

# Capital Needs Assessment and Replacement Reserve Analysis With Accessibility Assessment

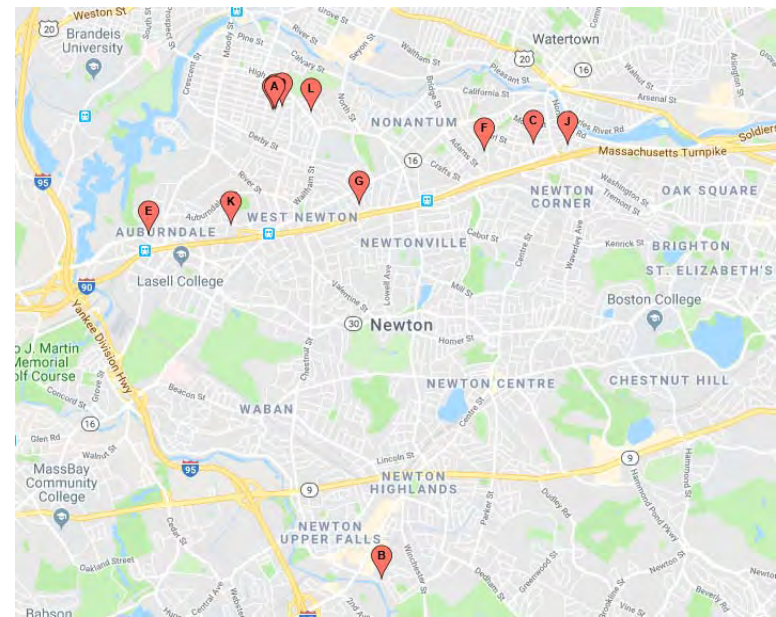
## FINAL REPORT

Prepared for:

**Newton Housing Authority**  
**(In contemplation of a possible purchase)**  
82 Lincoln Street  
Newton, MA 02461

**Scattered Sites – 12 Locations**  
**Newton, MA**

November 1, 2018



# Scattered Sites: Property Overview



**Total Buildings:** 12

**Total Units:** 27

**Number of Accessible Units:** 1

<u>Building Type</u>	<u># Bldgs</u>	<u>Bedrooms</u>	<u>Two Bedroom</u>	<u>Three Bedroom</u>	<u>Four Bedroom</u>
Group Home	1	6			
Walk-up	11	-	18	8	1
<b>Totals:</b>	<b>12</b>	<b>6</b>	<b>18</b>	<b>8</b>	<b>1</b>

**Occupancy:** Families / Group Home

**Financing:** Housing Authority

**Property/Development Age:** Varies

**Year of Construction:** 50+

**City & State:** Newton,

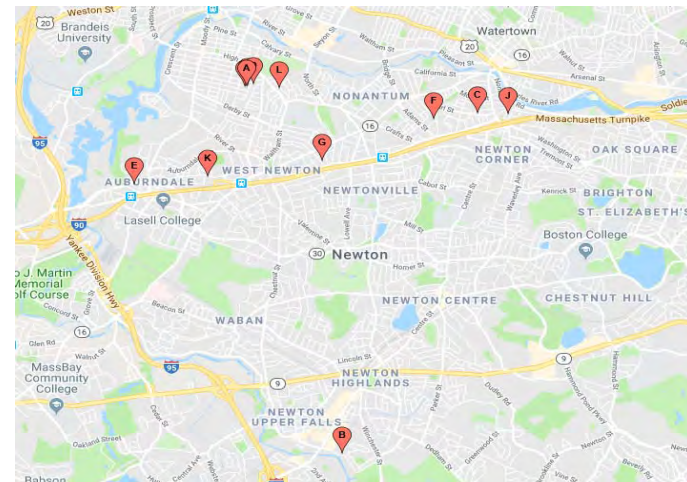
**Addresses:** 10-12 Cambria Rd, 90 Christina St., 61 Pearl St., 20-22 Falmouth Rd., 2148-2150 Commonwealth Ave., 163 Jackson Rd., 54 Eddy St, 11-13 Cambria Rd., 18-20 Cambria Rd., 14 Nonantum Place, 228 Webster St., 43 Taft Ave.

**OSI Project Number:** 18617

**Assessment Date:** October 11-12, 2018

**Assessment Conditions:** Overcast

**Assessor:** Tina Cardoso



**Property Description:**

This is a scattered site development comprised of eleven residential buildings and one group home. The buildings vary in age, however the majority of the buildings were built in the 1800's and have undergone some form of rehabilitation since original construction.

# Table of Contents

## Scattered Sites- 12 Sites - Newton, MA

1	NARRATIVE.....	Pages 4-13
2	SITE PHOTOGRAPHS.....	Pages 14-36
3	10-12 CAMBRIA ROAD.....	Pages 37-53
4	11-13 CAMBRIA ROAD.....	Pages 54-70
5	18-20 CAMBRIA ROAD.....	Pages 71-87
6	90 CHRISTINA STREET.....	Pages 88-104
7	2148-2150 COMMONWEALTH AVENUE.....	Pages 105-121
8	54 EDDY STREET.....	Pages 122-138
9	20-22 FALMOUTH ROAD.....	Pages 139-155
10	163 JACKSON ROAD	Pages 156-172
11	14 NONANTUM PLACE.....	Pages 173-189
12	61 PEARL STREET.....	Pages 190-206
13	54 TAFT AVENUE.....	Pages 207-223
14	228 WEBSTER STREET.....	Pages 224-240

## Scattered Sites

### Newton, MA

Newton Housing Authority has commissioned On-Site Insight to review twelve scattered sites in contemplation of a possible purchase. The buildings are comprised of eleven buildings containing a total of 27 units including 18-two, 8-three, and 1 four-bedroom unit. There is an additional building which is a group home for adults and contains six bedroom. All of the buildings were constructed over fifty years ago and have undergone either significant or partial rehabilitations since original construction. The building addresses are listed as follows:

10-12 Cambria Road	20-22 Falmouth Road
11-13 Cambria Road	163 Jackson Road
18-20 Cambria Road	14 Nonantum Place
90 Christina Street	61 Pearl Street
2148-2150 Commonwealth Ave.	54 Taft Avenue
54 Eddy Street	228 Webster Street

Overall the buildings are in fair to good condition. The residential spaces, common areas, and various building systems are adequately appointed and maintained. That said, the property has substantive capital needs anticipated in the coming years; a number of systems and components are at or approaching the end of their useful lives.

## Twenty Year Costs for each building by Building System (inflated dollars)

( Detailed costs can be found in the Capital Needs spreadsheets)

Address	Site	Accessibility	Boilers	Mechanical / Electrical	Architectural	Units	Total Inflated Costs	Total In 2019 costs
10-12 Cambria Road	\$11,447		\$23,912		\$49,090	\$36,228	\$120,677	\$84,048
11-13 Cambria Road	\$11,381		\$13,968		\$38,925	\$39,476	\$103,750	\$88,641
18-20 Cambria Road	\$17,252		\$16,831		\$70,767	\$35,157	\$140,007	\$98,662
90 Christina Street	\$32,140		\$31,073	\$13,792	\$121,172	\$107,819	\$305,996	\$230,190
2148-2150 Comm. Ave.	\$23,697		\$17,162		\$74,380	\$46,749	\$161,988	\$126,130
54 Eddy Street	\$25,858		\$41,734		\$88,969	\$30,597	\$187,158	\$135,210
20-22 Falmouth Road	\$19,662		\$18,765		\$56,949	\$36,194	\$131,570	\$122,114
163 Jackson Road	\$18,972		\$16,754		\$57,110	\$36,194	\$129,030	\$118,617
14 Nonantum Place	\$16,857		\$18,242	\$4,500	\$165,348	\$44,701	\$249,648	\$210,370
61 Pearl Street	\$15,511	\$2,150	\$20,588		\$98,533	\$44,467	\$181,249	\$138,284
54 Taft Avenue	\$7,055		\$20,877		\$53,242	\$35,966	\$117,140	\$85,627
228 Webster Street	\$38,005		\$11,476	\$36,077	\$123,345	\$42,205	\$251,108	\$195,792
<b>TOTALS</b>	<b>\$237,837</b>	<b>\$2,150</b>	<b>\$251,382</b>	<b>\$54,369</b>	<b>\$997,830</b>	<b>\$535,753</b>	<b>\$2,079,321</b>	<b>\$1,633,685</b>
PER UNIT -- 27 units total	\$8,494	\$77	\$8,978	\$1,942	\$35,637	\$19,134	\$74,261	\$58,346

### Site

The buildings occupy the majority of their respective site spaces. Typical site features include asphalt-paved parking and driveways areas. Pedestrian access is limited with small areas of concrete or asphalt paved walkways. Site perimeters are delineated at most of the buildings by a mix of chain-link, wood, or vinyl stockade fencing.

1. Costs for the development's site related elements total \$237,837 or \$8,494 per unit in inflated dollars.

2. Where exposed, the asphalt-paved surface parking areas display good overall conditions. No widespread cracking or deterioration was observed. Costs for preventative maintenance repairs (i.e. crackfilling, sealcoating, restriping) are typically shown every five years. Costs for asphalt pavement resurfacing needs are based on current conditions and age.
3. Select buildings feature concrete and asphalt-paved sidewalks. No significant sidewalk deterioration was observed during the site assessment (where exposed). Sectional repair/replacement costs are shown concurrent with asphalt pavement repairs/resurfacing needs.
4. Stone retaining walls are constructed along the perimeter and street and driveways at 2148-2150 Commonwealth Ave. and 228 Webster Street. Areas of the retaining walls are exhibiting shifting/displacement at the present time. An allowance to carry out repairs/replacement is shown every five years beginning in Year 1.
5. Development fencing includes a mix of metal chain-link, wood, and newer PVC style fencing. Costs for replacement are shown based on age and observed conditions.
6. Tree encroachment was observed at many of the sites. Costs for tree pruning and landscaping improvements are shown at all sites in Years 1 and 11.
7. There is a small shed at the 10-12 Cambria building; this should be maintained throughout from Operating. The garage at 54 Eddy is used by site staff for storage and not by the residents. Replacement of the garage doors is shown in Year 10 and replacement of the shingled roof is shown in Year 2.

## Accessibility Improvements

As part of this assessment, the common areas and dwelling units at the 61 Pearl Street building were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS). The development is partially compliant with UFAS, however, deficiencies were noted at several locations. Costs for handicap accessibility modifications and/or improvements at these locations are shown in Year 1 unless otherwise noted.

**8. Costs for handicap accessibility improvements total \$2,150 in inflated dollars.**

9. The entrance ramp is in need of compliant handrails.

10. Unit-level modifications include lowering the hood controls in the kitchen and adding a thirty-inch work surface. The mirror in the bathroom is mounted above limits and there are no grab bars at the water closet. The circuit breaker in the kitchen is mounted above the reach ranges and should be lowered.

## Mechanical Room

The buildings feature either natural gas-fired heating boilers or natural gas-fired warm air furnaces for central space heating needs. The warm air furnaces are discussed in the "Building Mechanical" section of the report. Natural gas-fired domestic hot water heaters generally facilitate central DHW generation at these buildings. The units at 14 Nonantum Place have heat generated by a forced hot water boiler and a cogeneration unit. The system was installed in 2010.

**11. Costs related to the development's boilers and boiler room systems total \$251,382 or \$8,978 per unit in inflated dollars.**

12. Most buildings feature natural gas-fired boilers facilitating either hydronic or steam heat. The boilers at 63 Jackson Road, 11-13 Cambria are reported to have failed and are in need of replacement; costs are shown in Year 1. The boilers at 90 Christina, 61 Pearl, 20-22 Falmouth, and 2148-2150 Commonwealth Avenue have reached or exceeded their expected useful life and are shown for replacement in Year 1.

The remaining buildings have gas-fired boiler systems are in good condition at the present time and replacement costs are shown based on age and standard expected useful lives. The fractional horsepower circulation pumps are shown being maintained as an operating concern throughout the plan.

13. Unit domestic hot water is produced by indirect-fired DHW storage tanks general 80 gallon models of various manufacture. Most buildings also have a domestic hot water tank for the basement level laundry room. During the assessment, most tanks were found to be less than five years in age; replacement is shown throughout the plan based on a ten-year expected useful life service.

## **Building Mechanical and Electrical Systems**

Major building systems include the fire sprinkler system (equipped with a backflow preventer), distribution piping for domestic hot and cold water, sanitary wastewater, and natural gas services, heating, ventilation and air conditioning (HVAC) services, electrical, fire detection, security, and elevators.

**14. Costs related to the development's mechanical and electrical systems total \$54,369 or \$1,942 per unit in inflated dollars.**



15. No problems/concerns were reported with regard to the natural gas-fired warm air furnaces at 228 Webster. The Trane furnaces are shown for replacement in Years 3-4. Replacement of the 2-ton exterior condensing units are shown over three years beginning in Years 1 and 16.
16. All buildings feature wall-mounted emergency battery pack light fixtures for emergency lighting. These fixtures are shown being maintained as an operating concern.
17. The group home at 228 Webster Street and 90 Christina Street each feature a central fire alarm control panel that monitors hardwired end devices. The panels are shown for replacement (including peripherals) based on age, observed conditions, and expected useful lives.
18. The group home and 90 Christina Street feature a door buzzer intercom system; replacement is shown in Year 3. Visitor access at 14 Nonantum also features a door buzzer intercom system; replacement is shown in Year 1.

## **Building Architectural Systems**

The majority of the buildings are similar in design and construction. Buildings feature either pitched or flat roof structures covered in asphalt shingles and single-ply roof membranes, respectively. The buildings are clad in vinyl siding clapboard profile vinyl siding or wood clapboard. 61 Pearl Street has asphalt shingles on the mansard. Windows are predominantly vinyl-framed, double-hung models with insulating glass units; limited aluminum and wood-framed models were observed. Exterior doors are a mix of single leaf wood and metal models; several of which contain glass inserts.

**19. Costs related to the development's architectural systems total \$997,830 or \$35,637 per unit in inflated dollars.**

20. Vinyl siding at 11-13 Cambria was damaged due to a tree falling; replacement of the rear and side façade will be completed as an insurance claim. The remaining siding is shown in the plan as a Year 1 expense. The 20-22 Falmouth and 163 Jackson buildings have older vinyl siding which is exhibiting surface deterioration (holes, cracks, and faded paint), replacement is shown in Year 1.

21. The buildings at 228 Webster and 14 Nonantum have wood painted siding. Paint cycles are shown every seven years in Years 1, 8, and 15. Additional costs are included in the painting of 14 Nonantum Street for the repair / replacement of the deteriorated wood siding. The building at 54 Taft Street was painted in 2018; future painting is shown in Years 4, 11, and 18.

22. The vinyl siding at the remaining six buildings is in serviceable condition; replacement is shown in the later years of the plan.

23. The majority of the exterior doors windows at the buildings appear to have been replaced since original construction. The exterior vinyl windows and wood doors are generally shown for replacement in the concurrent to the siding replacement or repairs. Replacement of failed and broken insulating glass units are shown being handled as an operating concern.

24. Wood-framed porches and rear balcony decks are constructed at select buildings. Painting of the wood decking is included with the painting of the exterior. Replacement of the Trex decking is shown based on ages and expected

life assumptions. Interim needs are assumed to be funded from operating accounts.

25. The asphalt shingles at 14 Nonantum, 163 Jackson, and 20-24 Falmouth Street are believed to be beyond their expected useful life and are shown for replacement in Year 1. The slate roof at 2148-2150 Commonwealth Avenue appears to be in good condition; repair allowances are shown in Years 2 and 12. Costs for replacement of the remaining asphalt and membrane roof surfaces are shown based on age and observed conditions. Replacement of aluminum gutters and downspouts are shown in the plan concurrent with the roofing surfaces.

26. Most of the buildings feature common egress stairs and basement level laundry rooms. Floor finishes include a mix of wood flooring and rubber stair treads and risers. Walls and ceilings are predominantly painted. Upgrade to common area finishes are shown as an operating concern throughout the plan.

## Dwelling Units

During the course of the assessment OSI inspected 12 units accounting for one unit in each building. These were distributed among all unit types. A sample of this size is felt to be sufficient given the age, tenancy, design, and location of the development. Additional information about units and capital replacements the City of Newton building permit website and discussions with management representatives during the assessment.

**27. Costs related to the dwelling units total \$535,753 or \$19,134 per unit in inflated dollars.**

Apartment units feature solid core wood and metal doors to egress stairs, wood interior doors (including closet doors), painted walls and ceilings, and a mix of vinyl, wood, and ceramic tile flooring. Kitchens include 30-inch gas ranges, frost

free refrigerators, dishwashers, and recirculating rangehoods. Replacement of cabinetry is shown based on current conditions, age, and standard expected useful life of twenty years.

Cabinetry is a mix of older oak models, laminated particleboard, and newer cherry models. Bathrooms feature ceramic tile and fiberglass surrounds, porcelain bathtubs, and standard bathroom fixtures and accessories.

28. Overall, the apartment entrance and interior passage/closet doors are in serviceable condition. Replacement needs are shown being handled as an operating concern. Painting should be completed when needed or on unit turn over from operating accounts.

29. Most of the units feature of hardwood throughout. Refinishing needs are shown based on age and observed conditions.

30. Overall, the kitchen cabinetry displays good overall conditions. Replacement of cabinetry is shown based on current conditions, age, and standard expected useful life of twenty years. Costs for countertop only replacement are generally shown in the later in the plan.

31. Kitchen appliances have been replaced within the past several years. Costs for appliance replacement are shown based on age and observed conditions. Older appliances are shown for replacement concurrent with kitchen upgrades.

32. The bathroom fixtures and accessories at most of the buildings include surface mounted medicine cabinets, standard towels and rails appear to be older type and costs for replacement are generally shown in the first half of the plan. Shown concurrent with the accessories is the replacement of the standard water closets with low-flow models. Replacement of the wood and laminated vanities and sink is shown concurrent with kitchen cabinetry.

Additional Notes:

1. The Physical Assessment of the property was conducted on October 11-12, 2018. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Tina Cardoso. We would like to thank site staff for their assistance.
2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
3. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



10-12 Cambria Road  
Note: New side entry



10-12 Cambria Road  
Rear facade



10-12 Cambria Road  
Driveway



10-12 Cambria Road  
Side property line delineated by chain link fencing



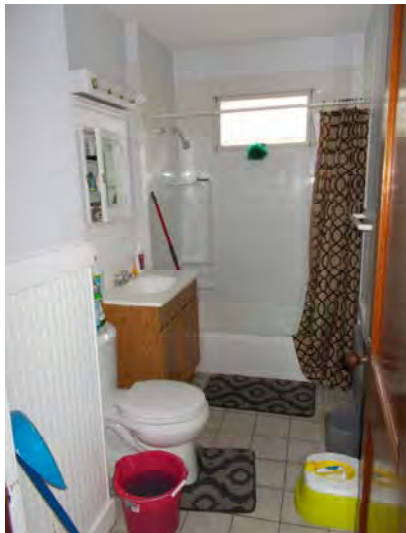
10-12 Cambria Road

Navien Tankless domestic hot water heaters installed in 2016



10-12 Cambria Road

Utica gas-fired forced hot water boilers rated at 112 MBH



10-12 Cambria Road

View of Unite 2 bathroom



10-12 Cambria Road

View of Unit 2 kitchen



11-13 Cambria Road  
Front façade



11-13 Cambria Road  
Rear façade damaged from fallen tree



11-13 Cambria Road  
Roof damage from tree



11-13 Cambria Road  
View of driveway and wood fencing

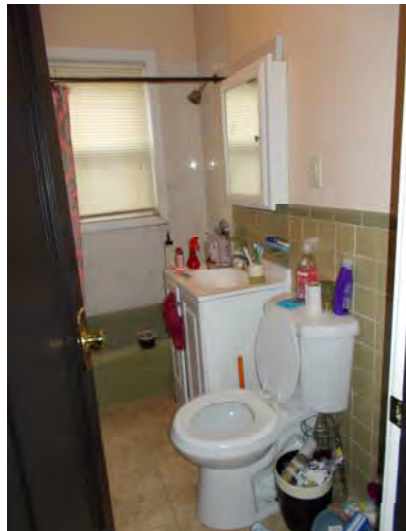




11-13 Cambria Road  
Typical of two boiler and domestic hot water tank



11-13 Cambria Road  
Front common deck



11-13 Cambria Road  
Typical unit bathroom



11-13 Cambria Road  
Typical living area finishes



18-20 Cambria Road  
Front façade



18-20 Cambria Road  
Rear façade



18-20 Cambria Road  
Wood stockade perimeter fencing



18-20 Cambria Road  
Rheem 40-gallon domestic hot water tanks



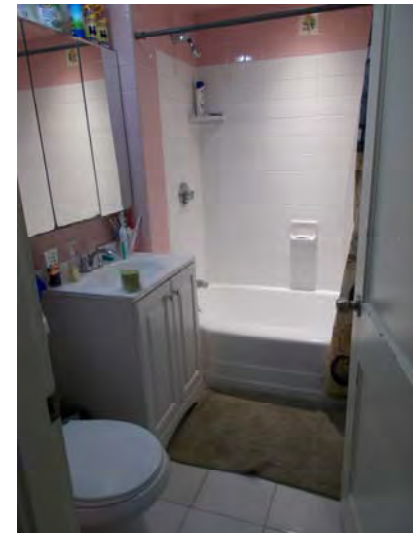
18-20 Cambria Road  
Burnham 96 MBH gas-fired boilers



18-20 Cambria Road  
Common stairway



18-20 Cambria Road  
Unit 20 kitchen



18-20 Cambria Road  
Unit 20 bathroom



90 Christina Street  
Rear and side façade; note recently painted



90 Christina Street  
Front and side façade



90 Christina Street  
Asphalt parking spaces for units



90 Christina Street  
Vinyl stockade fencing at site perimeter



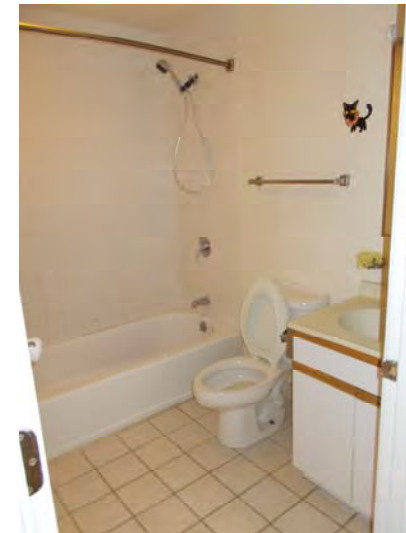
90 Christina Street  
View of typical common stairway



90 Christina Street  
Weil McLain boiler for unit heat for all units within the building



90 Christina Street  
Typical unit kitchen; laminated cabinetry



90 Christina Street  
Typical unit bathroom



2148-2150 Commonwealth Avenue  
Front façade



2148-2150 Commonwealth Avenue  
Rear back decks replaced in 2010



2148-2150 Commonwealth Avenue  
Driveway and stone retaining wall



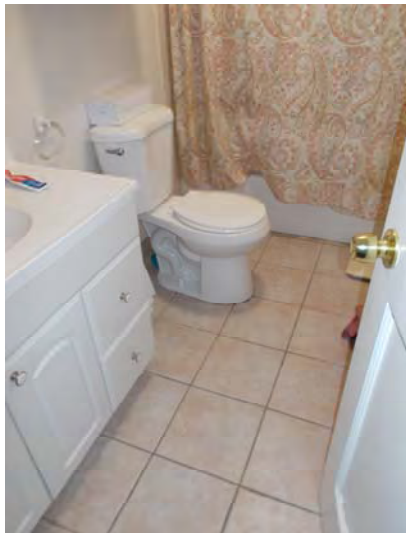
2148-2150 Commonwealth Avenue  
Typical Burnham boiler and Rheem 50 gallon DHW



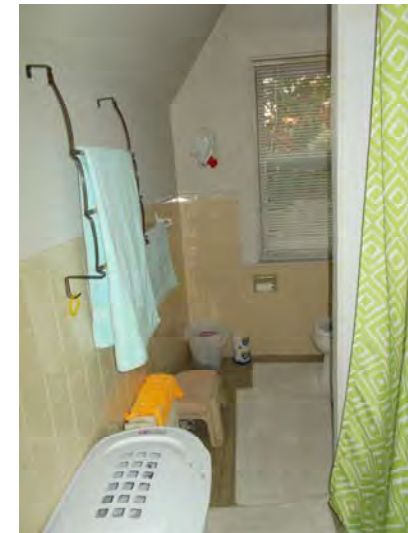
2148-2150 Commonwealth Avenue  
First floor unit kitchen renovated in 2010



2148-2150 Commonwealth Avenue  
Second floor kitchen with older cabinetry



2148-2150 Commonwealth Avenue  
First floor unit bathroom renovated in 2010



2148-2150 Commonwealth Avenue  
Second floor bathroom



54 Eddy Street  
Front facade



54 Eddy Street  
Garage and rear parking area



54 Eddy Street  
View of asphalt driveway



54 Eddy Street  
Metal rail fencing at side property line





54 Eddy Street

Cast Iron boiler and domestic hot water tank, typical of all units installed in 2010



54 Eddy Street

View of back common stair



54 Eddy Street  
Unit 1 bathroom



54 Eddy Street  
Unit 1 kitchen



20-22 Falmouth Road  
View of front façade and driveway



20-22 Falmouth Road  
View of chain link fencing at side property line



20-22 Falmouth Road  
View of older asphalt roofing



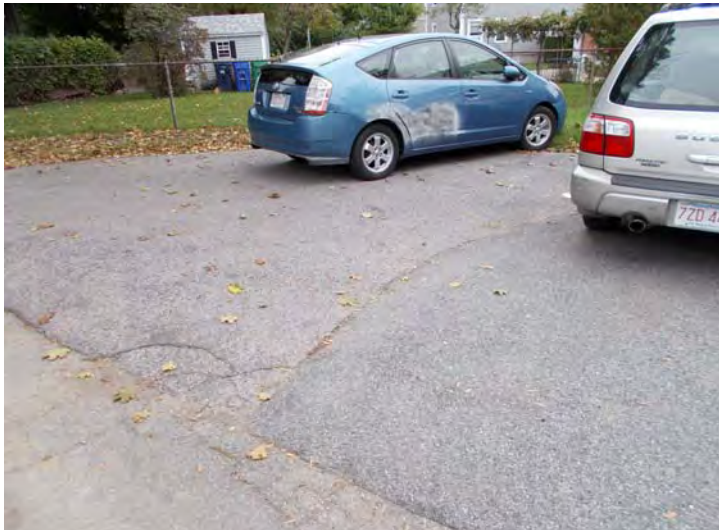
20-22 Falmouth Road  
Burnham boiler and Rheem 40-gallon domestic hot water tank



163 Jackson Road  
Front façade



163 Jackson Road  
Rear facade



163 Jackson Road  
Asphalt parking area at of building



163 Jackson Road  
Front asphalt walkway



163 Jackson Road  
Basement level laundry room



163 Jackson Road  
Typical Burnham boiler and Rheem domestic hot water tanks



163 Jackson Road  
View of second floor kitchen



163 Jackson Road  
View of second floor bathroom



14 Nonantum Place  
View of front facade



14 Nonantum Place  
View of rear facade



14 Nonantum Place  
Peeling paint and damaged wood siding



14 Nonantum Place  
Vinyl fencing at site perimeter



14 Nonantum Place  
Boiler and Cogeneration system installed in 2010



14 Nonantum Place  
Common stairway



14 Nonantum Place  
Unit 2 kitchen



14 Nonantum Place  
Basement level unit kitchen



61 Pearl Street  
Front façade



61 Pearl Street  
Rear wood fire escape



61 Pearl Street  
View of asphalt paved parking area



61 Pearl Street  
View of common stairway



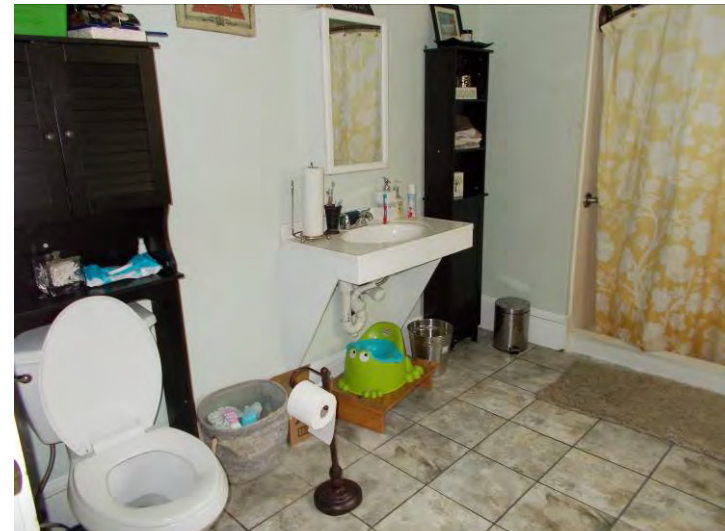
61 Pearl Street  
Burnham cast iron boiler for unit heat



61 Pearl Street  
Rheem domestic hot water



61 Pearl Street  
Unit 2 kitchen



61 Pearl Street  
Accessible unit bathroom





54 Taft Avenue  
Front façade



54 Taft Avenue  
Rear facade



54 Taft Avenue  
View of parking area



54 Taft Avenue  
Tankless domestic hot water system



228 Webster Street  
Front façade



228 Webster Street  
Rear and side façade



228 Webster Street  
Vinyl fencing along street



228 Webster Street  
Side parking lot



228 Webster Street  
Damaged fencing at driveway



228 Webster Street  
Stone retaining wall



228 Webster Street  
Fire alarm panel



228 Webster Street  
Exterior condensing units



228 Webster Street  
View of kitchen



228 Webster Street  
View of first floor accessible bathroom



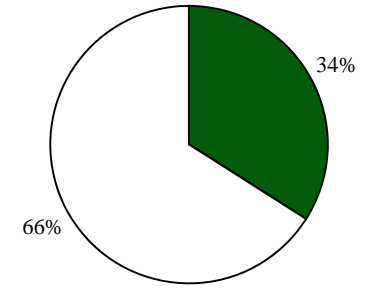
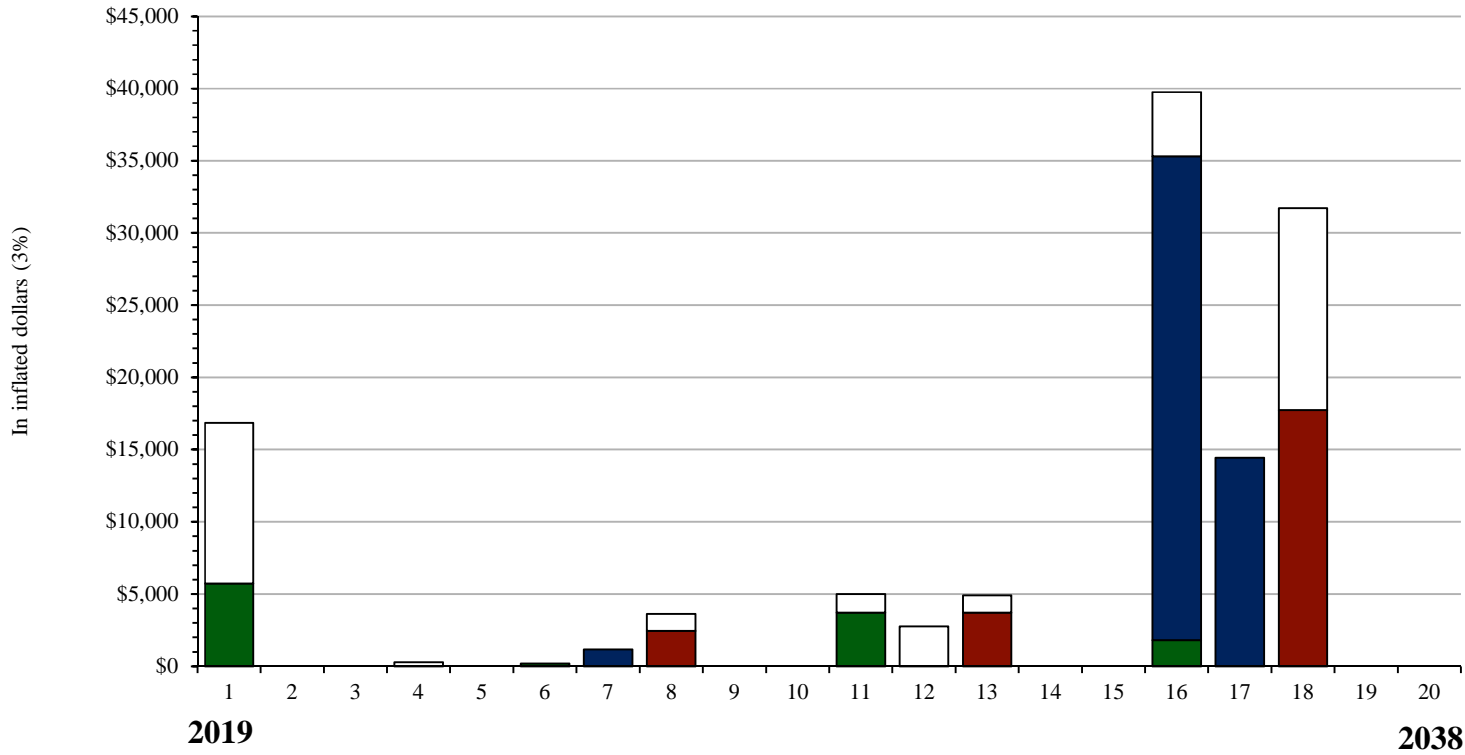
228 Webster Street  
Typical bedroom



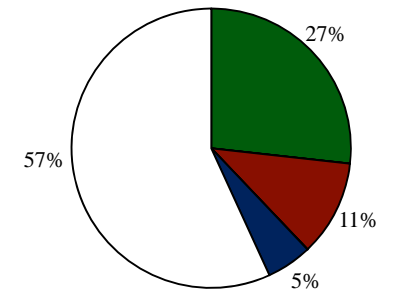
228 Webster Street  
View of first floor living room

# Capital Needs Summary

# 10-12 Cambria Road



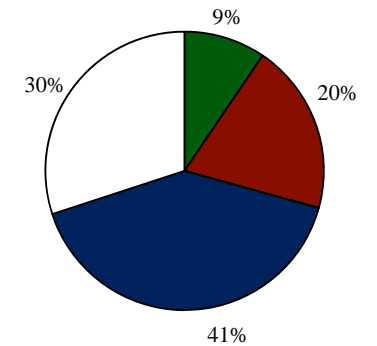
Year One Distribution



Ten Year Distribution

## Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$5,730 or \$2,865/unit	\$5,920 or \$2,960/unit	\$11,447 or \$5,724/unit
Accessibility Improvements			
Mechanical Room		\$2,460 or \$1,230/unit	\$23,912 or \$11,956/unit
Building Mech. & Elec.			
Building Architectural		\$1,164 or \$582/unit	\$49,090 or \$24,545/unit
Dwelling Units	\$11,122 or \$5,561/unit	\$12,569 or \$6,285/unit	\$36,228 or \$18,114/unit
In inflated dollars:	\$16,852 or \$8,426/unit	\$22,113 or \$11,056/unit	\$120,677 or \$60,339/unit
In current dollars:	\$16,852 or \$8,426/unit	\$21,196 or \$10,598/unit	<b>\$84,048 or \$42,024/unit</b>



Twenty Year Distribution

# Capital Needs Summary

## 10-12 Cambria Road

Newton, MA

OSI Ref: 18617  
 Property Age: 92 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$5,730	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,460	\$0	\$0
Mechanical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,460	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$1,164	\$0	\$0	\$0
Roof Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$1,164	\$0	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$7,372	\$0	\$0	\$0	\$0	\$0	\$0	\$1,168	\$0	\$0
Bathrooms	\$1,750	\$0	\$0	\$279	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$11,122	\$0	\$0	\$279	\$0	\$0	\$0	\$1,168	\$0	\$0
<b>Total Capital Costs</b>	\$16,852	\$0	\$0	\$279	\$0	\$190	\$1,164	\$3,628	\$0	\$0

# 10-12 Cambria Road

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$3,714	\$0	\$0	\$0	\$0	\$1,813	\$0	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,439	\$0	\$0	Boilers
\$0	\$0	\$3,707	\$0	\$0	\$0	\$0	\$3,306	\$0	\$0	Boiler Room Systems
\$0	\$0	\$3,707	\$0	\$0	\$0	\$0	\$17,745	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$0	\$33,493	\$1,565	\$0	\$0	\$0	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$12,868	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$0	\$0	\$0	\$0	\$33,493	\$14,433	\$0	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$2,768	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0	Living Areas
\$1,277	\$0	\$1,212	\$0	\$0	\$1,324	\$0	\$12,226	\$0	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$1,277	\$2,768	\$1,212	\$0	\$0	\$4,440	\$0	\$13,962	\$0	\$0	Dwelling Units Sub-Total
\$4,991	\$2,768	\$4,919	\$0	\$0	\$39,747	\$14,433	\$31,707	\$0	\$0	<b>Total Capital Costs</b>

# 10-12 Cambria Road

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>SURFACE</b>								
Roadways	_____ sf	_____	_____	_____	_____	_____	_____	_____
Driveway	840 sf	3.25	\$2,730	19	20	1	in 1 Year	Assumed drive replaced with last sale in 2000 Asphalt, fair condition, resurfacing allowance
Crack-Fill and Sealcoat	840 sf	0.20	\$164	19	5	6 /11 /16	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	60 sf	10.00	\$600	19	30	11	in 1 Year	Concrete, good condition, future replacement
Retaining Walls	_____ lf	_____	_____	_____	_____	_____	_____	_____
Fencing	50 lf	20.00	\$1,000	15+	15	1 /16	in 1 Year	3' chain link at side property line, damage observed, replace
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	City sanitary and water lines; utility supplied electrical and gas
Shed	1 ea	_____	\$0	20+	20	_____	_____	Maintain throughout from Operating
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____ ls	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--1	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--2	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--3	_____ ls	_____	_____	_____	_____	_____	_____	_____



# Projected Capital Needs Over Twenty Years

# 10-12 Cambria Road

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
	<b>SURFACE</b>																			
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$2,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$0	\$0	\$220	\$0	\$0	\$0	\$0	\$255	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,558	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Shed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>ACCESSIBILITY IMPROVEMENTS</b>																			
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 10-12 Cambria Road

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule		Notes
				AGE (Years)	EUL (Years)	Year of action AND duration of project		
<b>BOILERS</b>								
Boilers	2 ea	4368.00	\$8,736	2	20	18	in 1 Year	Utica gas-fired forced hot water boilers rated at 112 MBH Replaced in 2017; future replacement allowance
Boilers	ea							
Boilers	ea							
Controls	ea							
Controls	ea							
Controls	ea							
Condensate & Feed Water	ea							
Boiler Water Pumps	ea							
Heating Water Pumps	ea							
Chilled Water Pumps	ea							
Flue Exhaust	ea							
<b>BOILER ROOM SYSTEMS</b>								
Boiler Room Piping/Valves	1 ls		\$0	varies	25			Maintain throughout from Operating
3-Way Valve & Controller	ea							
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18	in 1 Year	40 gallon domestic hot water tank for laundry Installed 2016 - Future replacement costs
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18	in 1 Year	Unit 10 - installed 2016 40-gallon indirect fired DHW tank, replacement
Domestic Hot Water Generation	1 ea	2600.00	\$2,600	2	15	13	in 1 Year	Unit 12 - installed 2016 Navien Tankless domestic hot water heaters
Domestic Hot Water Pumps	1 ea		\$0	2	15			Taco fractional horsepower pumps, maintain from Operating
Boiler Room Piping Insulation	ls							
Fuel Oil Storage	ea							
Fuel Oil Transfer System	ls							
Sump Pumps	1 ea		\$0	2	15			Installed in 2017; future replacement from Operating

# Projected Capital Needs Over Twenty Years

# 10-12 Cambria Road

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,439	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 10-12 Cambria Road

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	1 ls	_____	\$0	8	99	_____	New public panel installed in 2017; monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

## 10-12 Cambria Road

Costs inflated at 3%

### BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 10-12 Cambria Road

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	118 lf		\$0	92	100+		Concrete, no problems reported / observed, Monitor
Framing	1 ls		\$0	92	100+		Wood framed structure, no structural issues reported / observed
Slab	858 sf		\$0	92	100+		Concrete basement, no reported / observed problems, monitor
Miscellaneous	ea						
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors	ea						
Exterior Unit Doors	3 ea	875.00	\$2,625	19?	35	16 in 1 Year	Wood doors/ wood frames assumed to have been replaced with siding in 2000; replacement allowance
Service Doors	ea						
Glass Sliding Doors	ea						
Storm Doors	3 ea	325.00	\$975	3	10	7 /17 in 1 Year	Aluminum storm doors at front and rear, replacement allowance
Exterior Walls--Siding	2,424 sf	7.50	\$18,180	19?	35	16 in 1 Year	Vinyl siding, exact age of siding unknown Future replacement allowance
Exterior Walls	sf						
Exterior Walls	sf						
Trim, Soffit & Fascia	1 ls		\$0	19?	35		Included with siding above
Exterior Ceilings	66 sf		\$0	19?	20		Wood ceiling at front entry porch, paint from Operating
Window Frames--Unit	29 ea		\$0	3	35		Per City of Newton building permits Vinyl double-hung models, replaced in 2016, maintain from Optg.
Window Frames--Basement	3 ea		\$0	3	35		Per City of Newton building permits Vinyl basement windows, replaced in 2016, maintain from Optg.
Window Glass	61 ea		\$0	varies	15		Single and thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	29 ea		\$0	varies	10		Integral screens, replace as-needed from Operating
Unit Wood Decks	1 ls		\$0	3	20		Per City of Newton building permits Unit 12 entry stairs / deck replaced in 2016; maintain from Optg.
Unit Wood Decks	66 sf	10.50	\$693	19?	35	16 in 1 Year	Wood decking at front entry porch to Unit 10 Age unknown; replacement allowance
Fire Escapes	ea						
Bldg Mounted Lighting	1 ls		\$0	92	15		Maintain from Operating

# Projected Capital Needs Over Twenty Years

# 10-12 Cambria Road

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,090	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$1,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,565	\$0	\$0	\$0
Exterior Walls--Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,324	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 10-12 Cambria Road

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,190 sf		\$0	92	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering--Asphalt	1,092 sf	4.50	\$4,914	3	20	17 in 1 Year	Per City of Newton building permits roof replaced in 2016 Standard 3-tab shingles, future replacement
Roof Covering--Membrane	98 sf	15.00	\$1,470	3	20	17 in 1 Year	Membrane at entry porch and rear addition; replacement
Roof Covering	sf						
Roof Drainage	218 lf	7.50	\$1,635	3	20	17 in 1 Year	Aluminum gutters and downspouts, replace
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Ceilings	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10		Good condition, refinish / replaced when needed from Operating
Stair Doors	ea						
Stair Railings	1 ls		\$0	10+	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	92	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	92	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	92	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation



# Projected Capital Needs Over Twenty Years

# 10-12 Cambria Road

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,886	\$0	\$0	\$0
Roof Covering--Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,359	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,624	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 10-12 Cambria Road

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	2 ea		\$0	20+	30		Metal doors to rear stair, maintain from Optg.
Unit Interior Doors	6 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors-Unit 10	1 ls	2000.00	\$2,000	15+	15	1 /16 in 1 Year	Hardwood floors throughout Allowance to refinish every 15 years Per City of Newton building permits Unit 12 renovated in 2016
Living Area Floors-Unit 12	1 ls	2000.00	\$2,000	3	15	12 in 1 Year	Allowance to refinish every 15 years
Unit Interior Stairs	sf						
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Kitchen Floors-Unit 10	88 sf	6.50	\$572	19	20	1 in 1 Year	Age unknown, no building permits on file Vinyl tile flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Unit 10	1 ea	5525.00	\$5,525	19	20	1 in 1 Year	Age unknown, no building permits on file Replacement allowance includes countertop, sink
Kitchen Countertop-Unit 10	1 ea	650.00	\$650	10	10	11 in 1 Year	Laminate countertop, future replacement allowance Per City of Newton building permits replaced in 2017
Kitchen Floors-Unit 12	88 sf	6.50	\$572	2	20	18 in 1 Year	Vinyl sheetgoods flooring; replacement concurrent with cabinetry Per City of Newton building permits replaced in 2017
Kitchen Cabinets-Unit 12	1 ea	5525.00	\$5,525	2	20	18 in 1 Year	cherry cabinets; Replacement allowance includes countertop, sink
Kitchen Countertop-Unit 12	1 ea	650.00	\$650	2	10	8 in 1 Year	Rolled edge laminate with single bowl sink, replacement allowance Per City of Newton building permits both replaced in 2017
Range	2 ea	500.00	\$1,000	2	20	18 in 1 Year	30" gas Kenmore range, future replacement
Refrigerator - Unit 10	1 ea	850.00	\$850	15?	15	1 /16 in 1 Year	Frost free, top freezer, replace with kitchen update
Refrigerator - Unit 12	1 ea	850.00	\$850	2	15	13 in 1 Year	Kenmore Frost free, top freezer, replaced in 2017, future
Rangehood and Vent	2 Total 1 ea	125.00	\$125	15	20	1 in 1 Year	Ducted rangehoods Replace with cabinets in Unit 10, maintain Unit 12 from Optg.
Dishwasher - Unit 10	1 ea	300.00	\$300	10	10	1 /11 in 1 Year	Dishwasher shown for replacement with kitchen update
Dishwasher - Unit 12	1 ea	300.00	\$300	2	10	8 /18 in 1 Year	Kenmore dishwasher replaced in 2017; future allowance

# Projected Capital Needs Over Twenty Years

# 10-12 Cambria Road

Costs inflated at 3%

## DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
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### LIVING AREA FINISHES

Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 10	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Living Area Floors-Unit 12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### KITCHENS

Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 10	\$572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Unit 10	\$5,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$945	\$0	\$0
Kitchen Cabinets-Unit 12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,132	\$0	\$0
Kitchen Countertop-Unit 12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Refrigerator - Unit 10	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324	\$0	\$0	\$0	\$0
Refrigerator - Unit 12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rangehood and Vent	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher - Unit 10	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher - Unit 12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$496	\$0	\$0

# 10-12 Cambria Road

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+		Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Ceilings	100 sf		\$0	varies	5+		Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	80 sf		\$0	varies	15		Ceramic tile, maintain throughout from Operating
Bath-tub and Shower	2 Total 1 ea	255.00	\$255	16	20	4 in 1 Year	Unit 10 has porcelain glazed tub, costs for refinishing
Bathroom Vanity/sink-Unit 10	1 ea	525.00	\$525	19	20	1 in 1 Year	Replace vanity / sink concurrent with kitchen cabinetry
Bathroom Vanity/sink-Unit 12	2 ea	525.00	\$1,050	2	20	18 in 1 Year	Vanity / sink installed during rehab; future replacement
Bathroom Toilets	2 Total 1 ea	875.00	\$875	19	20	1 in 1 Year	Maintain Unit 12 from Operating throughout the plan Standard water closets, no low-flow; replacement allowance
Medicine Cabinets	2 Total 1 ea	200.00	\$200	19	20	1 in 1 Year	Maintain Unit 12 from Operating throughout the plan Mirrored metal surface mounted cabinet; replace
Accessories	2 Total 1 ea	150.00	\$150	19	20	1 in 1 Year	Maintain Unit 12 from Operating throughout the plan Standard rails and towel holders; replace
Ventilation & Exhaust	2 Total 1 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	2 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						
Unit Air Conditioning	ea						
Unit Radiation	1 ls		\$0	varies	35		Steam radiators in each room; maintain from Operating
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	2 ea		\$0	2	30		Siemens panels upgraded to 200 amp in 2017; monitor
Unit Wiring	2 ea		\$0	varies	30		No problems reported or observed, monitor
Unit Security Call System	ea						Not provided in bedrooms, discuss installation with Mgmt.
Unit Smoke / Fire Detection	4 ea		\$0	92	10		Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea						

# Projected Capital Needs Over Twenty Years

# 10-12 Cambria Road

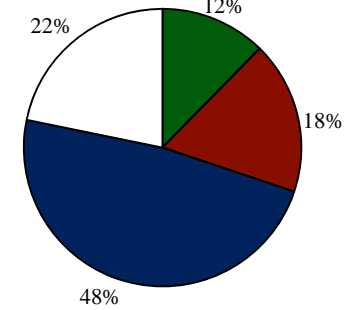
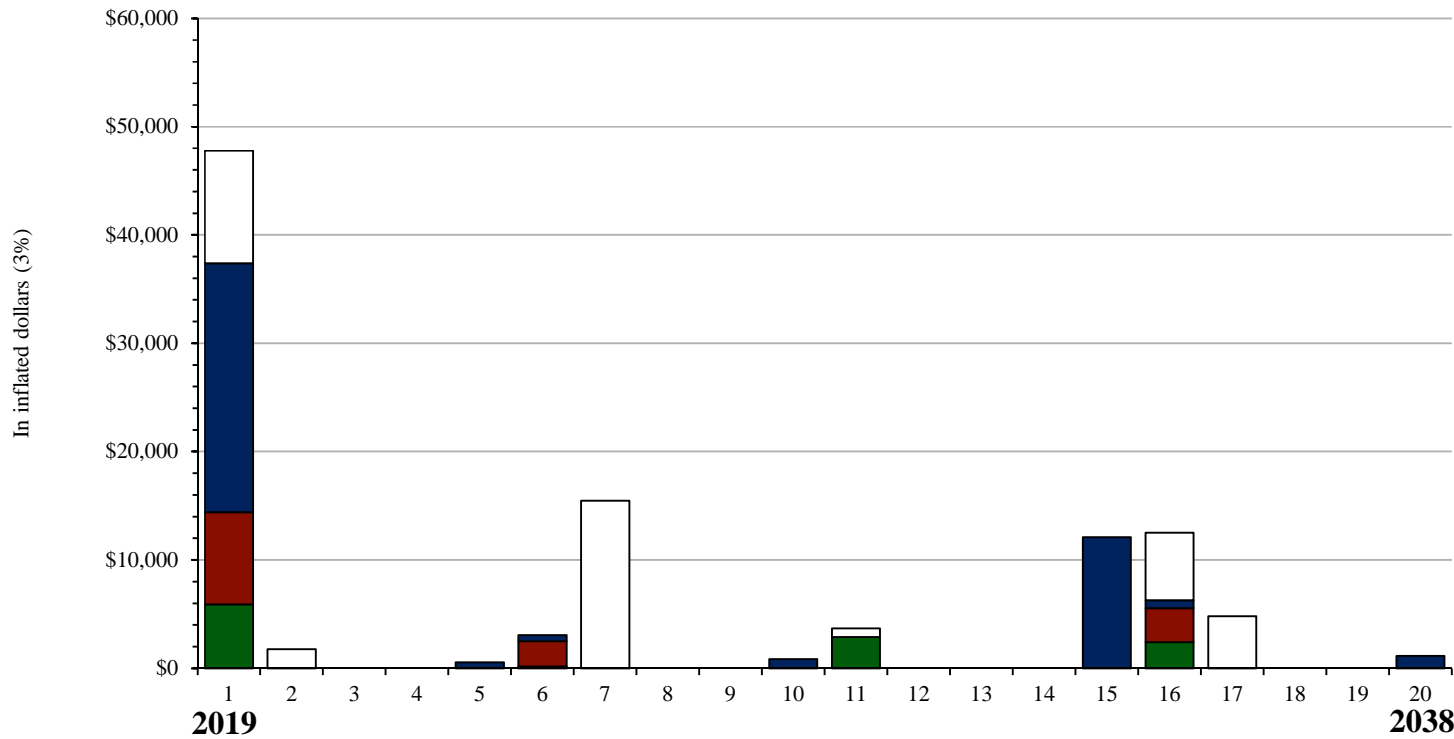
Costs inflated at 3%

DWELLING UNITS--*continued*

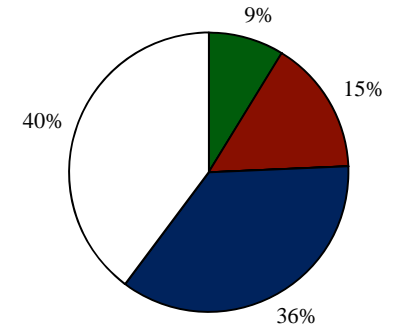
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$0	\$0	\$0	\$279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Unit 10	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Unit 12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735	\$0	\$0
Bathroom Toilets	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

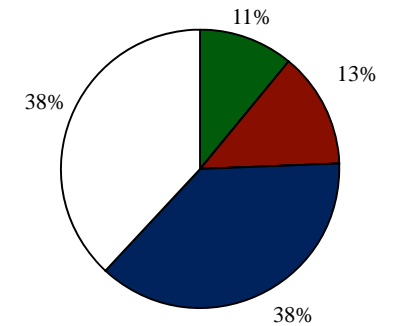
## 11-13 Cambria Rd.



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

### Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$5,903 or \$2,951/unit	\$6,077 or \$3,038/unit	\$11,381 or \$5,691/unit
Accessibility Improvements			
Mechanical Room	\$8,502 or \$4,251/unit	\$10,821 or \$5,410/unit	\$13,936 or \$6,968/unit
Building Mech. & Elec.			
Building Architectural	\$22,965 or \$11,483/unit	\$24,927 or \$12,463/unit	\$38,925 or \$19,462/unit
Dwelling Units	\$10,410 or \$5,205/unit	\$27,624 or \$13,812/unit	\$39,476 or \$19,738/unit
In inflated dollars:	\$47,780 or \$23,890/unit	\$69,448 or \$34,724/unit	\$103,719 or \$51,859/unit
In current dollars:	\$47,780 or \$23,890/unit	\$66,205 or \$33,102/unit	<b>\$88,641 or \$44,320/unit</b>

# Capital Needs Summary

## 11-13 Cambria Rd.

Newton, MA

OSI Ref: 18617  
 Property Age: 92 Years  
 Financing: 0

Number of Buildings: 1  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$5,903	\$0	\$0	\$0	\$0	\$174	\$0	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$8,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$0	\$2,319	\$0	\$0	\$0	\$0
Mechanical Sub-Total	\$8,502	\$0	\$0	\$0	\$0	\$2,319	\$0	\$0	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$18,570	\$0	\$0	\$0	\$549	\$565	\$0	\$0	\$0	\$848
Roof Systems	\$4,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$22,965	\$0	\$0	\$0	\$549	\$565	\$0	\$0	\$0	\$848
<b>Dwelling Units</b>										
Living Areas	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$600	\$1,751	\$0	\$0	\$0	\$0	\$15,463	\$0	\$0	\$0
Bathrooms	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$10,410	\$1,751	\$0	\$0	\$0	\$0	\$15,463	\$0	\$0	\$0
<b>Total Capital Costs</b>	<b>\$47,780</b>	<b>\$1,751</b>	<b>\$0</b>	<b>\$0</b>	<b>\$549</b>	<b>\$3,058</b>	<b>\$15,463</b>	<b>\$0</b>	<b>\$0</b>	<b>\$848</b>

# 11-13 Cambria Rd.

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$2,890	\$0	\$0	\$0	\$0	\$2,415	\$0	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0	Boiler Room Systems
\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$12,098	\$760	\$0	\$0	\$0	\$1,140	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$0	\$0	\$0	\$12,098	\$760	\$0	\$0	\$0	\$1,140	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$6,232	\$0	\$0	\$0	\$0	Living Areas
\$806	\$0	\$0	\$0	\$0	\$0	\$4,814	\$0	\$0	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$806	\$0	\$0	\$0	\$0	\$6,232	\$4,814	\$0	\$0	\$0	Dwelling Units Sub-Total
\$3,696	\$0	\$0	\$0	\$12,098	\$12,522	\$4,814	\$0	\$0	\$1,140	<b>Total Capital Costs</b>



# 11-13 Cambria Rd.

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>SURFACE</b>								
Roadways	_____ sf	_____	_____	_____	_____	_____	_____	_____
Driveway	770 sf	3.25	\$2,503	25?	20	1	in 1 Year	Asphalt, fair condition, future resurfacing allowance
Crack-Fill and Sealcoat	770 sf	0.20	\$150	25?	5	6 /11 /16	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	36 sf	_____	\$0	25?	30	_____	_____	Brick, maintain throughout from Operating
Retaining Walls	_____ lf	_____	_____	_____	_____	_____	_____	Wood tie retaining wall, maintain throughout from Operating
Fencing	70 lf	20.00	\$1,400	25?	15	1 /16	in 1 Year	Wood picket fencing along driveway, some damage, replace
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	City sanitary and water lines; utility supplied electrical and gas
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____ ls	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--1	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--2	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--3	_____ ls	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

# 11-13 Cambria Rd.

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
	<b>SURFACE</b>																			
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$2,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$0	\$0	\$0	\$0	\$0	\$174	\$0	\$0	\$0	\$0	\$202	\$0	\$0	\$0	\$0	\$234	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,181	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>ACCESSIBILITY IMPROVEMENTS</b>																			
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 11-13 Cambria Rd.

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>BOILERS</b>								
Boilers	2 ea	4251.00	\$8,502	20+	20	1	in 1 Year	Hydrotherm gas-fired forced hot water boilers rated at 109 MBH Management reports that the autofill broken; replace boilers
Boilers	ea							
Boilers	ea							
Controls	ea							
Controls	ea							
Controls	ea							
Condensate & Feed Water	ea							
Boiler Water Pumps	ea							
Heating Water Pumps	ea							
Chilled Water Pumps	ea							
Flue Exhaust	ea							
<b>BOILER ROOM SYSTEMS</b>								
Boiler Room Piping/Valves	1 ls		\$0	varies	25			Maintain throughout from Operating
3-Way Valve & Controller	ea							
Heat Exchanger for Bldg. Heat	ea							
Domestic Hot Water Generation	ea							
Domestic Hot Water Storage	1 ea	1000.00	\$1,000	4	10	6 /16	in 1 Year	Unit 11 -- installed 5/15 Rheem 40-gallon indirect fired DHW tank, replacement
Domestic Hot Water Pumps	1 ea	1000.00	\$1,000	4	10	6 /16	in 1 Year	Unit 13 -- installed 9/15 Rheem 40-gallon indirect fired DHW tank, replacement
Boiler Room Piping Insulation	ls							
Fuel Oil Storage	ea							
Fuel Oil Transfer System	ls							
Sump Pumps	ea							

# Projected Capital Needs Over Twenty Years

# 11-13 Cambria Rd.

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$8,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Storage	\$0	\$0	\$0	\$0	\$0	\$1,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,558	\$0	\$0	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$1,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,558	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 11-13 Cambria Rd.

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	2	99	_____	New public panel installed in 2011; monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

# 11-13 Cambria Rd.

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 11-13 Cambria Rd.

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	142	If	\$0	92	100+		Concrete, no problems reported / observed, Monitor
Framing	1	ls	\$0	92	100+		Wood framed structure, no structural issues reported / observed
Slab	1,204	sf	\$0	92	100+		Concrete basement, no reported / observed problems, monitor
Miscellaneous		ea					
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors	5	Total					
Exterior Unit Doors	4	ea	875.00	20	35	15 in 1 Year	Wood doors with wood frames and glazing, two doors at rear to be replaced by insurance claim; replacement of remaining
Service Doors		ea					
Storm Doors -- Rear	2	ea	325.00	0	10	10 /20 in 1 Year	Damaged by fallen tree, to be replaced by insurance Aluminum storm doors at front and rear, future replacement
Storm Doors -- Front	3	ea	325.00	5?	10	5 /15 over 2 Years	Aluminum storm doors at front and rear, replacement allowance Rear façade damaged by tree;
Exterior Walls -- Rear Façade	756	sf	\$0	0	35		to be replaced in 2018 by insurance claim
Exterior Walls -- Remaining	2,476	sf	7.50	25+	35	1 in 1 Year	Remaining buildings has damage / holes; replace
Exterior Walls		sf					
Trim, Soffit & Fascia	1	ls	\$0	8	35		Fascia, soffits to be replaced with siding
Exterior Ceilings	382	sf	\$0	8	20		Vinyl ceilings at front porch; good condition Per City of Newton building permits
Window Frames--Unit	31	ea	\$0	13	35		Vinyl framed double-hung, installed in 2006, Monitor
Window Frames--Basement	4	ea	\$0	13	35		Wood framed basement windows, Monitor
Window Glass	66	ea	\$0	13	15		Single and thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	31	ea	\$0	13	10		Integral screens, replace as-needed from Operating Per City of Newton building permits wood deck and rails
Unit Wood Decks-Front	382	sf	10.50	20	35	15 in 1 Year	installed in 1999; replacement shown after 35 years of use Per City of Newton building permits wood deck and rails
Unit Wood Decks-Rear	156	sf	\$0	26	35		installed in 1993; to be replaced by insurance due to damage
Fire Escapes		ea					
Bldg Mounted Lighting	3	ea	\$0	92	15		Maintain from Operating

# Projected Capital Needs Over Twenty Years

# 11-13 Cambria Rd.

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,294	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors -- Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
Storm Doors -- Front	\$0	\$0	\$0	\$0	\$549	\$565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$737	\$760	\$0	\$0	\$0	\$0
Exterior Walls -- Rear Façade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls -- Remaining	\$18,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Front	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,067	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 11-13 Cambria Rd.

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>ROOF SYSTEMS</b>								
Structure	1,701 sf		\$0	92	100+			Wood framing; no problems reported/ observed, monitor
Roof Covering--Asphalt	1,505 sf		\$0	20?	20			Standard 3-tab shingles, damaged, to be replaced by insurance claim
Roof Covering--Membrane	196 sf	15.00	\$2,940	20	20	1	in 1 Year	Membrane roof at decks believed to be older; replacement allowance
Roof Covering	sf							
Roof Drainage	194 lf	7.50	\$1,455	20?	20	1	in 1 Year	Aluminum gutters and downspouts, replace
Skylights	ea							
Penthouses	ea							
Access Doors & Hatches	ea							
Roof Railings	lf							
<b>STAIRS</b>								
Stair Walls	1 ls		\$0	10+	10			Painted drywall, painted when needed from Operating
Stair Ceilings	1 ls		\$0	10+	10			Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10			Good condition, refinish / replaced when needed from Operating
Stair Doors	ea							
Stair Railings	1 ls		\$0	10+	20			Wood, painted, paint from Operating
Interior Lighting	ea							
Miscellaneous	ea							
Miscellaneous	ea							
<b>PUBLIC LAUNDRY</b>								
Laundry Walls	ls							Unit level laundry hook-ups
Laundry Ceilings	ls							
Laundry Floors	ls							
Laundry Equipment	ea							

# Projected Capital Needs Over Twenty Years

# 11-13 Cambria Rd.

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Membrane	\$2,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$1,455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 11-13 Cambria Rd.

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	2 ea		\$0	20+	30		Metal doors to rear stair, maintain from Optg.
Unit Interior Doors	6 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors-Unit 1	1 ls	2000.00	\$2,000	15+	15	1 /16 in 1 Year	Hardwood floors throughout Allowance to refinish every 15 years
Living Area Floors-Unit 2	1 ls	2000.00	\$2,000	15+	15	1 /16 in 1 Year	Hardwood floors throughout Allowance to refinish every 15 years
Unit Interior Stairs	sf						
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Kitchen Floors	72 sf		\$0	15+	15		Wood flooring; refinishing included with living areas above Per City of Newton building permits replaced in 2006
Kitchen Cabinets	2 ea	5850.00	\$11,700	13	20	7 in 1 Year	Wood cabinets; future replacement allowances includes countertop
Kitchen Cabinets	ea						
Kitchen Countertop	2 ea	650.00	\$1,300	13	10	17 in 1 Year	Rolled edge laminate with single bowl stainless sink; interim needs from Operating; future replacement
Kitchen Countertop--2	ea						
Range	2 ea	500.00	\$1,000	13	20	7 in 1 Year	Per City of Newton building permits replaced in 2006 30" gas FGE range, future replacement
Range	ea						
Refrigerator	2 ea	850.00	\$1,700	13	15	2 /17 in 1 Year	Per City of Newton building permits replaced in 2006 Frost free model, future replacement allowance
Refrigerator	ea						
Rangehood: Recirculating	2 ea	125.00	\$250	13	20	7 in 1 Year	Recirculating rangehoods Replace with cabinets in future
Disposal	2 ea		\$0	varies	5		Fractional horsepower disposals, maintain from Operating
Dishwasher	2 ea	300.00	\$600	13	10	1 /11 in 1 Year	GE dishwasher in both units; future replacement

# Projected Capital Needs Over Twenty Years

# 11-13 Cambria Rd.

Costs inflated at 3%

## DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
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### LIVING AREA FINISHES

Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 1	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Living Area Floors-Unit 2	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### KITCHENS

Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$13,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,086	\$0	\$0	\$0
Kitchen Countertop--2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$0	\$0	\$0	\$0	\$1,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator	\$0	\$1,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,728	\$0	\$0	\$0
Refrigerator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rangehood: Recirculating	\$0	\$0	\$0	\$0	\$0	\$0	\$299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 11-13 Cambria Rd.

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>BATHROOMS</b>								
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+			Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Ceilings	70 sf		\$0	varies	5+			Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	60 sf	30.00	\$1,800	varies	20+	1	in 1 Year	Ceramic tile, replacement allowance
Bath-tub and Shower	2 ea	255.00	\$510	20+	25	1	in 1 Year	Porcelain glazed tubs, in need of refinishing
Bathroom Vanity/sink	2 ea	525.00	\$1,050	20+	20	1	in 1 Year	Laminated vanity with 1 piece integral sink; replace
Bathroom Vanity/sink	ea							
Bathroom Toilets	2 ea	875.00	\$1,750	20+	20	1	in 1 Year	Not low-flow models; replace
Medicine Cabinets	2 ea	200.00	\$400	20+	20	1	in 1 Year	Wood wall mounted; mirrored door cabinet; replace
Accessories	2 ea	150.00	\$300	20+	20	1	in 1 Year	Towel bars; replace / add accessories
Ventilation & Exhaust	2 ea		\$0	varies	20			Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>								
Unit Warm Air Furnaces	ea							
Unit Thermostats	2 ea		\$0	varies	20			Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea							
Unit Air Conditioning	ea							
Unit Radiation	1 ls		\$0	varies	35			Baseboard radiation, maintain throughout from Operating
<b>IN-UNIT ELECTRICAL</b>								
Unit Electrical Panel	2 ea		\$0	8	30			Unit panels upgraded to 200 amp in 2011; monitor
Unit Wiring	2 ea		\$0	varies	30			No problems reported or observed, monitor
Unit Security Call System	ea							
Unit Smoke / Fire Detection	2 ea		\$0	varies	10			No smoke in bedrooms, discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea							

# Projected Capital Needs Over Twenty Years

# 11-13 Cambria Rd.

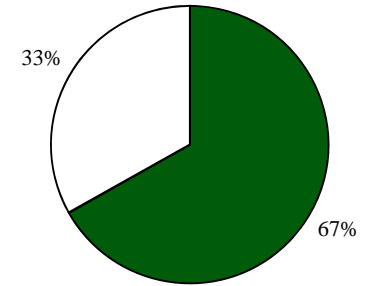
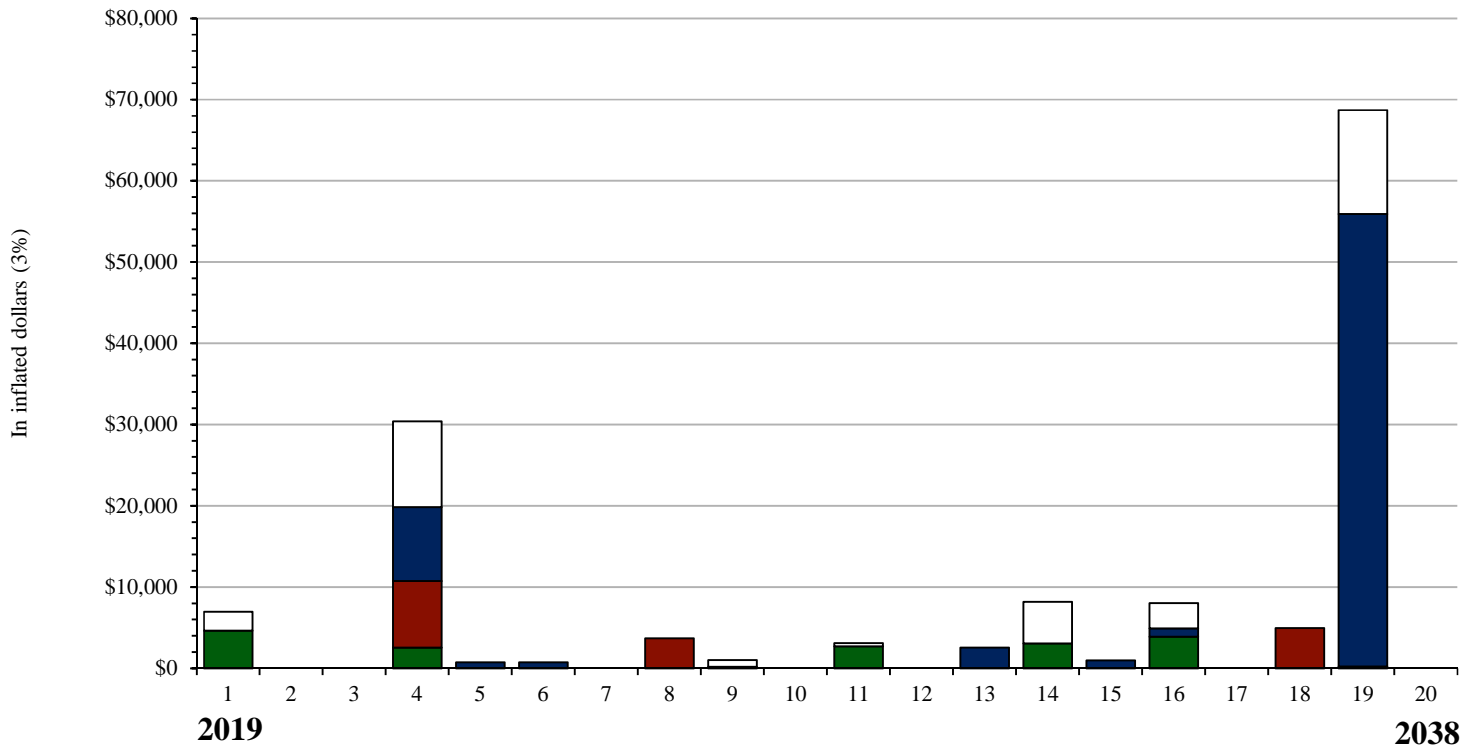
Costs inflated at 3%

DWELLING UNITS--*continued*

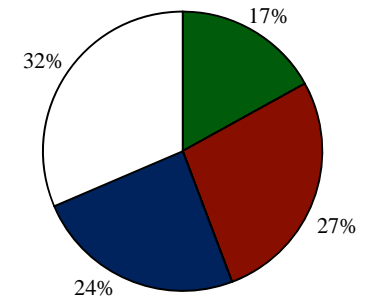
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

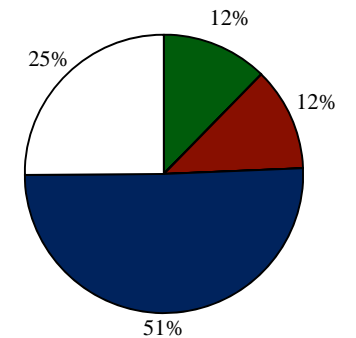
# 18-20 Cambria Road



**Year One Distribution**



**Ten Year Distribution**



**Twenty Year Distribution**

## Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$4,640 or \$2,320/unit	\$7,375 or \$3,688/unit	\$17,252 or \$8,626/unit
Accessibility Improvements			
Mechanical Room		\$11,872 or \$5,936/unit	\$16,831 or \$8,415/unit
Building Mech. & Elec.			
Building Architectural		\$10,573 or \$5,287/unit	\$70,767 or \$35,383/unit
Dwelling Units	\$2,300 or \$1,150/unit	\$13,679 or \$6,840/unit	\$35,157 or \$17,579/unit
In inflated dollars:	\$6,940 or \$3,470/unit	\$43,500 or \$21,750/unit	\$140,007 or \$70,003/unit
In current dollars:	\$6,940 or \$3,470/unit	\$39,836 or \$19,918/unit	<b>\$98,662 or \$49,331/unit</b>

# Capital Needs Summary

## 18-20 Cambria Road

Newton, MA

OSI Ref: 18617  
 Property Age: 79 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$4,640	\$0	\$0	\$2,557	\$0	\$0	\$0	\$0	\$178	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$0	\$0	\$0	\$8,182	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,690	\$0	\$0
Mechanical Sub-Total	\$0	\$0	\$0	\$8,182	\$0	\$0	\$0	\$3,690	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$0	\$0	\$0	\$0	\$732	\$754	\$0	\$0	\$0	\$0
Roof Systems	\$0	\$0	\$0	\$9,088	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$0	\$0	\$0	\$9,088	\$732	\$754	\$0	\$0	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$300	\$0	\$0	\$7,791	\$0	\$0	\$0	\$0	\$823	\$0
Bathrooms	\$0	\$0	\$0	\$2,765	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$2,300	\$0	\$0	\$10,556	\$0	\$0	\$0	\$0	\$823	\$0
<b>Total Capital Costs</b>	<b>\$6,940</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,383</b>	<b>\$732</b>	<b>\$754</b>	<b>\$0</b>	<b>\$3,690</b>	<b>\$1,001</b>	<b>\$0</b>



# 18-20 Cambria Road

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$2,688	\$0	\$0	\$3,055	\$0	\$3,895	\$0	\$0	\$239	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,959	\$0	\$0	Boiler Room Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,959	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$983	\$1,013	\$0	\$0	\$55,653	\$0	Structural and Exterior
\$0	\$0	\$2,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$0	\$2,545	\$0	\$983	\$1,013	\$0	\$0	\$55,653	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$2,937	\$0	\$3,116	\$0	\$0	\$0	\$0	Living Areas
\$403	\$0	\$0	\$2,203	\$0	\$0	\$0	\$0	\$11,926	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$894	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$403	\$0	\$0	\$5,140	\$0	\$3,116	\$0	\$0	\$12,819	\$0	Dwelling Units Sub-Total
\$3,091	\$0	\$2,545	\$8,195	\$983	\$8,024	\$0	\$4,959	\$68,711	\$0	<b>Total Capital Costs</b>

# 18-20 Cambria Road

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>SURFACE</b>								
Roadways	_____ sf	_____	_____	_____	_____	_____	_____	_____
Driveway	720 sf	3.25	\$2,340	16	20	4	in 1 Year	Assumed drive replaced with rehab in 2003 Asphalt, good condition, future resurfacing allowance
Crack-Fill and Sealcoat	720 sf	0.20	\$140	16	5	1 /9 /14 /19	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	144 sf	10.00	\$1,440	16	30	14	in 1 Year	Concrete, good condition, future replacement
Retaining Walls	55 lf	_____	\$0	16	20	_____	_____	Wood tie retaining wall, maintain throughout from Operating
Fencing	100 lf	25.00	\$2,500	16	15	1 /16	in 1 Year	Wood stockade, leaning
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	1 ea	500.00	\$500	16	30	14	in 1 Year	Pole light at front of building, future replacement allowance
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	City sanitary and water lines; utility supplied electrical and gas
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____ ls	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--1	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--2	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--3	_____ ls	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

# 18-20 Cambria Road

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>SURFACE</b>																				
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$0	\$2,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178	\$0	\$0	\$0	\$0	\$206	\$0	\$0	\$0	\$0	\$239	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,115	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,895	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$734	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																				
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 18-20 Cambria Road

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BOILERS</b>							
Boilers	2 ea	3744.00	\$7,488	16	20	4 in 1 Year	Burnham gas-fired forced hot water boilers installed in 2003 per bldg. permits, rated at 96 MBH each, future replacement costs
Boilers	ea						
Boilers	ea						
Controls	ea						
Controls	ea						
Controls	ea						
Condensate & Feed Water	ea						
Boiler Water Pumps	ea						
Heating Water Pumps	4 ea		\$0	6	15		Fractional horsepower Taco pumps, maintain from Operating
Chilled Water Pumps	ea						
Flue Exhaust	ea						
<b>BOILER ROOM SYSTEMS</b>							
Boiler Room Piping/Valves	1 ls		\$0	varies	25		Maintain throughout from Operating
3-Way Valve & Controller	ea						
Heat Exchanger for Bldg. Heat	ea						
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18 in 1 Year	Rheem 40 gallon domestic hot water tank for laundry Installed 5/17 - Future replacement costs
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18 in 1 Year	Installed 4/17 40-gallon indirect fired DHW tank, replacement
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18 in 1 Year	Installed 1/17 40-gallon indirect fired DHW tank, replacement
Boiler Room Piping Insulation	ls						
Fuel Oil Storage	ea						
Fuel Oil Transfer System	ls						
Sump Pumps	ea						

# Projected Capital Needs Over Twenty Years

# 18-20 Cambria Road

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$0	\$0	\$0	\$8,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 18-20 Cambria Road

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	14?	99	_____	Electrical appears to have been upgraded, age unknown, monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

# 18-20 Cambria Road

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 18-20 Cambria Road

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>STRUCTURE</b>								
Foundation	158	If	\$0	79	100+			Concrete, no problems reported / observed, Monitor
Framing	1	ls	\$0	79	100+			Wood framed structure, no structural issues reported / observed
Slab	1,294	sf	\$0	79	100+			Concrete basement, no reported / observed problems, monitor
Miscellaneous		ea						
<b>BUILDING EXTERIOR</b>								
Exterior Common Doors	3	ea	875.00	\$2,625	16	35	19	in 1 Year Future replacement allowance
Exterior Unit Doors		ea						
Service Doors		ea						
Glass Sliding Doors		ea						
Storm Doors	4	ea	325.00	\$1,300	5?	10	5 /15	over 2 Years Aluminum storm doors at front and rear, replacement allowance
Exterior Walls--Siding	3,002	sf	\$0	14?	35			Vinyl siding, exact age of siding unknown Future replacement allowance beyond plan
Exterior Walls		sf						
Exterior Walls		sf						
Trim, Soffit & Fascia	1	ls	\$0	8	35			Per City of Newton building permits Fascia, soffits replaced in 2011
Exterior Ceilings	154	sf	\$0	14	20			Vinyl ceiling; good condition Per City of Newton building permits
Window Frames--Unit	49	ea	585.00	\$28,665	16	35	19	in 1 Year Vinyl framed double-hung, installed in 2003, future replacement
Window Frames--Basement	5	ea	280.00	\$1,400	16	35	19	in 1 Year Wood framed basement windows, future replacement
Window Glass	103	ea	\$0	varies	15			Single and thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	49	ea	\$0	varies	10			Integral screens, replace as-needed from Operating
Unit Wood Decks-Front	84	sf	\$0	14?	35			Wood decking at front entry, future replacement beyond plan
Unit Wood Decks-Rear	70	sf	\$0	14?	35			Trex deck at rear for first floor unit, no railings, Optg.
Fire Escapes		ea						
Bldg Mounted Lighting	2	ea	\$0	varies	15			Maintain from Operating



# Projected Capital Needs Over Twenty Years

# 18-20 Cambria Road

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,469
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$732	\$754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$983	\$1,013	\$0	\$0	\$0	\$0
Exterior Walls--Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,800
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,383
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Front	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 18-20 Cambria Road

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,848 sf		\$0	79	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering	1,848 sf	4.50	\$8,317	16	20	4 in 1 Year	Per City of Newton building permits roof replaced in 2003 Standard 3-tab shingles, future replacement
Roof Covering	sf						
Roof Covering	sf						
Roof Drainage	238 lf	7.50	\$1,785	7	20	13 in 1 Year	Per City of Newton building permits replaced in 2011 Aluminum gutters and downspouts, future replacement
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	672 sf		\$0	16	10		Per City of Newton building permits stair added in 2003 Painted drywall, painted when needed from Operating
Stair Ceilings	50 sf		\$0	16	10		Painted drywall, painted when needed from Operating
Stair Floors	144 sf		\$0	16	10		Wood flooring with rubber treads Good condition, refinish / replaced when needed from Operating
Stair Doors	ea						
Stair Railings	1 ls		\$0	16	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	79	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	79	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	79	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

# 18-20 Cambria Road

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$9,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 18-20 Cambria Road

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	2 ea		\$0	16	30		Metal doors to rear stair, maintain from Optg.
Unit Interior Doors	9 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors-Unit 1	1 ls	2000.00	\$2,000	1	15	14 in 1 Year	Hardwood floors throughout refinished in 2018; Future allowance to refinish after 15 years
Living Area Floors-Unit 2	1 ls	2000.00	\$2,000	16	15	1 /16 in 1 Year	Hardwood floors throughout Allowance to refinish every 15 years
Unit Interior Stairs	sf						
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	6	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Kitchen Floors-Unit 18	20 sf	6.50	\$130	1	20	19 in 1 Year	Per City of Newton building permits replaced in 2018 Vinyl flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Unit 18	1 ea	5525.00	\$5,525	1	20	19 in 1 Year	New cherry cabinets and rolled edge laminate with single bowl sink Replacement allowance includes countertop, sink
Kitchen Countertop-Unit 18	1 ea	650.00	\$650	1	10	9 in 1 Year	Laminate countertop, future replacement allowance
Kitchen Floors-Unit 20	20 sf	6.50	\$130	16	20	4 in 1 Year	Per City of Newton building permits replaced in 2003 Vinyl sheetgoods flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Unit 20	1 ea	5525.00	\$5,525	16	20	4 in 1 Year	Per City of Newton building permits replaced in 2003 Replacement allowance includes countertop, sink
Kitchen Countertop-Unit 20	1 ea	650.00	\$650	16	10	14 in 1 Year	Square edge laminate with single bowl sink, replacement allowance
Range: 30" Gas-Unit 18	1 ea	500.00	\$500	1	20	19 in 1 Year	Per City of Newton building permits replaced in 2018 30" gas range, future replacement
Range: 30" Gas-Unit 20	1 ea	500.00	\$500	16	20	4 in 1 Year	30" gas range, replacement allowance with kitchen upgrade
Refrigerator: Unit 18	1 ea	850.00	\$850	1	15	14 in 1 Year	Per City of Newton building permits replaced in 2018 Frost free model, future replacement allowance
Refrigerator: Unit 20	1 ea	850.00	\$850	16	15	4 /19 in 1 Year	Kenmore top freezer model; replace with kitchen upgrade
Rangehood: Recirculating	2 Total 1 ea	125.00	\$125	16	20	4 in 1 Year	Recirculating rangehood Replace with cabinets in Unit 20, maintain Unit 18 from Optg.
Dishwasher-Unit 20	1 ea	300.00	\$300	10+	10	1 /11 in 1 Year	No dishwasher in unit 18 Replace with kitchen remodel

# Projected Capital Needs Over Twenty Years

# 18-20 Cambria Road

Costs inflated at 3%

## DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
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### LIVING AREA FINISHES

Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,937	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 2	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### KITCHENS

Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221	\$0
Kitchen Cabinets-Unit 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,406	\$0
Kitchen Countertop-Unit 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 20	\$0	\$0	\$0	\$142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Unit 20	\$0	\$0	\$0	\$6,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$955	\$0	\$0	\$0	\$0	\$0	\$0
Range: 30" Gas-Unit 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$851	\$0
Range: 30" Gas-Unit 20	\$0	\$0	\$0	\$546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator: Unit 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,248	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator: Unit 20	\$0	\$0	\$0	\$929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,447	\$0
Rangehood: Recirculating	\$0	\$0	\$0	\$137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher-Unit 20	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 18-20 Cambria Road

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+		Per City of Newton building permits Unit 18 remodeled in 2018 and Unit 20 remodeled in 2003
Bathroom Ceilings	70 sf		\$0	varies	5+		Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Floors	50 sf		\$0	varies	35		Painted drywall and plaster.
Bath-tub and Shower	2 Total 1 ea	255.00	\$255	16	20	4 in 1 Year	All interiors in good condition, paint as-needed from Operating
Bathroom Vanity/sink-Unit 18	1 ea	525.00	\$525	1	20	19 in 1 Year	Ceramic tile, maintain throughout from Operating
Bathroom Vanity/sink-Unit 20	2 ea	525.00	\$1,050	16	20	4 in 1 Year	Unit 20 has porcelain glazed tub, costs for refinishing
Bathroom Toilets	2 Total 1 ea	875.00	\$875	16	20	4 in 1 Year	Vanity / sink installed during rehab; future replacement
Medicine Cabinets	2 Total 1 ea	200.00	\$200	16	20	4 in 1 Year	Replace vanity / sink concurrent with kitchen cabinetry
Accessories	2 Total 1 ea	150.00	\$150	16	20	4 in 1 Year	Maintain Unit 18 from Operating throughout the plan
Ventilation & Exhaust	2 Total 1 ea		\$0	varies	20		Standard water closets, no low-flow; replacement allowance
							Maintain Unit 18 from Operating throughout the plan
							Mirrored metal surface mounted cabinet; replace
							Maintain Unit 18 from Operating throughout the plan
							Standard rails and towel holders; replace
							Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	2 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						
Unit Air Conditioning	ea						
Unit Radiation	1 ls		\$0	varies	35		Baseboard radiation, maintain throughout from Operating
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	2 ea		\$0	16?	30		Murray circuit breaker panels; maintain unknown
Unit Wiring	2 ea		\$0	16?	30		No problems reported or observed, monitor
Unit Security Call System	ea						
Unit Smoke / Fire Detection	2 ea		\$0	varies	10		No bedroom smokes, discuss with Mgmt.
Miscellaneous	ea						Hardwired / battery back-up, one on each level, Operating

# Projected Capital Needs Over Twenty Years

# 18-20 Cambria Road

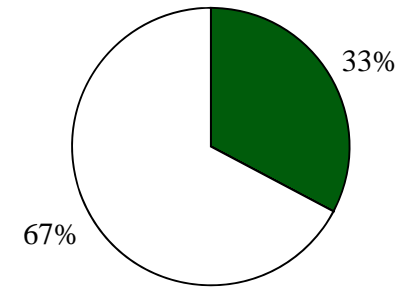
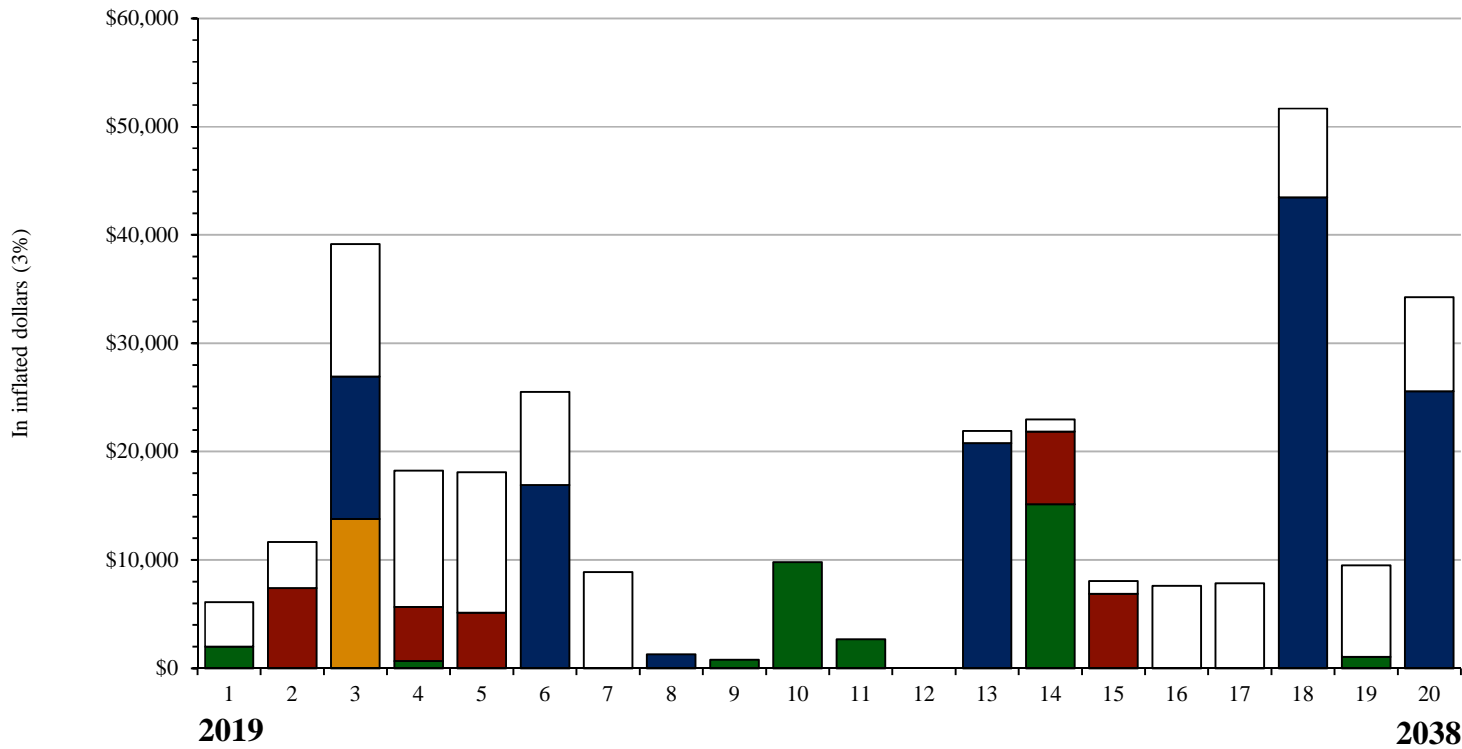
Costs inflated at 3%

DWELLING UNITS--*continued*

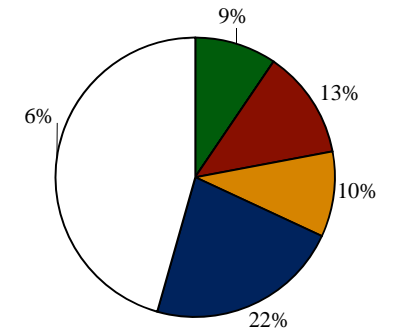
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$0	\$0	\$0	\$279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Unit 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$894	\$0
Bathroom Vanity/sink-Unit 20	\$0	\$0	\$0	\$1,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$0	\$0	\$0	\$956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$0	\$0	\$0	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$0	\$0	\$0	\$164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

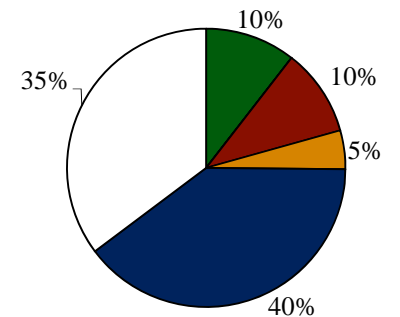
# 90 Christina Street



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

## Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$2,000 or \$400/unit	\$13,246 or \$2,649/unit	\$32,140 or \$6,428/unit
Accessibility Improvements			
Mechanical Room		\$17,509 or \$3,502/unit	\$31,073 or \$6,215/unit
Building Mech. & Elec.		\$13,792 or \$2,758/unit	\$13,792 or \$2,758/unit
Building Architectural		\$31,334 or \$6,267/unit	\$121,172 or \$24,234/unit
Dwelling Units	\$4,108 or \$822/unit	\$63,631 or \$12,726/unit	\$107,819 or \$21,564/unit
In inflated dollars:	\$6,108 or \$1,222/unit	\$139,512 or \$27,902/unit	\$305,996 or \$61,199/unit
In current dollars:	\$6,108 or \$1,222/unit	\$125,719 or \$25,144/unit	<b>\$230,190 or \$46,038/unit</b>



# Capital Needs Summary

## 90 Christina Street

Newton, MA

OSI Ref: 18617  
 Property Age: 109 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 5  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$2,000	\$0	\$0	\$676	\$0	\$0	\$0	\$0	\$784	\$9,786
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$0	\$7,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$4,972	\$5,121	\$0	\$0	\$0	\$0	\$0
Mechanical Sub-Total	\$0	\$7,416	\$0	\$4,972	\$5,121	\$0	\$0	\$0	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$13,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$13,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$0	\$0	\$0	\$0	\$0	\$16,905	\$0	\$1,291	\$0	\$0
Roof Systems	\$0	\$0	\$13,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$0	\$0	\$13,138	\$0	\$0	\$16,905	\$0	\$1,291	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$4,108	\$4,231	\$4,358	\$4,489	\$4,624	\$0	\$0	\$0	\$0	\$0
Kitchens	\$0	\$0	\$6,021	\$6,201	\$6,387	\$6,579	\$6,776	\$0	\$0	\$0
Bathrooms	\$0	\$0	\$1,857	\$1,912	\$1,970	\$2,029	\$2,090	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$4,108	\$4,231	\$12,235	\$12,602	\$12,980	\$8,608	\$8,866	\$0	\$0	\$0
<b>Total Capital Costs</b>	\$6,108	\$11,647	\$39,165	\$18,251	\$18,102	\$25,512	\$8,866	\$1,291	\$784	\$9,786

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$2,688	\$0	\$0	\$15,152	\$0	\$0	\$0	\$0	\$1,054	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$6,682	\$6,882	\$0	\$0	\$0	\$0	\$0	Boiler Room Systems
\$0	\$0	\$0	\$6,682	\$6,882	\$0	\$0	\$0	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$20,790	\$0	\$0	\$0	\$0	\$43,478	\$0	\$25,570	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$0	\$20,790	\$0	\$0	\$0	\$0	\$43,478	\$0	\$25,570	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$6,400	\$6,592	\$6,790	\$6,994	\$7,203	Living Areas
\$0	\$0	\$1,105	\$1,138	\$1,172	\$1,207	\$1,244	\$1,405	\$1,447	\$1,490	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$0	\$0	\$1,105	\$1,138	\$1,172	\$7,608	\$7,836	\$8,195	\$8,441	\$8,694	Dwelling Units Sub-Total
\$2,688	\$0	\$21,895	\$22,972	\$8,055	\$7,608	\$7,836	\$51,673	\$9,495	\$34,263	<b>Total Capital Costs</b>

# 90 Christina Street

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>SURFACE</b>								
	7,040 Total							
Roadways	2,347 sf	3.25	\$7,627	5?	20	14	in 1 Year	Asphalt, good condition, future resurfacing allowance Only responsible for 1/3 cost.
Parking	828 sf	3.25	\$2,691	5?	20	14	in 1 Year	5 parking spaces for building Asphalt, good condition, future resurfacing allowance
Crack-Fill and Sealcoat	3,175 sf	0.20	\$619	1	5	4 /9 /19	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks: Asphalt	_____ sf	_____	_____	_____	_____	_____	_____	_____
Sidewalks: Concrete	675 sf	_____	\$0	5?	20	_____	_____	Concrete at front; maintain throughout from Operating
Fencing	300 lf	25.00	\$7,500	5?	15	10	in 1 Year	Vinyl stockade at property lines; future replacement
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Lighting	_____ ls	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	City sanitary and water lines; utility supplied electrical and gas
Site Distribution Systems	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____ ls	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units - Kitchen	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--Bath	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units	_____ ls	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038	
<b>SURFACE</b>																					
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,200	\$0	\$0	\$0	\$0	\$0	\$0
Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,952	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$0	\$0	\$0	\$676	\$0	\$0	\$0	\$0	\$784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,054	\$0	\$0
Sidewalks: Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks: Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																					
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units - Kitchen	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--Bath	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 90 Christina Street

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule Year of action AND duration of project	Notes
				AGE (Years)	EUL (Years)		
<b>BOILERS</b>							
Boilers	1 ea	7200.00	\$7,200	2	20	2 in 1 Year	Weil-McLain gas-fired boiler, approx. 140 MBH each.
Boilers	ea						
Boilers	ea						
Controls	ea						
Controls	ea						
Controls	ea						
Condensate & Feed Water	ea						
Boiler Water Pumps	ea						
Heating Water Pumps	6 ea		\$0	varies	15		Fractional horsepower inline pumps, maintain from Operating
Chilled Water Pumps	ea						
Flue Exhaust	ea						
<b>BOILER ROOM SYSTEMS</b>							
Boiler Room Piping/Valves	1 ls		\$0	varies	25		Maintain throughout from Operating
3-Way Valve & Controller	ea						
Heat Exchanger for Bldg. Heat	ea						
Domestic Hot Water Generation	2 ea	4550.00	\$9,100	6	10	4 /14 over 2 Years	Rudd 75 gallon domestic hot water tank for building Replaced in 2013; future replacement costs
Domestic Hot Water Storage	ea						
Domestic Hot Water Pumps	ea						
Boiler Room Piping Insulation	ls						
Fuel Oil Storage	ea						
Fuel Oil Transfer System	ls						
Sump Pumps	ea						

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$0	\$7,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$4,972	\$5,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,682	\$6,882	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 90 Christina Street

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ 1 ls	_____	\$0	17	50	_____	No problems reported / observed, monitor throughout
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	17	99	_____	No problems reported / observed, monitor throughout
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ 1 ls	8500.00	\$8,500	17	20	3 in 1 Year	MS-9600 fully-addressable panel, hardwired end devices. No reported issues. Replacement includes peripherals after 20 years
Signaling / Communication	_____ 1 ls	4500.00	\$4,500	17	20	3 in 1 Year	Door buzzer intercom system, age unknown, Replacement allowance
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

90 Christina Street

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$9,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$4,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 90 Christina Street

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	167 lf		\$0	109	100+		New footings and front porch foundations 2011 per scope of work found on City of Newton website, monitor
Framing	1 ls		\$0	109	100+		Wood framed structure, no structural issues reported / observed
Slab	1,883 sf		\$0	109	100+		Concrete basement, no reported / observed problems, monitor
Miscellaneous	ea						
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors	4 ea	875.00	\$3,500	17	35	18 in 1 Year	Wood doors with wood frames and glazing, replace
Exterior Unit Doors	4 ea	875.00	\$3,500	17	35	18 in 1 Year	Wood doors with wood frames and glazing, replace
Service Doors	ea						
Glass Sliding Doors	ea						
Storm Doors	ea						
Exterior Walls--Wood	4,564 sf	3.20	\$14,582	1	7	6 /13 /20 in 1 Year	Painted wood siding, last painted in 2018 Future painting costs every seven years
Exterior Walls--Asphalt	sf						
Exterior Walls	sf						
Trim, Soffit & Fascia	1 ls		\$0	1	7		Included with siding above Painting included with exterior
Exterior Ceilings	164 sf		\$0	1	7		Wood ceilings at front and rear porch; good condition
Window Frames--Unit	33 ea	585.00	\$19,305	17	35	18 in 1 Year	Vinyl double hung models, future replacement allowance
Window Frames--Basement	ea						
Window Glass	66 ea		\$0	varies	15		Thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	33 ea		\$0	varies	10		Integral screens, replace as-needed from Operating
Porch / Ramp -Front	100 sf	10.50	\$1,050	17	25	8 in 1 Year	Wood decking at front entry porch, replacement allowance
Unit Wood Deck	ea						
Fire Escapes	ls						
Bldg Mounted Lighting	8 ea		\$0	varies	15		Maintain from Operating

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,785	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,785	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls--Wood	\$0	\$0	\$0	\$0	\$0	\$16,905	\$0	\$0	\$0	\$0	\$0	\$0	\$20,790	\$0	\$0	\$0	\$0	\$0	\$0	\$25,570
Exterior Walls--Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,908	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Porch / Ramp -Front	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Deck	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 90 Christina Street

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,846 sf		\$0	109	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering--Asphalt	1,765 sf	4.50	\$7,944	17	20	3 in 1 Year	Standard 3-tab shingles, future replacement
Roof Covering--Membrane	81 sf	15.00	\$1,215	17	20	3 in 1 Year	Membrane , no leaks reported, replacement shown
Roof Covering	sf						
Roof Drainage	430 lf	7.50	\$3,225	17	20	3 in 1 Year	Aluminum gutters and downspouts, future replacement
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Ceilings	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10		Wood and vinyl treads, risers Good condition, refinish / replaced when needed from Operating
Stair Doors	ea						
Stair Railings	1 ls		\$0	10+	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	109	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	109	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	109	100+		Unfinished concrete
Laundry Equipment	4 ea		\$0	varies	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$0	\$0	\$8,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Membrane	\$0	\$0	\$1,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$3,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 90 Christina Street

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	6 ea		\$0	16	30		Wood unit entry doors, maintain from Optg.
Unit Interior Doors	15 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Optg.
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Optg.
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall All interiors in good condition, paint as-needed from Operating
Living Area Floors	3,160 sf	6.50	\$20,540	varies	15	1 /16 over 5 Years	VCT flooring throughout living area of all units Allowance to replace one unit / year over five years
Living Area Floors	ls			varies	15		
Living Area Floors	ls			10	15		
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	109	5		Painted drywall All interiors in good condition, paint as-needed from Operating
Kitchen Floors	100 sf		\$0	varies	10		Ceramic tile, maintain throughout from Operating
Kitchen Cabinets	5 ea	3900.00	\$19,500	17	20	3 over 5 Years	Management reports building was renovated in 2002; all cabinets laminated pressed wood modes
Kitchen Cabinets	ea						
Kitchen Countertop	5 ea	475.00	\$2,375	17	10	13 over 5 Years	Square edge laminate with stainless steel single bowl sink. Initial replacement included with cabinetry, future costs shown
Kitchen Countertop	ea						
Range	5 ea	500.00	\$2,500	17	20	3 over 5 Years	30" GE gas range, future replacement concurrent with cabinets
Range	ea						
Refrigerator	5 ea	850.00	\$4,250	varies	15	3 /18 over 5 Years	Frost free Estate model, future replacement allowance
Refrigerator	ea						
Rangehood and Vent	5 ea	125.00	\$625	varies	20	3 over 5 Years	Recirculating rangehoods, replacement allowances
Disposal	5 ea		\$0	varies	5		Fractional horsepower disposals, maintain from Operating
Dishwasher	5 ea	300.00	\$1,500	varies	10	3 /13 over 5 Years	Frigidaire dishwashers in all units; replacement allowance

# Projected Capital Needs Over Twenty Years

**90 Christina Street**

*Costs inflated at 3%*

**DWELLING UNITS**

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors	\$4,108	\$4,231	\$4,358	\$4,489	\$4,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,400	\$6,592	\$6,790	\$6,994	\$7,203
Living Area Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$4,138	\$4,262	\$4,389	\$4,521	\$4,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677	\$698	\$718	\$740	\$762	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$530	\$546	\$563	\$580	\$597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator	\$0	\$0	\$902	\$929	\$957	\$985	\$1,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,405	\$1,447	\$1,490
Refrigerator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rangehood and Vent	\$0	\$0	\$133	\$137	\$141	\$145	\$149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$0	\$0	\$318	\$328	\$338	\$348	\$358	\$0	\$0	\$0	\$0	\$0	\$428	\$441	\$454	\$467	\$481	\$0	\$0	\$0

# 90 Christina Street

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+		Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Ceilings	1 ls		\$0	varies	5+		Painted drywall All interiors in good condition, paint as-needed from Operating
Bathroom Floors	125 ls		\$0	varies	30+		Ceramic tile, maintain throughout from Operating
Bath-tub and Shower	5 ea		\$0	varies	25		Porcelain glazed tubs; maintain throughout from Operating
Bathroom Vanity	5 ea	525.00	\$2,625	17	20	3 over 5 Years	Laminated vanity with integral bowl / counter, future replacement
Bathroom Sinks	ea						
Bathroom Toilets	5 ea	875.00	\$4,375	17	20	3 over 5 Years	Per rehab scope found on City of Newton website, all Standard water closets, no low-flow; replacement allowance
Medicine Cabinets/Access.	5 ea	350.00	\$1,750	17	20	3 over 5 Years	Mirrored metal surface mounted cabinet; replace Standard rails and towel holders; replace
Medicine Cabinets/Access.	ea						
Ventilation & Exhaust	5 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	5 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						
Unit Radiation	5 ea		\$0	varies	15		Baseboard in all units No problems reported; maintain from Operating
Unit Radiation	ls						
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	5 ea		\$0	17	30		Murray Circuit breaker panels; maintain throughout from Optg.
Unit Wiring	5 ea		\$0	varies	30		No problems reported or observed, monitor
Unit Security Call System	ea						
Unit Smoke / Fire Detection	5 ea		\$0	17	10		No smokes detectors in bedrooms, discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea						

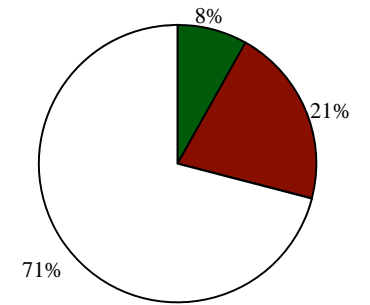
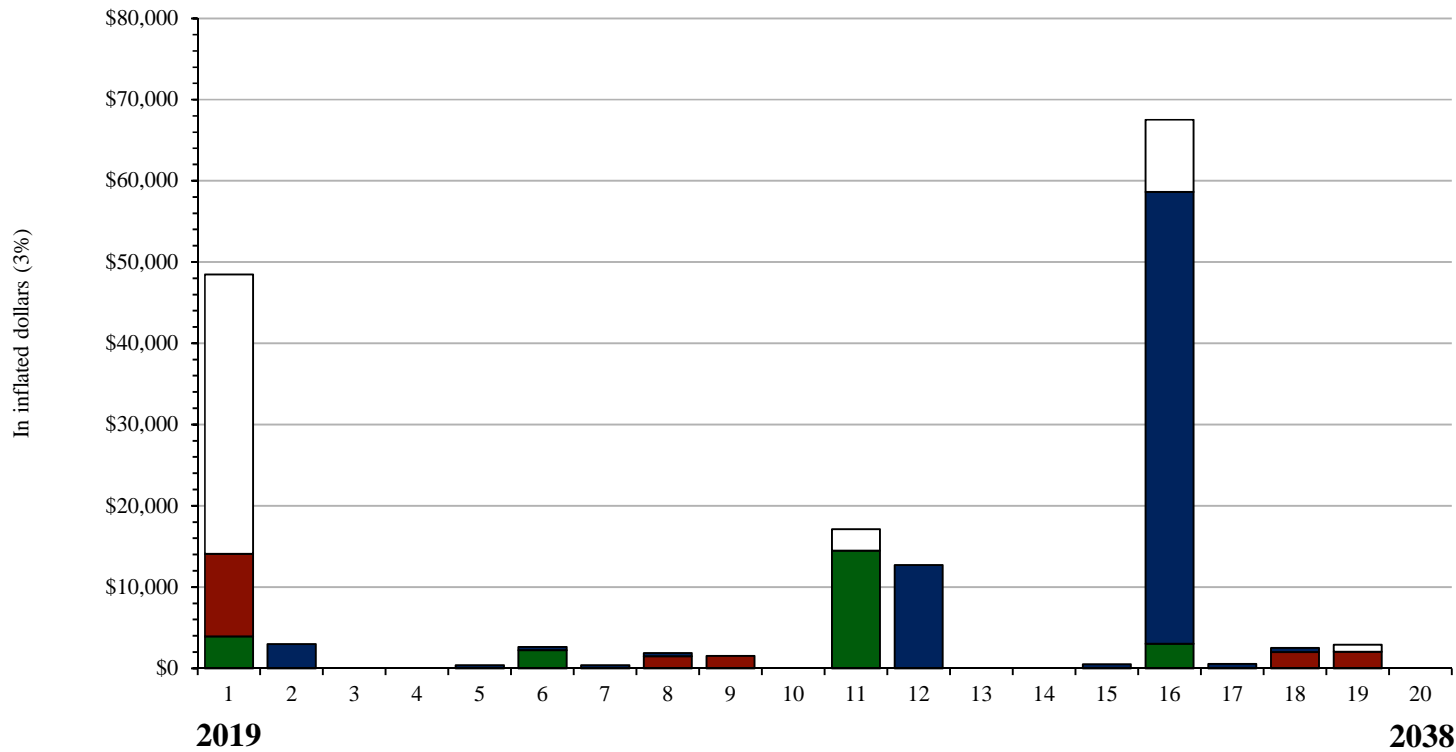
# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

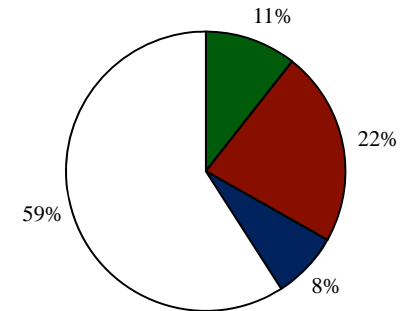
DWELLING UNITS--*continued*

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity	\$0	\$0	\$557	\$574	\$591	\$609	\$627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Sinks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$0	\$0	\$928	\$956	\$985	\$1,014	\$1,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$0	\$0	\$371	\$382	\$394	\$406	\$418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

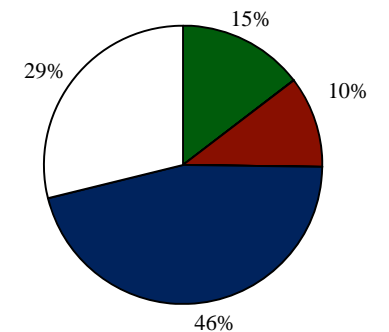




**Year One Distribution**



**Ten Year Distribution**



**Twenty Year Distribution**

**Total Costs by Building System (inflated dollars)**

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$3,937 or \$1,969/unit	\$6,183 or \$3,091/unit	\$23,697 or \$11,849/unit
Accessibility Improvements			
Mechanical Room	\$10,140 or \$5,070/unit	\$13,136 or \$6,568/unit	\$17,162 or \$8,581/unit
Building Mech. & Elec.			
Building Architectural		\$4,517 or \$2,259/unit	\$74,380 or \$37,190/unit
Dwelling Units	\$34,397 or \$17,199/unit	\$34,397 or \$17,199/unit	\$46,749 or \$23,375/unit
In inflated dollars:	\$48,474 or \$24,237/unit	\$58,233 or \$29,117/unit	\$161,989 or \$80,995/unit
In current dollars:	\$48,474 or \$24,237/unit	\$57,011 or \$28,506/unit	<b>\$126,130 or \$63,065/unit</b>

# Capital Needs Summary

**2148-2150 Commonwealth Avenue**

**Newton, MA**

OSI Ref: 18617  
 Property Age: 124 Years  
 Financing: 0

Number of Buildings: 1  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$3,937	\$0	\$0	\$0	\$0	\$2,246	\$0	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$10,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,476	\$1,520	\$0
Mechanical Sub-Total	\$10,140	\$0	\$0	\$0	\$0	\$0	\$0	\$1,476	\$1,520	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$0	\$0	\$0	\$0	\$366	\$377	\$388	\$400	\$0	\$0
Roof Systems	\$0	\$2,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$0	\$2,987	\$0	\$0	\$366	\$377	\$388	\$400	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$21,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathrooms	\$9,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$34,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Capital Costs</b>	<b>\$48,474</b>	<b>\$2,987</b>	<b>\$0</b>	<b>\$0</b>	<b>\$366</b>	<b>\$2,622</b>	<b>\$388</b>	<b>\$1,876</b>	<b>\$1,520</b>	<b>\$0</b>

# 2148-2150 Commonwealth Avenue

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$14,496	\$0	\$0	\$0	\$0	\$3,018	\$0	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,983	\$2,043	\$0	Boiler Room Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,983	\$2,043	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$492	\$55,619	\$522	\$537	\$0	\$0	Structural and Exterior
\$0	\$12,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$12,693	\$0	\$0	\$492	\$55,619	\$522	\$537	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$6,232	\$0	\$0	\$0	\$0	Living Areas
\$2,621	\$0	\$0	\$0	\$0	\$2,649	\$0	\$0	\$851	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$2,621	\$0	\$0	\$0	\$0	\$8,880	\$0	\$0	\$851	\$0	Dwelling Units Sub-Total
\$17,117	\$12,693	\$0	\$0	\$492	\$67,518	\$522	\$2,521	\$2,894	\$0	<b>Total Capital Costs</b>

# 2148-2150 Commonwealth Avenue

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>SURFACE</b>								
Roadways	_____ sf	_____	_____	_____	_____	_____	_____	_____
Driveway	2,242 sf	3.25	\$7,287	9	20	11	in 1 Year	Per City of Newton building permits Asphalt, good condition, replaced in 2010
Crack-Fill and Sealcoat	2,242 sf	0.20	\$437	9	5	1 /6 /16	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	172 sf	_____	\$0	9	30	_____	_____	Asphalt, in good condition, maintain from Optg.
Sidewalks	80 sf	_____	\$0	9	30	_____	_____	Concrete, limited, maintain from Operating
	130 lf	_____	_____	_____	_____	_____	_____	_____
Retaining Walls	1 ls	1500.00	\$1,500	124	5	1 /6 /11 /16	in 1 Year	Stone wall along street and drive, repair allowances
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Site Stair	1 ls	_____	\$0	124	150+	_____	_____	Large concrete stair at front, maintain from Operating
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	City sanitary and water lines; utility supplied electrical and gas
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____ ls	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--1	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--2	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--3	_____ ls	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>SURFACE</b>																				
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$437	\$0	\$0	\$0	\$0	\$507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$681	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$1,500	\$0	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0	\$2,016	\$0	\$0	\$0	\$0	\$2,337	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Stair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																				
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 2148-2150 Commonwealth Avenue

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BOILERS</b>							
Boilers	2 ea	5070.00	\$10,140	19	20	1 in 1 Year	Per City of Newton building permits replaced in 2000 Burnham gas-fired forced hot water boilers rated at 130 MBH
Boilers	ea						
Boilers	ea						
Controls	ea						
Controls	ea						
Controls	ea						
Condensate & Feed Water	ea						
Boiler Water Pumps	ea						
Heating Water Pumps	ea						
Chilled Water Pumps	ea						
Flue Exhaust	ea						
<b>BOILER ROOM SYSTEMS</b>							
Boiler Room Piping/Valves	1 ls		\$0	varies	25		Maintain throughout from Operating
3-Way Valve & Controller	ea						
Heat Exchanger for Bldg. Heat	ea						
Domestic Hot Water Generation	ea						
Domestic Hot Water Storage	1 ea	1200.00	\$1,200	1	10	9 /19 in 1 Year	Unit 2148 -- installed 2018 Rheem 50-gallon indirect fired DHW tank, replacement
Domestic Hot Water Pumps	1 ea	1200.00	\$1,200	2	10	8 /18 in 1 Year	Unit 2150 -- installed 5/17 State 40-gallon indirect fired DHW tank, replacement
Boiler Room Piping Insulation	ls						
Fuel Oil Storage	ea						
Fuel Oil Transfer System	ls						
Sump Pumps	ea						

# Projected Capital Needs Over Twenty Years

2148-2150 Commonwealth Avenue

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$10,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,043	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,983	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 2148-2150 Commonwealth Avenue

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	1 ls	_____	\$0	2	99	_____	New public panel installed in 2011; monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____



# Projected Capital Needs Over Twenty Years

2148-2150 Commonwealth Avenue

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 2148-2150 Commonwealth Avenue

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	138	If	\$0	124	100+		Brick / fieldstone, no problems reported / observed, Monitor
Framing	1	ls	\$0	124	100+		Wood framed structure, no structural issues reported / observed
Slab	1,204	sf	\$0	124	100+		Concrete basement, no reported / observed problems, monitor
Miscellaneous		ea					
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors		ea					
Exterior Unit Doors	5	ea	875.00	19	35	16 in 1 Year	Wood doors/ wood frames assumed to have been replaced with siding in 2000; replacement allowance
Service Doors		ea					
Storm Doors	4	ea	325.00	5	10	5 /15 over 4 Years	Aluminum storm doors at front and rear, replacement allowance
Storm Doors		ea					
Exterior Walls--Siding	2,424	sf	7.50	19	35	16 in 1 Year	Per City of Newton building permits replaced in 2000 Future replacement allowance of vinyl siding
Exterior Walls		sf					
Exterior Walls		sf					
Trim, Soffit & Fascia	1	ls	\$0	19	35		Fascia, soffits to be replaced with siding
Exterior Ceilings	382	sf	\$0	19	20		Vinyl ceilings at front porch; good condition
Window Frames--Unit	36	ea	325.00	20+	35	16 in 1 Year	Vinyl framed double-hung, age unknown, replace with siding
Window Frames--Basement	4	ea	280.00	20+	35	16 in 1 Year	Wood framed basement windows, Monitor
Window Glass	76	ea	\$0	varies	15		Single and thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	31	ea	\$0	varies	10		Integral screens, replace as-needed from Operating
Unit Wood Decks	270	sf	\$0	9	35		Per City of Newton building permits wood deck and rails installed in 2010; maintain throughout from Operating
Unit Wood Decks		sf					
Fire Escapes		ea					
Bldg Mounted Lighting	3	ea	\$0	varies	15		Maintain from Operating

# Projected Capital Needs Over Twenty Years

# 2148-2150 Commonwealth Avenue

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,816	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$366	\$377	\$388	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$492	\$506	\$522	\$537	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls--Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,324	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,228	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,745	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 2148-2150 Commonwealth Avenue

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>ROOF SYSTEMS</b>								
Structure	1,720 sf		\$0	124	100+			Wood framing; no problems reported/ observed, monitor
Roof Covering--Slate	1,450 sf	2.00	\$2,900	8	10	2	/12 in 1 Year	Per City of Newton building permits repaired in 2011 Slate roofing, allowance for repairs throughout
Roof Covering--Membrane	270 sf	15.00	\$4,050	8	20	12	in 1 Year	Per City of Newton building permits roof replaced in 2011 Membrane roof at decks believed to be older; replacement allowance
Roof Covering--Asphalt	110 sf	4.50	\$495	8	20	12	in 1 Year	Per City of Newton building permits roof replaced in 2011 Asphalt shingles on window bays
Roof Drainage	230 lf	7.50	\$1,725	8	20	12	in 1 Year	Per City of Newton building permits replaced in 2011 Alum. Gutters / downspouts replace with next roof replacement
Skylights	ea							
Penthouses	ea							
Access Doors & Hatches	ea							
Roof Railings	lf							
<b>STAIRS</b>								
Stair Walls	ls							Direct entry, no common stair / hallway
Stair Ceilings	ls							
Stair Floors	ls							
Stair Doors	ea							
Stair Railings	ls							
Interior Lighting	ea							
Miscellaneous	ea							
Miscellaneous	ea							
<b>PUBLIC LAUNDRY</b>								
Laundry Walls	1 ls		\$0	124	100+			Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	124	100+			Wood unfinished framing
Laundry Floors	1 ls		\$0	124	100+			Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20			Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

2148-2150 Commonwealth Avenue

Costs inflated at 3%

BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Slate	\$0	\$2,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,606	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 2148-2150 Commonwealth Avenue

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	_____ ea	_____	_____	_____	_____	_____	_____
Unit Interior Doors	8 ea	_____	\$0	varies	25	_____	Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls	_____	\$0	varies	25	_____	Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls	_____	\$0	varies	5+	_____	Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls	_____	\$0	varies	5+	_____	Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors-Unit 1	1 ls	2000.00	\$2,000	15+	15	1 /16 in 1 Year	Hardwood floors throughout Allowance to refinish every 15 years
Living Area Floors-Unit 2	1 ls	2000.00	\$2,000	15+	15	1 /16 in 1 Year	Hardwood floors throughout Allowance to refinish every 15 years
Unit Interior Stairs	_____ sf	_____	_____	_____	_____	_____	_____
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls	_____	\$0	varies	5+	_____	Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Kitchen Floors-Unit 2148	108 sf	6.50	\$702	19	20	1 in 1 Year	Per City of Newton building permits replaced in 2000 Vinyl flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Unit 2148	1 ea	8125.00	\$8,125	19	20	1 in 1 Year	Laminated particleboard cabinetry Replacement allowance includes countertop, sink
Kitchen Countertop-Unit 2148	1 ea	800.00	\$800	19	10	11 in 1 Year	Laminate countertop, future replacement allowance
Kitchen Floors-Unit 2150	20 sf	6.50	\$130	20+	20	1 in 1 Year	Vinyl sheetgoods flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Unit 2150	1 ea	8125.00	\$8,125	20+	20	1 in 1 Year	Oak cabinetry, age unknown Replacement allowance includes countertop, sink
Kitchen Countertop-Unit 2150	1 ea	800.00	\$800	20+	20	1 in 1 Year	Square edge laminate with single bowl sink, replacement allowance
Range: 30" Gas-Unit 2148	1 ea	500.00	\$500	1	20	19 in 1 Year	30" Magic Chef gas range, future replacement
Range: 30" Gas-Unit 2150	1 ea	500.00	\$500	20+	20	1 in 1 Year	30" gas range, replacement allowance with kitchen upgrade
Refrigerator: Unit 2148	1 ea	850.00	\$850	15?	15	1 /16 in 1 Year	Frost free, top freezer, replace with kitchen update
Refrigerator: Unit 2150	1 ea	850.00	\$850	15?	15	1 /16 in 1 Year	Frost free, top freezer, replace with kitchen update
Rangehood: Microwave	2 ea	275.00	\$550	varies	10	1 /11 in 1 Year	Microwave rangehoods in both units Allowance to replace concurrent with cabinetry
Dishwasher	2 ea	300.00	\$600	varies	10	1 /11 in 1 Year	Replace with kitchen remodel

# Projected Capital Needs Over Twenty Years

2148-2150 Commonwealth Avenue

Costs inflated at 3%

DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 1	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Living Area Floors-Unit 2	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 2148	\$702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Unit 2148	\$8,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 2148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 2150	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Unit 2150	\$8,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 2150	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range: 30" Gas-Unit 2148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$851	\$0
Range: 30" Gas-Unit 2150	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator: Unit 2148	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324	\$0	\$0	\$0	\$0
Refrigerator: Unit 2150	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324	\$0	\$0	\$0	\$0
Rangehood: Microwave	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 2148-2150 Commonwealth Avenue

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>BATHROOMS</b>								
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+			Unit 2150 has two baths Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Ceilings	70 sf		\$0	varies	5+			Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	105 sf	30.00	\$3,150	varies	20+	1	in 1 Year	Ceramic tile, some cracking, replacement allowance
Bath-tub and Shower	3 ea	255.00	\$765	20+	25	1	in 1 Year	Porcelain glazed tubs, in need of refinishing
Bathroom Vanity/sink	3 ea	525.00	\$1,575	20+	20	1	in 1 Year	2148 sink cracked, Laminated vanity with 1 piece integral sink; replace
Bathroom Vanity/sink	ea							
Bathroom Toilets	3 ea	875.00	\$2,625	20+	20	1	in 1 Year	Not low-flow models; replace
Medicine Cabinets	3 ea	200.00	\$600	20+	20	1	in 1 Year	Wood wall mounted; mirrored door cabinet; replace
Accessories	3 ea	150.00	\$450	20+	20	1	in 1 Year	Towel bars; replace / add accessories
Ventilation & Exhaust	3 ea		\$0	varies	20			Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>								
Unit Warm Air Furnaces	ea							
Unit Thermostats	3 ea		\$0	varies	20			Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea							
Unit Air Conditioning	ea							
Unit Radiation	3 ls		\$0	varies	35			Baseboard radiation, maintain throughout from Operating
<b>IN-UNIT ELECTRICAL</b>								
Unit Electrical Panel	3 ea		\$0	8	30			Per City of Newton building permits replaced in 2011 Unit panels upgraded to 200 amp in 2011; monitor
Unit Wiring	2 ea		\$0	varies	30			No problems reported or observed, monitor
Unit Security Call System	ea							
Unit Smoke / Fire Detection	3 ea		\$0	varies	10			No smokes in bedrooms, discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea							



# Projected Capital Needs Over Twenty Years

2148-2150 Commonwealth Avenue

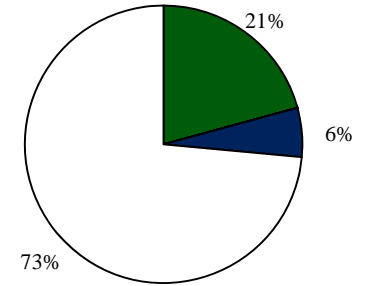
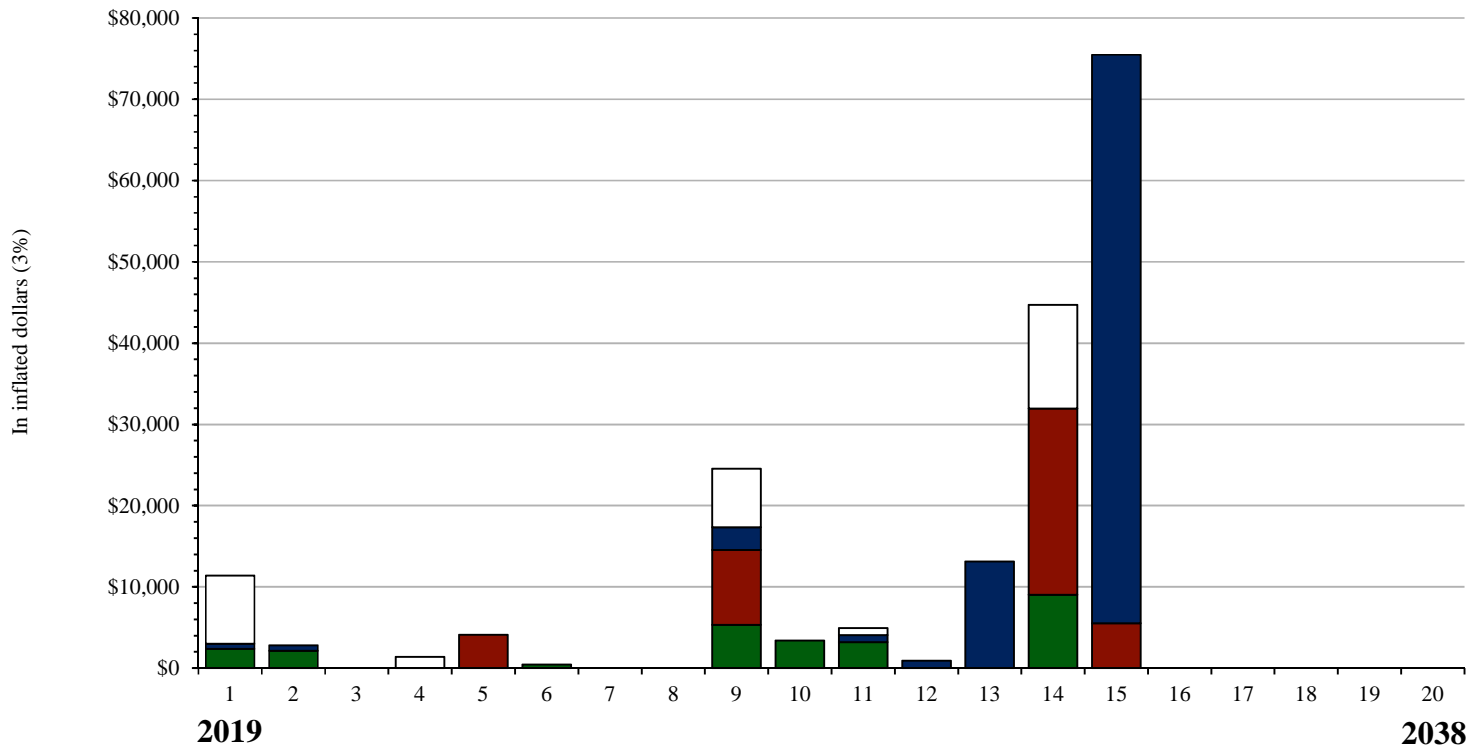
Costs inflated at 3%

DWELLING UNITS--continued

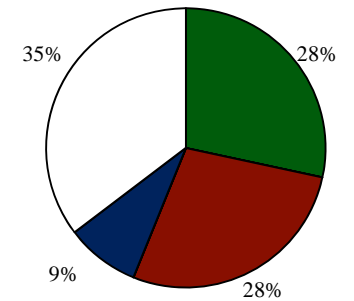
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$3,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$1,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$2,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

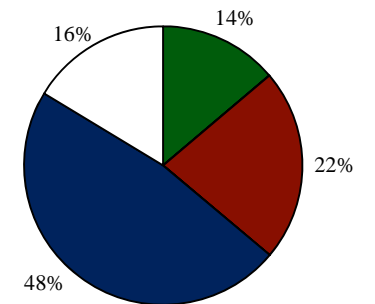
## 54 Eddy Street



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

### Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$2,366 or \$1,183/unit	\$13,634 or \$6,817/unit	\$25,858 or \$12,929/unit
Accessibility Improvements			
Mechanical Room		\$13,319 or \$6,659/unit	\$41,734 or \$20,867/unit
Building Mech. & Elec.			
Building Architectural	\$650 or \$325/unit	\$4,105 or \$2,052/unit	\$88,969 or \$44,485/unit
Dwelling Units	\$8,375 or \$4,188/unit	\$16,962 or \$8,481/unit	\$30,597 or \$15,298/unit
<b>In inflated dollars:</b>	<b>\$11,391 or \$5,695/unit</b>	<b>\$48,019 or \$24,010/unit</b>	<b>\$187,158 or \$93,579/unit</b>
<b>In current dollars:</b>	<b>\$11,391 or \$5,695/unit</b>	<b>\$41,345 or \$20,672/unit</b>	<b>\$135,210 or \$67,605/unit</b>

# Capital Needs Summary

**54 Eddy Street**  
**Newton, MA**

OSI Ref: 18617  
 Property Age: 105 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$2,366	\$2,132	\$0	\$0	\$0	\$424	\$0	\$0	\$5,320	\$3,392
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$4,097	\$0	\$0	\$0	\$9,222	\$0
Mechanical Sub-Total	\$0	\$0	\$0	\$0	\$4,097	\$0	\$0	\$0	\$9,222	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$650	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$2,785	\$0
Roof Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$650	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$2,785	\$0
<b>Dwelling Units</b>										
Living Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,067	\$0
Kitchens	\$5,265	\$0	\$0	\$1,366	\$0	\$0	\$0	\$0	\$2,154	\$0
Bathrooms	\$3,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$8,375	\$0	\$0	\$1,366	\$0	\$0	\$0	\$0	\$7,221	\$0
<b>Total Capital Costs</b>	<b>\$11,391</b>	<b>\$2,802</b>	<b>\$0</b>	<b>\$1,366</b>	<b>\$4,097</b>	<b>\$424</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,548</b>	<b>\$3,392</b>

# 54 Eddy Street

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$3,179	\$0	\$0	\$9,044	\$0	\$0	\$0	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$22,909	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$0	\$5,506	\$0	\$0	\$0	\$0	\$0	Boiler Room Systems
\$0	\$0	\$0	\$22,909	\$5,506	\$0	\$0	\$0	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$874	\$900	\$0	\$0	\$69,982	\$0	\$0	\$0	\$0	\$0	Structural and Exterior
\$0	\$0	\$13,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$874	\$900	\$13,110	\$0	\$69,982	\$0	\$0	\$0	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Living Areas
\$874	\$0	\$0	\$10,449	\$0	\$0	\$0	\$0	\$0	\$0	Kitchens
\$0	\$0	\$0	\$2,313	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$874	\$0	\$0	\$12,762	\$0	\$0	\$0	\$0	\$0	\$0	Dwelling Units Sub-Total
\$4,926	\$900	\$13,110	\$44,715	\$75,487	\$0	\$0	\$0	\$0	\$0	<b>Total Capital Costs</b>

# 54 Eddy Street

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>SURFACE</b>								
Roadways	_____ sf	_____	_____	_____	_____	_____	_____	_____
Driveway	1,875 sf	3.25	\$6,094	6	20	14	in 1 Year	Per Rehab scope found on City of Newton website, drive replaced Asphalt, good condition, future resurfacing allowance
Crack-Fill and Sealcoat	1,875 sf	0.20	\$366	6	5	1 /6 /11	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	20 sf	3.25	\$65	6	20	14	in 1 Year	Asphalt, good condition, future resurfacing allowance
Retaining Walls	40 lf	_____	\$0	6	20	_____	_____	Per Rehab scope found on City of Newton website, wall replaced Stone, maintain throughout from Operating
Fencing	120 lf	35.00	\$4,200	6	15	9	in 1 Year	Aluminum rail fencing along property line, future replacement
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Lighting	_____ ls	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	Per Rehab scope found on City of Newton website, sanitary and water lines replaced in 2013; Monitor throughout from Operating
Garage Doors	2 ea	1300.00	\$2,600	20+	30	10	in 1 Year	Garage doors, future replacement allowance
Garage Walls	800 sf	_____	\$0	50+	20	_____	_____	Concrete block walls, monitor throughout from Optg.
Garage Roofing	460 sf	4.50	\$2,070	18	20	2	in 1 Year	Standard three-tab shingles, appears to be in fair condition, Age approx.. based on home inspection completed in 2012; replacement shown
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____ ls	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units	_____ ls	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>SURFACE</b>																				
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,949	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$366	\$0	\$0	\$0	\$0	\$424	\$0	\$0	\$0	\$0	\$491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage Roofing	\$0	\$2,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																				
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Eddy Street

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule		Notes
				AGE (Years)	EUL (Years)	Year of action AND duration of project		
<b>BOILERS</b>								
Boilers	2 ea	7800.00	\$15,600	6	20	14	in 1 Year	HTP gas-fired forced hot water boilers installed in 2013 rated at 30 MBH each, future replacement costs
Boilers	ea							
Boilers	ea							
Controls	ea							
Controls	ea							
Controls	ea							
Condensate & Feed Water	ea							
Boiler Water Pumps	ea							
Heating Water Pumps	8 ea		\$0	6	15			Fractional horsepower Taco pumps, maintain from Operating
Chilled Water Pumps	ea							
Flue Exhaust	ea							
<b>BOILER ROOM SYSTEMS</b>								
Boiler Room Piping/Valves	1 ls		\$0	varies	25			Maintain throughout from Operating
3-Way Valve & Controller	ea							
Heat Exchanger for Bldg. Heat	ea							
Domestic Hot Water Generation	1 ea	3640.00	\$3,640	5	10	5 /15	in 1 Year	AO Smith 40 gallon domestic hot water tank for laundry Future replacement costs
Domestic Hot Water Generation	1 ea	3640.00	\$3,640	6	15	9	in 1 Year	HTP stainless steel, 40-gallon indirect fired DHW tank installed in 2013, replacement
Domestic Hot Water Generation	1 ea	3640.00	\$3,640	6	15	9	in 1 Year	HTP stainless steel, 40-gallon indirect fired DHW tank installed in 2013, replacement
Boiler Room Piping Insulation	ls							
Fuel Oil Storage	ea							
Fuel Oil Transfer System	ls							
Sump Pumps	ea							

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038	
<b>BOILERS</b>																					
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,909	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																					
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$4,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,506	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 54 Eddy Street

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	8	99	_____	Electrical upgraded in 2011 per City records, monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

**54 Eddy Street**

*Costs inflated at 3%*

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Eddy Street

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>STRUCTURE</b>								
Foundation	140	If 15.70	\$2,199	105	100+	9	in 1 Year	New footings and porch foundations replaced in 2013 and brick & stone foundation repointed, future repointing allowance after 15 years
Framing	1	ls	\$0	105	100+			Wood framed structure, no structural issues reported / observed
Slab	1,136	sf	\$0	105	100+			Concrete basement, no reported / observed problems, monitor
Stair	1	ea	\$0	6	20			Per Rehab scope found on City of Newton website, main entry stair at front porch repointing with rehab of 2013; maintain from Optg.
<b>BUILDING EXTERIOR</b>								
Exterior Common Doors		ea						
Exterior Unit Doors	4	ea	875.00	20?	35	15	in 1 Year	Wood doors with wood frames and glazing, exact age unknown, replacement allowance
Service Doors	1	ea	\$0	6	35			Per Rehab scope found on City of Newton website, wood framed doghouse at bulkhead with small wood entry door, Operating
Glass Sliding Doors		ea						
Storm Doors	4	ea	325.00	10?	10	1 /11	over 2 Years	Aluminum storm doors at front and rear, replacement allowance
Exterior Walls--Siding	2,784	sf	7.50	20?	35	15	in 1 Year	Vinyl siding, exact age of siding unknown, Future replacement allowance
Exterior Walls		sf						
Exterior Walls		sf						
Trim, Soffit & Fascia	1	ls	\$0	20?	35			Included with siding above
Exterior Ceilings		sf						
Window Frames--Unit	36	ea	585.00	20?	35	15	in 1 Year	Mix of Wood and vinyl frames, exact age unknown, replacement allowance
Window Frames--Basement	3	ea	280.00	20?	35	15	in 1 Year	Wood framed basement windows, future replacement
Window Glass	75	ea	\$0	varies	15			Single and thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	36	ea	\$0	varies	10			Integral screens, replace as-needed from Operating
Unit Balconies/Wood Decks		ea						
Balcony Railings		ea						
Fire Escapes		ea						
Bldg Mounted Lighting	2	ea	\$0	varies	15			Ceiling mounted lights, maintain from Operating

# Projected Capital Needs Over Twenty Years

**54 Eddy Street**

*Costs inflated at 3%*

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,294	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$650	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$874	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls--Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,562	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,855	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,271	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Balconies/Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balcony Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Eddy Street

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,614 sf		\$0	105	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering	1,550 sf	4.50	\$6,975	7	20	13 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, roof was replaced in 2013; standard 3-tab shingles, future replacement
Roof Covering	64 sf	15.00	\$960	7	20	13 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, roof was replaced in 2013; membrane at rear porch, future replacement
Roof Covering							
Roof Drainage	168 lf	7.50	\$1,260	7	20	13 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, added in 2013; aluminum gutters and downspouts, future replacement
Skylights							
Penthouses							
Access Doors & Hatches							
Roof Railings							
<b>STAIRS</b>							
Stair Walls							No common stairs
Stair Ceilings							
Stair Floors							
Stair Doors							
Stair Railings							
Interior Lighting							
Miscellaneous							
Miscellaneous							
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	105	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	105	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	105	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	6	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Eddy Street

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	ea						
Unit Interior Doors	8 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls		\$0	6	5+		Painted drywall, plaster, paneling. Per Rehab scope of 2012 all interiors repainted, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	6	5+		Painted drywall and plaster. Per Rehab scope of 2012 all interiors repainted, paint as-needed from Operating
Living Area Floors-Unit 1	1 ls	2000.00	\$2,000	6	15	9 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, all wood floors to be refinished, future allowance shown
Living Area Floors-Unit 2	1 ls	2000.00	\$2,000	6	15	9 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, all wood floors to be refinished, future allowance shown
Unit Interior Stairs	sf						
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1,022 sf		\$0	6	5+		Painted drywall, plaster, paneling. Per Rehab scope of 2012 all interiors repainted, paint as-needed from Operating
Kitchen Floors-Unit 1	60 sf	6.50	\$390	20?	20	1 in 1 Year	Vinyl sheetgoods flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Unit 1	1 ea	4875.00	\$4,875	20?	20	1 in 1 Year	Laminated pressed wood cabinetry, exact age unknown, future replacement allowance includes countertop
Kitchen Countertop-Unit 1	1 ea	650.00	\$650	20	10	11 in 1 Year	Laminate countertop, future replacement
Kitchen Floors-Unit 2	60 sf	6.50	\$390	6	20	14 in 1 Year	Vinyl sheetgoods flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Unit 2	1 ea	4875.00	\$4,875	6	20	14 in 1 Year	New cherry cabinets and rolled edge laminate with single bowl sink Replaced with 2013 with rehab, future replacement allowance
Kitchen Countertop-Unit 2	1 ea	650.00	\$650	6	10	4 in 1 Year	Rolled edge laminate with single bowl sink, replacement allowance
Range: 30" Gas Models	2 ea	500.00	\$1,000	6	20	14 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, all appliances replaced in 2013 with energy star models, future replacement
Refrigerator: Frost Free	2 ea	850.00	\$1,700	6	15	9 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, all appliances replaced in 2013 with energy star models, future replacement
Refrigerator	ea						
Rangehood: Recirculating	2 ea	125.00	\$250	6	20	14 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, all appliances replaced in 2013 with energy star models, future replacement
Disposal	2 ea		\$0	6	5		Fractional horsepower disposals, maintain throughout from Operating
Dishwasher	2 ea	300.00	\$600	6	10	4 /14 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, all appliances replaced in 2013 with energy star models, future replacement

# Projected Capital Needs Over Twenty Years

*Costs inflated at 3%*

**DWELLING UNITS**

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 1	\$390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Unit 1	\$4,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Unit 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$573	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Unit 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,159	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 2	\$0	\$0	\$0	\$710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range: 30" Gas Models	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,469	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator: Frost Free	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rangehood: Recirculating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$0	\$0	\$0	\$656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$881	\$0	\$0	\$0	\$0	\$0	\$0



# 54 Eddy Street

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	384 sf		\$0	6	5+		Painted drywall, plaster, paneling. Per Rehab scope of 2012 all interiors repainted, paint as-needed from Operating
Bathroom Ceilings	70 sf		\$0	6	5+		Painted drywall and plaster. Per Rehab scope of 2012 all interiors repainted, paint as-needed from Operating
Bathroom Floors	50 sf		\$0	varies	15		Ceramic tile, maintain throughout from Operating
Bath-tub and Shower	1 ea 2 ea	255.00	\$510	25+	25	1 in 1 Year	Unit 2 had new shower installed during rehab, maintain from Operating Unit 1 has porcelain glazed tub, in need of refinishing
Bathroom Vanity/sink-Unit 1	1 ea	525.00	\$525	6	20	14 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, new vanity / sink installed during rehab; future replacement
Bathroom Vanity/sink-Unit 2	2 ea	525.00	\$1,050	6	20	14 in 1 Year	Per Rehab scope of 2012 found on City of Newton website, new vanity / sink installed during rehab; future replacement
Bathroom Toilets	2 ea 3 Total	875.00	\$1,750	20+	20	1 in 1 Year	Third floor bathroom in Unit 2 added during rehab - Operating Unit 1 and first floor bath of Unit 2 older, replacement allowance
Medicine Cabinets	2 ea	200.00	\$400	20+	20	1 in 1 Year	Third floor bathroom in Unit 2 added during rehab - Operating Unit 1 and first floor bath of Unit 2 older, replacement allowance
Accessories	3 ea	150.00	\$450	20+	20	1 in 1 Year	Third floor bathroom in Unit 2 added during rehab - Operating Unit 1 and first floor bath of Unit 2 older, replacement allowance
Ventilation & Exhaust	3 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	3 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						
Unit Air Conditioning	ea						
Unit Radiation	1 ls		\$0	6	35		Baseboard radiation, maintain throughout from Operating
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	2 ea		\$0	8	30		Circuit breaker panels Electrical upgraded in 2011 per City records, monitor
Unit Wiring	2 ea		\$0	8	30		Electrical upgraded in 2011 per City records, monitor
Unit Security Call System	ea						
Unit Smoke / Fire Detection	3 ea		\$0	varies	10		No smoke in bedrooms, discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea						

# Projected Capital Needs Over Twenty Years

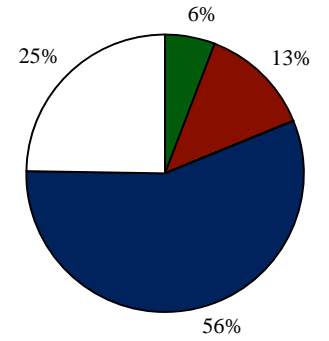
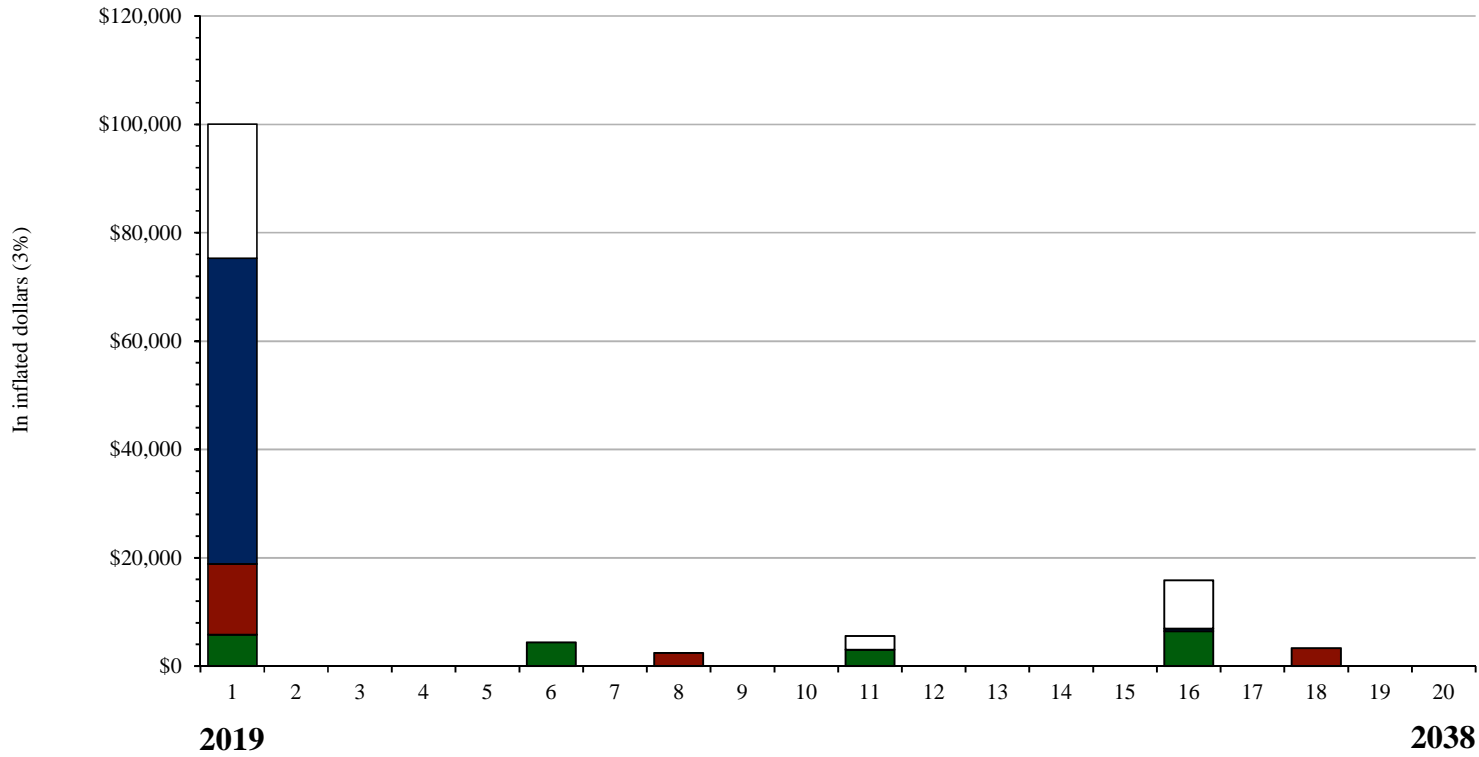
Costs inflated at 3%

DWELLING UNITS--*continued*

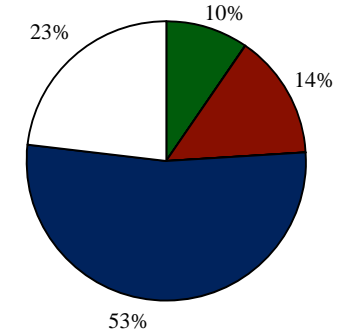
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Unit 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$771	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Unit 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,542	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

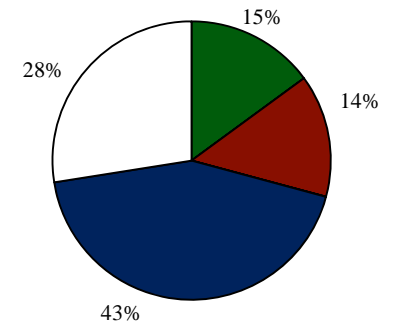
# 20-22 Falmouth Road



**Year One Distribution**



**Ten Year Distribution**



**Twenty Year Distribution**

## Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$5,828 or \$2,914/unit	\$10,236 or \$5,118/unit	\$19,662 or \$9,831/unit
Accessibility Improvements			
Mechanical Room	\$13,000 or \$6,500/unit	\$15,460 or \$7,730/unit	\$18,765 or \$9,383/unit
Building Mech. & Elec.			
Building Architectural	\$56,442 or \$28,221/unit	\$56,442 or \$28,221/unit	\$56,949 or \$28,474/unit
Dwelling Units	\$24,760 or \$12,380/unit	\$24,760 or \$12,380/unit	\$36,194 or \$18,097/unit
In inflated dollars:	\$100,030 or \$50,015/unit	\$106,898 or \$53,449/unit	\$131,570 or \$65,785/unit
In current dollars:	\$100,030 or \$50,015/unit	\$105,833 or \$52,916/unit	<b>\$122,114 or \$61,057/unit</b>

# Capital Needs Summary

**20-22 Falmouth Road**  
**Newton, MA**

OSI Ref: 18617  
 Property Age: 99 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$5,828	\$0	\$0	\$0	\$0	\$4,408	\$0	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,460	\$0	\$0
Mechanical Sub-Total	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,460	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$48,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Systems	\$7,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$56,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$15,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathrooms	\$5,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$24,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Capital Costs</b>	\$100,030	\$0	\$0	\$0	\$0	\$4,408	\$0	\$2,460	\$0	\$0

# 20-22 Falmouth Road

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$2,994	\$0	\$0	\$0	\$0	\$6,432	\$0	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,306	\$0	\$0	Boiler Room Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,306	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$0	\$506	\$0	\$0	\$0	\$0	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$0	\$0	\$0	\$0	\$506	\$0	\$0	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$6,232	\$0	\$0	\$0	\$0	Living Areas
\$2,553	\$0	\$0	\$0	\$0	\$2,649	\$0	\$0	\$0	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$2,553	\$0	\$0	\$0	\$0	\$8,880	\$0	\$0	\$0	\$0	Dwelling Units Sub-Total
\$5,548	\$0	\$0	\$0	\$0	\$15,818	\$0	\$3,306	\$0	\$0	<b>Total Capital Costs</b>

# 20-22 Falmouth Road

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>SURFACE</b>								
Roadways	_____	_____	_____	_____	_____	_____	_____	_____
Driveway	1,170 sf	3.25	\$3,803	14	20	6	in 1 Year	Per scope of work on City of Newton website; drive resurfaced in 2005. Asphalt, fair condition, resurfacing allowance
Crack-Fill and Sealcoat	1,170 sf	0.20	\$228	14	5	1 /11 /16	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	30 sf	10.00	\$300	14	30	16	in 1 Year	Concrete, good condition, future replacement
Retaining Walls	_____	_____	_____	_____	_____	_____	_____	_____
Fencing	60 lf	20.00	\$1,200	15+	15	1 /16	in 1 Year	3' chain link at side property line, damage observed, replace
Fencing	96 lf	25.00	\$2,400	15+	15	1 /16	in 1 Year	Wood stockade at rear; some newer sections, replace
Dumpsters & Enclosures	_____	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	City sanitary and water lines; utility supplied electrical and gas
Miscellaneous	_____	_____	_____	_____	_____	_____	_____	_____
Shed	1 ea	_____	\$0	20?	20	_____	_____	Maintain throughout from Operating
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____	_____	_____	_____	_____	_____	_____	_____
Facilities	_____	_____	_____	_____	_____	_____	_____	_____
Units--1	_____	_____	_____	_____	_____	_____	_____	_____
Units--2	_____	_____	_____	_____	_____	_____	_____	_____
Units--3	_____	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

# 20-22 Falmouth Road

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
	<b>SURFACE</b>																			
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$0	\$0	\$0	\$4,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307	\$0	\$0	\$0	\$0	\$355	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870	\$0	\$0	\$0	\$0
Fencing	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,739	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Shed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>ACCESSIBILITY IMPROVEMENTS</b>																			
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 20-22 Falmouth Road

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule		Notes
				AGE (Years)	EUL (Years)	Year of action AND duration of project		
<b>BOILERS</b>								
Boilers	1 ea	6000.00	\$6,000	20+	20	1	in 1 Year	Weil McLain gas-fired forced hot water steam, boiler; 75 MBH Management reports that they have failed; replace
Boilers	1 ea	7000.00	\$7,000	20+	20	1	in 1 Year	Burnham gas-fired forced hot water boiler; 105 MBH Management reports that they have failed; replace
Boilers	ea							
Controls	ea							
Controls	ea							
Controls	ea							
Condensate & Feed Water	ea							
Boiler Water Pumps	ea							
Heating Water Pumps	ea							
Chilled Water Pumps	ea							
Flue Exhaust	ea							
<b>BOILER ROOM SYSTEMS</b>								
Boiler Room Piping/Valves	ls							
3-Way Valve & Controller	ea							
Heat Exchanger for Bldg. Heat	ea							
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18	in 1 Year	40 gallon domestic hot water tank Installed 2016 - Future replacement costs
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18	in 1 Year	40 gallon domestic hot water tank Installed 2016 - Future replacement costs
Domestic Hot Water Pumps	ea							
Boiler Room Piping Insulation	ls							
Fuel Oil Storage	ea							
Fuel Oil Transfer System	ls							
Sump Pumps	ea							



# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 20-22 Falmouth Road

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	99	99	_____	No problems reported / observed, monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

## 20-22 Falmouth Road

Costs inflated at 3%

### BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 20-22 Falmouth Road

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes	
						Year of action	AND duration of project		
<b>STRUCTURE</b>									
Foundation	154	If	\$0	99	100+			Concrete, no problems reported / observed, Monitor	
Framing	1	ls	\$0	99	100+			Wood framed structure, no structural issues reported / observed	
Slab	1,118	sf	\$0	99	100+			Concrete basement, no reported / observed problems, monitor	
Miscellaneous		ea							
<b>BUILDING EXTERIOR</b>									
Exterior Common Doors	1	ea	875.00	\$875	30+	35	1	in 1 Year	Wood doors with wood frames and glazing, replace
Exterior Unit Doors		ea							
Service Doors	1	ea	875.00	\$875	30+	35	1	in 1 Year	Metal door/ wood frame serve door; replace
Glass Sliding Doors		ea							
Storm Doors	1	ea	325.00	\$325	15+	15	1	/16 in 1 Year	Aluminum storm door at first floor rear, replacement allowance
Exterior Walls--Siding	3,238	sf	7.50	\$24,285	35	35	1	in 1 Year	Vinyl siding, exact age of siding unknown. Holes; faded Replacement allowance
Exterior Walls		sf							
Exterior Walls		sf							
Trim, Soffit & Fascia	1	ls	\$0	\$0	35	35			Included with siding above
Exterior Ceilings	25	sf	\$0	\$0	5+	20			Wood ceiling at front entry; paint when needed from Operating
Window Frames--Unit	36	ea	585.00	\$21,060	35	35	1	in 1 Year	Age unknown; some fogged glazing observed, vinyl framed casement and double-hung models; replace
Window Frames--Basement	3	ea	\$0	\$0	14	35			Per Scope of Work found on Newton website; basement windows replaced in 2005; maintain throughout from Operating
Window Glass	50	ea	\$0	\$0	varies	15			Single and thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	36	ea	\$0	\$0	99	10			Integral screens, replace as-needed from Operating
Unit Wood Decks-Front	25	sf	10.50	\$263	25	25	1	in 1 Year	Deck repairs in 2005; deck deterioration observed Replacement shown concurrent with siding exterior upgrades
Unit Wood Decks-Rear	100	sf	10.50	\$1,050	25	25	1	in 1 Year	Deck repairs in 2005; deck deterioration observed Replacement shown concurrent with siding exterior upgrades
Fire Escapes		ea							
Bldg Mounted Lighting	1	ea	\$0	\$0	99	15			Maintain from Operating

# Projected Capital Needs Over Twenty Years

## 20-22 Falmouth Road

Costs inflated at 3%

### BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$506	\$0	\$0	\$0	\$0
Exterior Walls--Siding	\$24,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$21,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Front	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Rear	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 20-22 Falmouth Road

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,437 sf		\$0	99	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering--Asphalt	1,437 sf	4.50	\$6,465	20	20	1 in 1 Year	Standard 3-tab shingles, discoloration, lifting, replace
Roof Covering	sf						
Roof Covering	sf						
Roof Drainage	166 lf	7.50	\$1,245	20	20	1 in 1 Year	Aluminum gutters and downspouts, replace
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	1 ls		\$0	10+	10		Wood paneling; maintain throughout from Operating
Stair Ceilings	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10		Good condition, refinish / replaced when needed from Operating
Stair Doors	ea						
Stair Railings	1 ls		\$0	10+	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	99	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	99	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	99	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

## 20-22 Falmouth Road

Costs inflated at 3%

### BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$6,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$1,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 20-22 Falmouth Road

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	4 ea		\$0	20+	30		Metal doors to rear stair, maintain from Optg.
Unit Interior Doors	7 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors- Unit 20	1 ls	2000.00	\$2,000	14	15	1 /16 in 1 Year	Hardwood floors throughout, per scope of work on Newton website last refinished in 2005; allowance every 15 years
Living Area Floors- Unit 22	1 ls	2000.00	\$2,000	14	15	1 /16 in 1 Year	Hardwood floors throughout, per scope of work on Newton website last refinished in 2005; allowance every 15 years
Unit Interior Stairs	sf						
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	varies	5+		All interiors in good condition, paint as-needed from Operating
Kitchen Floors	108 sf	6.50	\$702	15+	15	in 1 Year	Vinyl tile flooring; replacement concurrent with cabinetry
Kitchen Cabinets	2 ea	5850.00	\$11,700	20+	20	1 in 1 Year	Older cabinets; replacement allowances includes countertop
Kitchen Cabinets	ea						Plastic laminate with single bowl stainless sink; future replacement allowances after ten years
Kitchen Countertop	2 ea	650.00	\$1,300	20+	10	11 in 1 Year	
Kitchen Countertop	ea						
Range	2 ea	500.00	\$1,000	20+	20	1 in 1 Year	30" gas Kenmore range, replacement concurrent with cabinets
Range	ea						
Refrigerator	2 ea	850.00	\$1,700	15?	15	1 /16 in 1 Year	Frost free model, replacement concurrent with cabinets
Refrigerator	ea						
Rangehood: Recirculating	2 ea	125.00	\$250	20+	20	1 in 1 Year	Nutone ducted rangehoods, replace with cabinets
Disposal	2 ea		\$0	varies	5		Fractional horsepower disposals, maintain from Operating
Dishwasher	2 ea	300.00	\$600	varies	10	1 /11 in 1 Year	Kenmore dishwasher in both units; replacement



# Projected Capital Needs Over Twenty Years

20-22 Falmouth Road

Costs inflated at 3%

DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors- Unit 20	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Living Area Floors- Unit 22	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$11,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator	\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,649	\$0	\$0	\$0	\$0
Refrigerator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rangehood: Recirculating	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 20-22 Falmouth Road

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+		Painted drywall and ceramic tile tub surrounds, Operating
Bathroom Ceilings	80 sf		\$0	varies	5+		Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	50 sf	30.00	\$1,500	varies	20+	1 in 1 Year	Ceramic tile, replacement allowance
Bath-tub and Shower	2 ea	255.00	\$510	20+	25	1 in 1 Year	Porcelain glazed tubs, in need of refinishing
Bathroom Vanity/sink	2 ea	525.00	\$1,050	20+	20	1 in 1 Year	Laminated vanity with 1 piece integral sink; chips observed, replace
Bathroom Vanity/sink	ea						
Bathroom Toilets	2 ea	875.00	\$1,750	20+	20	1 in 1 Year	Not low-flow models; replace
Medicine Cabinets	2 ea	200.00	\$400	20+	20	1 in 1 Year	Metal wall mounted; mirrored door cabinet; replace
Accessories	2 ea	150.00	\$300	20+	20	1 in 1 Year	Towel bars; replace / add accessories
Ventilation & Exhaust	2 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	2 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						
Unit Air Conditioning	ea						
Unit Radiation	1 ls		\$0	varies	35		Steam radiators, maintain throughout from Operating
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	2 ea		\$0	10?	30		Circuit breaker panels appear to have been replaced; age unknown
Unit Wiring	2 ea		\$0	varies	30		No problems reported or observed, monitor
Unit Security Call System	ea						
Unit Smoke / Fire Detection	2 ea		\$0	varies	10		No smoke detectors in bedrooms, discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea						

# Projected Capital Needs Over Twenty Years

## 20-22 Falmouth Road

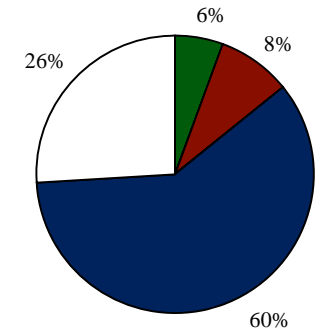
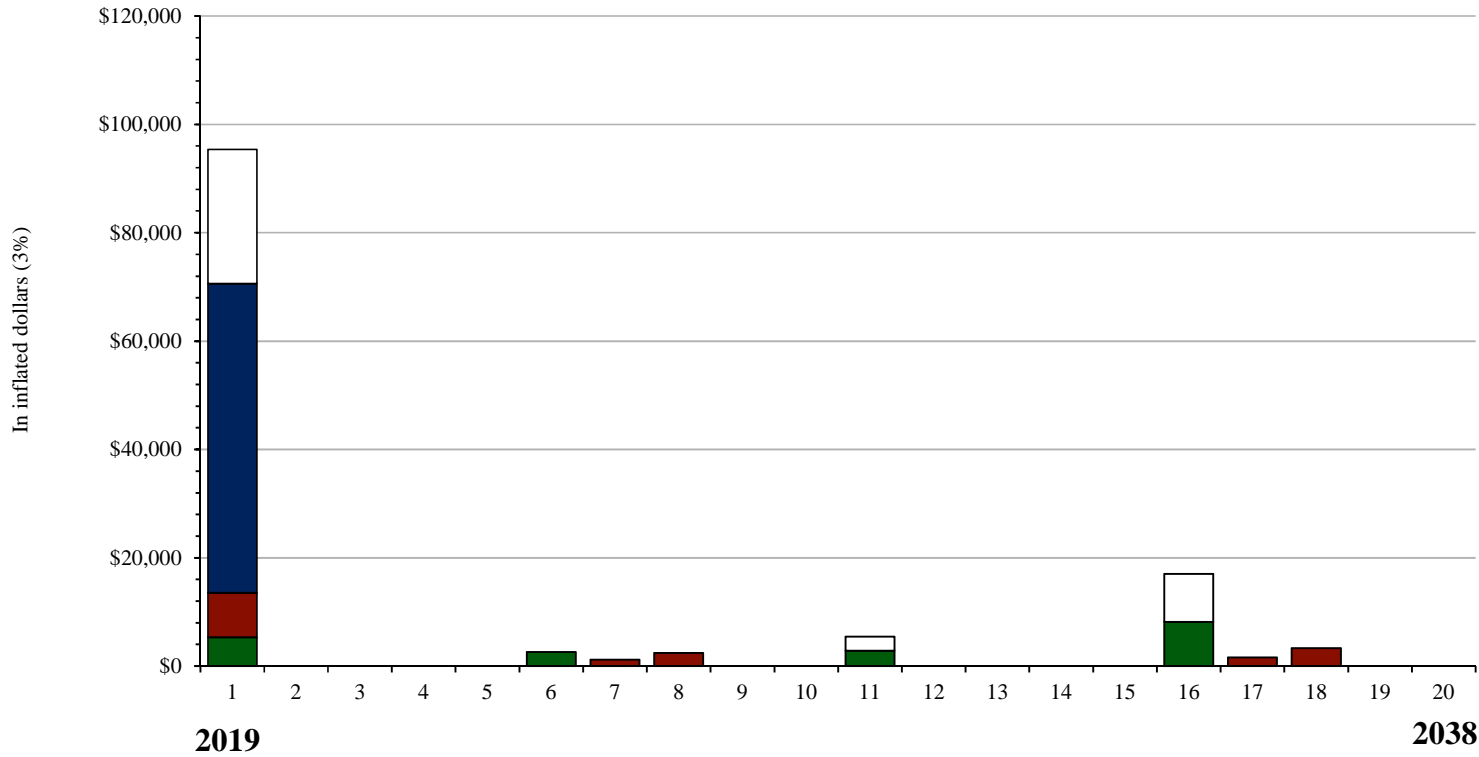
Costs inflated at 3%

DWELLING UNITS--*continued*

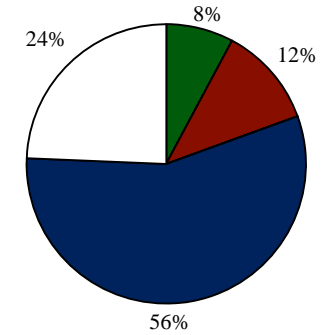
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

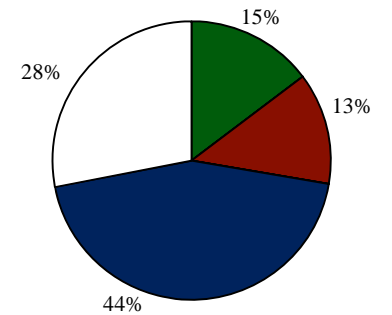
# 163 Jackson Road



**Year One Distribution**



**Ten Year Distribution**



**Twenty Year Distribution**

## Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$5,335 or \$2,668/unit	\$7,946 or \$3,973/unit	\$18,972 or \$9,486/unit
Accessibility Improvements			
Mechanical Room	\$8,190 or \$4,095/unit	\$11,844 or \$5,922/unit	\$16,754 or \$8,377/unit
Building Mech. & Elec.			
Building Architectural	\$57,110 or \$28,555/unit	\$57,110 or \$28,555/unit	\$57,110 or \$28,555/unit
Dwelling Units	\$24,760 or \$12,380/unit	\$24,760 or \$12,380/unit	\$36,194 or \$18,097/unit
In inflated dollars:	\$95,395 or \$47,697/unit	\$101,660 or \$50,830/unit	\$129,030 or \$64,515/unit
In current dollars:	\$95,395 or \$47,697/unit	\$100,647 or \$50,324/unit	<b>\$118,617 or \$59,309/unit</b>

# Capital Needs Summary

## 163 Jackson Road

Newton, MA

OSI Ref: 18617  
 Property Age: 104 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$5,335	\$0	\$0	\$0	\$0	\$2,611	\$0	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$8,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$1,194	\$2,460	\$0	\$0
Mechanical Sub-Total	\$8,190	\$0	\$0	\$0	\$0	\$0	\$1,194	\$2,460	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$50,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Systems	\$6,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$57,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$15,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathrooms	\$5,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$24,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Capital Costs</b>	\$95,395	\$0	\$0	\$0	\$0	\$2,611	\$1,194	\$2,460	\$0	\$0

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$2,869	\$0	\$0	\$0	\$0	\$8,156	\$0	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$0	\$0	\$0	\$1,605	\$3,306	\$0	\$0	Boiler Room Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$1,605	\$3,306	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$6,232	\$0	\$0	\$0	\$0	Living Areas
\$2,553	\$0	\$0	\$0	\$0	\$2,649	\$0	\$0	\$0	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$2,553	\$0	\$0	\$0	\$0	\$8,880	\$0	\$0	\$0	\$0	Dwelling Units Sub-Total
\$5,423	\$0	\$0	\$0	\$0	\$17,037	\$1,605	\$3,306	\$0	\$0	<b>Total Capital Costs</b>

# 163 Jackson Road

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>SURFACE</b>								
Roadways	_____	_____	_____	_____	_____	_____	_____	_____
Driveway	693	3.25	\$2,252	14	20	6	in 1 Year	Per scope of work on City of Newton website; drive resurfaced in 2005. Asphalt, fair condition, resurfacing allowance
Crack-Fill and Sealcoat	693	0.20	\$135	14	5	1 /11 /16	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	190	10.00	\$1,900	14	30	16	in 1 Year	Concrete, good condition, future replacement
Retaining Walls	_____	_____	_____	_____	_____	_____	_____	_____
Fencing	160	20.00	\$3,200	15+	15	1 /16	in 1 Year	3' chain link at side property line, damage observed, replace
Fencing	_____	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____	_____	_____	_____	_____	_____	_____	_____
Landscaping	1	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1	_____	\$0	varies	20	_____	_____	City sanitary and water lines; utility supplied electrical and gas
Miscellaneous	_____	_____	_____	_____	_____	_____	_____	_____
Shed	_____	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____	_____	_____	_____	_____	_____	_____	_____
Facilities	_____	_____	_____	_____	_____	_____	_____	_____
Units--1	_____	_____	_____	_____	_____	_____	_____	_____
Units--2	_____	_____	_____	_____	_____	_____	_____	_____
Units--3	_____	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>SURFACE</b>																				
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$0	\$0	\$0	\$2,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182	\$0	\$0	\$0	\$0	\$211	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,960	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,985	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Shed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																				
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 163 Jackson Road

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule		Notes
				AGE (Years)	EUL (Years)	Year of action AND duration of project		
<b>BOILERS</b>								
Boilers	1 ea	4095.00	\$4,095	20+	20	1	in 1 Year	Burnham gas-fired forced hot water boiler; 105 MBH Management reports that they have failed; replace
Boilers	1 ea	4095.00	\$4,095	20+	20	1	in 1 Year	Burnham gas-fired forced hot water boiler; 105 MBH Management reports that they have failed; replace
Boilers	ea							
Controls	ea							
Controls	ea							
Controls	ea							
Condensate & Feed Water	ea							
Boiler Water Pumps	ea							
Heating Water Pumps	ea							
Chilled Water Pumps	ea							
Flue Exhaust	ea							
<b>BOILER ROOM SYSTEMS</b>								
Boiler Room Piping/Valves	ls							
3-Way Valve & Controller	ea							
Heat Exchanger for Bldg. Heat	ea							
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	3	10	7 /17	in 1 Year	43-gallon electric domestic hot water tank for laundry Installed 2016 - Future replacement costs
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18	in 1 Year	40 gallon domestic hot water tank Installed 2017 - Future replacement costs
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	2	10	8 /18	in 1 Year	40 gallon domestic hot water tank Installed 2017 - Future replacement costs
Boiler Room Piping Insulation	ls							
Fuel Oil Storage	ea							
Fuel Oil Transfer System	ls							
Sump Pumps	ea							

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$4,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$4,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$1,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,605	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 163 Jackson Road

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	104	99	_____	No problems reported / observed, monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

163 Jackson Road

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 163 Jackson Road

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	154	If	\$0	104	100+		Brick / fieldstone, no problems reported / observed, Monitor
Framing	1	ls	\$0	104	100+		Wood framed structure, no structural issues reported / observed
Slab	1,148	sf	\$0	104	100+		Concrete basement, no reported / observed problems, monitor
Miscellaneous		ea					
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors	2	ea	875.00	30+	35	1 in 1 Year	Wood doors with wood frames and glazing, replace
Exterior Unit Doors	2	ea	875.00	30+	35	1 in 1 Year	Wood doors with wood frames and glazing, replace
Service Doors		ea					
Glass Sliding Doors		ea					
Storm Doors		ea					No storm doors on building
Exterior Walls--Siding	2,926	sf	7.50	35	35	1 in 1 Year	Vinyl siding, exact age of siding unknown. Holes; faded Replacement allowance
Exterior Walls		sf					
Exterior Walls		sf					
Trim, Soffit & Fascia	1	ls	\$0	35	35		Included with siding above
Exterior Ceilings	304	sf	\$0	5+	20		Wood ceiling at porches; paint when needed from Operating
Window Frames--Unit	36	ea	585.00	35	35	1 in 1 Year	Age unknown; some fogged glazing observed, vinyl framed casement and double-hung models; replace
Window Frames--Basement	4	ea	\$0	14	35		Per Scope of Work found on Newton website; basement windows replaced in 2005; maintain throughout from Operating
Window Glass	53	ea	\$0	varies	15		Single and thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	36	ea	\$0	104	10		Integral screens, replace as-needed from Operating
Unit Wood Decks-Front	192	sf	10.50	25	25	1 in 1 Year	Deck repairs in 2005; deck deterioration observed Replacement shown concurrent with siding exterior upgrades
Unit Wood Decks-Rear	160	sf	10.50	25	25	1 in 1 Year	Deck repairs in 2005; deck deterioration observed Replacement shown concurrent with siding exterior upgrades
Fire Escapes		ea					
Bldg Mounted Lighting	1	ea	\$0	104	15		Maintain from Operating

# Projected Capital Needs Over Twenty Years

163 Jackson Road

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls--Siding	\$21,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$21,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Front	\$2,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks-Rear	\$1,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 163 Jackson Road

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,259 sf		\$0	104	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering--Asphalt	1,259 sf	4.50	\$5,664	20	20	1 in 1 Year	Standard 3-tab shingles, discoloration, lifting, replace
Roof Covering	sf						
Roof Covering	sf						
Roof Drainage	166 lf	7.50	\$1,245	20	20	1 in 1 Year	Aluminum gutters and downspouts, replace
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	1 ls		\$0	10+	10		Wood paneling / painted; maintain throughout from Operating
Stair Ceilings	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10		Wood / rubber treads, refinish / replaced when needed from Optg.
Stair Doors	ea						
Stair Railings	1 ls		\$0	10+	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	104	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	104	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	104	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

163 Jackson Road

Costs inflated at 3%

BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$5,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$1,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 163 Jackson Road

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	2 ea		\$0	20+	30		Metal doors to rear stair, maintain from Optg.
Unit Interior Doors	7 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors- Unit 1	1 ls	2000.00	\$2,000	14	15	1 /16 in 1 Year	Hardwood floors throughout, per scope of work on Newton website last refinished in 2005; allowance every 15 years
Living Area Floors- Unit 2	1 ls	2000.00	\$2,000	14	15	1 /16 in 1 Year	Hardwood floors throughout, per scope of work on Newton website last refinished in 2005; allowance every 15 years
Unit Interior Stairs	sf						
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	varies	5+		All interiors in good condition, paint as-needed from Operating
Kitchen Floors	108 sf	6.50	\$702	15+	15	in 1 Year	Vinyl sheet flooring; replacement concurrent with cabinetry
Kitchen Cabinets	2 ea	5850.00	\$11,700	20+	20	1 in 1 Year	Older cabinets; replacement allowances includes countertop
Kitchen Cabinets	ea						
Kitchen Countertop	2 ea	650.00	\$1,300	20+	10	11 in 1 Year	Rolled edge laminate with single bowl stainless sink; future replacement allowances after ten years
Kitchen Countertop	ea						
Range	2 ea	500.00	\$1,000	20+	20	1 in 1 Year	30" gas Amana range, replacement concurrent with cabinets
Range	ea						
Refrigerator	2 ea	850.00	\$1,700	15?	15	1 /16 in 1 Year	Frost free model, replacement concurrent with cabinets
Refrigerator	ea						
Rangehood: Recirculating	2 ea	125.00	\$250	20+	20	1 in 1 Year	Nutone ducted rangehoods, replace with cabinets
Disposal	2 ea		\$0	varies	5		Fractional horsepower disposals, maintain from Operating
Dishwasher	2 ea	300.00	\$600	varies	10	1 /11 in 1 Year	Maytag dishwasher in both units; replacement

# Projected Capital Needs Over Twenty Years

163 Jackson Road

Costs inflated at 3%

DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors- Unit 1	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Living Area Floors- Unit 2	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$11,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator	\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,649	\$0	\$0	\$0	\$0
Refrigerator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rangehood: Recirculating	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 163 Jackson Road

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>BATHROOMS</b>								
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+			Painted drywall and ceramic tile tub surrounds, Operating
Bathroom Ceilings	80 sf		\$0	varies	5+			Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	50 sf	30.00	\$1,500	varies	20+	1	in 1 Year	Ceramic tile, replacement allowance
Bath-tub and Shower	2 ea	255.00	\$510	20+	25	1	in 1 Year	Porcelain glazed tubs, in need of refinishing
Bathroom Vanity/sink	2 ea	525.00	\$1,050	20+	20	1	in 1 Year	Laminated vanity with drop-in porcelain sink; replace
Bathroom Vanity/sink	ea							
Bathroom Toilets	2 ea	875.00	\$1,750	20+	20	1	in 1 Year	Not low-flow models; replace
Medicine Cabinets	2 ea	200.00	\$400	20+	20	1	in 1 Year	Metal wall mounted; mirrored door cabinet; replace
Accessories	2 ea	150.00	\$300	20+	20	1	in 1 Year	Towel bars; replace / add accessories
Ventilation & Exhaust	2 ea		\$0	varies	20			Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>								
Unit Warm Air Furnaces	ea							
Unit Thermostats	2 ea		\$0	varies	20			Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea							
Unit Air Conditioning	ea							
Unit Radiation	1 ls		\$0	varies	35			Steam radiators, maintain throughout from Operating
<b>IN-UNIT ELECTRICAL</b>								
Unit Electrical Panel	2 ea		\$0	10?	30			Circuit breaker panels appear to have been replaced; age unknown
Unit Wiring	2 ea		\$0	varies	30			No problems reported or observed, monitor
Unit Security Call System	ea							
Unit Smoke / Fire Detection	2 ea		\$0	varies	10			No smokes in bedrooms, discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea							

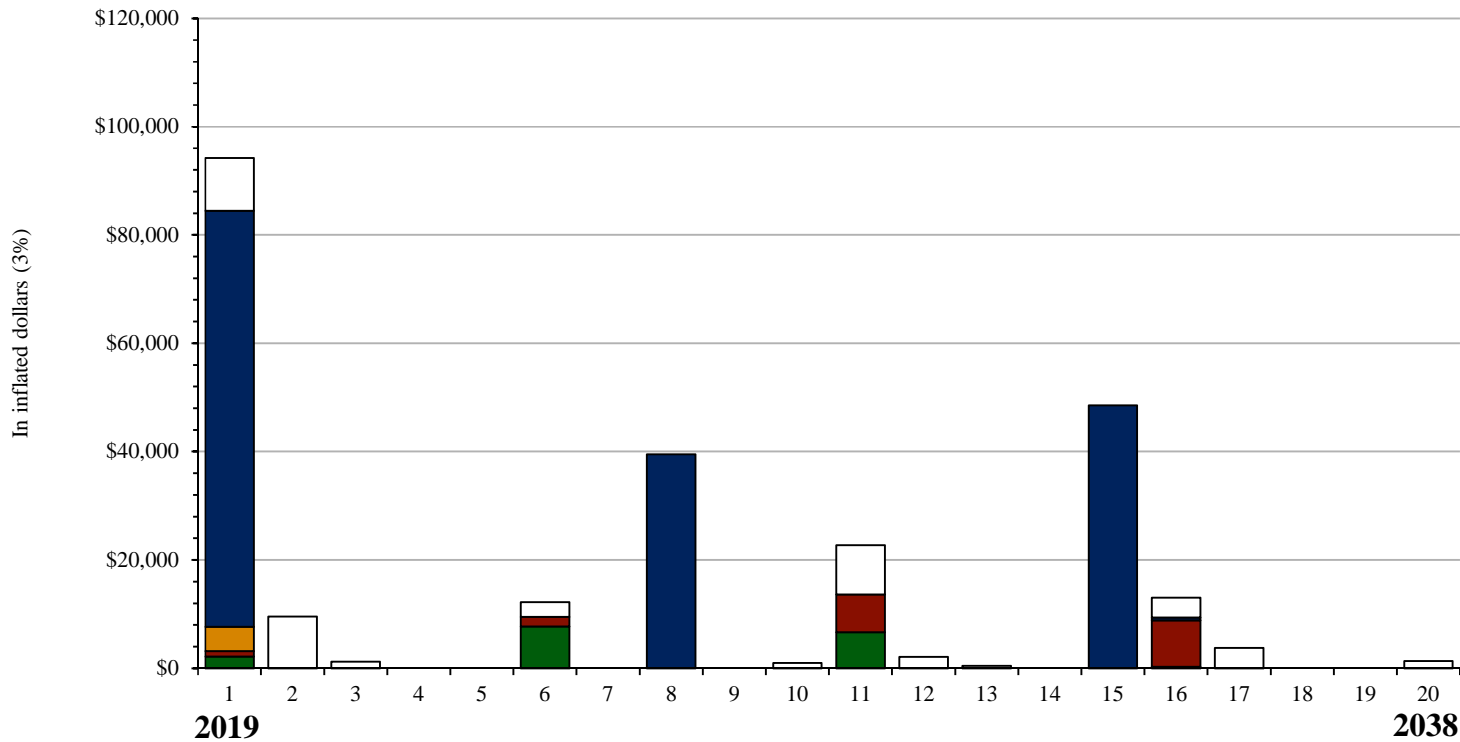
# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

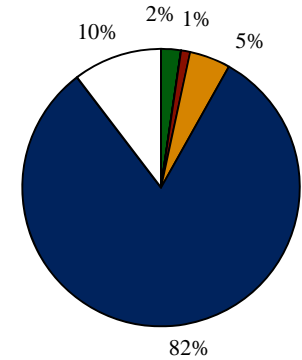
## DWELLING UNITS--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

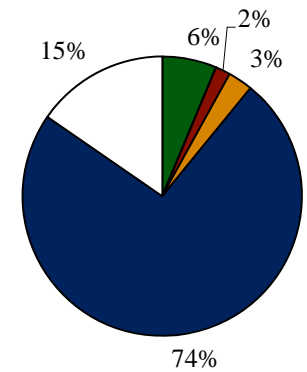
# Capital Needs Summary



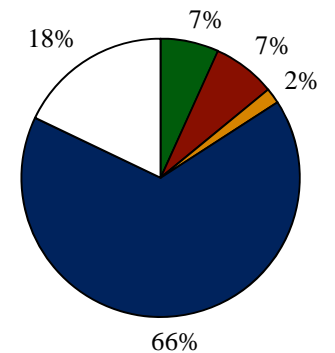
# 14 Nonantum Place



**Year One Distribution**



**Ten Year Distribution**



**Twenty Year Distribution**

## Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$2,177 or \$726/unit	\$9,918 or \$3,306/unit	\$16,857 or \$5,619/unit
Accessibility Improvements			
Mechanical Room	\$1,000 or \$333/unit	\$2,739 or \$913/unit	\$18,242 or \$6,081/unit
Building Mech. & Elec.	\$4,500 or \$1,500/unit	\$4,500 or \$1,500/unit	\$4,500 or \$1,500/unit
Building Architectural	\$76,791 or \$25,597/unit	\$116,278 or \$38,759/unit	\$165,348 or \$55,116/unit
Dwelling Units	\$9,750 or \$3,250/unit	\$24,258 or \$8,086/unit	\$44,701 or \$14,900/unit
In inflated dollars:	\$94,218 or \$31,406/unit	\$157,693 or \$52,564/unit	\$249,648 or \$83,216/unit
In current dollars:	\$94,218 or \$31,406/unit	\$148,056 or \$49,352/unit	<b>\$210,370 or \$70,123/unit</b>

# Capital Needs Summary

## 14 Nonantum Place

Newton, MA

OSI Ref: 18617  
 Property Age: 159 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 3  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$2,177	\$0	\$0	\$0	\$0	\$7,741	\$0	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$0	\$0	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0
Boiler Room Systems	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Sub-Total	\$1,000	\$0	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$65,565	\$0	\$0	\$0	\$0	\$0	\$0	\$39,487	\$0	\$0
Roof Systems	\$11,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$76,791	\$0	\$0	\$0	\$0	\$0	\$0	\$39,487	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$1,500	\$1,545	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0
Kitchens	\$6,800	\$6,515	\$318	\$0	\$0	\$985	\$0	\$0	\$0	\$984
Bathrooms	\$1,450	\$1,494	\$928	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$9,750	\$9,553	\$1,247	\$0	\$0	\$2,724	\$0	\$0	\$0	\$984
<b>Total Capital Costs</b>	<b>\$94,218</b>	<b>\$9,553</b>	<b>\$1,247</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,204</b>	<b>\$0</b>	<b>\$39,487</b>	<b>\$0</b>	<b>\$984</b>

# 14 Nonantum Place

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$6,662	\$0	\$0	\$0	\$0	\$276	\$0	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$5,591	\$0	\$0	\$0	\$0	\$8,569	\$0	\$0	\$0	\$0	Boilers
\$1,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boiler Room Systems
<b>\$6,935</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,569</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$48,564	\$506	\$0	\$0	\$0	\$0	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,564</b>	<b>\$506</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$2,337	\$2,407	\$0	\$0	\$0	Living Areas
\$7,968	\$2,116	\$428	\$0	\$0	\$1,324	\$1,364	\$0	\$0	\$1,322	Kitchens
\$1,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
<b>\$9,144</b>	<b>\$2,116</b>	<b>\$428</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,661</b>	<b>\$3,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,322</b>	Dwelling Units Sub-Total
<b>\$22,741</b>	<b>\$2,116</b>	<b>\$428</b>	<b>\$0</b>	<b>\$48,564</b>	<b>\$13,013</b>	<b>\$3,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,322</b>	<b>Total Capital Costs</b>

# 14 Nonantum Place

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>SURFACE</b>							
Roadways	_____ sf	_____	_____	_____	_____	_____	_____
Driveway	910 sf	3.25	\$2,958	9	20	11 in 1 Year	Per City of Newton building permits replaced in 2010 Asphalt, good condition, future resurfacing allowance
Crack-Fill and Sealcoat	910 sf	0.20	\$177	9	5	1 /6 /16 in 1 Year	Sealcoat, repair allowance every five years
Sidewalks: Pavers	396 sf	_____	\$0	9	20	_____	Patio in rear, good condition, maintain from Operating
Sidewalks: Concrete	60 sf	_____	\$0	9	20	_____	Concrete at rear; maintain throughout from Operating
Fencing	260 lf	25.00	\$6,500	9	15	6 in 1 Year	Vinyl stockade at property lines; future replacement
Fencing	_____ lf	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____
Lighting	_____ ls	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11 in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	City sanitary and water lines; utility supplied electrical and gas
Site Distribution Systems	_____ ea	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>							
(Section 504 Analysis)							
Site	_____ ls	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____
Units - Kitchen	_____ ls	_____	_____	_____	_____	_____	_____
Units--Bath	_____ ls	_____	_____	_____	_____	_____	_____
Units	_____ ls	_____	_____	_____	_____	_____	_____



# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>SURFACE</b>																				
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$177	\$0	\$0	\$0	\$0	\$206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$276	\$0	\$0	\$0	\$0
Sidewalks: Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks: Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$7,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																				
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units - Kitchen	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--Bath	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 14 Nonantum Place

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule		Notes
				AGE (Years)	EUL (Years)	Year of action AND duration of project		
<b>BOILERS</b>								
Boilers	1 ea	4160.00	\$4,160	9	20	11	in 1 Year	Per City of Newton building permits replaced in 2010 ECR forced hot water, gas-fired boiler, 80 MBH
Cogeneration	1 ea	5500.00	\$5,500	9	25	16	in 1 Year	Per City of Newton building permits installed in 2010 Natural gas, 1.2 kW, Freewatt system, future replacement
Boilers	ea							
Controls	1 ea	1500.00	\$1,500	9	15	6	in 1 Year	Boiler controls; replacement allowances
Controls	ea							
Controls	ea							
Condensate & Feed Water	ea							
Boiler Water Pumps	ea							
Heating Water Pumps	4 ea		\$0	9	15			Fractional horsepower inline pumps, maintain from Operating
Chilled Water Pumps	ea							
Flue Exhaust	ea							
<b>BOILER ROOM SYSTEMS</b>								
Boiler Room Piping/Valves	1 ls		\$0	varies	25			Maintain throughout from Operating
3-Way Valve & Controller	ea							
Heat Exchanger for Bldg. Heat	ea							
Domestic Hot Water Generation	1 ea	1000.00	\$1,000	13	10	1 /11	in 1 Year	Not observed during assessment, according to City of Newton Building permits replaced in 2006; allowance
Domestic Hot Water Storage	ea							
Domestic Hot Water Pumps	ea							
Boiler Room Piping Insulation	ls							
Fuel Oil Storage	ea							
Fuel Oil Transfer System	ls							
Sump Pumps	ea							

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cogeneration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,569	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 14 Nonantum Place

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	50+	99	_____	No problems reported / observed, monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ 1 ls	4500.00	\$4,500	24	20	1 in 1 Year	Door buzzer intercom system, age unknown, Replacement allowance
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

# 14 Nonantum Place

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 14 Nonantum Place

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>STRUCTURE</b>								
Foundation	230	If	\$0	159	100+			Brick / fieldstone, no problems reported, monitor
Framing	1	ls	\$0	159	100+			Wood framed structure, no structural issues reported / observed
Slab	1,278	sf	\$0	159	100+			Concrete basement, no reported / observed problems, monitor
Miscellaneous		ea						
<b>BUILDING EXTERIOR</b>								
Exterior Common Doors	2	ea	875.00	\$1,750	30+	35	1 in 1 Year	Wood doors with wood frames and glazing, replace
Exterior Unit Doors	2	ea	875.00	\$1,750	30+	35	1 in 1 Year	Wood doors with wood frames and glazing, replace
Service Doors		ea						
Glass Sliding Doors		ea						
Storm Doors	1	ea	325.00	\$325	15+	15	1 /16 in 1 Year	Aluminum storm door at first floor rear, replacement allowance
Exterior Walls--Cedar	4,430	sf	7.25	\$32,106	24	7	1 /8 /15 in 1 Year	Cedar clapboard siding, paint peeling, some rot observed at side façade, costs assumes painting and 25% wood replacement
Exterior Walls		sf						
Exterior Walls		sf						
Trim, Soffit & Fascia	1	ls	\$0	24	35			Included with siding above
Exterior Ceilings	182	sf	\$0	24	35			Vinyl ceilings at front porch; good condition
Window Frames--Unit	48	ea	585.00	\$28,080	35?	35	1 in 1 Year	Wood double hung models with exterior aluminum storms Replacement allowance concurrent with siding
Window Frames--Basement		ea						
Window Glass	96	ea	\$0	varies	15			Thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	48	ea	\$0	varies	10			Integral screens, replace as-needed from Operating
Unit Wood Decks	148	sf	10.50	\$1,554	24	25	1 in 1 Year	Wood decking at front entry porch Age unknown; replacement allowance
Unit Concrete Deck	84	sf	\$0	24	25			Concrete at first floor, in need of paint, maintain from Operating
Fire Escapes		ls						
Bldg Mounted Lighting	2	ea	\$0	varies	15			Maintain from Operating

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$506	\$0	\$0	\$0	\$0
Exterior Walls--Cedar	\$32,106	\$0	\$0	\$0	\$0	\$0	\$0	\$39,487	\$0	\$0	\$0	\$0	\$0	\$0	\$48,564	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$28,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks	\$1,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Concrete Deck	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 14 Nonantum Place

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,555 sf		\$0	159	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering--Asphalt	1,370 sf	4.50	\$6,163	24?	20	1 in 1 Year	Standard 3-tab shingles, age unknown, replacement
Roof Covering--Membrane	185 sf	15.00	\$2,775	24?	20	1 in 1 Year	Membrane at front porch; replacement
Roof Covering	sf						
Roof Drainage	305 lf	7.50	\$2,288	24?	20	1 in 1 Year	Aluminum gutters and downspouts, replace with roof
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Ceilings	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10		Wood and rubber treads Good condition, refinish / replaced when needed from Operating
Stair Doors	ea						
Stair Railings	1 ls		\$0	10+	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	159	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	159	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	159	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation



# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$6,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Membrane	\$2,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$2,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 14 Nonantum Place

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	6 ea		\$0	16	30		Wood unit entry doors, maintain from Optg.
Unit Interior Doors	11 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Optg.
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Optg.
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors-Unit 1	1 ls	1500.00	\$1,500	9	15	6 in 1 Year	Hardwood floors throughout; age unknown Allowance to refinish every 15 years
Living Area Floors-Unit 2	1 ls	1500.00	\$1,500	15	15	1 /16 in 1 Year	Hardwood floors throughout; age unknown Allowance to refinish every 15 years
Living Area Floors-Unit 3	1 ls	1500.00	\$1,500	15	15	2 /17 in 1 Year	Hardwood floors throughout; age unknown Allowance to refinish every 15 years
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	159	5		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Kitchen Floors	348 sf	6.50	\$2,262	varies	10	10 /20 over 3 Years	Vinyl tile flooring, replacement allowance Per City of Newton building permits, bsmt. refinished in 2010
Kitchen Cabinets-Unit 1	1 ea	3900.00	\$3,900	9	20	11 in 1 Year	Wood cabinets and rolled edge laminate with single bowl sink
Kitchen Cabinets-Units 2 & 3	2 ea	4550.00	\$9,100	20	20	1 over 2 Years	Wood cabinets and rolled edge laminate with single bowl sink
Kitchen Countertop-Unit 1	1 ea	475.00	\$475	9	10	1 in 1 Year	Laminate countertop, replacement
Kitchen Countertop-Units 2 & 3	2 ea	475.00	\$950	20	10	11 over 2 Years	Laminate countertop, future replacement
Range: 30" Gas Models	1 ea	500.00	\$500	9	20	11 in 1 Year	30" gas range, future replacement concurrent with cabinets
Range: 30" Gas Models	2 ea	500.00	\$1,000	20	20	1 over 2 Years	30" gas range, future replacement concurrent with cabinets
Refrigerator-Unit 1	1 ea	850.00	\$850	9	15	6 in 1 Year	Frost free model, future replacement allowance
Refrigerator-Units 2 & 3	2 ea	850.00	\$1,700	15	15	1 /16 over 2 Years	Frost free model, future replacement allowance
Rangehood and Vent	2 ea	125.00	\$250	varies	20	1 over 2 Years	Recirculating rangehoods, replacement allowances
Disposal	3 ea		\$0	varies	5		Fractional horsepower disposals, maintain from Operating
Dishwasher	3 ea	300.00	\$900	varies	10	1 /11 over 3 Years	Dishwashers in all units; replacement allowance

# Projected Capital Needs Over Twenty Years

# 14 Nonantum Place

Costs inflated at 3%

## DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 1	\$0	\$0	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 2	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,337	\$0	\$0	\$0	\$0
Living Area Floors-Unit 3	\$0	\$1,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,407	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$984	\$1,013	\$1,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,322
Kitchen Cabinets-Unit 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Units 2 & 3	\$4,550	\$4,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 1	\$475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Units 2 & 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$638	\$658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range: 30" Gas Models	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range: 30" Gas Models	\$500	\$515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator-Unit 1	\$0	\$0	\$0	\$0	\$0	\$985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator-Units 2 & 3	\$850	\$876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324	\$1,364	\$0	\$0	\$0
Rangehood and Vent	\$125	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$300	\$309	\$318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403	\$415	\$428	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 14 Nonantum Place

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+		Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	75 sf		\$0	varies	20+		Ceramic tile, maintain throughout from Operating
Bath-tub and Shower	3 ea		\$0	varies	25		Porcelain glazed tubs; maintain throughout from Operating
Bathroom Vanity/sink-Unit 1	1 ea	525.00	\$525	9	20	11 in 1 Year	Replace vanity / sink concurrent with kitchen cabinetry
Bathroom Vanity/sink-Units 2/3	2 ea	525.00	\$1,050	20	20	1 over 2 Years	Replace vanity / sink concurrent with kitchen cabinetry
Bathroom Toilets	3 ea	875.00	\$2,625	19	20	1 over 3 Years	Standard water closets, no low-flow; replacement allowance
Medicine Cabinets/Access.	1 ea	350.00	\$350	9	20	11 in 1 Year	Mirrored metal surface mounted cabinet; replace Standard rails and towel holders; replace
Medicine Cabinets/Access.	2 ea	50.00	\$100	20	20	1 over 2 Years	Mirrored metal surface mounted cabinet; replace Standard rails and towel holders; replace
Ventilation & Exhaust	3 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	3 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						Baseboard in all units
Unit Radiation	3 ea		\$0	varies	15		No problems reported; maintain from Operating
Unit Radiation	ea						
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	3 ea		\$0	<30	30		Cutler Hammer Circuit breaker panels; maintain throughout from Operating
Unit Wiring	3 ea		\$0	varies	30		No problems reported or observed, monitor
Unit Security Call System	ea						No smokes in bedrooms, discuss with Mgmt.
Unit Smoke / Fire Detection	3 ea		\$0	varies	10		Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea						

# Projected Capital Needs Over Twenty Years

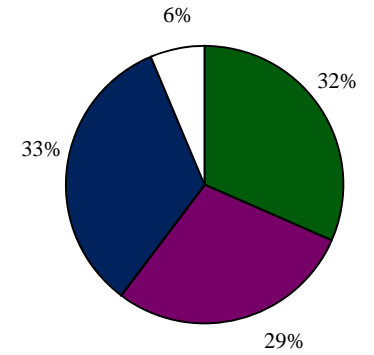
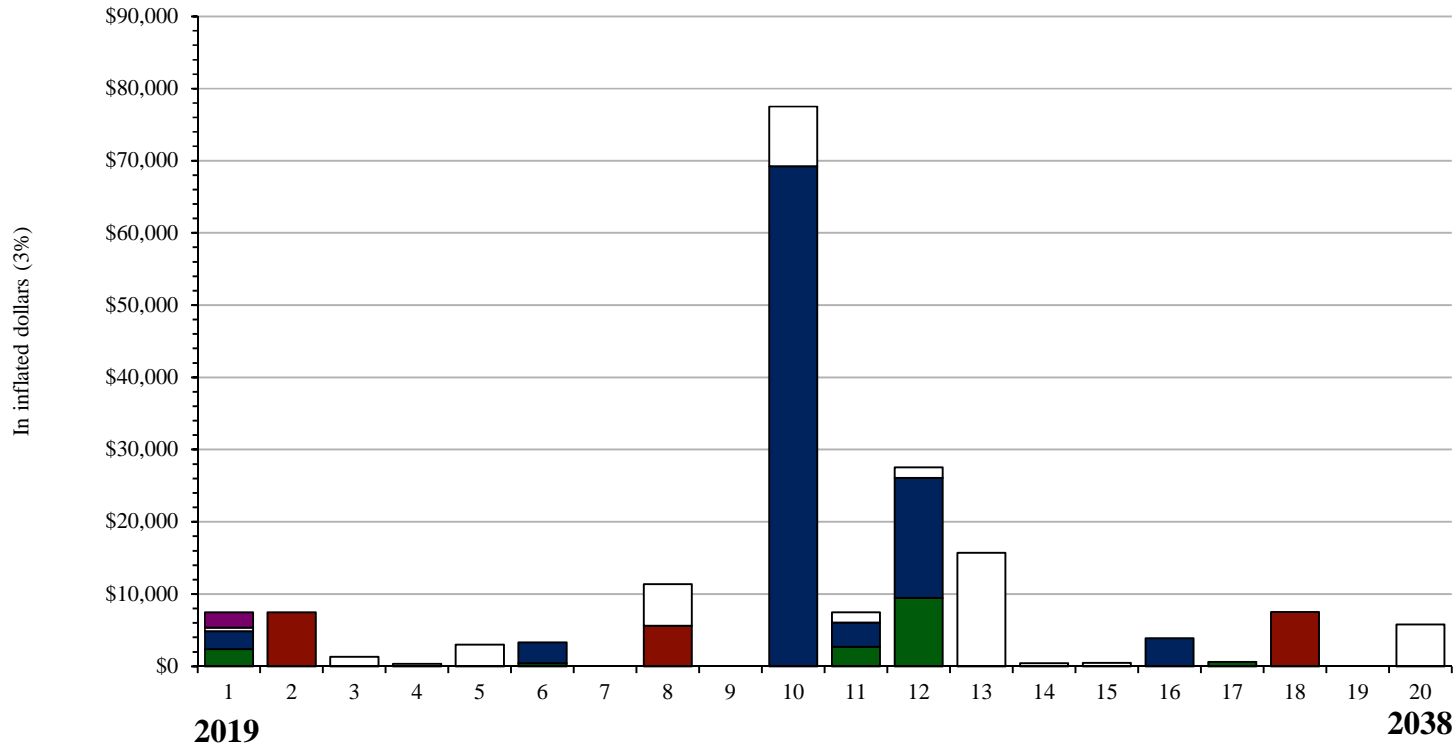
Costs inflated at 3%

DWELLING UNITS--*continued*

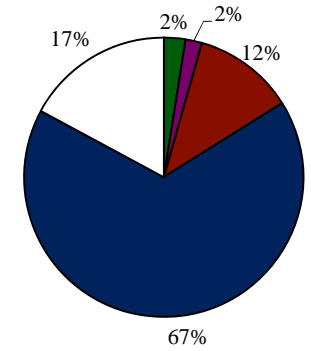
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Unit 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Units 2/3	\$525	\$541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$875	\$901	\$928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$50	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

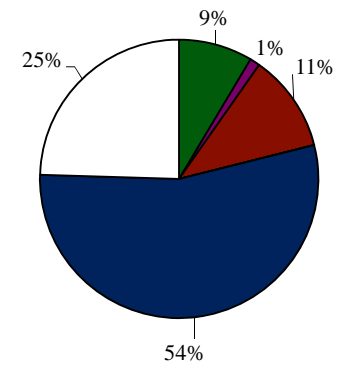
## 61 Pearl Street



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

### Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$2,366 or \$789/unit	\$2,789 or \$930/unit	\$15,511 or \$5,170/unit
Accessibility Improvements	\$2,150 or \$717/unit	\$2,150 or \$717/unit	\$2,150 or \$717/unit
Mechanical Room		\$13,068 or \$4,356/unit	\$20,588 or \$6,863/unit
Building Mech. & Elec.			
Building Architectural	\$2,500 or \$833/unit	\$74,643 or \$24,881/unit	\$98,533 or \$32,844/unit
Dwelling Units	\$475 or \$158/unit	\$19,167 or \$6,389/unit	\$44,467 or \$14,822/unit
In inflated dollars:	\$7,491 or \$2,497/unit	\$111,817 or \$37,272/unit	\$181,249 or \$60,416/unit
In current dollars:	\$7,491 or \$2,497/unit	\$90,473 or \$30,158/unit	<b>\$138,284 or \$46,095/unit</b>

# Capital Needs Summary

**61 Pearl Street**  
**Newton, MA**

OSI Ref: 18617  
 Property Age: 149 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 3  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$2,366	\$0	\$0	\$0	\$0	\$424	\$0	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$2,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$0	\$7,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,596	\$0	\$0
Mechanical Sub-Total	\$0	\$7,472	\$0	\$0	\$0	\$0	\$0	\$5,596	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$2,500	\$0	\$0	\$0	\$0	\$2,898	\$0	\$0	\$0	\$69,244
Roof Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$2,500	\$0	\$0	\$0	\$0	\$2,898	\$0	\$0	\$0	\$69,244
<b>Dwelling Units</b>										
Living Areas	\$0	\$0	\$0	\$0	\$1,688	\$0	\$0	\$3,690	\$0	\$0
Kitchens	\$475	\$0	\$1,326	\$328	\$1,294	\$0	\$0	\$2,091	\$0	\$7,134
Bathrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,142
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$475	\$0	\$1,326	\$328	\$2,983	\$0	\$0	\$5,780	\$0	\$8,276
<b>Total Capital Costs</b>	\$7,491	\$7,472	\$1,326	\$328	\$2,983	\$3,322	\$0	\$11,376	\$0	\$77,520

# 61 Pearl Street

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$2,688	\$9,447	\$0	\$0	\$0	\$0	\$587	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,520	\$0	\$0	Boiler Room Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,520	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$3,360	\$0	\$0	\$0	\$0	\$3,895	\$0	\$0	\$0	\$0	Structural and Exterior
\$0	\$16,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$3,360	\$16,636	\$0	\$0	\$0	\$3,895	\$0	\$0	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,630	Living Areas
\$1,435	\$1,478	\$13,972	\$441	\$454	\$0	\$0	\$0	\$0	\$3,143	Kitchens
\$0	\$0	\$1,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$1,435	\$1,478	\$15,719	\$441	\$454	\$0	\$0	\$0	\$0	\$5,773	Dwelling Units Sub-Total
\$7,482	\$27,561	\$15,719	\$441	\$454	\$3,895	\$587	\$7,520	\$0	\$5,773	<b>Total Capital Costs</b>



# 61 Pearl Street

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action AND duration of project		
<b>SURFACE</b>								
Roadways	_____ sf	_____	_____	_____	_____	_____	_____	_____
Driveway	1,875 sf	3.25	\$6,094	8	20	12	in 1 Year	Per Rehab Scope found on City of Newton website Asphalt, good condition, future resurfacing allowance
Crack-Fill and Sealcoat	1,875 sf	0.20	\$366	8	5	1 /6 /17	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks: Asphalt	225 sf	3.25	\$731	8	20	12	in 1 Year	Asphalt, good condition, future resurfacing allowance
Sidewalks: Concrete	100 sf	_____	\$0	8	20	_____	_____	Concrete at front; maintain throughout from Operating
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Lighting	_____ ls	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	Per Rehab scope found on City of Newton website, sanitary and water lines replaced in 2011; Monitor throughout from Operating
Site Distribution Systems	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	1 ls	1000.00	\$1,000	8	60	1	in 1 Year	Ramp at in need of compliant handrails
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units - Kitchen	1 ls	300.00	\$300	8	60	1	in 1 Year	Unit 1 redesigned / remodeled to be accessible No 30" work surface, hood controls high
Units--Bath	1 ls	500.00	\$500	8	60	1	in 1 Year	Mirror mounted high, no grab bars
Units	1 ls	350.00	\$350	8	60	1	in 1 Year	Circuit breaker panel above reach ranges

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>SURFACE</b>																				
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$366	\$0	\$0	\$0	\$0	\$424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587	\$0	\$0	\$0
Sidewalks: Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks: Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																				
Site	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units - Kitchen	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--Bath	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 61 Pearl Street

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule Year of action AND duration of project	Notes
				AGE (Years)	EUL (Years)		
<b>BOILERS</b>							
Boilers	3 ea	2418.00	\$7,254	18	20	2 in 1 Year	Burnham forced hot water cast iron boilers, gas-fired 62 MBH each, age is approximate from 2010 home inspection
Boilers	ea						
Boilers	ea						
Controls	ea						
Controls	ea						
Controls	ea						
Condensate & Feed Water	ea						
Boiler Water Pumps	ea						
Heating Water Pumps	ea						
Chilled Water Pumps	ea						
Flue Exhaust	ea						
<b>BOILER ROOM SYSTEMS</b>							
Boiler Room Piping/Valves	1 ls		\$0	varies	25		Maintain throughout from Operating
3-Way Valve & Controller	ea						
Heat Exchanger for Bldg. Heat	ea						
Domestic Hot Water Generation	1 ea	4550.00	\$4,550	2	10	8 /18 in 1 Year	Rheem 75 gallon domestic hot water tank for building Replaced in 2017; future replacement costs
Domestic Hot Water Storage	ea						
Domestic Hot Water Pumps	ea						
Boiler Room Piping Insulation	ls						
Fuel Oil Storage	ea						
Fuel Oil Transfer System	ls						
Sump Pumps	ea						

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$0	\$7,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,596	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,520	\$0	\$0
Domestic Hot Water Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 61 Pearl Street

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	8	99	_____	Miscellaneous updates in 2005, monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

61 Pearl Street

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 61 Pearl Street

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	140 lf		\$0	149	100+		New footings and front porch foundations 2011 per scope of work found on City of Newton website, monitor
Framing	1 ls		\$0	149	100+		Wood framed structure, no structural issues reported / observed
Slab	1,278 sf		\$0	149	100+		Concrete basement, no reported / observed problems, monitor
Miscellaneous	ea						
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors	1 ea		\$0	8	35		Per Rehab scope found on City of Newton website, main entry common door to be replaced, maintain from Operating
Exterior Unit Doors	3 ea		\$0	8	35		Per Rehab scope found on City of Newton website, rear egress doors to fire stair to be replaced, maintain from Optg.
Service Doors	ea						
Glass Sliding Doors	ea						
Storm Doors	ea						
Exterior Walls--Vinyl Siding	3,384 sf	7.50	\$25,363	25?	35	10 in 1 Year	Vinyl siding, exact age of siding unknown, Future replacement allowance
Exterior Walls--Asphalt	1,504 sf	4.25	\$6,392	25?	35	10 in 1 Year	Asphalt shingled mansard, exact age unknown, Future replacement allowance
Exterior Walls	sf						
Trim, Soffit & Fascia	1 ls		\$0	25?	35		Included with siding above
Exterior Ceilings	182 sf		\$0	25?	35		Vinyl ceilings at front porch; good condition
Window Frames--Unit	35 ea	585.00	\$20,475	25?	35	10 in 1 Year	Mix of vinyl casement and double hung models, age unknown Replacement allowance concurrent with siding
Window Frames--Basement	3 ea	280.00	\$840	25?	35	10 in 1 Year	Wood framed basement windows, future replacement
Window Glass	73 ea		\$0	varies	15		Thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	35 ea		\$0	varies	10		Integral screens, replace as-needed from Operating
Porch / Ramp -Front	210 sf		\$0	8	35		Per Scope of Work found on Newton website; Trex decking on front porch and ramp installed; Maintain from Operating
Unit Wood Deck	ea						
Fire Escapes	1 ls	2500.00	\$2,500	25	5	1 /6 /11 /16 in 1 Year	Three story wood structure fire escape, allowance for repairs/ full replacement not anticipated during plan.
Bldg Mounted Lighting	4 ea		\$0	varies	15		Maintain from Operating

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls--Vinyl Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls--Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Porch / Ramp -Front	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Deck	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$2,500	\$0	\$0	\$0	\$0	\$2,898	\$0	\$0	\$0	\$0	\$3,360	\$0	\$0	\$0	\$0	\$3,895	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 61 Pearl Street

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,653 sf		\$0	149	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering--Asphalt	1,437 sf	4.50	\$6,468	8	20	12 in 1 Year	Per scope of work on city of Newton website replaced in 2011 Standard 3-tab shingles, future replacement
Roof Covering--Membrane	216 sf	15.00	\$3,240	8	20	12 in 1 Year	Membrane at entry porch and rear fire escape; replacement
Roof Covering	sf						
Roof Drainage	308 lf	7.50	\$2,310	8	20	12 in 1 Year	Aluminum gutters and downspouts, future replacement
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Ceilings	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10		Good condition, refinish / replaced when needed from Operating
Stair Doors	ea						
Stair Railings	1 ls		\$0	10+	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	149	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	149	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	149	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 61 Pearl Street

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	2 ea		\$0	16	30		Wood unit entry doors, maintain from Optg.
Unit Interior Doors	9 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Optg.
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Optg.
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors-Unit 1	1 ls	1500.00	\$1,500	7	15	8 in 1 Year	Hardwood floors throughout; refinished in 2012 Allowance to refinish every 15 years
Living Area Floors-Unit 2	1 ls	1500.00	\$1,500	7	15	8 in 1 Year	Hardwood floors throughout; refinished in 2012 Allowance to refinish every 15 years
Living Area Floors-Unit 3	1 ls	1500.00	\$1,500	10	15	5 /20 in 1 Year	Allowance to refinish every 15 years
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	149	5		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Kitchen Floors	435 sf	6.50	\$2,828	varies	10	10 /20 over 3 Years	Vinyl tile flooring, replacement allowance Per City of Newton bldg. permits Units 1 & 2 renovated in 2012
Kitchen Cabinets-Units 1 & 2	2 ea	3900.00	\$7,800	7	20	13 in 1 Year	Cherry cabinets and rolled edge laminate with single bowl sink
Kitchen Cabinets-Unit 3	1 ea	3900.00	\$3,900	10	20	10 in 1 Year	Laminated pressed wood cabinetry, exact age unknown, future replacement allowance includes countertop
Kitchen Countertop-Units 1 & 2	2 ea	475.00	\$950	7	10	3 in 1 Year	Laminate countertop, future replacement
Kitchen Countertop-Unit 3	1 ea	475.00	\$475	10	10	1 in 1 Year	Laminate countertop, future replacement
Range: 30" Gas Models	1 ea	500.00	\$500	varies	20	10 /13 in 1 Year	30" gas range, future replacement concurrent with cabinets Unit 1: renovated in 2012
Walloven & Cooktop	1 ea	1200.00	\$1,200	7	20	13 in 1 Year	Gas cooktop and wall oven, replacement allowance in future
Refrigerator-Units 1 & 2	2 ea	850.00	\$1,700	7	15	8 in 1 Year	Frost free model, future replacement allowance
Refrigerator-Unit 3	1 ea	850.00	\$850	10	15	5 /20 in 1 Year	Frost free model, future replacement allowance
Rangehood and Vent	3 ea	125.00	\$375	varies	20	10 over 3 Years	Recirculating rangehoods, replacement allowances
Disposal	3 ea		\$0	varies	5		Fractional horsepower disposals, maintain from Operating
Dishwasher	3 ea	300.00	\$900	varies	10	3 /13 over 3 Years	Dishwashers in all units; replacement allowance

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Unit 3	\$0	\$0	\$0	\$0	\$1,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,630
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230	\$1,267	\$1,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653
Kitchen Cabinets-Units 1 & 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Unit 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Units 1 & 2	\$0	\$0	\$1,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Unit 3	\$475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range: 30" Gas Models	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652	\$0	\$0	\$713	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Walloven & Cooktop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator-Units 1 & 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator-Unit 3	\$0	\$0	\$0	\$0	\$957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,490
Rangehood and Vent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163	\$168	\$173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$0	\$0	\$318	\$328	\$338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$428	\$441	\$454	\$0	\$0	\$0	\$0	\$0

# 61 Pearl Street

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+		Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	1 ls		\$0	varies	20+		Ceramic tile, maintain throughout from Operating
Bath-tub and Shower	3 ea		\$0	varies	25		Unit 1 has new fiberglass shower, Units 2 and 3 have porcelain glazed tubs; maintain throughout from Operating
Bathroom Vanity/sink	1 ea	525.00	\$525	7	20	13 in 1 Year	Unit 1 has porcelain wall hung sink - maintain from Operating Wood vanity with integral bowl / counter, future replacement
Bathroom Vanity/sink	1 ea	525.00	\$525	10	20	10 in 1 Year	Replace vanity / sink concurrent with kitchen cabinetry
Bathroom Toilets	3 ea		\$0	7	30		Per rehab scope found on City of Newton website, all water closets replaced with low flow models, operating
Medicine Cabinets/Access.	2 ea	350.00	\$700	7	20	13 in 1 Year	Mirrored metal surface mounted cabinet; replace Standard rails and towel holders; replace
Medicine Cabinets/Access.	1 ea	350.00	\$350	10	20	10 in 1 Year	Mirrored metal surface mounted cabinet; replace Standard rails and towel holders; replace
Ventilation & Exhaust	3 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	3 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						
Unit Radiation	3 ea		\$0	varies	15		Mix of radiators and baseboard in all units No problems reported; maintain from Operating
Unit Radiation	1 ls		\$0	14	35		Per City of Newton building permits electric heat added in bathrooms in 2005; maintain from Operating
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	3 ea		\$0	<30	30		Circuit breaker panels; maintain throughout from Operating
Unit Wiring	3 ea		\$0	varies	30		No problems reported or observed, monitor
Unit Security Call System	ea						
Unit Smoke / Fire Detection	3 ea		\$0	149	10		No smokes in bedrooms; discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea						

# Projected Capital Needs Over Twenty Years

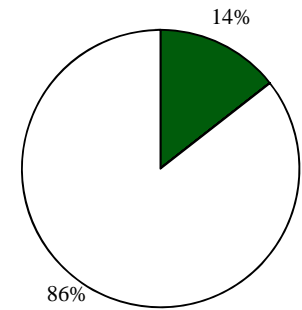
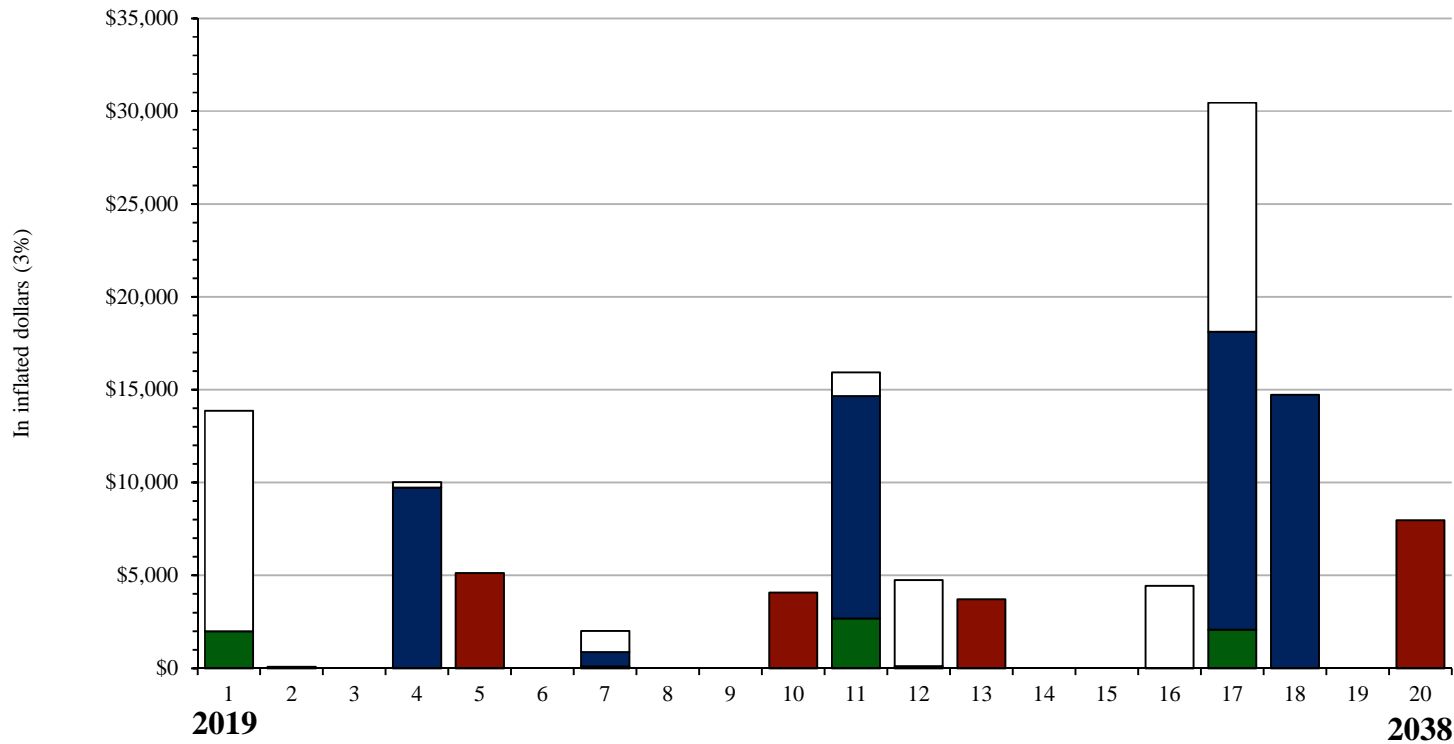
Costs inflated at 3%

## DWELLING UNITS--continued

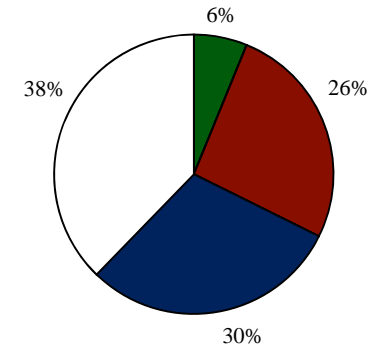
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$749	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$998	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

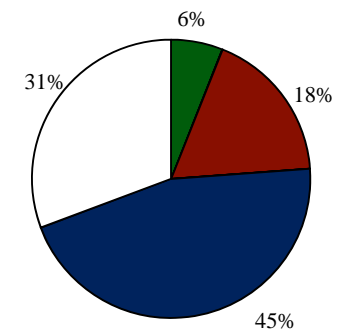
## 54 Taft Avenue



Year One Distribution









Ten Year Distribution



Twenty Year Distribution

### Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems 	\$2,000 or \$1,000/unit	\$2,173 or \$1,087/unit	\$7,055 or \$3,528/unit
Accessibility Improvements 			
Mechanical Room 		\$9,192 or \$4,596/unit	\$20,877 or \$10,439/unit
Building Mech. & Elec. 			
Building Architectural 		\$10,512 or \$5,256/unit	\$53,242 or \$26,621/unit
Dwelling Units 	\$11,863 or \$5,931/unit	\$13,275 or \$6,638/unit	\$35,966 or \$17,983/unit
In inflated dollars:	\$13,863 or \$6,931/unit	\$35,153 or \$17,577/unit	\$117,141 or \$58,570/unit
In current dollars:	\$13,863 or \$6,931/unit	\$32,454 or \$16,227/unit	<b>\$85,627 or \$42,814/unit</b>

# Capital Needs Summary

**54 Taft Avenue**  
**Newton, MA**

OSI Ref: 18617  
 Property Age: 103 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 2  
 Occupancy: Family

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$2,000	\$80	\$0	\$0	\$0	\$0	\$93	\$0	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,071
Boiler Room Systems	\$0	\$0	\$0	\$0	\$5,121	\$0	\$0	\$0	\$0	\$0
Mechanical Sub-Total	\$0	\$0	\$0	\$0	\$5,121	\$0	\$0	\$0	\$0	\$4,071
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$0	\$0	\$0	\$9,736	\$0	\$0	\$776	\$0	\$0	\$0
Roof Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$0	\$0	\$0	\$9,736	\$0	\$0	\$776	\$0	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$8,113	\$0	\$0	\$0	\$0	\$0	\$1,134	\$0	\$0	\$0
Bathrooms	\$1,750	\$0	\$0	\$279	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$11,863	\$0	\$0	\$279	\$0	\$0	\$1,134	\$0	\$0	\$0
<b>Total Capital Costs</b>	<b>\$13,863</b>	<b>\$80</b>	<b>\$0</b>	<b>\$10,015</b>	<b>\$5,121</b>	<b>\$0</b>	<b>\$2,004</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,071</b>



# 54 Taft Avenue

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$2,688	\$108	\$0	\$0	\$0	\$0	\$2,086	\$0	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
\$0	\$0	\$3,707	\$0	\$0	\$0	\$0	\$0	\$0	\$7,978	Boiler Room Systems
\$0	\$0	\$3,707	\$0	\$0	\$0	\$0	\$0	\$0	\$7,978	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$11,974	\$0	\$0	\$0	\$0	\$0	\$1,043	\$14,727	\$0	\$0	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$14,985	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$11,974	\$0	\$0	\$0	\$0	\$0	\$16,028	\$14,727	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$2,768	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0	Living Areas
\$1,277	\$1,869	\$0	\$0	\$0	\$1,324	\$10,651	\$0	\$0	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$1,685	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$1,277	\$4,637	\$0	\$0	\$0	\$4,440	\$12,336	\$0	\$0	\$0	Dwelling Units Sub-Total
\$15,939	\$4,745	\$3,707	\$0	\$0	\$4,440	\$30,451	\$14,727	\$0	\$7,978	<b>Total Capital Costs</b>

# 54 Taft Avenue

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
						Year of action	AND duration of project	
<b>SURFACE</b>								
Roadways	_____ sf	_____	_____	_____	_____	_____	_____	Assumed drive installed with addition in 2016
Parking	400 sf	3.25	\$1,300	3	20	17	in 1 Year	Asphalt, good condition, future resurfacing allowance
Crack-Fill and Sealcoat	400 sf	0.20	\$78	3	5	2 /7 /12	in 1 Year	Sealcoat, repair allowance every five years
Sidewalks	315 sf	_____	\$0	3	30	_____	_____	Landscaping block, good condition, maintain from Optg.
Retaining Walls	115 lf	_____	\$0	3	30	_____	_____	Landscaping block, good condition, maintain from Optg.
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Fencing	_____ lf	_____	_____	_____	_____	_____	_____	_____
Dumpsters & Enclosures	_____ lf	_____	_____	_____	_____	_____	_____	_____
Play Equipment	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Site Lighting	_____ ea	_____	_____	_____	_____	_____	_____	_____
Landscaping	1 ea	2000.00	\$2,000	20+	10	1 /11	in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1 ls	_____	\$0	varies	20	_____	_____	Per Rehab scope found on City of Newton website, sanitary and water lines replaced in 2011; Monitor throughout from Operating
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____ ea	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>								
(Section 504 Analysis)								
Site	_____ ls	_____	_____	_____	_____	_____	_____	Not considered accessible housing
Circulation	_____ ls	_____	_____	_____	_____	_____	_____	_____
Facilities	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--1	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--2	_____ ls	_____	_____	_____	_____	_____	_____	_____
Units--3	_____ ls	_____	_____	_____	_____	_____	_____	_____



# 54 Taft Avenue

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule Year of action AND duration of project	Notes
				AGE (Years)	EUL (Years)		
<b>BOILERS</b>							
Boilers	1 ea	3120.00	\$3,120	10	20	10 in 1 Year	Munchkin gas-fired forced hot water boiler rated at 80 MBH Replaced in 2009 for both units; future replacement allowance
Boilers	ea						
Boilers	ea						
Controls	ea						
Controls	ea						
Controls	ea						
Condensate & Feed Water	ea						
Boiler Water Pumps	ea						
Heating Water Pumps	ea						
Chilled Water Pumps	ea						
Flue Exhaust	ea						
<b>BOILER ROOM SYSTEMS</b>							
Boiler Room Piping/Valves	ls						
3-Way Valve & Controller	ea						
Heat Exchanger for Bldg. Heat	ea						
Domestic Hot Water Generation	1 ea	4550.00	\$4,550	10	15	5 /20 in 1 Year	Superstor Ultra 80 gallon domestic hot water tank for building front unit - replaced in 2009; future replacement
Domestic Hot Water Generation	1 ea	2600.00	\$2,600	2	15	13 in 1 Year	Unit 12 - installed 2016 Rinnai Tankless domestic hot water heaters
Domestic Hot Water Pumps	ea						
Boiler Room Piping Insulation	ls						
Fuel Oil Storage	ea						
Fuel Oil Transfer System	ls						
Sump Pumps	ea						

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$5,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,978
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Taft Avenue

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ 1 ls	_____	\$0	varies	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	varies	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	varies	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	varies	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	varies	99	_____	New public panel installed in 2017; monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs in basement, maintain throughout from Operating
Smoke / Fire Detection	_____ ls	_____	_____	_____	_____	_____	_____
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

54 Taft Avenue

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Taft Avenue

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	220	If	\$0	3 & 103	50		Per City of Newton bldg. permits rear unit added in 2016; Concrete, no problems reported / observed, Monitor
Framing	1	ls	\$0	3 & 103	70		Wood framed structure, no structural issues reported / observed
Slab	1,170	sf	\$0	3 & 103	50		Concrete basement, no reported / observed problems, monitor
Miscellaneous		ea					
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors		ea					
Exterior Unit Doors	4	ea	\$0	3	35		Wood doors/ wood frames all assumed to have been installed / replaced with addition of 2016; replacement allowance
Service Doors		ea					
Glass Sliding Doors		ea					
Storm Doors	2	ea	325.00	3	10	7 /17 in 1 Year	Aluminum storm doors at front and rear, replacement allowance
Exterior Walls--Wood	3,960	sf	2.25	3	7	4 /11 /18 in 1 Year	Cedar wood shakes; painting every seven years
Exterior Walls		sf					
Exterior Walls		sf					
Trim, Soffit & Fascia	1	ls	\$0	3	7		Included with siding above
Exterior Ceilings	28	sf	\$0	3	7		Painted wood; paint with exterior above
Window Frames--Unit	28	ea	\$0	3	35		Per City of Newton building permits All windows installed / replaced with construction in 2016, vinyl
Window Frames--Basement	3	ea	\$0	3	35		Per City of Newton building permits All windows installed / replaced with construction in 2016
Window Glass	59	ea	\$0	3	15		Thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	28	ea	\$0	3	10		Integral screens, replace as-needed from Operating
Unit Balconies/Wood Decks		ea					
Balcony Railings		ea					
Fire Escapes		ea					
Bldg Mounted Lighting	2	ea	\$0	3	15		Maintain from Operating



# Projected Capital Needs Over Twenty Years

54 Taft Avenue

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Unit Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,043	\$0	\$0	\$0
Exterior Walls--Wood	\$0	\$0	\$0	\$9,736	\$0	\$0	\$0	\$0	\$0	\$0	\$11,974	\$0	\$0	\$0	\$0	\$0	\$0	\$14,727	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Balconies/Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balcony Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Taft Avenue

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	1,575 sf		\$0	varies	40		Hip roof wood framing with sheathing, no problems observed
Roof Covering--Asphalt	1,575 sf	4.50	\$7,088	3	20	17 in 1 Year	Standard 3-tab shingles, future replacement
Roof Covering	sf						
Roof Covering	sf						
Roof Drainage	300 lf	7.50	\$2,250	3	20	17 in 1 Year	Aluminum gutters and downspouts, replace
Skylights	ea						
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	ls						No common stairs
Stair Ceilings	ls						
Stair Floors	ls						
Stair Doors	ea						
Stair Railings	ls						
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	3	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	3	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	3	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,375	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,611	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 54 Taft Avenue

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	1 ea						
Unit Interior Doors	9 ea		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Unit Closet Doors	1 ls		\$0	varies	25		Wood doors and frames, paint/maintain throughout from Operating
Living Area Walls	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Living Area Floors-Front	1 ls	2000.00	\$2,000	15+	15	1 /16 in 1 Year	Hardwood floors throughout Allowance to refinish every 15 years
Living Area Floors-Rear	1 ls	2000.00	\$2,000	3	15	12 in 1 Year	Allowance to refinish every 15 years
Unit Interior Stairs	1 sf						
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls		\$0	varies	5+		Painted drywall and plaster All interiors in good condition, paint as-needed from Operating
Kitchen Floors-Front	25 sf	6.50	\$163	20?	20	1 in 1 Year	Age unknown, no building permits on file Vinyl tile flooring; replacement concurrent with cabinetry
Kitchen Cabinets-Front	1 ea	6175.00	\$6,175	20?	20	1 in 1 Year	Age unknown, no building permits on file Replacement allowance includes countertop, sink
Kitchen Countertop-Front	1 ea	650.00	\$650	10	10	11 in 1 Year	Laminate countertop, future replacement allowance Per City of Newton building permits built in 2016
Kitchen Floors-Rear	25 sf	6.50	\$163	3	20	17 in 1 Year	Vinyl sheetgoods flooring; replacement concurrent with cabinetry Per City of Newton building permits built in 2016
Kitchen Cabinets-Rear	1 ea	6175.00	\$6,175	3	20	17 in 1 Year	cherry cabinets; replacement allowance includes countertop, sink
Kitchen Countertop-Rear	1 ea	650.00	\$650	3	10	7 in 1 Year	Rolled edge laminate with single bowl sink, replacement allowance No visual assessment of front unit, assumes range is 30" gas model; replace range and hood with kitchen update
Range / rangehood -- Front	1 ea	625.00	\$625	20?	20	1 in 1 Year	Maintain recirculating rangehood from Operating
Range / rangehood -- Rear	1 ea	500.00	\$500	3	15	12 in 1 Year	30" gas Kenmore range, future replacement No visual assessment of front unit, assumes unit has a Frost free, top freezer, replace with kitchen update
Refrigerator - Front	1 ea	850.00	\$850	15?	15	1 /16 in 1 Year	Frost free, top freezer, replace with kitchen update
Refrigerator - Rear	1 ea	850.00	\$850	3	15	12 in 1 Year	Kenmore Frost free, top freezer, installed in 2016, future No visual assessment of front unit, assumes unit has a
Dishwasher - Front	1 ea	300.00	\$300	10	10	1 /11 in 1 Year	Dishwasher shown for replacement with kitchen update
Dishwasher - Rear	1 ea	300.00	\$300	3	10	7 /17 in 1 Year	Kenmore dishwasher replaced in 2017; future allowance

# Projected Capital Needs Over Twenty Years

54 Taft Avenue

DWELLING UNITS

Costs inflated at 3%

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-Front	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116	\$0	\$0	\$0	\$0
Living Area Floors-Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Front	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets-Front	\$6,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop-Front	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors-Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261	\$0	\$0	\$0
Kitchen Cabinets-Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,909	\$0	\$0	\$0
Kitchen Countertop-Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range / rangehood -- Front	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range / rangehood -- Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator - Front	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324	\$0	\$0	\$0	\$0
Refrigerator - Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher - Front	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher - Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$481	\$0	\$0	\$0

# 54 Taft Avenue

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 sf		\$0	varies	5+		Painted drywall and ceramic tile tub surrounds, Optg.
Bathroom Ceilings	70 sf		\$0	varies	5+		Painted drywall and plaster. All interiors in good condition, paint as-needed from Operating
Bathroom Floors	50 sf		\$0	varies	15		Ceramic tile, maintain throughout from Operating
Bath-tub and Shower	2 Total 1 ea	255.00	\$255	16	20	4 in 1 Year	Rear unit had new bathroom in 2016 Front unit, costs for refinishing
Bathroom Vanity/sink-Front	1 ea	525.00	\$525	20?	20	1 in 1 Year	Replace vanity / sink concurrent with kitchen cabinetry
Bathroom Vanity/sink-Rear	2 ea	525.00	\$1,050	3	20	17 in 1 Year	Vanity / sink installed during rehab; future replacement
Bathroom Toilets	2 Total 1 ea	875.00	\$875	20?	20	1 in 1 Year	Maintain Rear from Operating throughout the plan Standard water closet, assumes not low-flow; replacement allowance
Medicine Cabinets	2 Total 1 ea	200.00	\$200	20?	20	1 in 1 Year	Maintain Unit 12 from Operating throughout the plan Mirrored metal surface mounted cabinet; replace
Accessories	1 ea	150.00	\$150	20?	20	1 in 1 Year	Maintain Unit 12 from Operating throughout the plan Standard rails and towel holders; replace
Ventilation & Exhaust	2 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	4 ea		\$0	varies	20		Wall mounted thermostats, maintain from Operating
Unit DHW Generation	ea						
Unit Air Conditioning	ea						
Unit Radiation	1 ls		\$0	varies	35		Baseboard radiation, maintain throughout from Operating
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	2 ea		\$0	varies	30		Rear unit - new in 2016 Front unit circuit breaker upgraded to 200 amp in 2016; monitor
Unit Wiring	2 ea		\$0	varies	30		No problems reported or observed, monitor
Unit Security Call System	ea						
Unit Smoke / Fire Detection	6 ea		\$0	varies	10		Rear unit has smoke detection in bedrooms, no access to front Hardwired / battery back-up, Operating
Miscellaneous	ea						

# Projected Capital Needs Over Twenty Years

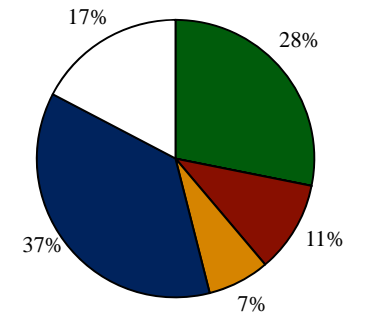
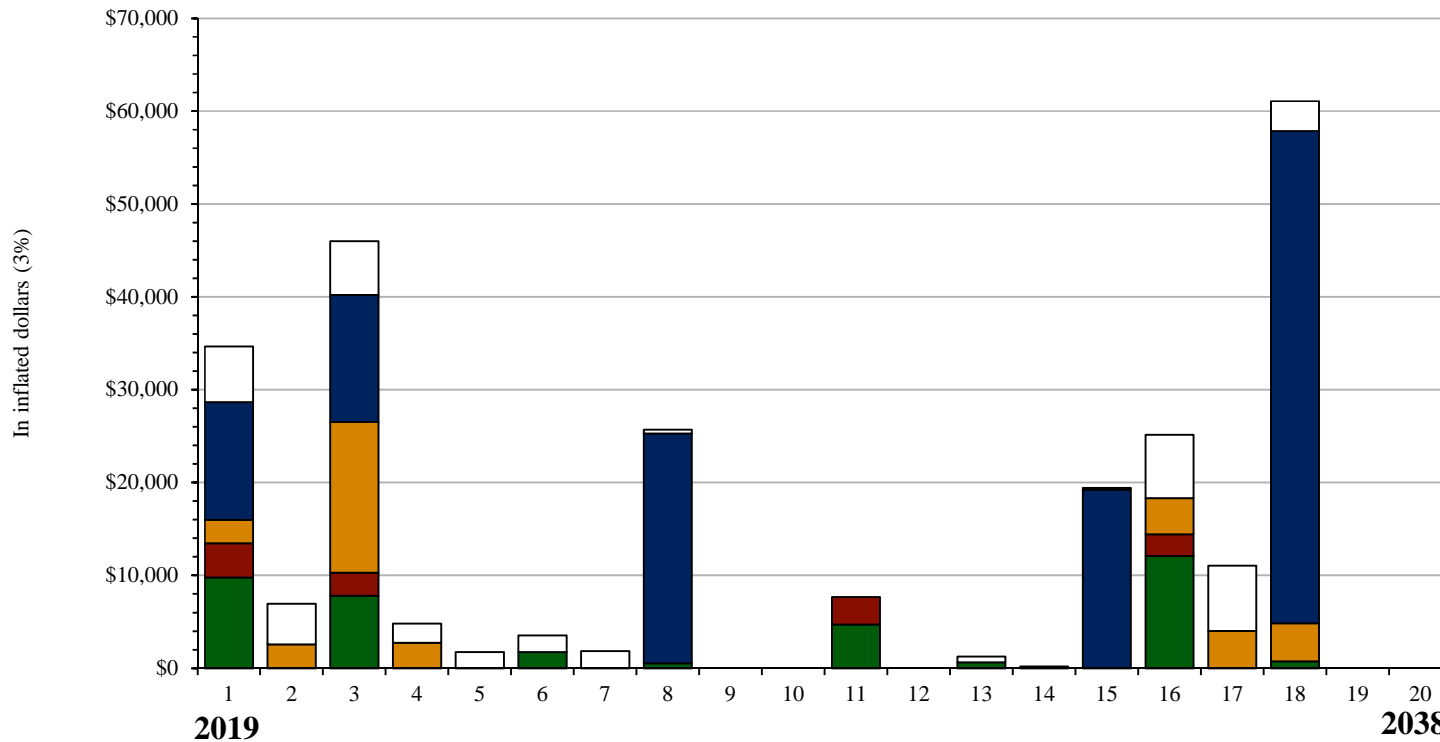
Costs inflated at 3%

DWELLING UNITS--*continued*

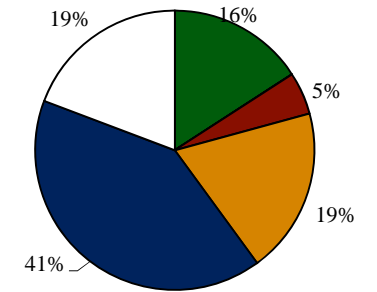
Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$0	\$0	\$0	\$279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Front	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink-Rear	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,685	\$0	\$0	\$0
Bathroom Toilets	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessories	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Capital Needs Summary

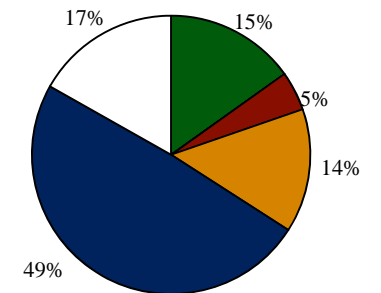
# 228 Webster Street



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

## Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$9,760 or \$3,253/unit	\$19,852 or \$6,617/unit	\$38,005 or \$12,668/unit
Accessibility Improvements			
Mechanical Room	\$3,700 or \$1,233/unit	\$6,183 or \$2,061/unit	\$11,476 or \$3,825/unit
Building Mech. & Elec.	\$2,500 or \$833/unit	\$24,039 or \$8,013/unit	\$36,077 or \$12,026/unit
Building Architectural	\$12,700 or \$4,233/unit	\$51,103 or \$17,034/unit	\$123,345 or \$41,115/unit
Dwelling Units	\$6,003 or \$2,001/unit	\$24,121 or \$8,040/unit	\$42,205 or \$14,068/unit
In inflated dollars:	\$34,664 or \$11,555/unit	\$125,297 or \$41,766/unit	\$251,108 or \$83,703/unit
In current dollars:	\$34,664 or \$11,555/unit	\$116,257 or \$38,752/unit	<b>\$195,792 or \$65,264/unit</b>



# Capital Needs Summary

**228 Webster Street**  
**Newton, MA**

OSI Ref: 18617  
 Property Age: 17 Years  
 Financing: 0

Number of Buildings: 0  
 Total Number of Units: 3  
 Occupancy: Group Home

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
<b>Site Systems</b>										
Site Sub-Total	\$9,760	\$0	\$7,810	\$0	\$0	\$1,739	\$0	\$543	\$0	\$0
<b>Accessibility Improvements</b>										
Site, Circulation, & Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Mechanical Room</b>										
Boilers	\$1,500	\$0	\$2,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Sub-Total	\$3,700	\$0	\$2,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Mech. &amp; Electrical</b>										
Mechanical	\$2,500	\$2,575	\$5,305	\$2,732	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$10,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$2,500	\$2,575	\$16,232	\$2,732	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Architectural</b>										
Structural and Exterior	\$12,700	\$0	\$0	\$0	\$0	\$0	\$0	\$24,724	\$0	\$0
Roof Systems	\$0	\$0	\$13,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$12,700	\$0	\$13,679	\$0	\$0	\$0	\$0	\$24,724	\$0	\$0
<b>Dwelling Units</b>										
Living Areas	\$4,253	\$4,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchens	\$0	\$0	\$5,421	\$1,705	\$1,756	\$1,808	\$1,863	\$0	\$0	\$0
Bathrooms	\$1,750	\$0	\$371	\$382	\$0	\$0	\$0	\$430	\$0	\$0
Mechanical & Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dwelling Units Sub-Total	\$6,003	\$4,381	\$5,793	\$2,087	\$1,756	\$1,808	\$1,863	\$430	\$0	\$0
<b>Total Capital Costs</b>	<b>\$34,664</b>	<b>\$6,956</b>	<b>\$45,996</b>	<b>\$4,819</b>	<b>\$1,756</b>	<b>\$3,547</b>	<b>\$1,863</b>	<b>\$25,697</b>	<b>\$0</b>	<b>\$0</b>

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

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
										<b>Site Systems</b>
\$4,704	\$0	\$630	\$0	\$0	\$12,090	\$0	\$730	\$0	\$0	Site Sub-Total
										<b>Accessibility Improvements</b>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site, Circulation, & Facilities
										<b>Mechanical Room</b>
\$0	\$0	\$0	\$0	\$0	\$2,337	\$0	\$0	\$0	\$0	Boilers
\$2,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boiler Room Systems
\$2,957	\$0	\$0	\$0	\$0	\$2,337	\$0	\$0	\$0	\$0	Mechanical Sub-Total
										<b>Building Mech. &amp; Electrical</b>
\$0	\$0	\$0	\$0	\$0	\$3,895	\$4,012	\$4,132	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Elevators
\$0	\$0	\$0	\$0	\$0	\$3,895	\$4,012	\$4,132	\$0	\$0	Mechanical & Electrical Sub-Total
										<b>Building Architectural</b>
\$0	\$0	\$0	\$0	\$19,210	\$0	\$0	\$51,379	\$0	\$0	Structural and Exterior
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0	Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Community Spaces
\$0	\$0	\$0	\$0	\$19,210	\$0	\$0	\$53,032	\$0	\$0	Building Architectural Sub-Total
										<b>Dwelling Units</b>
\$0	\$0	\$0	\$0	\$0	\$6,627	\$6,825	\$0	\$0	\$0	Living Areas
\$0	\$0	\$620	\$198	\$204	\$210	\$217	\$3,182	\$0	\$0	Kitchens
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Bathrooms
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical & Electrical
\$0	\$0	\$620	\$198	\$204	\$6,837	\$7,042	\$3,182	\$0	\$0	Dwelling Units Sub-Total
\$7,660	\$0	\$1,250	\$198	\$19,414	\$25,159	\$11,054	\$61,075	\$0	\$0	<b>Total Capital Costs</b>

# 228 Webster Street

## SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>SURFACE</b>							
Roadways	_____	_____	_____	_____	_____	_____	_____
Driveway	2,265	3.25	\$7,361	17	20	3 in 1 Year	Asphalt, good condition, future resurfacing allowance
Crack-Fill and Sealcoat	2,265	0.20	\$442	17	5	8 /13 /18 in 1 Year	Sealcoat, repair allowance every five years
Sidewalks: Pavers	_____	_____	_____	_____	_____	_____	_____
Sidewalks: Concrete	165	_____	\$0	17	20	_____	Concrete; maintain throughout from Operating
Fencing	168	20.00	\$3,360	17	15	1 /16 in 1 Year	3' chain link at side property line, damage observed, replace
Fencing	116	25.00	\$2,900	17	15	1 /16 in 1 Year	4' vinyl stockade fencing at property line and trash area, replace
Dumpsters & Enclosures	_____	_____	_____	_____	_____	_____	_____
Retaining Walls	225 1	_____	_____	_____	_____	_____	_____
Lighting	_____	_____	_____	_____	_____	_____	_____
Landscaping	1	2000.00	\$2,000	20+	10	1 /11 in 1 Year	Mature trees and shrubs, allowance for upgrade/ trimming
Site Distribution Systems	1	_____	\$0	varies	20	_____	City sanitary and water lines; utility supplied electrical and gas
Site Distribution Systems	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____	_____	_____	_____	_____	_____	_____
Miscellaneous	_____	_____	_____	_____	_____	_____	_____
<b>ACCESSIBILITY IMPROVEMENTS</b>							
(Section 504 Analysis)							
Site	_____	_____	_____	_____	_____	_____	Group home, accessible kitchen and bathroom
Circulation	_____	_____	_____	_____	_____	_____	_____
Facilities	_____	_____	_____	_____	_____	_____	_____
Units - Kitchen	_____	_____	_____	_____	_____	_____	_____
Units--Bath	_____	_____	_____	_____	_____	_____	_____
Units	_____	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>SURFACE</b>																				
Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driveway	\$0	\$0	\$7,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543	\$0	\$0	\$0	\$0	\$630	\$0	\$0	\$0	\$0	\$730	\$0	\$0
Sidewalks: Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks: Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$3,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,235	\$0	\$0	\$0	\$0
Fencing	\$2,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,518	\$0	\$0	\$0	\$0
Dumpsters & Enclosures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$1,500	\$0	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0	\$2,016	\$0	\$0	\$0	\$0	\$2,337	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ACCESSIBILITY IMPROVEMENTS</b>																				
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units - Kitchen	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units--Bath	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 228 Webster Street

## MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	(Expected Useful life)		Replacement Schedule		Notes
				AGE (Years)	EUL (Years)	Year of action AND duration of project		
<b>BOILERS</b>								
Boilers	1 ea	2340.00	\$2,340	17	20	3	in 1 Year	Weil McLain forced hot water, gas-fired boiler, 60 MBH
Boilers	ea							
Boilers	ea							
Controls	1 ea	1500.00	\$1,500	17	15	1 /16	in 1 Year	Boiler controls; replacement allowances
Controls	ea							
Controls	ea							
Condensate & Feed Water	ea							
Boiler Water Pumps	ea							
Heating Water Pumps	5 ea		\$0	varies	15			Fractional horsepower inline pumps, maintain from Operating
Chilled Water Pumps	ea							
Flue Exhaust	ea							
<b>BOILER ROOM SYSTEMS</b>								
Boiler Room Piping/Valves	1 ls		\$0	varies	25			Maintain throughout from Operating
3-Way Valve & Controller	ea							
Heat Exchanger for Bldg. Heat	ea							
Domestic Hot Water Generation	ea							
Domestic Hot Water Storage	1 ea	2200.00	\$2,200	13	10	1 /11	in 1 Year	Weil McLain, 35 gallon storage tank
Domestic Hot Water Pumps	ea							
Boiler Room Piping Insulation	ls							
Fuel Oil Storage	ea							
Fuel Oil Transfer System	ls							
Sump Pumps	ea							

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BOILERS</b>																				
Boilers	\$0	\$0	\$2,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,337	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BOILER ROOM SYSTEMS</b>																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Storage	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sump Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 228 Webster Street

## BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BUILDING MECHANICAL</b>							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Building Heating Distribution	_____ 1 ls	_____	\$0	40+	50	_____	No problems reported / observed, monitor throughout
Domestic Hot/Cold Water Dist.	_____ 1 ls	_____	\$0	40+	40	_____	No problems reported / observed, monitor throughout
Building Sanitary Waste & Vent. Dist.	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Gas Distribution	_____ 1 ls	_____	\$0	40+	75	_____	No problems reported / observed, monitor throughout
Building Air Conditioning	_____ 3 ea	2500.00	\$7,500	17	15	1 /16 over 3 Years	Approximately 2-ton each Exterior condensing units, allowance for replacement
Ventilation & Exhaust	_____ 2 ea	2500.00	\$5,000	17	20	3 over 2 Years	Trane air handlers located in basement, replacement allowance
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Hallway Vent. & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Cold Water Booster Pumps	_____ ea	_____	_____	_____	_____	_____	_____
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
<b>BUILDING ELECTRICAL</b>							
Building Power Wiring	_____ 1 ls	_____	\$0	50+	99	_____	No problems reported / observed, monitor
Emergency Generator	_____ ea	_____	_____	_____	_____	_____	_____
Emergency Lights	_____ 1 ls	_____	\$0	varies	10	_____	Battery packs throughout, maintain throughout from Operating
Smoke / Fire Detection	_____ 1 ls	8500.00	\$8,500	17	20	3 in 1 Year	MS-9600 Fire Lite fully-addressable panel, hardwired end devices No reported issues. Replacement includes peripherals
Signaling / Communication	_____ 1 ls	1800.00	\$1,800	17	20	3 in 1 Year	Door buzzer intercom system, age unknown, Replacement allowance
<b>BUILDING ELEVATORS</b>							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	None
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BUILDING MECHANICAL</b>																				
Compactors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$2,500	\$2,575	\$2,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,895	\$4,012	\$4,132	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$2,652	\$2,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewage Ejectors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELECTRICAL</b>																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$9,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$0	\$0	\$1,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING ELEVATORS</b>																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 228 Webster Street

## BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>STRUCTURE</b>							
Foundation	285 lf		\$0	149	100+		Brick / fieldstone, no problems reported, monitor
Framing	1 ls		\$0	149	100+		Wood framed structure, no structural issues reported / observed
Slab	786 sf		\$0	149	100+		Concrete basement, no reported / observed problems, monitor
Miscellaneous	ea						
<b>BUILDING EXTERIOR</b>							
Exterior Common Doors	3 ea	875.00	\$2,625	17	35	18 in 1 Year	Wood doors with wood frames and glazing, replace
Exterior Sliding Door	1 ea	1550.00	\$1,550	17	35	18 in 1 Year	Aluminum sliding door; replacement after 35 years
Service Doors	ea						
Glass Sliding Doors	ea						
Storm Doors	ea						
Exterior Walls--Cedar	3,975 sf	3.20	\$12,700	7+	7	1 /8 /15 in 1 Year	Painted wood siding, paint faded Painting costs every seven years
Exterior Walls	sf						
Exterior Walls	sf						
Trim, Soffit & Fascia	1 ls		\$0	17	35		Included with siding above Painting included with exterior
Exterior Ceilings	182 sf		\$0	17	35		Wood ceilings at front and rear porch; good condition
Window Frames--Unit	46 ea	585.00	\$26,910	17	35	18 in 1 Year	Vinyl double hung models, future replacement allowance
Window Frames--Basement	ea						
Window Glass	92 ea		\$0	varies	15		Thermopane glazing, replace as-needed from Operating
Storm / Screen Windows	46 ea		\$0	varies	10		Integral screens, replace as-needed from Operating Trex decking at front entry porch and egress stair
Unit Wood Decks	705 sf	10.50	\$7,403	17	25	8 in 1 Year	Assumed to date to the rehab of 2002
Unit Wood Deck	ea						
Fire Escapes	ls						
Bldg Mounted Lighting	13 ea		\$0	varies	15		Maintain from Operating

# Projected Capital Needs Over Twenty Years

228 Webster Street

Costs inflated at 3%

## BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>STRUCTURE</b>																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIOR</b>																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,339	\$0	\$0
Exterior Sliding Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,562	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glass Sliding Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls--Cedar	\$12,700	\$0	\$0	\$0	\$0	\$0	\$0	\$15,620	\$0	\$0	\$0	\$0	\$0	\$0	\$19,210	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames--Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,478	\$0	\$0
Window Frames--Basement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm / Screen Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wood Deck	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Escapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 228 Webster Street

## BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>ROOF SYSTEMS</b>							
Structure	2,474 sf		\$0	194	100+		Wood framing with sheathing, no problems observed/ reported
Roof Covering--Asphalt	2,474 sf	4.50	\$11,132	17	20	3 in 1 Year	Standard 3-tab shingles, age unknown, replacement
Roof Covering--Membrane	sf						
Roof Covering	sf						
Roof Drainage	235 lf	7.50	\$1,763	17	20	3 in 1 Year	Aluminum gutters and downspouts, replace with roof
Skylights	4 ea	250.00	\$1,000	17	35	18 in 1 Year	Skylights for 2nd floor units; replace
Penthouses	ea						
Access Doors & Hatches	ea						
Roof Railings	lf						
<b>STAIRS</b>							
Stair Walls	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Ceilings	1 ls		\$0	10+	10		Painted drywall, painted when needed from Operating
Stair Floors	1 ls		\$0	10+	10		Wood and rubber treads Good condition, refinish / replaced when needed from Operating
Stair Doors	ea						
Stair Railings	1 ls		\$0	10+	20		Wood, painted, paint from Operating
Interior Lighting	ea						
Miscellaneous	ea						
Miscellaneous	ea						
<b>PUBLIC LAUNDRY</b>							
Laundry Walls	1 ls		\$0	17	100+		Basement level common laundry room, foundation
Laundry Ceilings	1 ls		\$0	17	100+		Wood unfinished framing
Laundry Floors	1 ls		\$0	17	100+		Unfinished concrete
Laundry Equipment	2 ea		\$0	varies	20		Leased equipment, assumes continuation

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

## BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>ROOF SYSTEMS</b>																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Asphalt	\$0	\$0	\$11,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering--Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$1,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,653	\$0	\$0
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>STAIRS</b>																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PUBLIC LAUNDRY</b>																				
Laundry Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 228 Webster Street

## DWELLING UNITS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>LIVING AREA FINISHES</b>							
Unit Hallway Doors	_____ ea	_____	_____	_____	_____	_____	_____
Unit Interior Doors	9 ea	_____	\$0	17	25	_____	Wood doors and frames, paint/maintain throughout from Optg.
Unit Closet Doors	6 ea	_____	\$0	17	25	_____	Wood doors and frames, paint/maintain throughout from Optg.
Living Area Walls	1 ls	_____	\$0	varies	5+	_____	Painted drywall All interiors in good condition, paint as-needed from Operating
Living Area Ceilings	1 ls	_____	\$0	varies	5+	_____	Painted drywall All interiors in good condition, paint as-needed from Operating
Living Area Floors-VCT	1,215 sf	6.50	\$7,894	varies	15	1 /16 over 2 Years	Vinyl sheet and tile flooring in bedrooms, office, kitchen Some discoloration, seam separation, allowance to replace
Living Area Floors-Wood	350 sf	1.75	\$613	17	15	1 /16 over 2 Years	Wood floors in living room, hall, stair, dining room Refinish allowance
Living Area Floors	_____ ls	_____	_____	_____	_____	_____	_____
<b>KITCHENS</b>							
Kitchen Walls & Ceilings	1 ls	_____	\$0	17	5	_____	Painted drywall All interiors in good condition, paint as-needed from Operating
Kitchen Floors	_____ sf	_____	_____	_____	_____	_____	Included above
Kitchen Cabinets	1 ea	7800.00	\$7,800	17	20	3 over 5 Years	Management reports building was renovated in 2002; Cabinets are birch wood, good condition, future replacement
Kitchen Cabinets	_____ ea	_____	_____	_____	_____	_____	_____
Kitchen Countertop	1 ea	675.00	\$675	17	10	13 over 5 Years	Square edge laminate with stainless steel single bowl sink. Initial replacement included with cabinetry, future costs shown
Kitchen Countertop	_____ ea	_____	_____	_____	_____	_____	_____
Range	_____ ea	_____	_____	_____	_____	_____	_____
Wall oven / Cooktop	1 ea	1200.00	\$1,200	17	20	3 in 1 Year	Wall oven, gas cooktop, future replacement
Refrigerator	1 ea	1925.00	\$1,925	17	15	3 /18 in 1 Year	Side-by-side refrigerator with bottom freezer, replacement
Refrigerator	_____ ea	_____	_____	_____	_____	_____	_____
Rangehood and Vent	1 ea	125.00	\$125	varies	20	3 in 1 Year	Recirculating rangehood, replacement allowances
Disposal	1 ea	_____	\$0	varies	5	_____	Fractional horsepower disposal, maintain from Operating
Dishwasher	1 ea	300.00	\$300	varies	10	3 /13 in 1 Year	Frigidaire dishwasher; replacement allowance

# Projected Capital Needs Over Twenty Years

228 Webster Street

Costs inflated at 3%

DWELLING UNITS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>LIVING AREA FINISHES</b>																				
Unit Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area Floors-VCT	\$3,947	\$4,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,149	\$6,334	\$0	\$0	\$0
Living Area Floors-Wood	\$306	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477	\$491	\$0	\$0	\$0
Living Area Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>KITCHENS</b>																				
Kitchen Walls & Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$1,655	\$1,705	\$1,756	\$1,808	\$1,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192	\$198	\$204	\$210	\$217	\$0	\$0	\$0
Kitchen Countertop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall oven / Cooktop	\$0	\$0	\$1,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator	\$0	\$0	\$2,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,182	\$0	\$0
Refrigerator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rangehood and Vent	\$0	\$0	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dishwasher	\$0	\$0	\$318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$428	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# 228 Webster Street

## DWELLING UNITS--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
<b>BATHROOMS</b>							
Bathroom Walls and Surrounds	1 ls		\$0	varies	5+		Per City of Newton building permits, First floor bathroom renovated in 2007, painted walls and tiles. Operating
Bathroom Ceilings	1 ls		\$0	varies	5+		Painted drywall All interiors in good condition, paint as-needed from Operating
Bathroom Floors	154 sf		\$0	12/17	20+		Ceramic tile, maintain throughout from Operating
Bath-tub and Shower	2 ea		\$0	12/17	25		First floor - roll-in shower, Second floor - fiberglass shower
Bathroom sink	2 ea		\$0	12/17	20		Wall hung porcelain sinks, maintain from Operating
Bathroom Vanity/sink	ea						
Bathroom Toilets	2 ea	875.00	\$1,750	12/17	20	1 in 1 Year	Standard water closets, no low-flow; replacement allowance
Medicine Cabinets/Access.	1 ea	350.00	\$350	12	20	8 in 1 Year	Mirrored metal surface mounted cabinet; replace Standard rails and towel holders; replace
Medicine Cabinets/Access.	2 ea	350.00	\$700	17	20	3 over 2 Years	Mirrored metal surface mounted cabinet; replace Standard rails and towel holders; replace
Ventilation & Exhaust	2 ea		\$0	varies	20		Standard exhaust fans, maintain throughout from Operating
<b>IN-UNIT MECHANICAL</b>							
Unit Warm Air Furnaces	ea						
Unit Thermostats	2 ea		\$0	varies	20		Wall mounted thermostats each level, maintain from Operating
Unit DHW Generation	ea						
Unit Radiation	1 ls		\$0	varies	15		No problems reported; maintain from Operating
Unit Radiation	ea						
<b>IN-UNIT ELECTRICAL</b>							
Unit Electrical Panel	1 ea		\$0	<30	30		Circuit breaker panel in basement; monitor
Unit Wiring	1 ea		\$0	varies	30		No problems reported or observed, monitor
Unit Security Call System	ea						
Unit Smoke / Fire Detection	3 ea		\$0	varies	10		No smokes in bedrooms, discuss with Mgmt. Hardwired / battery back-up, one on each level, Operating
Miscellaneous	ea						

# Projected Capital Needs Over Twenty Years

Costs inflated at 3%

DWELLING UNITS--*continued*

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
<b>BATHROOMS</b>																				
Bathroom Walls and Surrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bath-tub and Shower	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Vanity/sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bathroom Toilets	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medicine Cabinets/Access.	\$0	\$0	\$371	\$382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT MECHANICAL</b>																				
Unit Warm Air Furnaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Thermostats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit DHW Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Radiation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>IN-UNIT ELECTRICAL</b>																				
Unit Electrical Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Security Call System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



## Appendix A: Statement of Delivery

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

1. The report and analysis may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this report, and with the knowledge that certain limitations and exceptions within the report that are the reflective of the scope of services as defined in our contract. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management. Any unauthorized reliance on or use of the report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this report, are made to any such third party. Reliance on the report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of ON-SITE INSIGHT's liability to the client and all relying parties.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.