished information that is presumed to be accurate. A detailed survey of quantities for developing the probable costs was not included in the scope of Rimkus Consulting Group Inc. The probable costs stated to repair physical deficiencies or correct issues identified in this report are average amounts that we consider to be probable for the marketplace as performed by contracted services. The stated probable costs do not constitute a warranty or representation that

all items that may need repair or other attention are included. The actual cost of repairs may vary from the probable costs provided by Rimkus Consulting Group Inc.

Environmental Issues

This report is not an Environmental Site Assessment Report and does not identify or confirm the presence or absence of asbestos-containing materials, polychlorinated biphenyls, lead-based paints, toxic soils, recognized environmental conditions or other environmental concerns that may exist on or affect the subject property.

Intended Use

This report is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of Rimkus Consulting Group, Inc. The opinions and information contained in this report are time sensitive and may be relied upon for a period not to exceed six months. This report was prepared for the limited use of consideration of a single financial transaction by authorized users. The use of this report for any other purpose is prohibited without the written consent of Rimkus Consulting Group Inc.

Documents

Documents and data provided by the Client, designated representatives of the Client, the Client's consultants or contractors, or other interested parties have been reviewed and may be referenced herein, with the understanding that Rimkus Consulting Group Inc. assumes no responsibility or liability for their accuracy or omission by any of the involved parties of any reports or other information that could affect the transaction.

END OF SECTION

3. PROJECT IDENTIFICATION

MA

Property Type

The subject property is a student housing development constructed in 2021 consisting of a five-story building with and attached 3-level parking structure along with six separate 2-story townhome buildings. The development consists of 126 residential units on a 4.0-acre site. The building totals approximately 163,868 SF

General Information

Construction Date: – 1908: 4-story theatre and basement.

– 1925: 5-story theatre and basement.

Gross Building SF: 47,300 SF
141,085 SF

Lot (Site) Size: 17,403 SF
42,386 SF

Building use: Theatre, lobby, concessions and ticketing.

Zoning: Midtown Cultural Institutional / General Area

Typical Floor Plates: Varies

Utilities:

Electric Service:

Natural Gas:

Water Service:

Sanitary Sewer:

Building Construction:

Structure: is on masonry bearing foundation walls with slab on grade at the basement level; internal structure consists of cast in place concrete components to support the main seating and stage area. original structure is composed of cast in place concrete foundation system with steel encased in concrete and exposed steel structure. 1980 addition consists of steel framed structured on cast in place shallow foundations.

Elevators:

LOCATION	ID	TYPE	SPEED (fpm)	CAPACITY (lbs.)	FLOORS TRAVELED	STOPS / OPENINGS
Theater						
Passenger	1	Traction	150	7000	LL,1,2,3,4	5/5
Passenger	2	Traction	150	7000	1,2,3,4	5/5
Freight	3	HYD	100	7000	LL - Stage	2/2
WCL	4	Vertical	20	750	LL-Stage	2/2
WCL	5	Incline	18	750	LL-Club Room	2/2

Exteriors: Solid brick and limestone block masonry with original wood glazed with single pane glass and aluminum framed windows with IGUs.

Roofs: Ballasted EPDM single ply and fully adhered TPO membranes on Theatre bldg. and fully adhered EPDM and Mod Bit membranes on the

Electrical Services: Theatre: 3,000A, 480/277V, 3 phase, 4 wire.
1,600A, 480/277V, 3 phase, 4 wire.

Generators: Theatre: There is a 125kW, natural gas emergency generator located on the Stage roof, (Generator has not been approved by Fire Dept. at this time.)
There is no generator for this facility.

Fire Alarm: Theatre: Fire Alarm Control Panel is a addressable panel.
Fire Alarm Control Panel is an addressable panel.

HVAC: Theatre: Cooling is provided by rooftop chillers and thermal ice production tanks. Heating provided by district steam.
Building: DX Roof top package and split equipment for cooling. Heating provided by steam boiler and whole building circulation system.

Fire Protection: Theatre: Partial sprinkler system with fire pump.
Partial sprinkler system.

END OF SECTION

4. PROPERTY CONDITION

The following report provides an outline of the basic components and operating systems of the property along with our findings and recommendations identified during our inspection.

SITE AND GROUNDS

General Observations and Description:

The buildings sit on separate sites located at [REDACTED] ([REDACTED] and [REDACTED] [REDACTED]) The [REDACTED] is a stand-alone building with a separately owned and operated restaurant adjacent to its east elevation. The [REDACTED] admissions office and ticketing gate are located beneath and within the [REDACTED] Building with [REDACTED] lobby and theater space extending behind and to the north of the [REDACTED] Building towards [REDACTED] [REDACTED] building is reportedly operated under a long-term lease with the [REDACTED] [REDACTED] Center while the [REDACTED] is reportedly owned and operated by the [REDACTED]

Each site is situated on topography that slopes slightly downgrade from south to north. The street side of each building includes brick paved sidewalks with street parking. There is a concrete paved plaza to the south of [REDACTED] Theatre that is maintained by [REDACTED] Center who owns the surrounding properties. There is an asphalt paved driveway and parking area (approximately 8 spaces) that leads to the loading dock to the east of [REDACTED] Center known as [REDACTED] There are 2 loading areas with a concrete platform with dock levelers and bumpers. Concrete stairs and brick retaining walls with painted metal handrails are adjacent to the loading area. There is a 35-space parking lot located to the south of [REDACTED] known as [REDACTED] that connects to [REDACTED] to the west and [REDACTED] to the east. According to the manager, the parking lot is owned by [REDACTED] and used for public parking. There is a brick retaining wall with a chain-link security fence on top of the wall and metal guardrails adjacent to the [REDACTED] [REDACTED] parking lot. Repairs and maintenance of the asphalt lot is the responsibility of the Theater.

Conclusions & Recommendations:

Overall, the sidewalks and walkways throughout the property are in good condition. The various brick and concrete paved walkways around the perimeters of the building will require typical ongoing repair and maintenance and is the responsibility of the [REDACTED] [REDACTED] The asphalt driveway that leads to the loading area at [REDACTED] is alligatoring and crazing in areas. We recommend performing a 2" asphalt overlay early in the term followed by an asphalt crack repair program every 5 years during the capital term. The brick stairs and retaining walls are heaving in areas and should be repaired. The concrete platform at the loading area has some shrinkage cracks that should be routed and filled with sealant. The painted metal handrails are in good condition. A budget should be included to maintain the handrails later in the term. The asphalt parking lot at the [REDACTED] is in good condition with typical repairs required. We recommend implementing an asphalt crack repair program every 5 years beginning in Year 3. This includes filling cracks, sealcoating and line striping. The brick retaining wall and chain-link fence is damaged and should be repaired early in the capital term. The brick wall is heaving and out of plumb with failing mortar joints and needs to be reconstructed. The chain-link fence is out of plumb due to the deteriorated brick wall below and needs to be replaced.

Immediate Repairs:

[REDACTED] Theater:

- No items.

[REDACTED]

- Reconstruct brick retaining wall and replace fencing along [REDACTED]

Term Repairs:

[REDACTED]r:

- Perform 2" asphalt overlay at paved driveway leading to loading area.
- Implement an asphalt crack repair at loading dock. ([REDACTED])¹ Assume every 5 years beginning in Year 1. (moved from R&M in 2023 Capex)
- Repair spall and heaving at brick wall at stairway adjacent to loading area.
- Scrape and paint handrails at loading dock stairs.

[REDACTED]

- Implement an asphalt crack repair at [REDACTED] Assume every 5 years beginning in Year 1.

STRUCTURAL

General Observations and Description:

The [REDACTED] was constructed in 1908 and [REDACTED] originally built in 1925. Observable areas of [REDACTED] building structure during our inspection show that the original theatre is mainly composed of a cast in place concrete foundations and slab on grade within the basement. The internal structure above is composed of concrete encased steel and exposed steel structure with exterior masonry walls. In 1980, the stage was expanded to include a new steel structure supported by cast in place concrete shallow foundations. Observable areas of the [REDACTED] show that the foundations include perimeter masonry bearing foundation walls with internal cast in place concrete structure to support the main seating and stage area. At the north side of the [REDACTED] basement is an area of vaulted sidewalks above with newer cast in place concrete foundation wall system that was reportedly installed around the time that the [REDACTED] was constructed, directly adjacent to the north. We observed a structural support beam in the boiler room deteriorating; the concrete casing is split exposing rusting steel. There was noticeable deterioration in similar support beams and columns at other rooms throughout the basement; concrete encased steel beams and columns were exposed in some areas. The spiral staircase located in the boiler room was heavily corroded at the base connection to the floor slab.

Conclusions and Recommendations:

Overall, building structures are in generally good condition. There are some signs of minor settlement within the first floor of the [REDACTED] identified by cracked drywall around doorways at the north end of the concession corridor. Within the north side of the basement of the [REDACTED] there are signs of consistent water intrusion. We further discuss this water intrusion issue in the following Exterior sections. There is a sump pump in place that appears to

be unreliable or not working at all and in need of repair or replacement. We recommend installing settlement gauges or crack monitors to provide long-term monitoring of building movement. This will determine if any corrective action is needed. We have not forecast any corrective action based upon our observations. We recommend retaining a structural engineer to inspect the deteriorating beams, columns, and spiral staircase in the [REDACTED] basement and boiler room and to recommend remedial work, if necessary.

Immediate Repairs:

- Investigate the damaged beams and columns in the [REDACTED] basement and make recommended repairs.
- Replace the sump pump system within the basement of the [REDACTED]
- Address the water intrusion issues within the basement of the [REDACTED] (refer to the following Exterior section).
- Investigate and repair deteriorated spiral staircase in the [REDACTED] boiler room.

Term Repairs:

- No items.

EXTERIORS

General Observations and Description:

This property consists of 3 connected buildings.

[REDACTED] The 5 story [REDACTED] was constructed in 1925. The side and rear elevations are comprised of exposed brick masonry with decorative stone on the front elevation and masonry back up walls. We observed minor defects in the visible brick masonry. Fixed ladders for roof access are rusting and causing damage to the mortar around anchor locations. The brass entry doors are deteriorated with damaged components and locksets. Exterior sealants were observed crazing and some areas missing sealant. The masonry was observed with isolated areas of deteriorated pointing mortar, spalled and cracked bricks, spalled stone elements with exposed corroded rebar, and rust jacking occurring at lintels over the exterior doors.

The windows are aluminum framed double hung and fixed with IGU's dated 1980. These windows are past their EUL and show signs of age and failure. Minor leaking around windows is noticeable, as windows age water and air leakage can be expected as well as fogging glass. Exterior doors are metal framed. Many of the exterior doors are not closing properly and the hardware is failing. Both building exteriors are comprised of decorative stone on their front elevation with masonry back up walls and exposed brick masonry on all other elevations.

[REDACTED] The 3 story [REDACTED] was constructed in 1916. The exterior is comprised of decorative stone on its front elevation with masonry back up walls and exposed brick masonry on all other elevations. There is a 15-foot-high free standing wall section supported by steel framing anchored into the 3rd story roof. We observed displaced bricks, loose mortar, open joints, cracked brick and other deterioration of the masonry. The coating on the bricks free standing section on the 3rd story is peeling and cracking. Fixed ladders for roof access that are rusting and causing damage to the mortar around anchor locations. We observed damage from water intrusion on interior finishes along the entire height of the north elevation (facing the [REDACTED])

Windows are fixed and operable original wood framed glazed with single pane glass that are showing signs of failure such as missing sealants and visible damage to adjacent interior finishes. The main entry to the theatre is made up of metal framed IGU's with a Diocletian window along the top that is covered by a aluminum curved canopy all of which appears to be newer, most likely completed along with the front façade replacement that took place in 2012. The brass main entrance doors are deteriorated, and the sills have settled resulting in difficulty to operate and visible daylight can be seen from the interior threshold.

Conclusions & Recommendations:

[REDACTED] was built to good construction standards for its time of construction. Exterior brick is generally in fair condition with notable defects. We recommend budgeting for masonry repairs early in the term to address deteriorated and distressed masonry. Following repairs, we recommend applying a breathable clear sealer to the masonry to reduce water intrusion and future damages to the masonry. Cracking sealants can allow for water intrusion to the interior. We recommend replacing sealants in the masonry control joints and at fenestrations. We also recommend replacing all fixed ladders and patching the mortar around the anchor locations where damage has occurred due to rusting. IGUs in [REDACTED] Theatre are well past the typical 20-year edge seal warranty and can be expected to fog. While fogged IGUs are not leaks into the building we recommend commencing a program of replacing fogged IGUs every year. We recommend replacing the malfunctioning exterior doors. We recommend budgeting for repairs to the brass entry doors.

[REDACTED] was built to good standards at the time of construction. To address water intrusion through exterior walls we recommend repairing/replacing displaced bricks, cracked brick and other deterioration of the masonry, removing the old and failed coating, and repointing 100% of the exterior masonry. After repairs are completed, we recommend applying a clear sealer to all exterior brick masonry. We also recommend replacing all fixed ladders and patching the mortar around the anchor locations where damage has occurred due to rusting and adding roof access ladders where needed. The aluminum framed double hung and fixed windows with IGU's dated 1980 are well past the typical edge seal warranty and can be expected to fog. Water damage adjacent to the windows can be attributed to failed perimeter sealants and/or masonry issues. We recommend commencing a program or replacing fogged IGUs every year. We recommend repairs to address the issues with the brass doors at the main entrance.

Steel fire escapes exist at both buildings. Per [REDACTED] [REDACTED] [REDACTED], fire escapes are required to be inspected every 5 years by a licensed fire escape contractor and an affidavit is required to be submitted to [REDACTED] to certify the fire escapes.

Immediate Repairs:

- No Items.

Term Repairs:

- [REDACTED] Install new OSHA compliant fixed roof ladders, patch mortar and brick around mounts.
- [REDACTED] Repairs to masonry. Includes replacing spalled/cracked brick, repairing spalled stone elements, and spot repointing.

- [REDACTED] Apply breathable clear sealer to brick masonry.
- [REDACTED] Replace exterior sealants at masonry control joints and fenestrations.
- [REDACTED] Repair main entrance doors including replacement of hardware, closers, adding sweeps/weather seals, and replacing locksets.
- [REDACTED] Replace metal access/egress doors.
- [REDACTED] Implement an IGU replacement plan.
- [REDACTED] Brick repairs. Includes repointing 100% of the wall area, removing and replacing spalled/crack bricks.
- [REDACTED] Clean existing bricks from coating material and recoat all elevations with a clear sealer.
- [REDACTED] Install new OSHA compliant fixed roof ladders, patch mortar and brick around mounts.
- [REDACTED] Repair cracks in concrete coating.
- [REDACTED] Implement window replacement plan.
- [REDACTED] Replace brass front entry doors with a new aluminum-framed storefront.
- [REDACTED] Replace metal access/egress doors.
- Both buildings: Retain a licensed fire escape contractor to inspect the fire escapes every five years per [REDACTED] [REDACTED] and file affidavit with [REDACTED]
- Both buildings: Contingency for fire escape repairs to satisfy affidavit renewal.

ROOFS

General Observations and Description:

[REDACTED] The roofs on [REDACTED] Theatre consist of TPO single ply, Ballasted EPDM single ply and Modified Bitumen (Mod Bit) multiple ply systems. The roof above the stage and seating area is a 2009 Carlisle TPO. The lower roofs to the theatre are ballasted EPDM and Mod Bit. Roofs are visibly aging but we did not observe failed seams or failed flashing details. Property management reports that there are no active leaks.

[REDACTED] The [REDACTED] has two types of roof systems. A black EPDM single ply roof installed in 2012 was completed when the front façade work was completed. The remainder of the building is covered with an asphaltic multiply smooth surfaced Mod Bit system coated with reflective paint. We observe red evidence of leaks in the interior that could be attributed to roof issues.

Conclusions & Recommendations:

[REDACTED] The lower ballasted EPDM and Mod Bit roofs show signs of age and are past their EUL. We recommend replacing these roofs early in the term before major leaks occur. TPO membrane roofs have an EUL of 20 +/- years. We recommend replacing the TPO during the term. We recommend commencing a program of regular roof inspections and maintenance.

[REDACTED] the Mod Bit roofs on the [REDACTED] are cracking and failing. We recommend locating and repair leaks as immediate repairs. We recommend replacing the Mod Bit roofs early in the term. We recommend commencing a program of regular roof inspections and maintenance for all roofs. With regular inspections and maintenance, the 2012 EPDM will remain in service past the end of the term.

Immediate Repairs:

- No items.

Term Repairs:

- [REDACTED] Replace Mod Bit roofs.
- [REDACTED] Replace remaining ballasted roofs.
- [REDACTED] Replace TPO roof.
- [REDACTED] & [REDACTED] Regular roof inspections and maintenance all roofs. R&M cost.

INTERIOR COMMON AREAS / LOBBY FINISHES/RESTORATIONS

General Observations and Description:

The interior finishes within each theatre space consist of ornate plaster castings painted and gilded with murals and fixtures that highlight the era within which they were originally constructed. Theatre seating areas are carpeted, and common areas include carpet and vinyl tile flooring with painted gypsum wallboard and exposed structural components. The main lobby within [REDACTED] was renovated in the early 1990's to restore its original architecture with elegant decoration, gilded moldings, murals and marbleized surfaces.

Conclusions and Recommendations:

Overall, interior spaces and common areas as well as common corridors and exit egress stairwells are generally in good, well-maintained condition, however becoming dated. As the interior of [REDACTED] Theater is registered with the historic society, and repairs must be approved by the board prior to any repairs. The water intrusion within the [REDACTED] mainly at the north elevation has caused some damage to interior finishes that require repair. Additionally, the front entry storefront to the [REDACTED] was found to be damaged and even sinking in some points, this will need to be repaired or replaced entirely during the term. We have provided an annual budget for the capex to perform interior upgrades for FF&E and soft goods.

Immediate Repairs:

- Repair water damage to interior components within the [REDACTED]

Term Repairs:

- Provide a budget to perform annual upgrades for FF&E and soft goods.
- Replace carpeting throughout theatre.

ELEVATORS

General Observations and Description:

The two (2) main passenger elevators have recently completed a comprehensive modernization that included new controllers, motors, door operating equipment, operating fixtures, and the addition of an entrance at the Lower Level. The elevators are now fully automatic and full ADA compliant. The elevators have a capacity of 7000lbs and operate at a speed of 150fpm. With

proper maintenance, the elevators should continue to provide reliable service for the next 25+ years,

The freight elevator is of hydraulic design with the lifting piston located directly below the elevator car. Manually operated bi-parting type freight doors are provided and operating well. The elevator serves two (2) landings, has a capacity of 7000lbs and operates at a speed of 100fpm. With proper maintenance, the elevator should continue to provide reliable service for the next 7-10 years.

A new inclined wheelchair lift was installed to serve the raised club area in the lower level and one existing wheelchair lift provides access between the stage area and dressing rooms. The vertical wheelchair lift was installed in the 1980's and is beginning to display signs of fatigue.

Conclusions & Recommendations:

The Elevator equipment is in very good condition and operating well. The passenger elevators and one Incline wheelchair lift are essentially new and with proper maintenance, should continue to perform reliably for the next 25+ years. The freight elevator is operating well and should continue to provide reliable service for the next 7-10 years. The remaining vertical wheelchair lift should be considered for replacement based on its age.

Immediate Repairs:

- None

Term Repairs:

- Replace Vertical Incline Lift
- Modernize Freight Elevator during 10-year term.

ACCESSIBILITY

There are two accessibility codes that apply to public buildings within Massachusetts. There are the Massachusetts Architectural Access Board (MAAB) Guidelines (521 CMR), enforced by the Commonwealth of Massachusetts, and the ADA Guidelines, enforced as a civil lawsuit or a complaint filed with the US Department of Justice. In general the dimensional and technical requirements of the ADA Architectural Guidelines are equivalent to those contained within the MAAB.

Both theatres are listed as historical landmarks and have had upgrades to make them reasonably accessible, although not compliant with all current regulations. The items listed in this report are provided to both identify the specific non-compliant features and as a guide for managing ADA/MAAB compliance during future renovations or changes in regulations which may impact the theatres.

ADA the ADA guidelines contain accessibility requirements, which are applicable to all buildings and cover employees in addition to the public. Under the provisions of the ADA, areas within the building are classified as either a public accommodation or a commercial space. The entire front of house area may be considered public accommodations.

Public accommodations are subject to the “removal of barriers” requirement (28 CFR Section 36.102(c)). This requires public accommodations to remove architectural barriers in existing facilities, including communication barriers that are structural in nature, where removal can be accomplished without much difficulty or expense. Examples of this include adding raised markings on elevator buttons, widening doors, installing grab bars, and repositioning paper towel dispensers (28 CFR Sections 36.102(c), 36.304(a) & (b)).

Commercial facilities are different from public accommodations in that they are not subject to the “removal of barriers” requirements. However, existing commercial facilities are the same as existing public accommodations in that they are required to alter to the maximum extent feasible. In addition, both are relieved from complying with the requirements when an alteration to a path of travel leading to a primary function area exceeds 20 percent of the overall costs of the alteration.

Additionally, any future alterations to a building should comply with the ADA guidelines as outlined in Section 4.1.1 of the ADAAG.

MAAB In accordance with 521CMR, only buildings undergoing renovation which meet the following dollar thresholds based on the assessed value of the building must provide access.

1. Work amounting to greater than 30% of the full and fair cash value (100% equalized assessed value) of the building. The building is required to comply with the requirements of 521 CMR in full (521 CMR 3.3.2).
2. Work amounting to less than 30% of the full and fair cash value but greater than \$100,000. All new work must comply and, in addition, an accessible public entrance and accessible toilet room, telephone and drinking fountain (if public toilets, telephones and drinking fountains are provided) are required (521 CMR 3.3.1(b)).
3. Work amounting to less than \$100,000. Only the work being performed is required to comply (521 CMR 3.3.1(a)).

Analysis of MAAB: As of [REDACTED], 2023, [REDACTED] was assessed at \$5,889,000 and the [REDACTED] was assessed at \$591,000.

Public accommodations within the MAAB are prorated by square footage when determining the threshold trigger. A cumulative 36 months of issued permits is used to determine the construction cost trigger. During our search for past permits, it was discovered that the address of [REDACTED] ([REDACTED] is registered at the [REDACTED] [REDACTED] [REDACTED] ([REDACTED]) as the neighboring building. We have contacted the [REDACTED] to provide us with the current records and will update this when we have received a response.

A variance from the MAAB can be applied for when a requirement cannot be met due to excessive cost, historical reasons, or if technically infeasible. A variance from the MAAB does not relieve an owner of the requirements by the ADAAG.

Conclusions & Recommendations

[REDACTED]

The main entrance to the building opens to a ramp in it with no handrails and no level landings on the top and bottom of the ramp which are also the door landings. Since redesigning the ramps would require acquiring additional area for the lobby which is technically infeasible, we recommend applying for a variance from the MAAB to install an automatic door opener. The entrances and common areas of the apartment buildings are not accessible.

Throughout the open stairs in the lobby and on the ramps and stairs within the theatre, some areas are not provided with handrails. The handrails on the open stair in the lobby are mounted at 31 to 32 inches above the edge of the stair tread whereas the Code now requires them to be between 34 and 38 inches.

The only accessible restroom is in the ground level and the grab bars are mounted at 32 inches whereas they are required to be at 33 to 36 inches.

The main entrance to the building opens to doors that have a 28 inch door leaf clear width but remain open at all times when occupants enter and exit the building.

The sloped walk in the lobby is 5.1% to 5.8%. We recommend applying for a variance to allow the noncompliant slope to remain without handrails. Additionally, the slopes on all of the aisles exceed the maximum 8.3% which should be included in the variance.

There is no vertical access to the other levels of the building. All wheelchair spaces are located on the ground level.

The handrails on the stairs are mounted at 31 to 33 inches above the edge of the stair tread whereas the Code now requires them to be between 34 and 38 inches.

The only accessible restroom is on the ground level and appears to be compliant.

Capital Cost Potential

- Provide handrails on the ramp in the lobby to the main doors.
- Apply for a variance to provide automatic door openers on the main doors in lieu of providing a level landing on either side.
- Install handrails on the walls on the outer aisles on the orchestra and mezzanine levels.
- Provide an accessible restroom at every restroom core.
- Apply for a variance to allow the ramps in excess of the maximum slope to remain and the inconsistent stair tread on the aisle way stairs to remain.
- Raise the handrails on the stairs to 34 to 38 inches.
- Install handrails on the stairs in the lobby that do not have any.
- Raise the side and rear grab bar in the accessible restroom to 33 to 36 inches.
- Install handrails on the stairs within the theatre that do not have any.
- Install extensions on the handrails in the lobby.
- Provide vertical access. (cost tbd)
- Provide an accessible restroom at every restroom core.
- Apply for a variance to allow the ramp in excess of the maximum slope to remain.

- [REDACTED] Raise the handrails on the stairs to 34 to 38 inches above the stair tread.

BUILDING CODE

[REDACTED] Theatre and [REDACTED] were constructed in the 1920s and 1900s, respectively. The Building Code enforced at the time of construction of [REDACTED] was likely the 1914 [REDACTED] Building Code. The Building Code enforced at the time of construction of the [REDACTED] [REDACTED] was likely the 1902 [REDACTED] Building Code.

The Massachusetts State Building Code requires that buildings be maintained in accordance with the Code under which they were constructed. Being built prior to the current Codes, the Existing Building

Code applies which is based on the 2015 International Existing Building Code with Massachusetts Amendments. Also, the Existing Building Code may trigger additional work to be completed.

Massachusetts General Law in addition to the Existing Building Code dictates when an automatic sprinkler system is required to be installed.

M.G.L. Ch. 148 S 26G. Buildings greater than 7,500 sf, regardless of fire walls, are required to be provided with an automatic sprinkler system throughout the building when a major alteration occurs.

This law has a guidance package for fire officials in order to determine when “major alterations” are being performed within the space. The two factors that determine a “major alteration” are:

1. The nature of work
 - a. If the planned work will make the effort to install sprinklers substantially less than it would if the building were intact.
2. The scope of the work or cost/benefit of sprinkler installation
 - a. When the work affects 33% or more of the total gross square footage of the building; or
 - b. The total cost of work (excluding costs relating to sprinkler installation) is equal to or greater than 33% of the assessed value of the building

Conclusions & Recommendations

The following items were found to not have been maintained in accordance with the Code or should have been completed upon renovation of the building.

[REDACTED] has a concession stand located within the egress stair. The current code requires that nothing be located inside the stairwell that does not serve it. The doors on the stair are not provided with a 90 minute fire resistance rating.

The [REDACTED] does not have fire resistance rated doors on the egress stairs. The doors should be provided with a 90 minute fire resistance rating.

The triggers for installing a sprinkler system are based on the amount of renovation completed to a building. The above M.G.L. Ch. 148 S 26G dictates that 1. Must be met as well as either a or b from 2.

Immediate Repairs

- [REDACTED] Remove the concession from the landing in the stair. (no cost)
- [REDACTED] Provide 90 minute fire resistance rated doors at the stair egress leading from the theatre.
- [REDACTED] Provide 90-minute fire resistance rated doors at the stair egress leading from the theatre.

Term Repairs:

- No items.

ELECTRICAL SYSTEMS

[REDACTED]

General Observations and Description:

Eversource provides electrical service to the building. Power is purchased from [REDACTED] through a power purchase agreement. The building has a 3,000amp, 480/277volt, 3 phase, 4 wire electrical service. The service provides general lighting and power throughout the facility. There are two utility meters, (1) for general power and (1) for the fire pump that is tapped ahead of the building main disconnect switch. Power is distributed throughout the building by pipe and wire to all panelboards. Stepdown transformers provide the 120V plug load power.

Lighting throughout [REDACTED] Theater mostly utilizes incandescent lamp technology. There are multiple lighting control systems utilized for controlling separate areas of the theater building. Replacement of the incandescent lamps with LED technology would reduce operating costs significantly. Upgrading to LED lamps could impact the control capabilities for the existing lighting control systems.

Life safety lighting is a combination of centralized battery systems and self-contained battery units. The building also has a [REDACTED] 125kW, natural gas emergency generator located on the stage roof. This generator could provide life safety lighting throughout the facility. Although it has not been approved by the BFD as the sole provider of emergency lighting.

Conclusions & Recommendations:

The electrical service equipment and distribution systems observed are in good condition and appear to have been replaced at the same time as the service entrance equipment, circa 1991 and will not require replacement during this term. EUL of the electrical switchboard and distribution systems is 35 years. However, with infrared scanning every 2-3 years and maintenance on switchboard every 5 years the EUL can be extended.

Lighting throughout [REDACTED] Theater mostly utilizes incandescent lamp technology. There are multiple lighting control systems utilized for controlling separate areas of the theater building. Replacement of the incandescent lamps with LED technology would reduce operating costs significantly. Upgrading to LED lamps could impact the control capabilities for the existing lighting control systems. Rimkus suggests engaging a lighting designer to investigate the options for upgrading lamps to LED and reviewing the existing lighting controls for compatibility.

Life safety lighting is a combination of centralized battery systems and self-contained battery units. The building also has a [REDACTED] 125kW, natural gas emergency generator located on the stage roof. This generator could life safety lighting throughout the facility. Inquire with [REDACTED] Fire Department as to what is preventing the new generator from being approved by [REDACTED] as being the sole provider of emergency lighting.

Immediate Repairs:

- Inquire with the [REDACTED] Fire Department as to why the natural gas generator has not been approved as the sole provider of emergency lighting.

Term Repairs:

- Provide infrared scanning for switchboard and distribution systems every 2-3 years.
- Provide switchboard maintenance every 5 years.
- Engage lighting designer to investigate options for transitioning from incandescent lighting to LED lighting throughout the facility. Determine what effect this will have on existing control systems.

[REDACTED]

General Observations and Description:

Eversource provides electrical service to the building. Power is purchased from [REDACTED] through a power purchase agreement. The building has 1,600amp, 480/277volt, 3 phase, 4 wire electrical service. The service provides general lighting and power throughout the facility. Power is distributed throughout the building by pipe and wire to several panelboards. Stepdown transformers provide the 120V plug load power.

The building has exit signage and life safety lighting provided via central battery systems with remote heads. These systems are supplemented by individual emergency battery units with lighting heads and self-contained battery back-up exit signs.

Conclusions & Recommendations:

The majority of the electrical distribution observed is in good condition and appears to have been replaced at the same time as the service entrance equipment, circa 1997, and will not require any upgrades during this term. Based on the approximate 47,300 SF building area, the service provides 28w/SF which is more than capable of supporting a facility of this type in the future.

Lighting throughout the [REDACTED] mostly utilizes incandescent lamp technology. There are multiple lighting control systems utilized for controlling separate areas of the theater building. Replacement of the incandescent lamps with LED technology would reduce operating costs significantly. Upgrading to LED lamps could impact the control capabilities for the existing lighting control systems. Rimkus suggests engaging a lighting designer to investigate the options for upgrading lamps to LED and reviewing the existing lighting controls for compatibility.

Replace/repair exit signs in the theatre that are not properly illuminated.

Immediate Repairs:

- No items.

Term Repairs:

- Repair or replace exit signage as required in the theatre area.

FIRE ALARM

[REDACTED]

General Observations and Description:

[REDACTED] Theatre has an addressable [REDACTED] fire alarm control panel with voice evacuation. This system has been upgraded within the last 10 years and is the most current system available from the manufacturer. The system is in good condition. Devices should be available throughout the term. Notification devices connected to the fire alarm system include speaker/strobe notification devices. Some areas have non-ADA visual devices and should be replaced with new ADA compliant visual devices. Some areas such as bathrooms and lounges were observed to have insufficient coverage for visual devices. Initiation devices include pull stations, smoke detectors, duct smoke detectors and monitor modules for non-addressable devices and sprinkler water flow/valve tamper switches on the fire protection systems. Smoke detectors are provided in areas that are not sprinkled. Replacement of any existing, non-addressable initiation devices, e.g., smoke detectors, pull stations and or heat detectors, with addressable devices would require extending the addressable loop to these device locations. Otherwise, these existing non-addressable devices can be replaced in kind and continue to be supervised via existing monitor modules

Conclusions and Recommendations:

The fire alarm panel is in good condition and will not require replacement during the term. Addressable initiation devices and notification devices should be available for the term. Non-addressable smoke detectors should also be available if a replacement is required due to a failed device.

Non-ADA visual devices should be replaced with new ADA compliant visual devices. Some areas such as bathrooms and lounges were observed to have insufficient coverage for visual devices.

The testing of the fire alarm system was beyond the scope of this review.

Immediate Repairs:

- No items.

Term Repairs:

- Provide new ADA compliant fire alarm audio/visual devices as required.
- Provide new fire alarm devices in areas that require additional coverage.

[REDACTED]

General Observations and Description:

The [REDACTED] has an addressable [REDACTED] fire alarm control panel with voice evacuation. Devices connected to the fire alarm system include speaker/strobe notification devices, pull stations, smoke detectors, monitoring modules and sprinkler water flow and valve tamper switches on the fire protection systems. Smoke detectors are provided in areas where sprinkler system is not provided.

Conclusions and Recommendations

The fire alarm panel and the remote annunciator are reaching the end of their useful life and they should be replaced in year 2.

Testing of the fire alarm system was beyond the scope of this review.

Immediate Repairs:

- No items.

Term Repairs:

- Replace the fire alarm panel and remote annunciator in year 2.

MECHANICAL SYSTEMS

[REDACTED]

HVAC

HVAC for [REDACTED] Theatre includes three roof mounted air-cooled glycol-loop chillers that are rated at 245-tons of cooling each. The chillers operate at night when the electrical rate is lower, and the chillers supply nineteen floor mounted [REDACTED] thermal storage tanks located in the basement. Ice is produced in this system during the night. In the daytime the chillers are turned off and the chilled water loop is cooled by the ice storage and supplies the five primary air handling units (four in the basement and one on the roof). Supply and return ductwork extends to each level of the building where it branches off to serve the Orchestra, Balcony, Lobby, Stage and basement areas. Ventilation is supported by return fans for each level as well as separate building and basement toilet exhaust fans. In mild spring and fall weather, the ice storage system usually lasts throughout the day. In the warmer summer weather, it is often necessary for the chillers to be energized in the early to late afternoon as the ice storage will not suffice in these conditions.

There is also a supplemental water-source heat pump system with approximately five heat pumps supplying areas such as the music hall, finance and other offices. The heat pumps are cooled by a ground mounted 20-ton BAC closed loop cooling tower located in the back alley.

There are also ten air-cooled split system units serving various spaces such as the control room, production room, and various offices. The condensing units are roof mounted, and ground mounted in the back alley. The fan coil units are located in the areas served. are also in service for the core areas of the building.

District steam is used for heating throughout the building.

PLUMBING – DOMESTIC WATER, SANITARY SEWER AND NATURAL GAS

Domestic Water Service:

Domestic water is provided to the building with the main and meter located in the basement. Domestic hot water is produced by a natural gas boiler rated at 660,000 BTU that is manufactured by [REDACTED]. Hot water is stored in a 350-gallon holding tank. The boiler and storage tank are located in the basement. Domestic water piping, where readily visible is copper or steel pipe and is reported to be adequate for the current building use and occupancy.

Sanitary Sewer and Storm Water Systems:

All sanitary fixtures above the basement level drain by gravity to the municipal system. A duplex sanitary sewer ejector pump system is installed in the basement of the building. The system shows signs of recent upgrades and is maintained under service agreement by [REDACTED]. Storm water from the roofs flow by gravity via internal leaders to the municipal system. Sanitary and storm water piping where readily visible is cast iron.

Natural Gas:

Natural gas is provided to the building with the main and meter located in the basement. Natural gas supplies the domestic hot water boiler and the life safety generator. Natural gas piping where readily visible is steel.

Conclusions and Recommendations

We understand that a steam trap survey is conducted on an annual basis. This is an important energy-saving effort and we opine that this should continue every year.

The three roof-mounted air-cooled chillers were installed in 2012 making them 13-years old. These units have an expected useful life of 25 years. These chillers will not have to be replaced during the term with continued good maintenance.

The 1925 built supply and return fans in the basement and penthouse have had renovations recently by Rimkus, and they will further benefit from a high efficiency motor and VFD upgrade early in the term.

AHU #4 was originally installed in 1980 and serves the stage area only. It is a custom-made unit that is beyond its useful life. Replacement, with a comparable energy code compliant unit is recommended early in the term.

The heat pump system and the cooling tower are aging. It is recommended that this system be discontinued and replaced by split system units. The ceiling mounted heat pumps can be removed and the cooling tower dismantled and removed when the split system units are installed to take the place of this system. [REDACTED] has received a quote for this, and it will be carried in the capital spreadsheet.

The [REDACTED] thermal storage tanks will require an internal piping retrofit early in the term to extend their useful life. The manufacturer of the tanks will provide a service crew to complete the recommended upgrade. Also, one of the tanks is leaking and valved off and out of service. This tank needs to be inspected and possibly replaced. A budget number for replacement is carried in the capital spreadsheet.

The domestic hot water boiler was installed in 2008, making it 17-years old. The storage tank was installed in 2022. The domestic hot water boiler should be replaced in year 3.

Of the ten supplemental split system A/C units serving areas of the building, four of them are 17- to 31-years of age and should be replaced in year 1. Due to the changes in refrigerant, the condensing units and the fan coil units have to be replaced at the same time.

Due to the age of piping systems in the building (domestic, sanitary, steam & condensate) repairs and replacements are necessary due to clogging and leaking. We have included an annual estimated cost to account for this work.

Recently a ceiling came down from excessive moisture buildup in the room next to the thermal storage room. It is recommended to close all openings in the wall between the thermal storage room and the adjoining finished space to prevent this from happening again. We are currently waiting for a quote for this work.

Ongoing repairs and maintenance of the sanitary ejector pump system will be required during the term. [REDACTED] is preparing a list and cost of items for the term.

Immediate Repairs:

- No items

Term Repairs:

- Replace the motors and VFD on the supply and return fans in year 2.
- Replace the roof mounted AHU #4 in year 1.
- Install split system units to replace the water source heat pumps and 20-ton cooling tower. Quote expected from Boch cost TBD.
- Perform a retrofit on the thermal storage tank manifold and controls in year 1.
- Service and possibly replace the leaking and valved off thermal storage tank in year 1.
- Replace the domestic hot water boiler in year 3.
- Replace four split system units (condenser and fan coil unit) totaling 11-tons in year 1.
- Budget amount to account for annual replacement/repair of domestic, sanitary, steam & condensate piping as needed.
- Close all openings above the ceiling in the wall at the thermal storage room to prevent cold air infiltrating nearby spaces.
- Ongoing repairs and maintenance to the sewage ejector pump system. Cost TBD.

General Observations and Description:

HVAC

Cooling for the [REDACTED] balcony and mezzanine area is provided by two roof mounted Trane package units with DX cooling and natural gas fired heating sections. These units are rated at 35- and 27.5-tons of cooling. The stage area is conditioned by two package units with DX cooling and heating coils. These units have no visible labels and are assumed to be approximately 15 tons each. The lobby and orchestra areas have cooling provided by two split system units rated at 15- and 7.5 tons. A [REDACTED] roof mounted 7.5-ton split DX unit provides cooling to the dressing room area of the basement. Two roof mounted split DX units were observed on the lower roof of the main entrance. No access to this roof or equipment was provided during our inspection. It was reported that one unit, the larger of the two, provides cooling for the 2nd floor office area and the other unit provides cooling for the lobby ticket office.

All heating for the building, with the exception of the balcony and the mezzanine, is provided by a natural gas fired [REDACTED] steam boiler located in the building basement. This boiler is rated at an input of 3082 MBH.

PLUMBING – DOMESTIC WATER, SANITARY SEWER AND NATURAL GAS

Domestic water is provided to the building with the main and meter located in the basement. Domestic hot water is provided by two Ruud 120-gallon electric water heaters located in the basement. Domestic water piping where readily visible is copper or steel pipe and is reported to be adequate for the current building use and occupancy.

Sanitary Sewer and Storm Water Systems:

All sanitary fixtures drain by gravity to the municipal system. Storm water from the roofs flow by gravity via internal leaders to the municipal system. Sanitary and storm water piping where readily visible is cast iron.

Natural Gas:

Natural gas is provided to the building with the main and meter located in the basement. Natural gas supplies the heating boiler and the two large rooftop units. Natural gas piping where readily visible is steel.

Conclusions & Recommendations:

The heating boiler is only a few years old and will not have to be replaced during the term.

Package rooftop units have an expected useful life (EUL) of 20 years. The two rooftop package units serving the balcony and mezzanine were installed in 2019 making them 6-years old. With continued good maintenance these units will not have to be replaced during the term. The two rooftop units serving the stage area are approximately 30 years of age and should be replaced in year 1.

Split system condensing units have an EUL of 15 years. Due to the changes in refrigerant, condensing units and the associated fan coil units both need to be replaced at the same time. There are five split system units serving areas of the theatre, all five are well beyond their EUL and should be replaced in year 1.

Due to the age of piping systems in the building (domestic, sanitary, steam & condensate) repairs and replacements are necessary due to clogging and leaking. We have included an annual estimated cost to account for this work.

The two 120-gallon electric water heaters were installed in 2021 making them 4-years old. Electric domestic water heaters have an EUL of 8 – 10 years. These water heaters should be replaced in year 5.

There is a sump pump in the basement that is not very effective and should be replaced in year 1 with a much more robust pump.

Immediate Repairs:

- No items

Term Repairs:

- Replace the two 15-ton RTU package units serving the stage area in year 1.
- Replace the two split system HVAC units serving the 2nd floor office and the ticket office totaling 5 tons in year 1.
- Replace the two split system HVAC units serving lobby/rear orchestra areas totaling 30 tons in year 1.
- Replace the split system HVAC unit serving the dressing rooms totaling 7.5 tons in year 1.
- Budget amount to account for annual replacement/repair of domestic, sanitary, steam & condensate piping as needed.
- Replace the two 120-gallon electric water heaters in year 5.
- Replace the basement sump pump in year 1.

FIRE PROTECTION

[REDACTED] General Observations and Description:

[REDACTED] is provided with a partial sprinkler system. The back of house areas (stage area, basement, mechanical spaces) are provided with sprinkler protection. The theatre seating area and concourses are not provided with sprinkler protection.

The building is provided with 2 pre-action systems. One system is located on the 2nd floor and the other is located on the 5th floor. The building management was unaware of what these systems protected.

The building is provided with a standpipe system with hose valves located throughout the building. There are also hose valves located at each side of the stage.

The fire protection systems are supplied by a 6" fire service with a 6" backflow preventer. A 75 HP electric fire pump is provided with boost the system pressure. The fire pump information tag was not present on the pump, so Rimkus was not able to determine the size of the fire pump.

There is a rated proscenium fire curtain the separates the stage from the seating area.

Conclusions & Recommendations:

The fire protection system in the building is in fair condition. There are minor coverage issues throughout the building. Additionally, the sprinkler system was installed utilizing ¾" piping. In the event of a modification to the sprinkler system, the ¾" piping will need to be replaced in the modified areas.

The fire pump is experiencing signs of leaking and performance decline. The fire pump is beyond its useful life and should be replaced or rebuilt. Maintenance and temporary repairs may be necessary to keep the fire pump in working order until it can be replaced. The fire pump control panel should also be replaced at the same time.

The building is not fully sprinkler protected. M.G.L. Ch. 148 S 26G requires buildings greater than 7,500 sf, regardless of fire walls, are required to be provided with an automatic sprinkler system throughout the building when a major alteration occurs. Refer to the Building Code section of this report for the alteration terms.

Immediate Repairs:

- No items.

Term Repairs:

- Replace the fire pump.
- Replace the fire pump controller.

General Observations and Description:

The [REDACTED] is provided with a partial sprinkler system. The back of house areas (stage area, basement, mechanical spaces) are provided with sprinkler protection. The theatre seating area and concourses are not provided with sprinkler protection.

The building is provided with a standpipe system with hose valves located throughout the building. There are also hose valves located at each side of the stage.

The fire protection systems are supplied by a 6" fire service with a 6" backflow preventer.

There is a rated proscenium fire curtain that separates the stage from the seating area.

Conclusions & Recommendations:

The fire protection system in the building is in fair condition. There are minor coverage issues throughout the building. Additionally, the sprinkler system was installed utilizing ¾" piping. In the event of a modification to the sprinkler system, the ¾" piping will need to be replaced in the modified areas.

The incoming fire service, backflow preventer, and riser valves are located in the basement. The valves show significant corrosion and should be serviced/replaced to prevent further deterioration of the system.

There is a storage room on the basement level under the seating area that is not provided with sprinkler protection. This area should be provided with sprinkler protection if it is going to be used for storage.

The building is not fully sprinkler protected. M.G.L. Ch. 148 S 26G requires buildings greater than 7,500 sf, regardless of fire walls, are required to be provided with an automatic sprinkler system throughout the building when a major alteration occurs. Refer to the Building Code section of this report for the alteration terms.

There are sprinkler heads that are approaching 50 years in age. These heads will need to be tested and/or replaced before they reach 50 years old.

Immediate Repairs:

- No items.

Term Repairs:

- Replace the backflow preventer and riser valves.
- Install sprinkler protection in basement level storage room.
- Test Sprinkler heads.

END OF SECTION

5. ESTIMATED CAPITAL COSTS

This section identifies the cost expenditures for the following building divisions required in the next ten-year capital term.

The provided capital cost spreadsheet identifies capital items that were identified during this inspection. Items shown in the “Immediate” column are repairs that should be completed within 0 – 6 months. Items in year 1 are considered immediate repairs that should be completed within 12 months.

Refer to the capital cost summary for all cost projections. This spread sheet represents a reasonable capital expense, which will maintain the asset for the long term.

Site:

[REDACTED]

- Perform 2" asphalt overlay at paved driveway leading to loading area.
- Implement an asphalt crack repair at loading dock. ([REDACTED] Assume every 5 years beginning in Year 1. (moved from R&M in 2023 Capex)
- Repair spall and heaving at brick wall at stairway adjacent to loading area.
- Scrape and paint handrails at loading dock stairs.
- Rout & fill cracks at concrete platform at loading docks.
- General maintenance and repair at 2 dock levelers.

[REDACTED]

- Reconstruct brick retaining wall and replace fencing along [REDACTED]
- Implement an asphalt crack repair at [REDACTED] Assume every 5 years beginning in Year 1.

Structural:

- Inspect the deteriorating roof and columns beam in basement boiler room.
- Initial budget to repair and re-fireproof boiler room main concrete encased steel ceiling beams and columns.
- Pressure inject grout to address the water intrusion issues within the basement of the [REDACTED] Assume \$25k as Immediate Repair and then every 3 years.
- Replace spiral staircase.

Exteriors:

- [REDACTED] Install new OSHA compliant fixed roof ladders, patch mortar and brick around mounts.
- [REDACTED] Repairs to masonry. Includes replacing spalled/cracked brick, repairing spalled stone elements, and spot repointing.
- [REDACTED] Apply breathable clear sealer to brick masonry.
- [REDACTED] Replace exterior sealants at masonry control joints and fenestrations.

- [REDACTED] Repair main entrance doors including replacement of hardware, closers, adding sweeps/weather seals, and replacing locksets.
- [REDACTED] Replace metal access/egress doors.
- [REDACTED] Implement an IGU replacement plan.
- [REDACTED] Brick repairs. Includes repointing 100% of the wall area, removing and replacing spalled/crack bricks.
- [REDACTED] Clean existing bricks from coating material and recoat all elevations with a clear sealer.
- [REDACTED] Install new OSHA compliant fixed roof ladders, patch mortar and brick around mounts.
- [REDACTED] Repair cracks in concrete coating.
- [REDACTED] Implement window replacement plan.
- [REDACTED] Replace brass front entry doors with a new aluminum-framed storefront.
- [REDACTED] Replace metal access/egress doors.
- Both buildings: Retain a licensed fire escape contractor to inspect the fire escapes every five years per [REDACTED] [REDACTED] and file affidavit with [REDACTED].
- Both buildings: Contingency for fire escape repairs to satisfy affidavit renewal.

Roofs:

- [REDACTED] Inspect and repair leaks in roof.
- [REDACTED] Replace Mod Bit roofs.
- [REDACTED] Replace remaining ballasted roofs.
- [REDACTED] Replace TPO roof.
- [REDACTED] & Boch: Regular roof inspections and maintenance of all roofs. (R&M)

Interior Common Areas / Lobby Spaces/Restorations:

- Repair water damage to interior components within the [REDACTED]
- Provide an annual budget to perform upgrades for FF&E and soft goods at [REDACTED]
[REDACTED]

Elevators: [REDACTED] Only

- Replace Vertical Incline Lift in the next 2-5 years
- Modernize the freight elevator in the next 5-7 years.

Accessibility:

- [REDACTED] Provide handrails on the ramp in the lobby to the main doors.
- [REDACTED] Apply for a variance to provide automatic door openers on the main doors in lieu of providing a level landing on either side.
- [REDACTED] Install handrails on the walls on the outer aisles on the orchestra and mezzanine levels.
- [REDACTED] Provide an accessible restroom at every restroom core.
- [REDACTED] Apply for a variance to allow the ramps in excess of the maximum slope to remain and the inconsistent stair tread on the aisle way stairs to remain.
- [REDACTED] Raise the handrails on the stairs to 34 to 38 inches.
- [REDACTED] Install handrails on the stairs in the lobby that do not have any.

- [REDACTED] Raise the side and rear grab bar in the accessible restroom to 33 to 36 inches.
- [REDACTED] Install handrails on the stairs within the theatre that do not have any.
- [REDACTED] Install extensions on the handrails in the lobby.
- [REDACTED] Provide vertical access. (cost tbd)
- [REDACTED] Provide an accessible restroom at every restroom core.
- [REDACTED] Apply for a variance to allow the ramp in excess of the maximum slope to remain.
- [REDACTED] Raise the handrails on the stairs to 34 to 38 inches above the stair tread.

Building Code:

- [REDACTED] Remove the concession from the landing in the stair. (no cost)
- [REDACTED] Provide 90-minute fire resistance rated doors at the stair egress leading from the theatre.
- [REDACTED] Provide 90-minute fire resistance rated doors at the stairs leading from the theatre.

Electrical & Fire Alarm:

[REDACTED] [REDACTED]:

- Replace non-ADA compliant fire alarm notification devices with new ADA compliant devices.
- Provide additional fire alarm notification devices in areas lacking complete coverage.

[REDACTED]

- Repair/replace exit signage in theatre area as required.
- Replace the fire alarm panel and remote annunciator in year 2.

HVAC & Plumbing:

[REDACTED] [REDACTED]:

- Replace the motors and VFD on the supply and return fans in year 2.
- Replace the roof mounted AHU #4 in year 1.
- Install split system units to replace the water source heat pumps and 20-ton cooling tower. Quote expected from Boch cost TBD.
- Perform a retrofit on the thermal storage tank manifold and controls in year 1.
- Service and possibly replace the leaking and valved off thermal storage tank in year 1.
- Replace the domestic hot water boiler in year 3.
- Replace four split system units (condenser and fan coil unit) totaling 11-tons in year 1.
- Budget amount to account for annual replacement/repair of domestic, sanitary, steam & condensate piping as needed.
- Close all openings above the ceiling in the wall at the thermal storage room to prevent cold air infiltrating nearby spaces.
- Ongoing repairs and maintenance to the sewage ejector pump system. Cost TBD.

- [REDACTED]
- Replace the two 15-ton RTU package units serving the stage area in year 1.
 - Replace the two split system HVAC units serving the 2nd floor office and the ticket office totaling 5 tons in year 1.
 - Replace the two split system HVAC units serving lobby/rear orchestra areas totaling 30 tons in year 1.
 - Replace the split system HVAC unit serving the dressing rooms totaling 7.5 tons in year 1.
 - Budget amount to account for annual replacement/repair of domestic, sanitary, steam & condensate piping as needed.
 - Replace the two 120-gallon electric water heaters in year 5.
 - Replace the basement sump pump in year 1.

Fire Protection:

- [REDACTED] [REDACTED]:
- Replace the fire pump.
 - Replace the fire pump controller.

- [REDACTED]
- Replace the backflow preventer and riser valves.
 - Install sprinkler protection in basement level storage room.
 - Test Sprinkler heads.

END OF SECTION

APPENDIX A – RELIANCE STATEMENT

[REDACTED]

This report has been prepared by the staff of Rimkus Consulting Group Inc. for the use and benefit of [REDACTED] (Client) and any affiliated entity (or entities) that provide loans or equity for the purchase of the property may rely on the information contained within the reports provided by consultant to client, under the professional supervision of the principal and/or senior staff. Neither Rimkus Consulting Group Inc. nor any staff member, assigned to this review has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

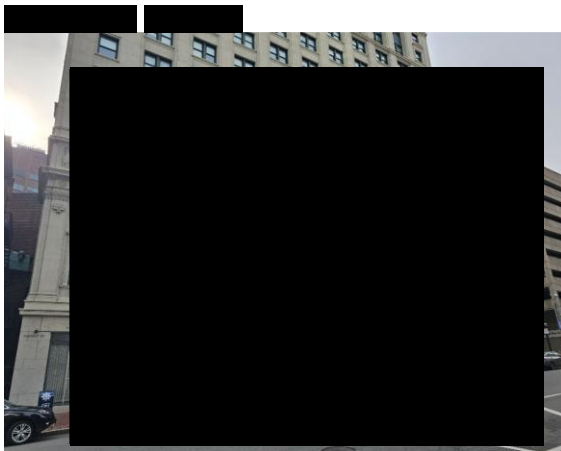
The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the reviews identified in the report and the interpretation of such data, based on our experience and expertise, according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The review is based, in part, upon documents, writings, and information provided, owned, possessed, or secured by the Client and any affiliated entity (or entities) that provide loans or equity to purchase the Property may rely on the information contained within the reports provided by Consultant to Client. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Rimkus Consulting Group Inc. and any affiliated entity (or entities) that purchase the Property may rely on the information contained within the reports provided by Consultant to Client.

The consultant understands that [REDACTED] (Client) and any affiliated entity (or entities) that purchase the Property may rely on the information contained within the reports provided by Consultant to Client, may wish to transfer its interest in this site to others and hereby grants express permission for participating lenders, rating agencies and future holders of the secured interest to rely upon the results of this investigation to the full extent provided under its contractual agreement with that [REDACTED] (client) and any affiliated entity (or entities) that provide loans to purchase the Property may rely on the information contained within the reports provided by Consultant to Client. Consultant hereby specifically agrees that [REDACTED] (Client) and any affiliated entity (or entities) that purchase the Property may rely on the information contained within the reports provided by Consultant to Client.

END OF SECTION

APPENDIX B – PHOTOGRAPHS FROM SITE INSPECTION



Front elevation [REDACTED].



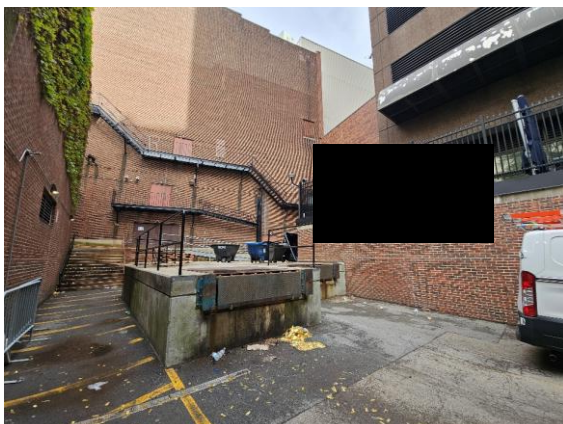
Side courtyard.



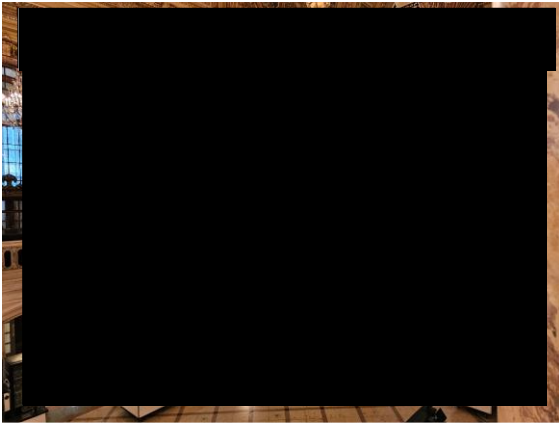
Loading dock platform and retaining wall.



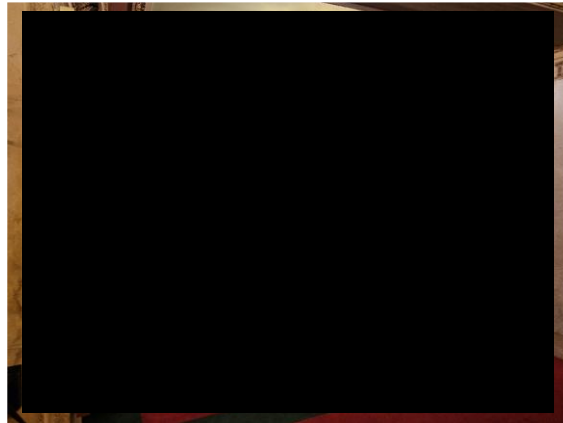
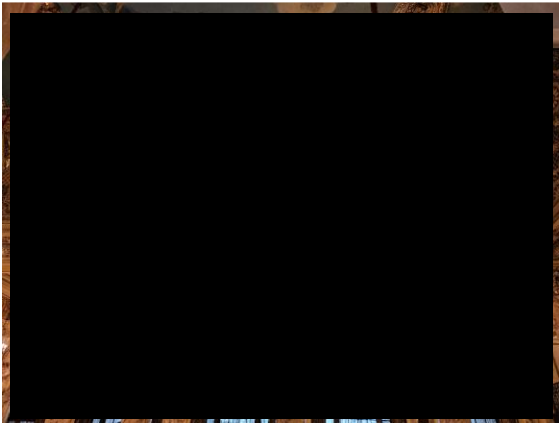
Asphalt driveway at loading dock.



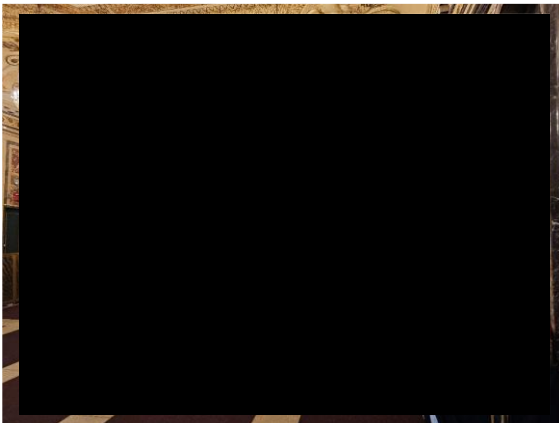
Dock levelers at loading dock.



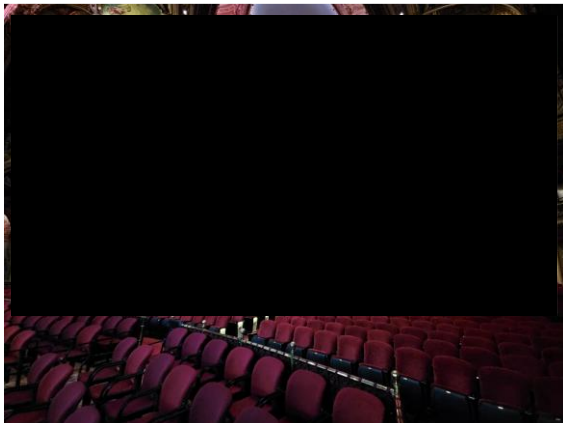
Interior finishes.



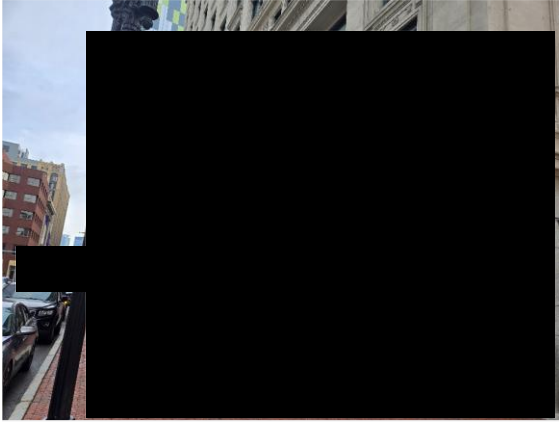
Interior finishes.



Lobby area.



Theater finishes.



Typical exterior finishes.



Typical exterior finishes.



Cracked stone.



Spalled stone with exposed rebar.



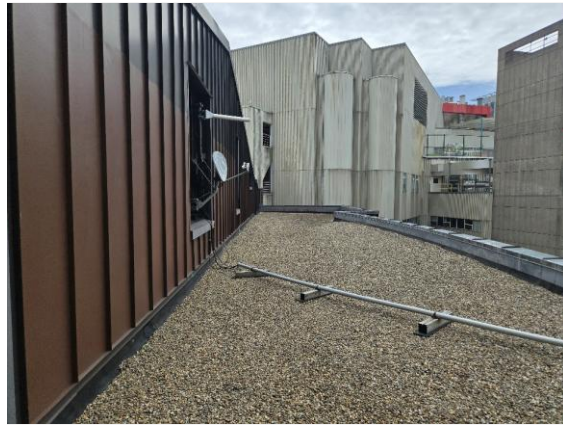
Failed mortar and rust jacking at lintels.



Crazing sealants.



Spalled brick.



Ballasted roofs.



Air cooled chillers.



Ice storage system.



View of air handing units.



Typical split system condensing unit.



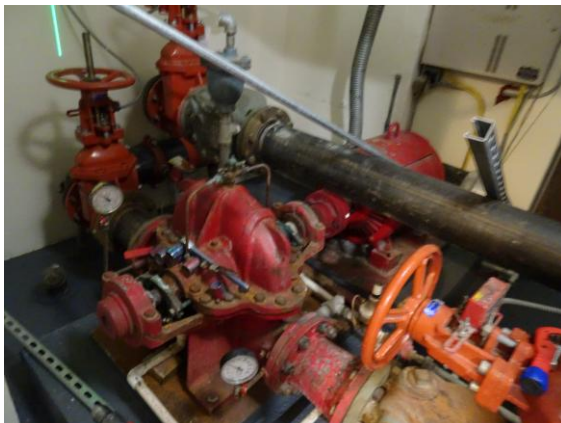
Domestic water main and meter.



Domestic hot water boiler.



Sanitary ejector system.



Fire pump.

The [REDACTED]



Main building entrance.



Asphalt parking lot along [REDACTED]



Concrete sidewalk along [REDACTED].



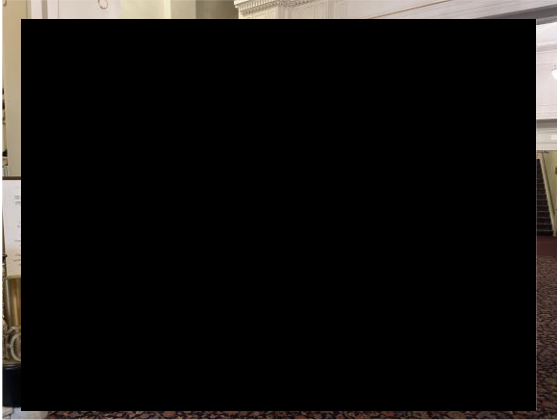
Alley along the north elevation of the building.



Bowing retaining wall and fencing along [REDACTED]



Alternate view of failed retaining wall.



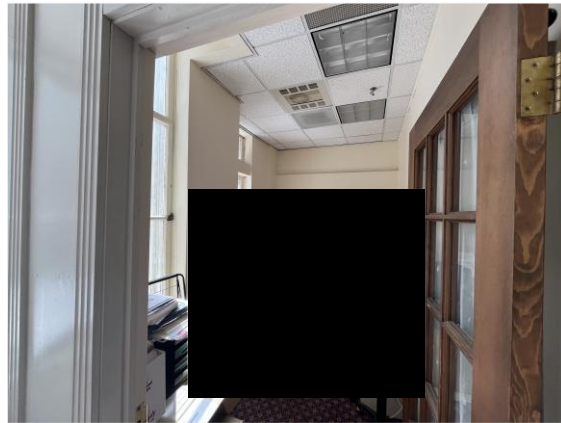
Typical finishes in entry lobby/common areas.



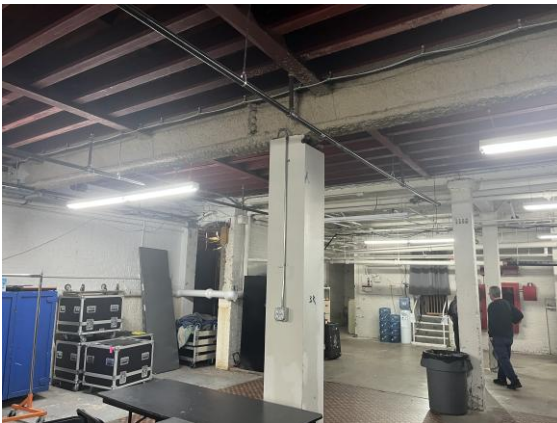
Typical public restroom finishes.



Theatre finishes.



Typical office space finishes.



Typical back of house space finishes.



Typical water damaged observed along the North side of the building.



Typical beam deterioration in basement.



Typical rust jacking condition in basement columns.



Deteriorated spiral staircase base.



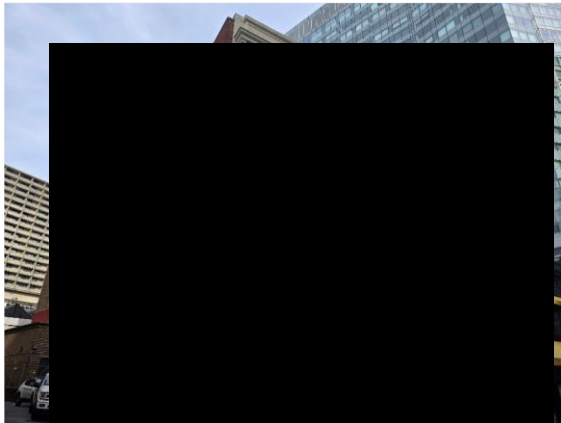
Typical rust jacking condition in basement columns.



Settlement cracking in exterior foundation wall.



Water intrusion in sidewalk vault.



Exterior finishes.



Deteriorated mortar.



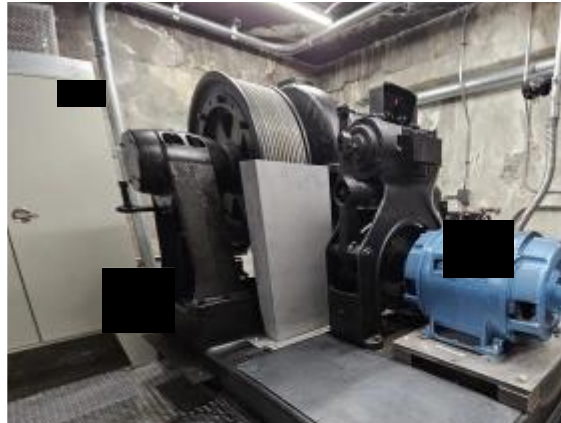
Missing/loose bricks.



Cracked concrete parge coating.



Passenger Elevators



Elevator gear box, motor and sheave



Pass Elevator Microprocessor Controller



Passenger Elevator machine



Freight Elevator Relay logic controller



Freight Elevator Power unit



Incline stair lift



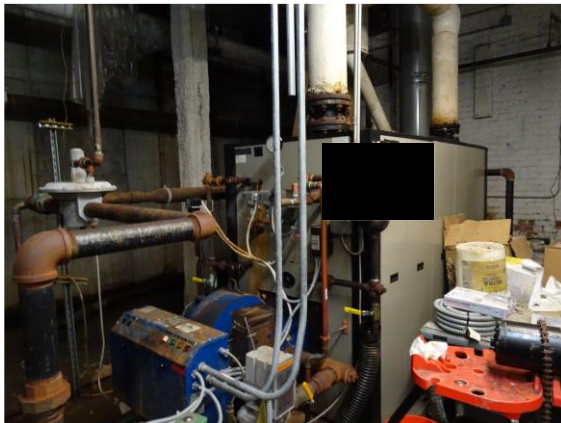
Vertical Lift



Typical HVAC rooftop unit.



Typical HVAC split system condensing unit.



Steam heating boiler.



Domestic water main and meter.



Domestic water heaters,



Fire protection main and backflow device.



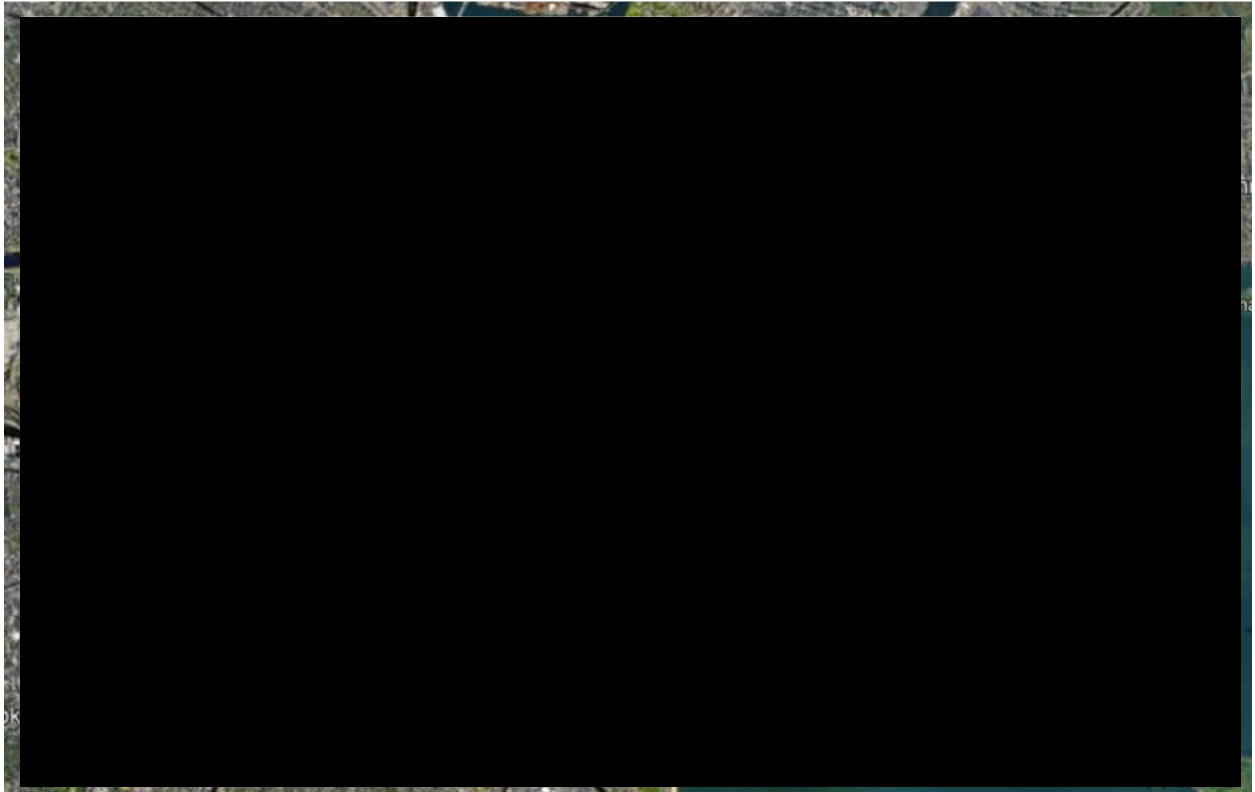
Fire alarm remote annunciator.



Main fire alarm panel.

END OF SECTION

APPENDIX C – SITE LOCATION MAP

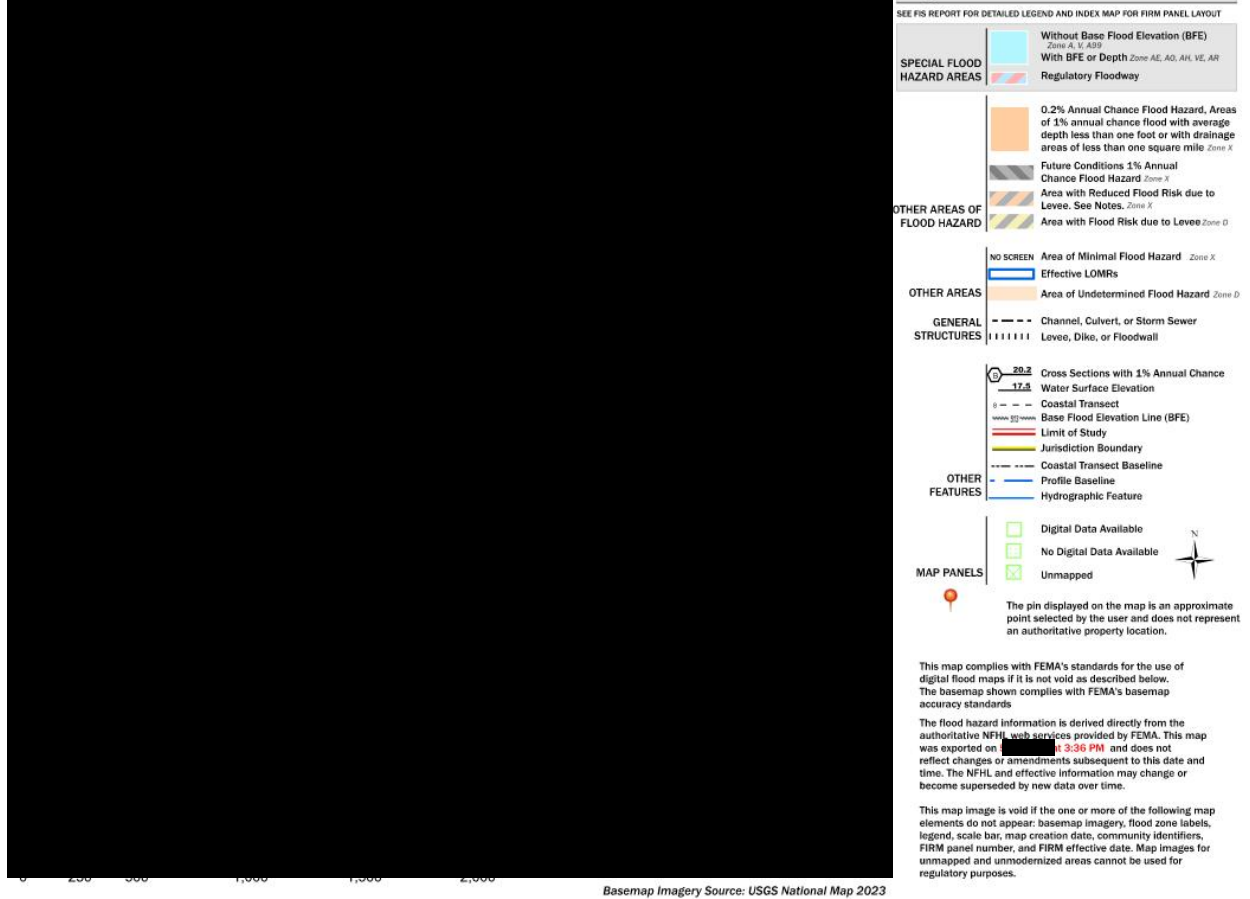


MA

END OF SECTION

APPENDIX D – FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette



The subject property is in Zone X – Area of Minimal Flood Hazard, which is outside both of the 0.2% annual chance (500-yr) and the 1% annual chance (100-yr) as depicted within the Flood Insurance Rate Map panel number [REDACTED], above.

END OF SECTION

APPENDIX E – GLOSSARY

Condition

The following terms are used to describe the physical condition of materials, components, and systems. A term applied to a component or system does not preclude the possibility that repair to a section, portion, or part of the component or system may be needed.

- **Good** – Considered to be in better than average condition and performing properly. Signs of deferred maintenance and weathering or wear may be apparent.
- **Satisfactory** – Considered to be in suitable, average condition and performing adequately. Signs of deferred maintenance or wear may be apparent.
- **Fair** – Considered to be in average or worse-than-average condition and performing marginally. Signs of deferred maintenance, excessive weathering or wear may be apparent. Characteristics may indicate that the item is nearing the end of its useful life. The item may exhibit signs of repairs that are considered to not meet commonly accepted applicable standards. Repair or partial replacement is considered necessary to prevent further deterioration or to restore proper function.
- **Poor** – Considered being in inferior to worse-than-average condition and to have either failed or be unreliable. May exhibit damage, breakage or excessive wear and deterioration. Replacement or major repair needed.
- **Necessary Repairs** – Items listed under “immediate repairs” are intended to be completed within 12 months after the purchase of the building.

Expected Useful Life and Remaining Useful Life

The following terms are used to indicate Rimkus Consulting Group, Inc.’s opinion of the amount of time that a material, component or system will perform its intended function. The time values are based on published historical information, records pertaining to maintenance of the property and the judgment of Rimkus Consulting Group, Inc. professionals.

- **Expected Useful Life (EUL)** – The number of years that a new material, component or system should perform with normal maintenance, including the preventative type. If authoritative life expectancy figures are available, they will be used but may be modified under the conditions that are considered other than normal. Environmental conditions, the initial quality of the workmanship, the amount and quality of preventative maintenance, the extent of use and present physical condition will all factor into the professional’s judgment.
- **Remaining Useful Life (RUL)** – The expected number of years that an existing material, component or system will satisfactorily perform with normal maintenance, including the preventive type. This value is the difference between the age of a material, component or system and its EUL.

Deferred Maintenance

Deferred Maintenance refers to repairs or replacements that should have been performed before Rimkus Consulting Group, Inc. engineers observed the property. Generally, this term is applied to physical deficiencies that cannot be remedied by routine or normal operating maintenance procedures, but rather requires specialized equipment, specially trained personnel or large quantities of materials or workers to perform the remedy. *De Minimis* conditions, those that do not represent a physical deficiency or material threat to the property, are excluded.

END OF REPORT

Opinion of Capital Costs

Capital Needs Over the Finance Term [REDACTED]-25

Project Name: [REDACTED]

City, State, Zip: [REDACTED] MA

Date of Construction: 1908 &1925

Number of Buildings: 2

Size RSF: 188,385

Uninflated Cost / Square Foot / Year: \$5.99

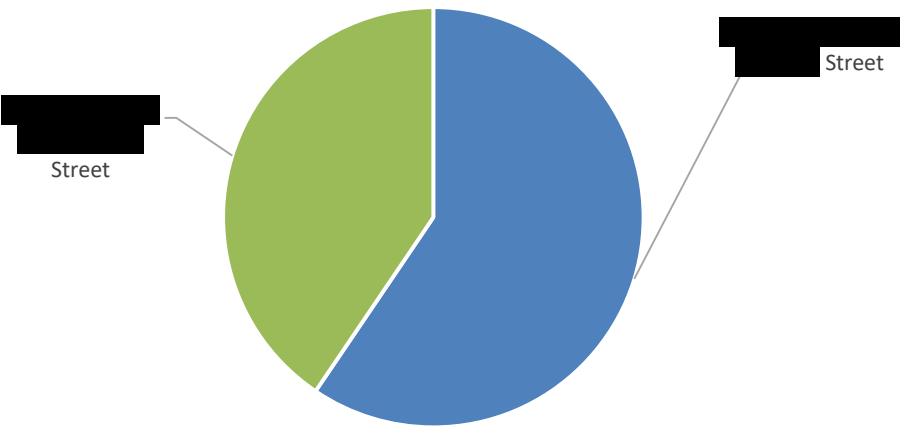
Inflated Cost / Square Foot / Year: \$6.44

Property Type: Theatre		Uninflated Capital	Inflated Capital
[REDACTED] Street		\$ 6,708,900	\$ 7,316,331
[REDACTED] Street		\$ 4,572,270	\$ 4,806,283
Total Buildings		\$ 11,281,170	\$ 12,122,615

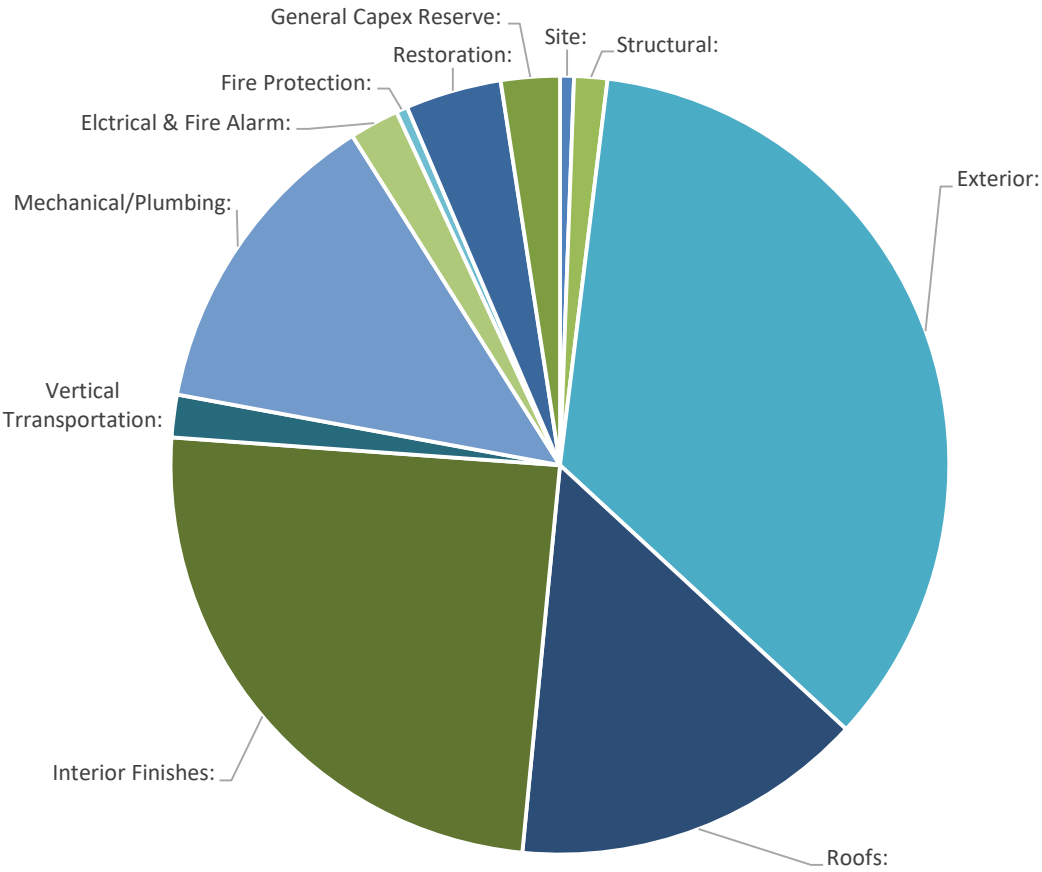
	Uninflated Capital
Site:	\$ 65,770
Structural:	\$ 155,000
Exterior:	\$ 3,937,400
Roofs:	\$ 1,656,000
Interior Finishes:	\$ 2,775,000
Vertical Transportation:	\$ 200,000
Mechanical/Plumbing:	\$ 1,482,000
Elctrical & Fire Alarm:	\$ 232,500
Fire Protection:	\$ 52,500
Restoration:	\$ 450,000
General Capex Reserve:	\$ 275,000
Total Items	\$ 11,281,170

\$ -

Uninflated Capital Costs by Property



Uninflated Capital Costs by Category



Opinion of Capital Costs
Capital Needs Over the Finance Term

Project Name: ██████████ Street
Street Address: ██████████ Street
City, State, Zip: ████████ MA
Property Type: Theater

Fiscal Year= ██████████

Date of Construction 1925
Number of Buildings: 1
Size RSF: 141,085
Uninflated Cost / Square Foot / Year: \$4.76
Inflated Cost/square foot/year: \$5.19

Item	Qty.	Unit	Unit Cost	EUL	RUL	Line Total- Uninflated	Line Total- Inflated	Immediate/ Safety Repairs	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034
Site:																		
Perform 2" asphalt overlay at paved driveway leading to loading area.	4,000	SF	\$ 2.50	20	2	\$ 10,000				\$ 10,000								
Implement an asphalt crack repair at loading dock (██████ Street) ¹ Assume every 5 years beginning in Year 1. (moved from R&M in 2023)	4,000	SF	\$ 0.50	5	1	\$ 2,000									\$ 2,000			
Repair spall and heaving at brick wall at stairway adjacent to loading area.		LS		35	2	\$ 20,000				\$ 20,000								
Scrape and paint handrails at loading dock stairs.		LS		15	8	\$ 10,000										\$ 10,000		
Rout & fill shrinkage cracks at loading dock platform.		LS		5	2	\$ 10,000				\$ 5,000					\$ 5,000			
General maintenance and repair at 2 dock levelers.		LS		10	5	\$ 10,000						\$ 10,000						
						\$ -												
Structure:																		
No items.						\$ -												
						\$ -												
						\$ -												
						\$ -												
Exterior:																		
Install new OSHA compliant fixed roof ladders, patch mortar and brick around mounts.	2	EA	\$ 35,000	NA	NA	\$ 70,000			\$ 70,000									
Repairs to masonry. Includes replacing spalled/cracked brick, repairing spalled stone elements, and spot repointing.		LS	\$ 1,000,000	NA	NA	\$ 1,000,000			\$ 500,000	\$ 500,000								
Apply breathable clear sealer to brick masonry.		LS	\$ 200,000	NA	NA	\$ 200,000				\$ 200,000								
Replace exterior sealants at masonry control joints and fenestrations.	1,800	LF	\$ 18	NA	NA	\$ 32,400			\$ 32,400									
Repair main entrance doors including replacement of hardware, closers, adding sweeps/weather seals, and replacing locksets.		LS	\$ 100,000	NA	NA	\$ 100,000			\$ 100,000									
Replace metal access/egress doors.		LS	\$ 150,000	NA	NA	\$ 150,000			\$ 150,000									
Implement an IGU replacement plan.		LS	\$ 50,000	20	0	\$ 50,000			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Retain a licensed fire escape contractor to inspect the fire escapes every five years per ██████████ and file affidavit with ██████████	2	EA	\$ 5,000	NA	NA	\$ 10,000				\$ 5,000							\$ 5,000	
Contingency for fire escape repairs to satisfy affidavit renewal.	2	EA	\$ 50,000	NA	NA	\$ 100,000				\$ 50,000							\$ 50,000	
						\$ -												
						\$ -												
Roof:																		
Replace remaining ballasted and mod bit roofs starting with the roof over the stage. Assume full tear off down to the deck with new roof assembly.	6,500	SF	\$ 45	25	0	\$ 292,500			\$ 292,500									
Regular roof inspections and maintenance.		LS		NA	NA	\$ 50,000			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Replace TPO membrane roof.	18,100	SF	\$ 35	20	4	\$ 633,500							\$ 633,500					
						\$ -												
Interior Finishes/Restoration:																		
Upgrade interior finishes including FF&E and soft goods.		LS		varies	varies	\$ 2,500,000			\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
						\$ -												
						\$ -												
Vertical Transportation:																		
Replace Vertical lift	1	LS		N/A	N/A	\$ 50,000				\$ 50,000								
Replace the controller and power the biparting doors at the freight elevator.	1	LS		NA	NA	\$ 150,000									\$ 150,000			
						\$ -												
						\$ -												
Mechanical/Plumbing:																		
Replace the motors and VFD on the supply and return fans in year 2.	7	EA	\$ 15,000	NA	NA	\$ 105,000				\$ 105,000								
Replace the roof mounted AHU #4 in year 1.	40	Tons	\$ 5,500	30	0	\$ 220,000			\$ 220,000									
Install split system units to replace the water source heat pumps and 20-ton cooling tower. Quote expected from Boch cost TBD.		LS				\$ -												
Perform a retrofit on the thermal storage tank manifold and controls in year 1.	19	EA	\$ 12,000	NA	NA	\$ 228,000			\$ 228,000									
Service and possibly replace the leaking and valved off thermal storage tank in year 1.		LS		NA	NA	\$ 15,000			\$ 15,000									
Replace the domestic hot water boiler in year 3.		LS		20	3	\$ 30,000							\$ 30,000					
Replace four split system units (condenser and fan coil unit) totaling 11-tons in year 1.	11	Tons	\$ 5,500	15	0	\$ 60,500			\$ 60,500									
Budget amount to account for annual replacement/repair of domestic, sanitary, steam & condensate piping as needed.		LS				\$ 200,000			\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Close all openings above the ceiling in the wall at the thermal storage room to prevent cold air infiltrating nearby spaces.		LS		NA	NA	\$ 50,000			\$ 50,000									
Ongoing repairs and maintenance to the sewage ejector pump system. Cost TBD						\$ -												
						\$ -												
						\$ -												
Electrical & Fire Alarm:																		
Replace existing non-ADA compliant fire alarm notification devices with ADA compliant devices.	Approx. 60	EA	\$ 1,500	NA	NA	\$ 90,000				\$ 90,000								
Provide additional fire alarm notification devices in areas where coverage is lacking.	Approx. 30	EA	\$ 2,000	NA	NA	\$ 60,000				\$ 60,000								
						\$ -												
						\$ -												
Fire Protection:																		
Replace the fire pump. Cost TBD.		LS				\$ -												
Replace the fire pump controller. Cost TBD		LS				\$ -												
						\$ -												
						\$ -												
Restoration:																		
No items.						\$ -												
						\$ -												
						\$ -												
General CAPEX Reserve:	\$/year	EA	\$ 15,000	NA	NA	\$ 200,000			\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
						\$ -												
TOTAL, UNINFLATED						\$ 6,708,900	\$ 7,316,331	\$ -	\$ 2,018,400	\$ 1,340,000	\$ 300,000	\$ 355,000	\$ 973,500	\$ 300,000	\$ 457,000	\$ 310,000	\$ 355,000	\$ 300,000
Inflation Factor @ 3.0%								100.00%	100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%
TOTAL INFLATED								\$0	\$ 2,018,400	\$ 1,380,200	\$ 318,270	\$ 387,918	\$ 1,095,683	\$ 347,762	\$ 545,682	\$ 381,261	\$ 449,703	\$ 391,432
CUMULATIVE TOTAL								\$0	\$ 2,018,400	\$ 3,398,600	\$ 3,716,870	\$ 4,104,788	\$ 5,200,471	\$ 5,546,263	\$ 6,093,935	\$ 6,475,196	\$ 6,924,899	\$ 7,316,331

Notes:
1. ████████ Street may be considered a city street.

	Qty.	Unit	Unit Cost	EUL	RUL	Line Total- Uninflated	Line Total-Inflated	Immediate Repairs
Accessibility:								
These items are required upon renovation of the space or element or if readily achievable.								
Provide handrails on the ramp in the lobby to the main doors.	1	LS		NA	NA	\$ 15,000		\$ 15,000
Apply for a variance to provide automatic door openers on the main doors in lieu of providing a level landing on either side.		LS		NA	NA	\$ 5,000		\$ 5,000
Install handrails on the walls on the outer aisles on the orchestra and mezzanine levels.	1	LS		NA	NA	\$ 30,000		\$ 30,000
Provide an accessible restroom at every restroom core.	3	EA	\$ 28,000	NA	NA	\$ 84,000		\$ 84,000
Apply for a variance to allow the ramps in excess of the maximum slope to remain and the inconsistent stair tread on the aisle way stairs to remain.	1	LS		NA	NA	\$ 5,000		\$ 5,000
Raise the handrails on the stairs to 34 to 38 inches.	1	LS		NA	NA	\$ 85,000		\$ 85,000
Install handrails on the stairs in the lobby that do not have any.	1	LS		NA	NA	\$ 15,000		\$ 15,000
Raise the side and rear grab bar in the accessible restroom to 33 to 36 inches.	1	LS		NA	NA	\$ 2,500		\$ 2,500
Install handrails on the stairs within the theater that do not have any.	1	LS		NA	NA	\$ 7,500		\$ 7,500
Install extensions on the handrails in the lobby.	1	LS		NA	NA	\$ 15,000		\$ 15,000
								\$ 264,000
Building Code:								
These items may not have been required at the time of construction but are easily accomplishable fire safety elements that could be provided.								
Remove the concession from the landing in the stair. (no cost)		LS		NA	NA	\$ -		\$ -
Provide 90 minute fire resistance rated doors at the stair egress leading from the theater.	8	EA	\$ 5,000	NA	NA	\$ 50,000		\$ 50,000

Opinion of Capital Costs
Capital Needs Over the Finance Term

Project Name:
Street Address: Street
City, State, Zip: MA
Property Type: Theater

Fiscal Year=

Date of Construction 1908
Number of Buildings: 1
Size RSF: 47,300
Uninflated Cost / Square Foot / Year: \$9.67
Inflated Cost/square foot/year: \$3.41

Item	Qty.	Unit	Unit Cost	EUL	RUL	Line Total- Uninflated	Line Total- Inflated	Immediate/ Safety Repairs	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034
Site:						\$ -												
Implement an asphalt crack repair at parking lot between Street. Assume every 5 years in Year 1 & 6. (moved from R&M in 2023 Capex)	6,500	SF	\$ 0.29	5	1	\$ 3,770			\$ 1,885					\$ 1,885				
Reconstruct brick retaining wall and replace fencing along		LS	\$ 30,000.00					\$ 30,000										
						\$ -												
Structure:						\$ -												
Inspect deteriorating roof and columns beam in basement boiler room.		LS		NA	NA	\$ 15,000		\$ 15,000										
Initial budget to repair and re-fireproof boiler room main concrete encased steel ceiling beams and columns.		LS		NA	NA	\$ 100,000		\$ 100,000										
Pressure inject grout to address the water intrusion issues within the basement of the . Assume \$25k as Immediate Repair and then every 3 years.		LS		NA	NA	\$ 40,000		\$ 25,000		\$ 5,000			\$ 5,000			\$ 5,000		
Replace spiral staircase.		LS							\$ 20,000									
		LS				\$ -												
Exterior:						\$ -												
Brick repairs. Includes repointing 100% of the wall area, removing and replacing spalled/crack bricks.		LS	\$ 1,500,000	NA	NA	\$ 1,500,000			\$ 750,000	\$ 750,000								
Clean existing bricks from coating material and recoat all elevations with a clear sealer.		LS	\$ 200,000	NA	NA	\$ 200,000				\$ 200,000								
Install new OSHA compliant fixed roof ladders, patch mortar and brick around mounts.	3	EA	\$ 35,000	NA	NA	\$ 105,000			\$ 105,000									
Repair cracks in concrete coating.		LS	\$ 25,000	NA	NA	\$ 25,000			\$ 25,000									
Implement window replacement plan.		LS	\$ 150,000	NA	NA	\$ 150,000			\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Replace brass front entry doors with a new aluminum-framed storefront.		LS	\$ 50,000	NA	NA	\$ 50,000			\$ 50,000									
Replace metal access/egress doors.		LS	\$ 85,000	NA	NA	\$ 85,000			\$ 85,000									
Retain a licensed fire escape contractor to inspect the fire escapes every five years per , and file affidavit with .	2	EA	\$ 5,000	NA	NA	\$ 10,000				\$ 5,000						\$ 5,000		
Contingency for fire escape repairs to satisfy affidavit renewal.	2	EA	\$ 50,000	NA	NA	\$ 100,000				\$ 50,000						\$ 50,000		
						\$ -												
Roof:						\$ -												
Replace modified bitumen roof systems. Assume full tear off down to the deck with new roof assembly.	14,000	SF	\$ 45	25	0	\$ 630,000			\$ 630,000									
Regular roof inspections and maintenance.		LS		NA	NA	\$ 50,000			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
						\$ -												
Interior Finishes:						\$ -												
Repair water damage to interior finishes within the . Budget \$25k every 3 years.		LS		NA	NA	\$ 125,000			\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000	
Replace carpet within the theater. Scope includes removing all of the theater seating before carpet install.		LS		NA	NA	\$ 150,000			\$ 150,000									
						\$ -												
Vertical Transportation:						\$ -												
N/A						\$ -												
						\$ -												
Mechanical/Plumbing:						\$ -												
Replace the two 15-ton RTU package units serving the stage area in year 1.	30	TON	\$ 4,500	20	0	\$ 135,000			\$ 135,000									
Replace the two split system HVAC units serving the 2nd floor office and the ticket office totaling 5 tons in year 1.	5	TON	\$ 5,500	15	0	\$ 27,500			\$ 27,500									
Replace the two split system HVAC units serving lobby/rear orchestra areas totaling 30 tons in year 1.	30	TON	\$ 5,500	15	0	\$ 165,000			\$ 165,000									
Replace the split system HVAC unit serving the dressing rooms totaling 7.5 tons in year 1. (allowance included for reconfiguring ductwork if needed).		LS		15	0	\$ 75,000			\$ 75,000									
Budget amount to account for annual replacement/repair of domestic, sanitary, steam & condensate piping as needed.		LS				\$ 150,000			\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Replace the two 120-gallon electric water heaters in year 5.	2	EA	\$ 10,000	8 - 10	5	\$ 20,000							\$ 20,000					
Replace the basement sump pump in year 1.		LS				\$ 1,000			\$ 1,000									
						\$ -												
Electrical & Fire Alarm:						\$ -												
Repair/replace exit signs in theater as required.		LS		NA	NA	\$ 7,500			\$ 7,500									
Replace the fire alarm panel and remote annunciator in year 2.		LS				\$ 75,000				\$ 75,000								
						\$ -												
Fire Protection:						\$ -												
Test 50 year old sprinkler heads. ¹		LS		NA	NA	\$ 7,500			\$ 7,500									
Provide sprinkler protection in the basement storage under the seating area.		LS		NA	NA	\$ 20,000			\$ 20,000									
Replace corroded backflow device and riser valves		LS		NA	NA	\$ 25,000			\$ 25,000									
						\$ -												
Restoration:						\$ -												
Restore and clean the architectural features within the theater. Budget \$150k every 3 years.		LS		NA	NA	\$ 450,000				\$ 150,000			\$ 150,000			\$ 150,000		
						\$ -												
General CAPEX Reserve:	\$/Year	EA	\$ 7,500	NA	NA	\$ 75,000			\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
						\$ -												
TOTAL, UNINFLATED						\$ 4,572,270	\$ 4,806,283	\$ 170,000	\$ 2,347,885	\$ 1,277,500	\$ 67,500	\$ 42,500	\$ 242,500	\$ 44,385	\$ 122,500	\$ 197,500	\$ 67,500	\$ 42,500
Inflation Factor @ 3.0%								100.00%	100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%
TOTAL INFLATED								\$170,000.00	\$ 2,347,885	\$ 1,315,825	\$ 71,611	\$ 46,441	\$ 272,936	\$ 51,454	\$ 146,271	\$ 242,900	\$ 85,507	\$ 55,453
CUMULATIVE TOTAL								\$170,000.00	\$ 2,517,885	\$ 3,833,710	\$ 3,905,321	\$ 3,951,762	\$ 4,224,698	\$ 4,276,152	\$ 4,422,423	\$ 4,665,323	\$ 4,750,830	\$ 4,806,283