

Property Condition Assessment

FINAL REPORT

Prepared for:

The Town of Dover
5 Springdale Avenue
Dover, MA 02030

Caryl Community Center

Dover, MA
August 21, 2019



Caryl Community Center: Property Overview

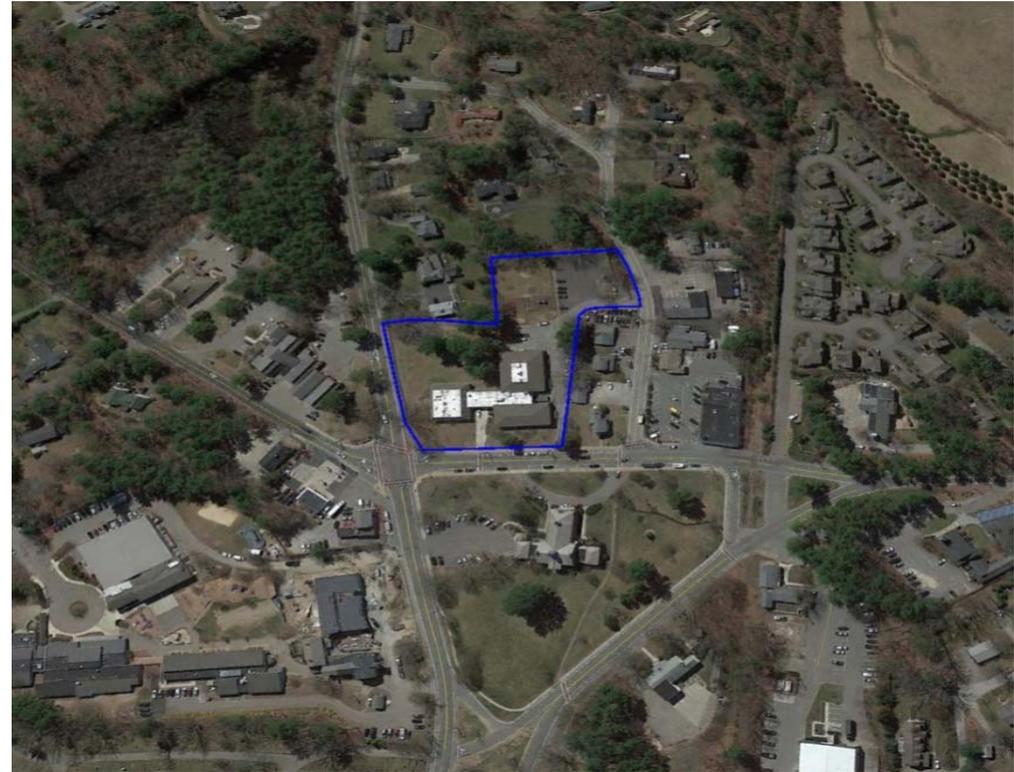


Total Buildings: 1 **Number of Non-Residential Buildings:** 1

Total GSF: 36,890

Building Type	# Bldgs	Gross Square Ft
Residential	-	-
Multi-Purpose	1	36,890
Industrial	-	-
Totals:	1	36,890

Occupancy: Multi-purpose
Financing: Municipal
Property/Development Age: 47 years
Year of Construction: 1910/1931/1971
City & State: Dover, MA
Addresses: 4 Springdale Avenue
OSI Project Number: 18637
Assessment Date: Nov. 6 & 8, 2018
Assessment Conditions: Variable skies; ~40° F
Assessor: Bruce Hutchinson



Property Description:

Caryl Community Center is a multi-purpose facility that occupies a prominent corner location within Dover's small central municipal and commercial district. The facility was originally constructed as an elementary school in 1910 and subsequently expanded in 1931 and again in 1971. Conversion of the building to its present use is understood to date to approximately 2000 when the new Chickering Elementary School first opened. The facility is comprised of a two-story elevator-served structure with brick masonry exterior wall surfaces, steel-framed entry doors, aluminum-framed windows, and a mix of pitched and flat roof surfaces. The interior of the building houses office and support space for Dover's Parks and Recreation Department and the Council on Aging, a variety of multi-purpose rooms/spaces, and several rooms/spaces that are tenant-occupied under license agreements with the Town. Overall, the facility is in fair condition. Significant capital expenditures, primarily related to structural repairs; building envelope repair/replacement (brick repair, roof covering replacement, etc.); and bathroom accessibility upgrades were completed around and/or subsequent to the time the facility was converted to its present use. That said, additional significant capital expenditures are still needed at the facility to address the boiler plant; heating distribution piping and controls; unit heaters/ventilators; electrical switchgear; emergency generator; fire detection and notification; handicap accessibility; and interior space finishes.

Caryl Community Center

Dover, MA

Caryl Community Center is a multi-purpose facility that is owned and managed by the Town of Dover. The facility is comprised of a two-story elevator-served structure that occupies a prominent corner location within Dover's small central municipal and commercial district. Originally constructed as an elementary school in 1910; the facility was expanded in 1931 and again in 1971. Conversion of the facility to its present use is understood to date to approximately 2000 when the Town's Chickering Elementary School first opened. At present, the facility houses office and support space for the Town's Parks and Recreation Department and Council on Aging (COA) as well as a variety of multi-purpose rooms/spaces. In addition to these areas, several rooms and spaces within the building are tenant-occupied under license agreements with the Town.

Overall, the facility is in fair condition. Significant capital expenditures have been made over the last several years to address structural repair needs, building envelope improvements (brick repair/re-pointing, roof replacement, etc.), and handicap accessibility of restrooms at the first and second floor levels. That said, additional significant capital

expenditures will be needed in the near-term to address to the facility's boiler plant, heating distribution and control equipment, unit heaters and ventilators, electrical switchgear, emergency generator, fire detection and notification, handicap accessibility, and refurbishment of interior common areas.

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. Costs for the twenty-year plan total \$5,728,123 or \$155.28 per gross square foot (GSF) in current dollars (\$6,269,579 or \$169.95 per GSF in inflated dollars).

Site

Caryl Community Center occupies a generally level parcel at the corner of Springdale Avenue and Centre Street; additional street frontage is present along Whiting Road at the westerly side of the site. Primary access/egress to the site is from Whiting Road via an asphalt-paved driveway. The driveway continues along the westerly side of the building in one-way traffic flow direction allowing vehicles to also exit directly onto Springdale Avenue. A large parking area with a newer asphalt-paved surface is located off of the access drive near the Whiting Road site entrance, and additional older asphalt-paved surface parking is present along portions of the access drive. A concrete walkway provides pedestrian access to the front (Springdale Avenue) building entrance; an asphalt-paved walkway leads from a section of the older parking area to play court area with a similar surface. Other site elements include a mix of chain link and wood

stockade fencing along the majority of the site's boundary lines, an older steel-framed swing set, park benches, and a freestanding storage shed.

- 1. Costs for the development's site related elements total \$491,614 or \$13.33 per GSF in inflated dollars.**
2. The older asphalt-paved surfaces are in fair condition with some age-related cracks and wear evident; future costs to scarify and resurface this pavement are shown in Year 5. Interim and subsequent allowances for routine surface maintenance (crackfilling, sealcoating, and striping) cycles are shown in Year 1, 10, 15, and 20.
3. Replacement of the newer asphalt paving is not anticipated during the plan's timeframe; surface maintenance allowances are shown in Years 1, 5, 10, 15, and 20.
4. Allowances for potential future sectional repair and/or replacement needs related to the concrete pedestrian walkway are shown in Years 4, 12, and 20. Resurfacing of the asphalt-paved pedestrian walkway and play court surface is shown in Year 5, concurrent with the anticipated resurfacing of the older access drive and parking area asphalt surfaces.
5. The fencing is of varying ages and conditions at the present time; replacement allowances are shown based on observed conditions, current estimated ages, and anticipated remaining useful service lives.
6. Periodic allowances for the as-needed upgrade and/or replacement of the remaining site elements (swing set, benches, shed, etc.) are shown in Years 3, 10, and 17.
7. The facility is understood to be served by the municipal water supply system. No problems related to the system were evident or reported, and no capital costs are shown. These elements are typically long-lived and should be routinely monitored going forward.

8. Sanitary waste disposal at the facility is reportedly addressed via an on-site septic system and leaching field. No information regarding the system was available during the assessment; however for purposes of this report, the system is assumed to date to the most recent building addition in 1971. No problems related to the system were reported. A place marker allowance for future system replacement is shown in Year 10.

Mechanical Room

A central mechanical room, located at the northwesterly corner of the 1931 portion of the building, houses the equipment that serves the facility's space heating and domestic hot water (DHW) generation needs. Hydronic heat for distribution throughout the building is produced by a pair of circa 1931 HB Smith oil-fired boilers. One boiler has an estimated twenty-plus year old oil burner and the second has an approximately three-year old burner. Circulation of the hydronic heat produced by the boiler plant is facilitated by a pair of base-mounted circulating pumps, each rated at 7½-horsepower. During the assessment, one boiler was offline and awaiting scheduled repairs/service and one circulating pump was offline and fully removed from its mounting base. Fuel oil for the boilers is stored in a 3,000-gallon above ground steel tank located at the exterior of the building. A skid-mounted duplex-style fuel oil transfer pump unit moves oil between the storage tank and boilers. Control equipment for the boiler plant is included in the Building Mechanical portion of the assessment. DHW for the facility is produced by a sixty-six gallon State self-storing tank with electric heating elements.

9. Costs related to the development's boilers and boiler room systems total \$692,214 or \$18.76 per GSF in inflated dollars.

10. The boilers are operable but they have significantly surpassed their expected useful service lives. Payback in the form of increased operating or service life for any major repair work done on the boilers at this point in time is seen as limited. Based on the current age of the boilers and expected useful service life, replacement is shown in Year 1. Prior to the commencement of any replacement work, consultation with a qualified mechanical engineer is recommended in order to identify potential opportunities for energy savings and increased interior comfort for staff and visitors.

11. Replacement of the missing/offline circulating pump is shown in Year 1; future replacement of the existing pump is shown in Year 10.

12. Replacement of the exterior fuel oil storage tank is not anticipated during the plan's timeframe; it should be monitored going forward. An allowance to replace the monitoring equipment for monitoring of the fuel oil level within the tank is shown in Year 9, and replacement of the transfer pump assembly is shown in Year 14.

13. No problems related to the DHW tank were noted during the course of the assessment. Based on current age and an expected useful service life of ten years, replacement allowances are shown in Years 2 and 12.

Building Mechanical and Electrical Systems

Major building systems include distribution piping for hydronic heat, domestic hot/cold water, and sanitary waste/vent.

Additional mechanical systems include boiler and heating system controls (including pneumatic compressors and air

dryers) and a mix of cabinet-style ventilators and unit heaters. Air conditioning at the facility is limited to ductless mini-split heat pump air conditioning systems that serve select rooms/spaces. At locations where these systems serve space that is licensed to a tenant, it is understood that the equipment is the responsibility of the licensee.

The facility is served by 'Empire' electrical switchgear and disconnect equipment that is believed to date to the 1971 addition. An interior-mounted diesel-powered generator of similar age provides emergency electrical service for key building components (boilers, emergency lights, fire alarm system) in the event of utility company power failure. Fuel for the generator is stored in an above ground steel tank located in a room next to the generator. Hardwired smoke and fire detection devices at the facility are monitored and supervised by a circa 1971 'FCI' zone-type fire alarm control panel. A two-stop hydraulic-type elevator provides vertical transportation between the facility's first and second floor levels; the elevator does not provide access to the gymnasium area, which is located below the first floor level at the southwesterly corner of the 1931 section of the building. The elevator was installed in 1971, and it is reportedly maintained under the terms of a full service contract.

14. Costs related to the development's mechanical and electrical systems total \$3,061,624 or \$82.99 per GSF in inflated dollars.

15. The existing distribution piping for the heating system exhibits heavy levels of age-related rust and corrosion, most notably in and around the outside stem and yoke (OS&Y) valve assemblies. Based on observations and discussion with Town staff, the existing conditions are prohibitive with regards to being able to isolate portions of the system

for servicing/repairs and/or emergencies. A significant allowance for replacement of the distribution piping serving the heating system is shown in Year 1.

16. Periodic allowances for as-needed sectional repair and/or replacement of the domestic hot/cold water distribution piping are shown every seven years, starting in Year 1.

17. At present, the facility's heating system utilizes pneumatic controls to help regulate/govern temperature levels within the building. A duplex-type compressor, located in the central mechanical room, provides pressurized air for the system. The equipment is older, and during the assessment, it was noted that one of the two compressors was offline and not in service. Costs to replace the compressor are shown in Year 1. Replacement allowances for the electric air dryer unit that augments the system are shown in Years 1 and 16.

18. The cabinet unit ventilators that are present in the majority of the original 'classroom' spaces and other select locations are older models. Operational problems were reported to be widespread with several of the units either being offline or providing only marginal service. Based on reported conditions, current equipment age and expected useful service life; replacement costs for the ventilator units are shown in Year 1. An allowance to service/replace the coils within the cabinet unit heaters is shown on a concurrent schedule.

19. No problems related to the ductless mini-split heat pump air conditioning systems were noted during the assessment. Future replacement is shown based on estimated current age and an expected useful service life of fifteen years. No costs are shown for the equipment that serves the tenant-occupied licensed spin studio space.

20. During the assessment, it was reported that service/maintenance parts for the electric switchgear and disconnect equipment are no longer commercially available. Based on this information and current equipment age; an allowance for replacement is shown in Year 1.
21. The emergency generator dates to the time of the 1971 addition, and although operable, it has surpassed its expected useful service life. An allowance to replace the unit with a larger unit capable of powering additional elements within the facility in the event of a power failure is shown in Year 1.
22. The smoke/fire detection system serving the facility is believed to date to 1971. Like many other components at the facility, it is operable, but considerably beyond its expected useful service life. As a life safety system, replacement/upgrade is seen as a near-term need. An allowance to complete this work is shown in Year 1.
23. The elevator does not see high levels of usage on a regular basis, and it operational at the present time. That said, the equipment is beyond its expected useful service life; an allowance for a system modernization (pump unit and controller/dispatcher) is shown in Year 3. Refurbishment of the interior cab finishes is shown on a concurrent schedule.
24. As noted, the facility's gymnasium space is not on a handicap accessible route at the present time. Provision of an accessible route to this space will require construction and installation of a full new elevator. In addition to the gymnasium level, the elevator should also include stops at the first and second floor levels allowing for a seamless accessible route between all floor levels. An allowance to complete the construction and installation of this new elevator system is shown in Year 1.

Building Architectural Systems

The facility is comprised of a two-story structure with a poured concrete foundation. Exterior wall surfaces at the facility are brick masonry with the exception of a series of 'sheds' located over stairways at the westerly side of the building, which are wood framed with T1-11 plywood siding. Primary, secondary, and service entry doors around the facility are single-leaf steel models. Windows throughout the 1910 and 1931 portions of the facility and the first floor level of the 1971 portion of the building are aluminum-framed assemblies with fixed and slider-style panels. A mix of steel and aluminum-framed fixed panel and casement-style windows are present at the second floor level of the 1971 portion of the building. All of the windows are equipped with double-glazing and the operable units have integral insect screens. Roof surfaces at the facility include both flat areas that are covered with 'Sarnafil' brand fully adhered membranes and pitches sections that are covered with heavyweight architectural-grade asphalt shingles. Drainage for the flat roof surfaces is provided by internal drains; a mix of copper and aluminum gutters serve the drainage needs at the majority of the pitched roof locations.

Non-licensed interior spaces at the facility include the hallways; stairways Council on Aging (COA) office, support, and meeting/multi-purpose space; cafeteria/multi-purpose room and kitchen; gymnasium; Parks and Recreation office, conference room, and support spaces; three multi-purpose rooms located on the second floor level (Rooms 201, 214, and 215); four single-user restrooms (two each at the first and second floor levels); four multi-user restrooms (one each for men and women at both the first and second floor levels); and variety of storage areas that see infrequent usage. Licensed (tenant-occupied) spaces at the facility include first floor level office, staff, classroom, and support space for

the 'Center for the Development of Children' (CDC); second floor level martial arts studio; second floor level 'Parent Talk' daycare space; second floor level 'Erin's Dance Studio', and second floor level spin studio. The majority of the interior wall surfaces are painted; ceiling finishes include painted drywall/plaster, acoustical tile, and wood boarding. Floor finishes vary by room/space and include conventional vinyl composition tile (VCT), carpet, and ceramic tile. All finishes within the licensed (tenant-occupied) spaces are understood to be the responsibility of the respective licensees, and as such, no costs for the finishes within these spaces are included as part of the assessment.

25. Costs related to the development's architectural systems total \$2,024,127 or \$54.87 per GSF in inflated dollars.

26. During the assessment, areas of peeling/flaking plaster and paint were noted at the outside wall of the stairway leading to the gymnasium and the outside wall at the cafeteria area. Deterioration of the wall around the exterior stairs leading up to the access drive level from the cafeteria was also noted. An allowance to excavate along the foundation at the exterior of these locations and coat/moisture proof the foundation and backfill is shown in Year 1. Included with the allowance is reconstruction of the stairs leading to the cafeteria.

27. No problems related to the remaining concrete stair sets located along the westerly elevation were noted; allowances for potential future repair needs are shown in Years 7, 12, and 15. Surface prep and painting allowances for the steel emergency egress stairs leading to Erin's Dance Studio are shown every five years, starting in Year 1.

28. Overall, the exterior brickwork is generally good condition at the present time. Isolated areas or mortar loss were noted during the assessment with the most pronounced wear/damage present above the entry Springdale Avenue

entrance to the COA's multi-purpose room. Allowances for as-needed selective repair/re-pointing of the exterior masonry wall surfaces are shown in Years 1 and 11.

29. The T1-11 plywood siding on the 'sheds' over the westerly elevation stairs exhibits age-related wear and damage from water wicking. Replacement of the siding is shown in Year 1; subsequent allowances for routine surface prep and painting cycles are shown every five years, starting in Year 6.

30. No significant rust, wear, or impact damage was noted at the building's exterior doors; future replacement is shown in Year 10.

31. The majority of the windows are understood to have been replaced in the 1980s. Some of the second floor windows at the 1971 portion of the building are believed to date to the time of original construction. Overall, the windows appeared in generally good condition, and no near-term capital needs are anticipated. Future replacement of all windows is shown in Year 11. Any interim replacement of glazing panels due to failed seals (fogging) or insect screens should be completed on an as-needed basis and funded from operating accounts.

32. All of the roof coverings at the facility were replaced in approximately 2009, and they are in good overall condition at the present time. No evidence of recent or active leaks were observed or reported during the assessment. Future replacement of the shingles on the pitched roof surfaces is not anticipated during the plan's timeframe; they should be routinely monitored going forward. Replacement of the 'Sarnafil' membrane coverings on the flat roof surfaces is shown in Year 16, after an expected useful service life of twenty-five years.

33. The (non-licensed) interior space finishes are in fair to good overall condition; the floor coverings exhibit the most significant levels of age-related wear. An initial cycle of painting and floor covering replacement at most locations is shown in Year 1. Subsequent painting and floor covering replacement allowances are shown based upon material type and respective expected useful service lives.
34. An allowance to complete handicap accessibility upgrades including elements such as re-framing doors, installing lever-style hardware on doors, adding required signage, etc. is shown in Year 1. The assessment also includes allowances to complete handicap accessibility upgrades/improvements in the kitchen area of the cafeteria and the cabinetry at the Parks and Recreation Department offices.
35. The facility's multi-user bathrooms were reconfigured/refurbished in 2016 to meet accessibility requirements. Future needs related to these restrooms are limited to the painting of the drywall surfaces located above the ceramic tile wainscoting which is shown in Years 8 and 18 and replacement of the epoxy floor coverings in Year 13. The single user restrooms are in generally good condition but somewhat dated in appearance. Allowances to refurbish these restrooms are shown in Year 3.
36. The finishes in the non-program storage and support areas throughout the building are in fair condition. These spaces are generally not accessed by the public at large, and other access/usage is generally on an infrequent basis. No costs for the finishes in these areas are shown; any future expenditures are seen as being highly discretionary in terms of timing, scope of work, and specification of finishes.

Additional Notes:

1. The Physical Assessment of the property was conducted on November 6th and 8th, 2018. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank Mr. Karl Warnick, Superintendent of Building Maintenance for The Town of Dover for his 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*.



View of asphalt-paved access drive looking southwesterly from near rear of building



View of asphalt-paved access drive looking northerly along one-way portion at westerly side of building



View of recently installed asphalt on parking area at southwesterly corner of site



Asphalt-paved walkway leading to play court at rear of building – Note older chain link fencing along property line that is now adjacent to abutter's wood fencing



Asphalt-paved play court area at southeasterly corner of site



Wood stockade fencing located along one-way portion of access drive at westerly side of building



Wood stockade fencing varies in age as seen along sides of newer asphalt-paved parking area at southwesterly corner of site



Hydronic heat for the facility is produced by two circa 1930s HB Smith oil-fired water tube boilers with newer burners in place – Note the boiler in the background is offline and awaiting completion of repairs



Hydronic heat is circulated throughout the facility via a 7½-horsepower base-mounted pump



A second pump for circulation of hydronic heat was out of service and removed from the base-mount at the time of the assessment



View of the existing boiler plant controller/timer



Fuel oil for the boiler plant is stored in a newer 3,000-gallon above ground steel storage tank located at the exterior of the building



View of fuel level tank monitoring equipment located in the central mechanical room



A skid-style duplex pump unit serves to move heating fuel oil between the storage tank and boiler plant



Example of significant rust/corrosion noted on an OS&Y valve assembly serving the heating system – Similar conditions widespread



View of duplex-style compressor that serves pneumatic control devices that are part of heating system – Note one compressor motor is offline at the present time



The compressor and pneumatic control system is augmented with an electric air dryer



Typical cabinet-style ventilator unit present in most original 'classroom' spaces – Most of the ventilators perform poorly or are inoperable



View of Mitsubishi 'City-Multi' condenser unit for ductless mini-split heat pump air conditioning system that serves select interior spaces



View of condensers at rear of building for additional ductless mini-split heat pump air conditioning systems – Note one unit is owned by the licensee of the spin studio space



Typical interior section for all of the ductless mini-split heat pump air conditioning systems



DHW for the facility is produced by an AO Smith storage-type electric tank located in the central mechanical room



Original 'Empire' electrical switchgear and disconnect equipment – Service/maintenance parts are reportedly no longer commercially available



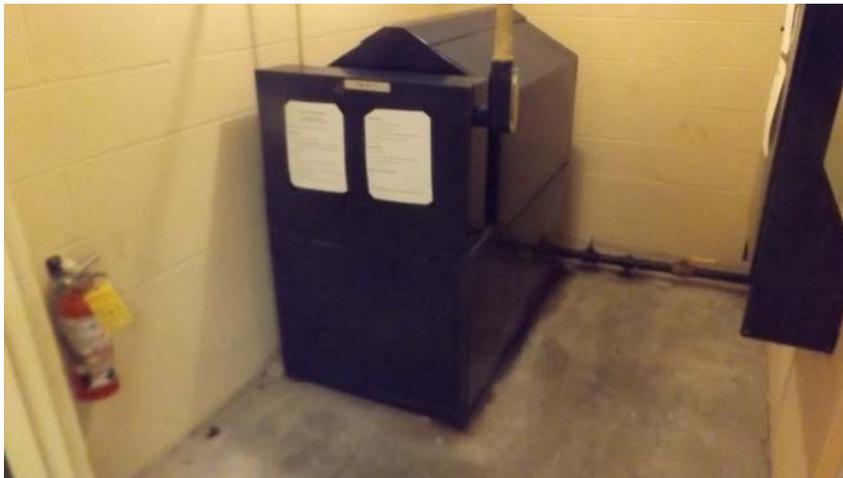
Emergency power for select building systems in the event of a power failure is provided by a circa 1971 diesel-powered generator



Fuel oil for the generator is stored in an above ground steel tank – The other tanks in the room are not in use (all were installed for temporary use by the boiler plant while a former underground fuel oil storage tank was being replaced with a new above ground tank)



Hardwired smoke/fire detection devices at the facility are monitored and supervised by an older FCI zone-type fire alarm control panel



View of hydro-mechanical pump unit that serves the facility's existing two-stop hydraulic elevator



View of the controller/dispatcher equipment for the facility's existing two-stop hydraulic elevator



Typical finishes as seen within the cab of the existing elevator



Building architecture as seen at northernly (Springdale Avenue) elevation – Original 1910 portion of building is located to right and 1971 addition is located to left



Building architecture as seen at southerly(right) and westerly (left) elevations of 1931 portion of building



Building architecture as seen at southerly (left) and easterly (right; Centre Street) elevations of 1971 portion of building



View of deteriorated treads and support wall at exterior stairs leading to cafeteria area from westerly elevation



View of peeling paint/plaster noted at outside wall section of stairway leading to gymnasium



View of mortar loss within brick masonry in area above Springdale Avenue entrance to COA multi-purpose room



Typical 'shed' with T1-11 siding located over stairway along westerly side of building – Note the T1-11 siding exhibits age-related wear and evidence of moisture wicking



Typical common entrance door configuration



Typical secondary access/egress service door



Steel egress stair set leading to Erin's Dance Studio at westerly elevation of building is in need of surface prep and painting



Typical aluminum-framed window assemblies – No wear or damage noted



View looking westerly from link roof with 'Sarnafil' membrane covering – 1910 portion of building (right) and 1931 portion of building (left) included pitched roof surfaces that are covered with heavyweight asphalt shingles



View looking easterly from link roof towards pitched (mansard-style) roof at 1971 portion of building that is also covered with heavyweight asphalt shingles



Typical finishes in common hallways



Example of wear/damage noted at vinyl composition tile (VCT) flooring in the hallways



Typical finishes at common stairways – Note gymnasium area is located at bottom of this stairway



View of worn/damaged VCT noted on stair treads



View of first floor level COA multi-purpose room



View of first floor level cafeteria area



View of existing kitchen area located off of first floor level cafeteria



View of gymnasium area – Note the flooring was recently replaced



View of second floor level office space occupied by the Parks and Recreation Department



View of multi-purpose space (Room 201) located at second floor level of northeasterly corner in 1971 portion of building



View of multi-purpose room (Room 214) located at second floor level – Note carpet flooring



View of multi-purpose room (Room 215) located at second floor level – Note VCT flooring



View of first floor level CDC (licensed) office/support space



View of one of four first floor level CDC (licensed) classrooms



View of second floor level (licensed) martial arts studio space



View of second floor level (licensed) 'Parent Talk' daycare space



View of second floor level (licensed) Erin's Dance Studio space



View of second floor level (licensed) spin studio space



Typical circa 1971 single user restroom



Typical finishes in multi-user restrooms that were renovated in 2016 for handicap accessibility



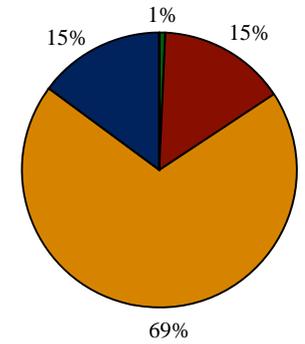
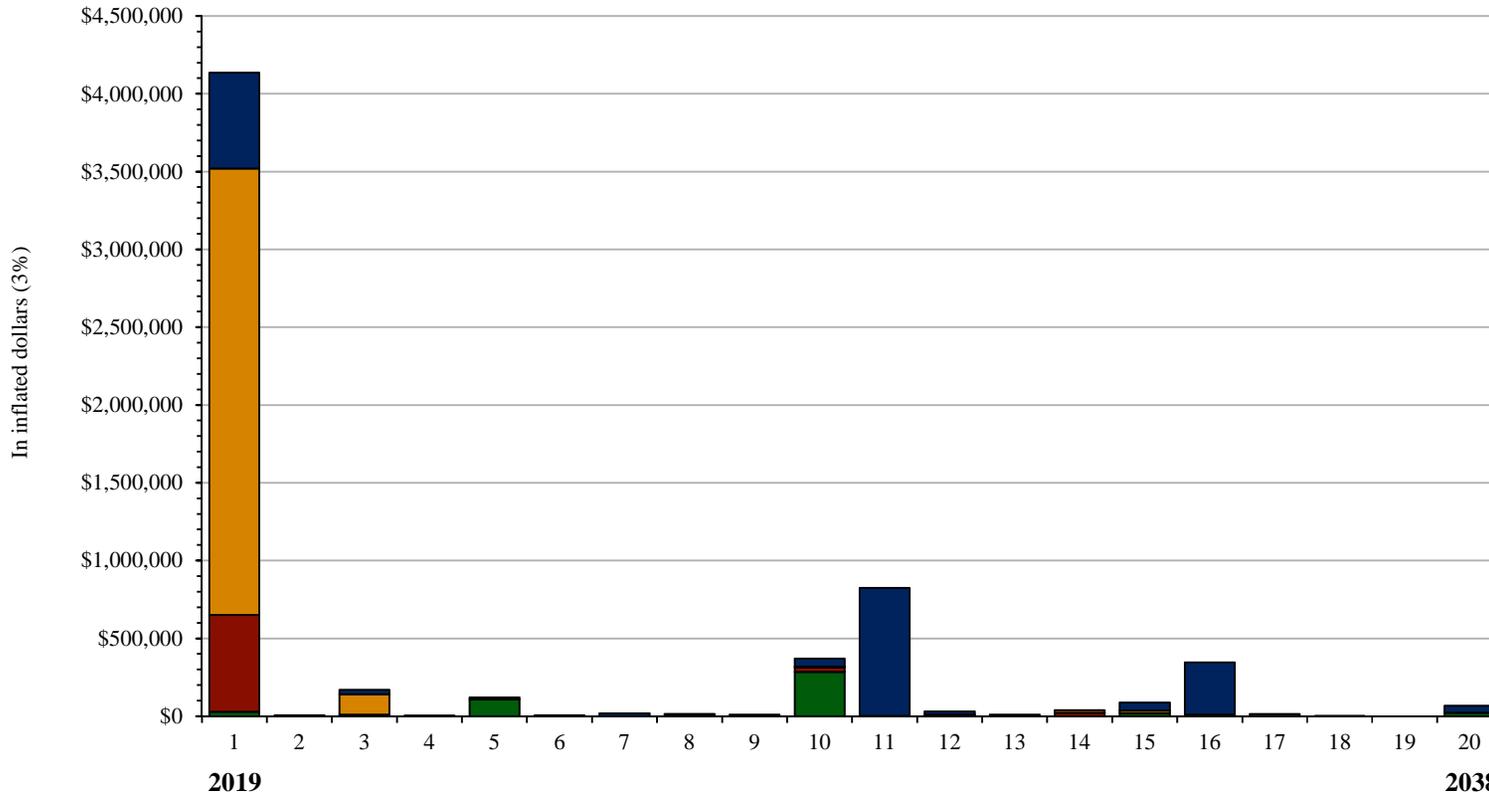
Example of a limited access/infrequent use storage area



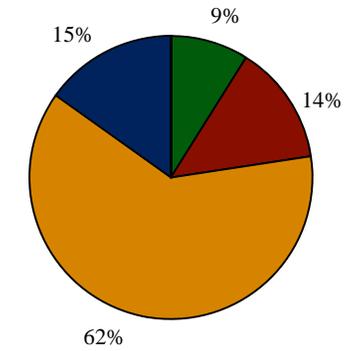
Example of a limited access service area

Capital Needs Summary

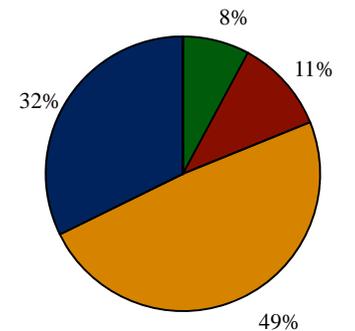
Caryl Community Center



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	\$28,392 or \$0.77/GSF	\$432,096 or \$11.71/GSF	\$491,614 or \$13.33/GSF
Mechanical Room	\$621,250 or \$16.84/GSF	\$663,473 or \$17.99/GSF	\$692,214 or \$18.76/GSF
Building Mech. & Elec.	\$2,870,500 or \$77.81/GSF	\$3,019,691 or \$81.86/GSF	\$3,061,624 or \$82.99/GSF
Building Architectural	\$614,764 or \$16.66/GSF	\$734,979 or \$19.92/GSF	\$2,024,127 or \$54.87/GSF
In inflated dollars:	\$4,134,906 or \$112.09/GSF	\$4,850,240 or \$131.48/GSF	\$6,269,579 or \$169.95/GSF
In current dollars:	\$4,134,906 or \$112.09/GSF	\$4,731,813 or \$128.27/GSF	\$5,728,123 or \$155.28/GSF

Capital Needs Summary

Caryl Community Center Dover, MA

OSI Ref: 18637
 Property Age: 47 Years
 Financing: Municipal

Number of Buildings: 1
 Gross Square Feet (GSF): 36890
 Occupancy: Multi-purpose

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Site Systems										
Surface	\$28,392	\$0	\$9,018	\$2,819	\$107,339	\$0	\$0	\$0	\$0	\$23,574
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,955
Site Sub-Total	\$28,392	\$0	\$9,018	\$2,819	\$107,339	\$0	\$0	\$0	\$0	\$284,528
Mechanical Room										
Boilers	\$621,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,726
Boiler Room Systems	\$0	\$4,996	\$0	\$0	\$0	\$0	\$0	\$0	\$9,501	\$0
Swimming Pool Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Sub-Total	\$621,250	\$4,996	\$0	\$0	\$0	\$0	\$0	\$0	\$9,501	\$27,726
Building Mech. & Electrical										
Mechanical	\$1,815,500	\$0	\$0	\$0	\$0	\$0	\$0	\$12,299	\$0	\$5,871
Electrical	\$530,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$525,000	\$0	\$131,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$2,870,500	\$0	\$131,021	\$0	\$0	\$0	\$0	\$12,299	\$0	\$5,871
Building Architectural										
Structural and Exterior	\$352,660	\$0	\$0	\$0	\$0	\$3,524	\$17,911	\$0	\$0	\$37,577
Roof Systems	\$0	\$0	\$0	\$0	\$0	\$2,898	\$0	\$0	\$0	\$0
Halls/Stairs	\$153,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COA Offices & Multi-Purpose Rm	\$9,317	\$0	\$0	\$0	\$3,877	\$0	\$0	\$0	\$0	\$0
Cafeteria & Kitchen	\$33,582	\$0	\$0	\$0	\$760	\$0	\$0	\$0	\$0	\$0
Gymnasium	\$0	\$0	\$0	\$0	\$8,484	\$0	\$0	\$0	\$0	\$15,184
Parks and Recreation Dept. Offices	\$26,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multi-Purpose Rms 201/214/215	\$39,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CDC Offices/Support/Classrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Martial Arts/Erin's Dance/Spin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parent Talk	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restrooms	\$0	\$0	\$29,060	\$0	\$0	\$0	\$0	\$941	\$0	\$0
Bldg Storage and Support	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$614,764	\$0	\$29,060	\$0	\$13,120	\$6,422	\$17,911	\$941	\$0	\$52,762
Total Capital Costs	\$4,134,906	\$4,996	\$169,098	\$2,819	\$120,459	\$6,422	\$17,911	\$13,239	\$9,501	\$370,888

Caryl Community Center

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	
\$0	\$3,571	\$0	\$0	\$21,006	\$0	\$13,640	\$0	\$0	\$21,300	Site Systems Surface Site Distribution Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$3,571	\$0	\$0	\$21,006	\$0	\$13,640	\$0	\$0	\$21,300	Site Sub-Total
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical Room Boilers Boiler Room Systems Swimming Pool Equipment
\$0	\$6,714	\$0	\$22,028	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$6,714	\$0	\$22,028	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical Sub-Total
\$1,210	\$0	\$0	\$15,860	\$15,126	\$9,737	\$0	\$0	\$0	\$0	Building Mech. & Electrical Mechanical Electrical Elevators
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$1,210	\$0	\$0	\$15,860	\$15,126	\$9,737	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
\$612,480	\$20,764	\$0	\$0	\$22,689	\$4,736	\$0	\$0	\$0	\$0	Building Architectural Structural and Exterior Roof Systems Halls/Stairs COA Offices & Multi-Purpose Rm Cafeteria & Kitchen Gymnasium Parks and Recreation Dept. Offices Multi-Purpose Rms 201/214/215 CDC Offices/Support/Classrooms Martial Arts/Erin's Dance/Spin Parent Talk Restrooms
\$3,360	\$0	\$0	\$0	\$0	\$261,544	\$0	\$0	\$0	\$0	
\$67,890	\$0	\$0	\$0	\$0	\$69,978	\$0	\$0	\$0	\$0	
\$25,289	\$0	\$0	\$0	\$17,129	\$0	\$0	\$0	\$0	\$0	
\$59,169	\$0	\$0	\$0	\$908	\$0	\$0	\$0	\$0	\$1,184	
\$0	\$0	\$0	\$0	\$11,401	\$0	\$0	\$0	\$0	\$45,635	
\$12,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$42,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$9,066	\$0	\$0	\$0	\$0	\$1,264	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$822,851	\$20,764	\$9,066	\$0	\$52,126	\$336,258	\$0	\$1,264	\$0	\$46,819	Building Architectural Sub-Total
\$824,060	\$31,048	\$9,066	\$37,888	\$88,258	\$345,995	\$13,640	\$1,264	\$0	\$68,119	Total Capital Costs

Caryl Community Center

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		
SURFACE								
Roadways/Parking - Older	18,280 sf	4.00	\$73,120	varies	25	5	in 1 Year	Asphalt drive from Whiting Rd to Springdale Ave and adj. parking Some age-related wear evident; Scarify and resurface in future
Roadways/Parking - Newer	9,055 sf		\$0	~1	25			Asphalt paved surface parking area at southwesterly corner of site No premature wear or damage noted; Monitor going forward
Asphalt Surface Maint. - Older	18,280 sf	0.35	\$6,398	~5	5	1 /10 /15 /20	in 1 Year	Periodic surface maintenance - Crackfill, sealcoat, and restripe
Asphalt Surface Maint.- Newer	9,055 sf	0.35	\$3,169	~1	20	1 /5 /10 /15 /20	in 1 Year	Periodic surface maintenance - Crackfill, sealcoat, and restripe
Pedestrian Paving / HC Parking	2,155 ttl sf 215 sf	12.00	\$2,580	varies	8	4 /12 /20	in 1 Year	Concrete with limited areas or asphalt at front (Springdale) entry No significant wear or damage noted; Future sectional repair allow/s
Pedestrian Paving / Play Court	3,150 sf	4.00	\$12,600	47	25	5	in 1 Year	Asphalt-paved walk and play surface at southeasterly corner of site Some age-related wear evident; Scarify and resurface in future
Retaining Walls	1 ls		\$0	47	30+			Boulders and concrete at various first floor level entrances No movement, deterioration, or other wear noted; Monitor
Fencing - Chain Link	330 lf	40.00	\$13,200	47	20	1	in 1 Year	6' chain link at portions of southerly & easterly property lines Fair condition, abutted by neighbor's wood stockade; Repl. in future
Fencing - Chain Link	250 lf	22.50	\$5,625	47	20	1	in 1 Year	4' vinyl coated chain link along easterly (Centre St.) side of site Isolated snow removal damage; Repair as-needed from Optg.
Fencing - Older Wood Stockade	144 lf	45.00	\$6,480	20+	25	5	in 1 Year	6' wood stockade along exit drive at westerly side of bldg Fair condition; Replace in future
Fencing - Older Wood Stockade	96 lf	45.00	\$4,320	<10	25	15	in 1 Year	6' wood stockade at westerly side of newer asphalt paved prkg area Good condition, some newer sections in place; Replace all in future
Fencing - Newer Wood Stockade	200 lf		\$0	~1	25			6' wood stockade at southerly side of site/newer paved parking area No premature wear or damage noted; Monitor going forward
Play Equipment / Site Amenities	1 ls	8500.00	\$8,500	varies	7	3 /10 /17	in 1 Year	Older metal swing set, ball funnel, benches, storage shed, etc. Periodic allowances for as-needed upgrades/replacements
Play Equipment / Site Amenities	1 ls		\$0	varies	7			Mix of newer contemporary play pieces / play structure Understood to be owned/maintained by CDC; No costs shown
Landscaping	1 ls		\$0	varies	20			Mix of open lawn areas, mature trees, shrubs, and other plantings Well-maintained and attractive; Monitor going forward

SITE DISTRIBUTION SYSTEMS

Gas Lines	ls							
Sanitary Lines	ls							
Cold Water Lines	1 ls		\$0	47	50+			Municipal system No problems reported; Monitor going forward
Electric Distribution	1 ls		\$0	47	50+			Utility supplied No problems reported; Monitor going forward
Sanitary Leach Fields	1 ls	200000.00	\$200,000	47	50+	10	in 1 Year	On-site leaching field No reports of any problems; Place marker allowance for future repl.
Miscellaneous	ls							

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
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SURFACE

Roadways/Parking - Older	\$0	\$0	\$0	\$0	\$82,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roadways/Parking - Newer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asphalt Surface Maint. - Older	\$6,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,348	\$0	\$0	\$0	\$0	\$9,678	\$0	\$0	\$0	\$0	\$11,219
Asphalt Surface Maint.- Newer	\$3,169	\$0	\$0	\$0	\$3,567	\$0	\$0	\$0	\$0	\$4,135	\$0	\$0	\$0	\$0	\$4,794	\$0	\$0	\$0	\$0	\$5,557
Pedestrian Paving / HC Parking	\$0	\$0	\$0	\$2,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,524
Pedestrian Paving / Play Court	\$0	\$0	\$0	\$0	\$14,181	\$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 - Chain Link	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing - Chain Link	\$5,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing - Older Wood Stockade	\$0	\$0	\$0	\$0	\$7,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing - Older Wood Stockade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,534	\$0	\$0	\$0	\$0	\$0
Fencing - Newer Wood Stockade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment / Site Amenities	\$0	\$0	\$9,018	\$0	\$0	\$0	\$0	\$0	\$0	\$11,091	\$0	\$0	\$0	\$0	\$0	\$0	\$13,640	\$0	\$0	\$0
Play Equipment / Site Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SITE DISTRIBUTION SYSTEMS

Gas Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Leach Fields	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,955	\$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

Caryl Community Center

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		
BOILERS								
Boilers	2 ea	300000.00	\$600,000	80+	40	1	in 1 Year	HB Smith oil-fired water tube boilers rated at ~2,840-MBH each 1 boiler online & 1 being repaired during assessment, both boilers beyond expected service life; Demo. and replace w/new equipment
Oil Burners	1 ea		\$0	20+	20			Oil burner rated at ~4,000 MBH; Repl. included w/boilers above
Oil Burners	1 ea		\$0	~3	25			Oil burner rated at ~4,000 MBH; Repl. included w/boilers above
Controls	1 ea		\$0	20+	20			See Building Mechanical section of report Included as part of piping/valves, unit ventilator, etc. replacement
Controls	ls							
Condensate & Feed Water	ea							
Heating Water Pumps	1 ea	21250.00	\$21,250	~10	20	10	in 1 Year	7½-HP base-mounted circulating pump Allowance to replace at end of expected useful service life
Heating Water Pumps	1 ea	21250.00	\$21,250	??	20	1	in 1 Year	7½-HP base mounted circulating pump Pump not in place during assessment; Allowance to install
Miscellaneous	ea							
BOILER ROOM SYSTEMS								
Boiler Room Piping/Valves	1 ls		\$0	varies	25			As-need repairs, replacements, and new valves included w/boilers
DHW Tempering Valve	ea							
Domestic Hot Water Generation	1 ea	4850.00	\$4,850	8	10	2 /12	in 1 Year	State 66-gallon storage-type electric tank No problems noted; Allowances for future replacement
Fuel Oil Storage	1 ea		\$0	~6	30			3,000-gal. exterior above ground steel tank at westerly side of bldg No rust, damage, or leaks issues observed or reported; Monitor
Tank Fuel Level Monitor/Mgmt	1 ea	7500.00	\$7,500	~6	15	9	in 1 Year	Pneumercator TMS 2000' tank management system No reported problems; Allowance to replace in future
Fuel Oil Transfer Pump	1 ea	15000.00	\$15,000	~6	20	14	in 1 Year	Skid-mounted duplex fuel oil transfer pump system in boiler room Unit rated at 3-GPM, no problems reported; Replace in future
SWIMMING POOL EQUIPMENT								
Pool Water Pumps	ea							Not Applicable - No swimming pools at facility
Pool Water Filtration	ea							
Water Chemistry Monitoring	ea							
Pool Water Chlorination	ea							
Pool Water Heat Exchanger	ea							
Pool Water Heat Exchanger Pump	ea							
Balancing Tank	ea							

Projected Capital Needs Over Twenty Years

Costs projected 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
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BOILERS

Boilers	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Oil Burners	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Oil Burners	\$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
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Water Pumps	\$21,250	\$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

BOILER ROOM SYSTEMS

Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DHW Tempering Valve	\$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	\$4,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,714	\$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
Tank Fuel Level Monitor/Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Transfer Pump	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,028	\$0	\$0	\$0	\$0	\$0	\$0

SWIMMING POOL EQUIPMENT

Pool Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Water Filtration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Chemistry Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Water Chlorination	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Water Heat Exchanger	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Water Heat Exchanger Pump	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balancing Tank	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Caryl Community Center

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		Notes
						Year of action AND duration of project		
BUILDING MECHANICAL								
Pneumatic Control Compressor	1 ea	8250.00	\$8,250	47	20	1	in 1 Year	~60-gallon duplex-style compressor for actuation of H/V controls One motor currently offline; Replace entire compressor unit
Pneumatic Control Air Dryer	1 ea	6250.00	\$6,250	20+	15	1 /16	in 1 Year	Hankinson air dryer works in conjunction with air compressor Operable but appears near end of service life; Replace
Domestic Hot/Cold Water Dist.	1 ls	10000.00	\$10,000	47	40	1 /8 /15	in 1 Year	Limited visibility of piping Allowances for potential repairs/selective piping replacement needs
Building Heating Distribution	1 ls	1500000.00	\$1,500,000	varies	50	1	in 1 Year	Steel pipe with OS&Y valves Significant rust & inoperable valves noted; Repair/replacement allow.
Building Sanitary Waste & Vent. Dist.	1 ls		\$0	47	75			No problems reported Monitor and maintain as-needed going forward
Unit Ventilators	22 ea	12000.00	\$264,000	47	50	1	in 1 Year	Unit ventilators at most original 'classrooms' & other select locations Poor/non-functional condition reported as typical; Replace all
Cabinet Unit Heaters	12 ea	2250.00	\$27,000	47	50	1	in 1 Year	Hydronic cabinet heaters at various locations throughout building No prob's reported; Allowances to service/replace coils as-needed
Ventilation & Exhaust	1 ea	900.00	\$900	~9	20	11	in 1 Year	Rooftop-mounted mushroom style powered exhaust fan No problems noted; Allowance to replace in future
Building Air Conditioning	1 ea	10800.00	\$10,800	~1	15	14	in 1 Year	Mitsubishi ductless mini-split heat pump system Serves COA gathering room; Replace unit in future
Building Air Conditioning	1 ea	4500.00	\$4,500	~5	15	10	in 1 Year	Mitsubishi ductless mini-split heat pump system Serves COA offices; Replace unit in future
Building Air Conditioning	1 ea		\$0	~1	15			Mitsubishi ductless mini-split heat pump system Unit serves spin studio, responsibility of licensee; No costs shown
Generator Fuel Storage	3 ttl		\$0					275-gallon above ground steel tanks in room adjacent to generator
Generator Fuel Storage	1 ea		\$0	~6	30			Only 1 tank used, no problems noted; Monitor all going forward
Miscellaneous	ea							
BUILDING ELECTRICAL								
Building Power Wiring	1 ls	175000.00	\$175,000	47	99	1	in 1 Year	'Empire' electrical switchgear and disconnect equipment Service parts no longer available; Replace/upgrade equipment
Emergency Generator	1 ea	125000.00	\$125,000	47	35	1	in 1 Year	Diesel-powered generator located in room at first floor level Operable but beyond expected service life, limited capacity (serves
Emergency Lights	1 ls		\$0	47	10			boilers, emergency lights, and FACP only): Replace w/larger model Integrated w/building circuitry, powered from generator; Monitor
Smoke / Fire Detection	1 ls	230000.00	\$230,000	47	20	1	in 1 Year	'FCI' zone-type fire alarm control panel; Substantially beyond expected service life; Replace/upgrade system
Signaling / Communication	ls							
BUILDING ELEVATORS								
Shafts and Doorways	1 ea		\$0	47	35			Two-stop hydraulic-type elevator - Does not access gymnasium Maintained under terms of a full service contract
Cabs	1 ea	8500.00	\$8,500	47	20	3	in 1 Year	Laminate and stainless steel finishes Allowances to refurbish
Mach. Equip & Controller/Dispatcher	1 ls	115000.00	\$115,000	47	35	3	in 1 Year	Hydro-mechanical pump unit and solid state control equipment Operable but beyond expected service life; Replace/modernize
New Elevator	1 ls	525000.00	\$525,000	ADD	35	1	in 1 Year	Gymnasium level of building is not currently handicap accessible Construct new elevator to serve all floor levels of building

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
BUILDING MECHANICAL																				
Pneumatic Control Compressor	\$8,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pneumatic Control Air Dryer	\$6,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,737	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,299	\$0	\$0	\$0	\$0	\$0	\$0	\$15,126	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$1,500,000	\$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
Unit Ventilators	\$264,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabinet Unit Heaters	\$27,000	\$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	\$1,210	\$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	\$15,860	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,871	\$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
Generator Fuel Storage	\$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
BUILDING ELECTRICAL																				
Building Power Wiring	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$125,000	\$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	\$230,000	\$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
BUILDING ELEVATORS																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$9,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mach. Equip & Controller/Dispatch	\$0	\$0	\$122,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Elevator	\$525,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Caryl Community Center

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		
STRUCTURE								
	780 ttl lf							Concrete
Foundation	1 ls	150000.00	\$150,000	varies	50+	1	in 1 Year	Moisture infiltration near gym stairs and cafeteria stairs/exterior wall Allowance to excavate, coat foundation, and rebuild stairs as-needed
Framing	1 ls		\$0	47	70			No problems noted; Monitor going forward
Slab								
Accessibility Upgrades	1 ls	175000.00	\$175,000	ADD	20	1	in 1 Year	Reframe doors as applicable, install compliant door hardware, install required signage, etc.
BUILDING EXTERIOR								
	5 ttl							Concrete steps from driveway at westerly side to various FI 1 rooms
Exterior Stairs - Concrete	1 ea	15000.00	\$15,000	47	35	7 /12 /15	in 1 Year	Repl. of 1 set included w/foundation above; Future allowances here
Exterior Stairs - Steel	1 ea	1500.00	\$1,500	10+	5	1 /6 /11 /16	in 1 Year	Painted steel grate-style treads and landing leading to Erin's Dance Periodic allowances for as-needed repairs, surface prep, & painting
Exterior Common Doors	3 ea	5000.00	\$15,000	20+	30+	10	in 1 Year	Steel door & adj. panel at rear of bldg, Springdale Ave, & Centre St. No rust, wear, or impact damage noted; Replace all in future
Service Doors	7 ea	1800.00	\$12,600	20+	30+	10	in 1 Year	Steel doors at service areas and secondary access/egress points No rust, wear, or impact damage noted; Replace all in future
Service Doors								
	12,435 ttl sf							Mortar loss noted near Springdale COA entrance; Periodic allow's
Exterior Walls - Brick	1,244 sf	15.00	\$18,653	varies	10	1 /11	in 1 Year	to review all brickwork and complete selective repairs/re-pointing
		9.75	\$7,508	20+	20+	/1	in 1 Year	Painted T1-11 siding on snow sheds at westerly side exterior stairs
Exterior Walls - Wood	770 sf	2.00	\$1,540	0	5	6 /11 /16	in 1 Year	Wear and deterioration evident; Replace all in Yr 1 - Paint in future
Exterior Walls								
Trim, Soffit & Fascia	lf							
Exterior Ceilings	sf							
Window Frames	92 ea	3500.00	\$322,000	~30	40+	11	in 1 Year	Alum.-framed fixed panel and multi-lite fixed panel/slider assemblies No problems noted during assessment; Replace all in future
Window Frames	83 ea	1350.00	\$112,050	varies	40+	11	in 1 Year	Steel & alum. framed fixed panel and csmnt units at '71 bldg section No problems noted during assessment; Replace all in future
Window Glass	1 ls		\$0	varies	15+			Double-glazing
Storm / Screen Windows	1 ls		\$0	varies	15+			No broken or fogged panels noted; Maintain from Optg. Integral screens at operable window units
Wood Decks	sf							No missing or damaged screens noted; Maintain from Optg.
Balcony Railings	ea							
Fire Escapes	ea							
Bldg Mounted Lighting	2 ea	600.00	\$1,200	~5	15	10	in 1 Year	LED-type fixtures for site/security illumination along access drive No problems noted; Replace in future

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
STRUCTURE																				
Foundation	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessibility Upgrades	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIOR																				
Exterior Stairs - Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$17,911	\$0	\$0	\$0	\$0	\$20,764	\$0	\$0	\$22,689	\$0	\$0	\$0	\$0	\$0
Exterior Stairs - Steel	\$1,500	\$0	\$0	\$0	\$0	\$1,739	\$0	\$0	\$0	\$0	\$2,016	\$0	\$0	\$0	\$0	\$2,337	\$0	\$0	\$0	\$0
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,440	\$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
Exterior Walls - Brick	\$18,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls - Wood	\$7,508	\$0	\$0	\$0	\$0	\$1,785	\$0	\$0	\$0	\$0	\$2,070	\$0	\$0	\$0	\$0	\$2,399	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$432,741	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,586	\$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
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	\$1,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Caryl Community Center

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
ROOF SYSTEMS								
Structure	27,835 sf		\$0	varies	50+			Mix of pitched and flat roof surfaces No problems observed or reported; Monitor going forward
Roof Surf. - Pitched 1910 Bldg	5,505 sf		\$0	~9	30+			Heavyweight (40-year manufacturer warranty) designer-style shingles No missing/damaged shingles or leaks issues noted; Monitor
Roof Surf. - Pitched 1931 Bldg	9,070 sf		\$0	~9	30+			Heavyweight (40-year manufacturer warranty) designer-style shingles No missing/damaged shingles or leaks issues noted; Monitor
Roof Surf. - Pitched 1971 Bldg	5,910 sf		\$0	~9	30+			Heavyweight (40-year manufacturer warranty) designer-style shingles Repair isolated slipped shingle from Optg. - Monitor going forward
Roof Surface - 1931 Flat	1,025 sf	22.50	\$23,063	~9	25	16	in 1 Year	'Sarnafil' fully adhered thermoplastic membrane Limited surface ponding but no active leaks; Rip & replace in future
Roof Surface- 1971 Bldg & Link Flat	6,325 sf	22.50	\$142,313	~9	25	16	in 1 Year	'Sarnafil' fully adhered thermoplastic membrane Limited surface ponding but no active leaks; Rip & replace in future
Roof Drainage	1 ls	2500.00	\$2,500	varies	20	6 /11 /16	in 1 Year	Internal drains at flat roof surfaces; Maintain from Optg. Copper & alum. gutters at 1910/1931 pitched roofs; Periodic allow's
Access Doors & Hatches	2 ea		\$0	47	50+			Metal access hatch at main portion of 1971 bldg & 1971 link Surface rust noted; Prep and paint periodically from Optg.
HALLWAYS								
Hall Walls	12,730 sf	1.15	\$14,640	47	10	1 /11	in 1 Year	Painted surfaces Periodic allowances for surface prep and painting
Hall Ceilings	2,590 sf	9.50	\$24,605	47	10	1 /11	in 1 Year	Painted surfaces Fair condition; Install acoustical tile for modernized appearance
Hall Ceilings	1,395 sf	9.50	\$13,253	47	30	1	in 1 Year	Acoustical tile Fair but dated condition; Replace all
Hall Ceilings	485 sf	9.50	\$4,608	47	30	1	in 1 Year	Wood boarding with stain finish at Floor 2 'Link' hallway section Good condition but dated in appearance; Replace w/acoustical tile
Hall Floors	4,470 sf	8.00	\$35,760	47	15	1 /16	in 1 Year	Conventional 12" x 12" vinyl composition tile (VCT) Some surface wear and age-related cracks noted; Replace all
Hall Doors	16 ea		\$0	47	35+			7 double-leaf and 2 single leaf doors No wear or damage noted; Monitor going forward
Lighting	1 ea	40000.00	\$40,000	47	20	1	in 1 Year	Primarily ceiling-mounted fluorescent-type fixtures Upgrade fixtures with LEDs for increased energy efficiency
STAIRS								
Stair Walls	4,515 sf	1.15	\$5,192	47	10	1 /11	in 1 Year	Painted surfaces Periodic allowances for surface prep and painting
Stair Ceilings	640 sf	9.50	\$6,080	47	10	1 /11	in 1 Year	Painted surfaces Fair condition; Install acoustical tile for modernized appearance
Stair Floors	870 sf	8.00	\$6,960	47	15	1 /16	in 1 Year	Conventional 12" x 12" vinyl composition tile (VCT) Some surface wear and age-related cracks noted; Replace all
Stair Treads	183 sf	12.00	\$2,196	47	15	1 /16	in 1 Year	Conventional 12" x 12" vinyl composition tile (VCT) Chipped/worn/damaged tiles noted; Replace concurrent w/landings
Stair Doors	4 ea		\$0	47	20			Double leaf door sets No wear or damage noted; Monitor going forward
Miscellaneous	ea							

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
ROOF SYSTEMS																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Surf. - Pitched 1910 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Surf. - Pitched 1931 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Surf. - Pitched 1971 Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Surface - 1931 Flat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,931	\$0	\$0	\$0	\$0
Roof Surface- 1971 Bldg & Link Fl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,718	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$2,898	\$0	\$0	\$0	\$0	\$3,360	\$0	\$0	\$0	\$0	\$3,895	\$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
HALLWAYS																				
Hall Walls	\$14,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hall Ceilings	\$24,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hall Ceilings	\$13,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hall Ceilings	\$4,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hall Floors	\$35,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,713	\$0	\$0	\$0	\$0
Hall Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STAIRS																				
Stair Walls	\$5,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$6,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$6,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,843	\$0	\$0	\$0	\$0
Stair Treads	\$2,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,421	\$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
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Caryl Community Center

BUILDING ARCHITECTURE--*continued*

(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		
COUNCIL ON AGING (COA) OFFICES and STORAGE								
Walls	2,995 sf	1.15	\$3,444	5	10	5 /15	in 1 Year	Painted surfaces No significant wear or damage noted; Prep and paint all in future
Ceilings	985 sf		\$0	5	30+			12" x 12" acoustical tile No missing, stained, or damaged tiles noted; Maintain from Optg.
Floors	985 sf	8.00	\$7,880	5	20	15	in 1 Year	Conventional 12" x 12" vinyl composition tile (VCT) No wear or damage noted; Replace in future
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
COUNCIL ON AGING (COA) MEETING/MULTI-PURPOSE ROOM								
Walls	2,015 sf	1.15	\$2,317	~10	10	1 /11	in 1 Year	Painted surfaces No significant wear or damage noted; Prep and paint all in future
Ceilings	1,000 sf	9.50	\$9,500	20+	30	11	in 1 Year	12" x 12" acoustical tile No missing, stained, or damaged tiles noted; Replace all in future
Floors	1,000 sf	7.00	\$7,000	10+	10	1 /11	in 1 Year	24" x 24" carpet tile Some age-related wear and stains evident; Replace all
Miscellaneous	sf							
Miscellaneous	ls							
Miscellaneous	ea							
Miscellaneous	ls							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							

Caryl Community Center

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		
CAFETERIA/MULTI-PURPOSE ROOM and KITCHEN									
Walls	3,115 sf	1.15	\$3,582	~10	10	1	/11	in 1 Year	Painted surfaces Some staining at outside walls; Allowances to prep and paint all
Ceilings	2,170 sf	9.50	\$20,615	20+	30+	11		in 1 Year	2' x 4' suspended acoustical tile Fair condition; Replace all in future
Floors	1,860 sf	8.00	\$14,880	~10	20	11		in 1 Year	Conventional 12" x 12" vinyl composition tile (VCT) No wear or damage noted; Replace in future
Floors	310 sf		\$0	20+	30+				Ceramic tile in kitchen area No cracked, missing, or damaged tiles noted; Maintain from Optg.
Kitchen Cabinetry / Countertops	1 ls	30000.00	\$30,000	20+	30+	1		in 1 Year	Commercial-grade stainless steel countertops w/open shelving below Allowance to replace including handicap accessibility upgrades
Kitchen Appliances	1 ea		\$0	20+	20+				Commercial-style convection oven Reportedly sees limited or no use; Monitor going forward
Kitchen Appliances	1 ea	600.00	\$600	~10	25	15		in 1 Year	Freestanding 30" wide residential-grade electric range Limited use, no problems reported; Allowance to replace in future
Kitchen Appliances	1 ea	4950.00	\$4,950	~10	20	11		in 1 Year	Double (side x side) commercial-grade refrigerator Not used regularly; Placemaker allowance for future replacement
Kitchen Appliances	1 ea	675.00	\$675	~10	15	5	/20	in 1 Year	Freestanding residential-grade upright refrigerator/freezer No problems noted; Allowance for future replacement
Miscellaneous	ea								
Miscellaneous	ea								
GYMNASIUM									
Walls	1,600 sf	2.00	\$3,200	~5	10	5	/15	in 1 Year	Painted surfaces Isolated damage noted; Allowances to repair, prep, and paint all
Walls	400 sf		\$0	20+	30+				Tectum' high density acoustic panels No wear or damage noted; Monitor and maintain going forward
Walls	665 sf	17.50	\$11,638	~5	15	10		in 1 Year	Vinyl-coated padding No rips, tear, or wear noted; Allowance to replace all in future
Ceilings	1,735 sf	2.50	\$4,338	~5	10	5	/15	in 1 Year	Painted surface Prep, paint, and maintain concurrent with painted wall surfaces
Floors	1,735 sf	15.00	\$26,025	~1	20	20		in 1 Year	Composite parquet flooring Recently installed, no issues noted; Replace in future
Miscellaneous	ls								
Miscellaneous	sf								
Miscellaneous	sf								
Miscellaneous	ea								
Miscellaneous	sf								
Miscellaneous	ea								

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
CAFETERIA/MULTI-PURPOSE ROOM and KITCHEN																				
Walls	\$3,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Cabinetry / Countertops	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$908	\$0	\$0	\$0	\$0	\$0
Kitchen Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Appliances	\$0	\$0	\$0	\$0	\$760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,184
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
GYMNASIUM																				
Walls	\$0	\$0	\$0	\$0	\$3,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,840	\$0	\$0	\$0	\$0	\$0
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$4,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,561	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,635
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
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
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

Caryl Community Center

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	
PARKS & RECREATION DEPT. OFFICE and CONFERENCE ROOM								
Walls	615 sf	3.00	\$1,845	47	10	1 /11	in 1 Year	Wood board paneling with stain finish Allowances to prep and stain
Walls	1,390 sf	1.15	\$1,599	47	10	1 /11	in 1 Year	Painted surfaces Periodic allowances to prep and paint
Ceilings	810 sf	9.50	\$7,695	47	30+	1	in 1 Year	Wood boarding with stain finish Replace with suspended acoustical tile ceiling system
Floors	810 sf	7.00	\$5,670	47	10	1 /11	in 1 Year	Carpet Stains and age-related wear evident; Replace all
Cabinetry	1 ls	10000.00	\$10,000	47	30	1	in 1 Year	Original wood cabinetry, countertops and sinks Not handicap accessible; Replace and upgrade for accessibility
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
MULTI-PURPOSE ROOM (ROOM 201)								
Walls	645 sf	1.15	\$742	47	10	1 /11	in 1 Year	Painted surfaces Periodic allowances to prep and paint
Walls	460 sf	3.00	\$1,380	47	10	1 /11	in 1 Year	Wood board paneling with stain finish Allowances to prep and stain
Ceilings	1,535 sf	9.50	\$14,583	47	30+	1	in 1 Year	Wood boarding with stain finish Replace with suspended acoustical tile ceiling system
Floors	1,535 sf	7.00	\$10,745	10+	10	1 /11	in 1 Year	Carpet Stains and age-related wear evident; Replace all
Miscellaneous	ea							
Miscellaneous	ea							
MULTI-PURPOSE ROOM (ROOM 214)								
Walls	1,430 sf	1.15	\$1,645	~10	10	1 /11	in 1 Year	Painted surfaces Periodic allowances to prep and paint
Ceilings	910 sf	1.15	\$1,047	~10	10	1 /11	in 1 Year	Painted surfaces Periodic allowances to prep and paint
Floors	910 sf	7.00	\$6,370	~10	10	1 /11	in 1 Year	Carpet Stains and age-related wear evident; Replace all
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
PARKS & RECREATION DEPT. OFFICE and CONFERENCE ROOM																				
Walls	\$1,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Walls	\$1,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$7,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$5,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabinetry	\$10,000	\$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
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
MULTI-PURPOSE ROOM (ROOM 201)																				
Walls	\$742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Walls	\$1,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$14,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$10,745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,440	\$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
MULTI-PURPOSE ROOM (ROOM 214)																				
Walls	\$1,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$1,047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$6,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,561	\$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
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Caryl Community Center

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		
MULTI-PURPOSE ROOM (ROOM 215)								
Walls	1,375 sf	1.15	\$1,581	47	10	1 /11	in 1 Year	Painted surfaces Periodic allowances to prep and paint
Ceilings	880 sf	1.15	\$1,012	47	10	1 /11	in 1 Year	Painted surfaces Periodic allowances to prep and paint
Floors	880 sf	8.00	\$7,040	~10	20	11	in 1 Year	Conventional 12" x 12" vinyl composition tile (VCT) No wear or damage noted; Replace in future
Miscellaneous	ea							
Miscellaneous	ea							
CDC OFFICE and SUPPORT SPACE								
Walls	2,760 sf		\$0	varies	10			<i>'Licensed Space' - Licensee responsible for finishes</i> Painted masonry block (CMU) & drywall surfaces - Good condition
Ceilings	730 sf		\$0	47	30+			12" x 12" acoustical tile No missing, stained, or damaged tiles noted
Floors	515 sf		\$0	10+	20			Conventional 12" x 12" vinyl composition tile (VCT) No significant surface wear or damage noted
Floors	215 sf		\$0	<5	10			Carpet in Director's Office No significant stains, wear, or damage noted
Miscellaneous	ea							
Miscellaneous	ea							
CDC CLASSROOMS								
Walls	4,350 sf		\$0	varies	10			<i>'Licensed Space' - Licensee responsible for finishes</i> Painted surfaces - Generally good condition
Ceilings	2,760 sf		\$0	47	30+			Wood board ceilings with stain finish No stains or damage noted
Floors	2,760 sf		\$0	varies	10			Carpet No significant stains, wear, or damage noted
Miscellaneous	ea							
Miscellaneous	ea							
MARTIAL ARTS SPACE								
Walls	1,650 sf		\$0	<10	10			<i>'Licensed Space' - Licensee responsible for finishes</i> Painted surfaces - Generally good condition
Ceilings	1,185 sf		\$0	47	30+			12" x 12" acoustical tile Isolated cracked/damaged tiles noted
Floors	1,185 sf		\$0	<10	10			Carpet overlaid with interlocking rubber matting No wear or damage noted
Miscellaneous	ea							

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
MULTI-PURPOSE ROOM (ROOM 215)																				
Walls	\$1,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$1,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,461	\$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
CDC OFFICE and SUPPORT SPACE																				
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$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
CDC CLASSROOMS																				
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$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
MARTIAL ARTS SPACE																				
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$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

Caryl Community Center

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		
PARENT TALK SPACE								
Walls	2,995 sf		\$0	~10	10			<i>'Licensed Space' - Licensee responsible for finishes</i> Painted surfaces - Generally good condition
Ceilings	1,710 sf		\$0	47	30+			12" x 12" acoustical tile No missing, cracked, or damaged tiles noted
Floors	1,710 sf		\$0	~10	10			Carpet Some stains and wear noted
Floors	ea							
Miscellaneous	ea							
ERIN'S DANCE STUDIO SPACE								
Walls	1,960 sf		\$0	<10	10			<i>'Licensed Space' - Licensee responsible for finishes</i> Painted surfaces - Generally good condition
Ceilings	1,730 sf		\$0	<10	10			Painted surface Generally good condition, no stains/damage evident
Floors	1,730 sf		\$0	~10	20			Conventional 12" x 12" vinyl composition tile (VCT) No significant surface wear, missing, or damaged tiles noted
Miscellaneous	ls							
Miscellaneous	ea							
Miscellaneous	sf							
SPIN STUDIO SPACE								
Walls	1,400 sf		\$0	~1	10			<i>'Licensed Space' - Licensee responsible for finishes</i> Painted surfaces - Generally good condition
Ceilings	875 sf		\$0	~1	10			Painted surface Generally good condition, no stains/damage evident
Floors	875 sf		\$0	~1	20			Vinyl plank (Luxury Vinyl Tile (LVT)) flooring No surface wear or damage noted
Floors	sf							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							
Miscellaneous	ea							

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
PARENT TALK SPACE																				
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$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
ERIN'S DANCE STUDIO SPACE																				
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$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
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SPIN STUDIO SPACE																				
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$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
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
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Caryl Community Center

BUILDING ARCHITECTURE--*continued*

(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		
RESTROOMS								
	1,105 sf			2	30+			Ceramic tile wainscoting - New at renovated HC restrooms in 2016
Walls	<u>435</u> sf	<u>20.00</u>	<u>\$8,700</u>	<u>47</u>	<u>30+</u>	<u>3</u>	<u>in 1 Year</u>	<u>Ceramic tile wainscoting at 1971 era single user RR's; Repl. in future</u>
	665 sf	1.15	\$765	2	10	8	18 in 1 Year	Painted drywall above tile; Redone at HC restrooms in 2016
Walls	<u>260</u> sf	<u>1.15</u>	<u>\$299</u>	<u>10+</u>	<u>10</u>	<u>3</u>	<u>/13 in 1 Year</u>	<u>Painted drywall above tile; Allowances to prep and paint</u>
	505 sf			2	30+			Tegular style acoustical tile - New at renovated HC restrooms in '16
Ceilings	<u>115</u> sf	<u>9.50</u>	<u>\$1,093</u>	<u>47</u>	<u>30+</u>	<u>3</u>	<u>in 1 Year</u>	<u>12" x 12" acoustical tile at 1971 era single user RR's; Repl. in future</u>
								Epoxy flooring at HC restrooms redone in 2016
Floors	<u>505</u> sf	<u>12.00</u>	<u>\$6,060</u>	<u>2</u>	<u>15</u>	<u>13</u>	<u>in 1 Year</u>	<u>No premature wear or damage noted; Replace in future</u>
								Ceramic tile flooring at 1971 era single user restrooms
Floors	<u>115</u> sf	<u>20.00</u>	<u>\$2,300</u>	<u>47</u>	<u>30+</u>	<u>3</u>	<u>in 1 Year</u>	<u>No loose, missing, or damaged tiles noted; Replace all in future</u>
	1 ls			2	30+			New commercial grade toilets, urinals, sinks, etc. at '16 HC RR's
Fixtures and Accessories	<u>1</u> ls	<u>15000.00</u>	<u>\$15,000</u>	<u>47</u>	<u>30+</u>	<u>3</u>	<u>in 1 Year</u>	<u>Commercial-grade wall-mounted toilets and sinks; Replace in future</u>
BUILDING STORAGE and SUPPORT AREAS								
								Generally not public access spaces, limited frequency of use
Walls	<u>1</u> ls	<u></u>	<u>\$0</u>	<u>varies</u>	<u>20</u>	<u></u>	<u></u>	<u>Mix of painted surfaces and ceramic tile</u>
Ceilings	<u>1</u> ls	<u></u>	<u>\$0</u>	<u>varies</u>	<u>20</u>	<u></u>	<u></u>	<u>Mix of painted surfaces, acoustic tile, and wood boarding</u>
Floors	<u>1</u> ls	<u></u>	<u>\$0</u>	<u>varies</u>	<u>20</u>	<u></u>	<u></u>	<u>Mix of vinyl tile, carpet, and ceramic-tiled surfaces</u>
Miscellaneous	<u></u> ea	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
Miscellaneous	<u></u> ea	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

Projected Capital Needs Over Twenty Years

Caryl Community Center

Costs projected 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
RESTROOMS																				
Walls	\$0	\$0	\$9,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Walls	\$0	\$0	\$317	\$0	\$0	\$0	\$0	\$941	\$0	\$0	\$0	\$0	\$426	\$0	\$0	\$0	\$0	\$1,264	\$0	\$0
Ceilings	\$0	\$0	\$1,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$2,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fixtures and Accessories	\$0	\$0	\$15,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BUILDING STORAGE and SUPPORT AREAS																				
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$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

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.