AEI Consultants

September 23, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:
Bellflower
24 Bellflower Street
Dorchester, Massachusetts 02125

AEI Project No. 463347
Site Inspection Date: July 8, 2022

Prepared For:
Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:
AEI Consultants
112 Water Street, 5th Floor
Boston, MA 02109
(857) 205-4165
AEI Main Contact: Karla King

Environmental Due Diligence

Building Assessments

Site Investigation & Remediation

Energy Performance & Benchmarking

Industrial Hygiene

Construction Risk Management

Zoning Analysis Reports & ALTA Surveys

Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: **HUD CAPITAL NEEDS ASSESSMENT**
Bellflower
24 Bellflower Street, Dorchester, Massachusetts 02125
AEI Project No. 463347

Dear Rick Jegorow:

AEI's Capital Needs Assessment (CNA) (the Physical Inspection Report) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and Physical Inspection Report have been prepared in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", and HUD protocols, including the use of MAP Guide, revised March 2021. This Physical Inspection Report is written to meet the Multifamily Accelerated Processing (MAP) guidelines pursuant to the U.S. Department of Housing and Urban Development (HUD) mortgage insurance programs.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The CNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by Boston Housing Authority, their respective successors and assigns, and by the United States Department of Housing and Urban Development (HUD).

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third

parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or jbonnett@aeiconsultants.com.

Sincerely,

Karla King
Executive Vice President
AEI Consultants

Jeb Bonnett
Vice President - HUD Building Assessments
AEI Consultants

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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) at Bellflower located at 24 Bellflower Street in Dorchester, Massachusetts. The property features 114 dwelling units within 1 building, which was built in 1981 and is situated on 1.293 acres acres. The property was observed in good to fair physical condition.

Though the entire site is 1.293 acres, it is two lots separated by Bellflower Street. The parking lot with sitting area sits on 0.306 acres and the building lot with patio/ courtyard area is 0.987 acres. The in-slab plumbing was replaced and parking lot striping was redone in 2021.

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

Item	Description
Property Type	Senior apartments
Number of Floors	4
Number of Apartment Units	114
Total Number of Buildings	1
Number of Apartment Buildings	1
Ancillary Buildings	N/A
Parking	26 total spaces 22 of Regular Spaces 4 of Accessible Spaces / 0 of Van Accessible Spaces Source: Site Count
Gross Floor Area	90,425 SF per Construction Plans
Net Rentable Floor Area	66,186 per Construction Plans
Site Area	1.293 acres per Assessor
Year of Construction	1981 per Assessor

1.1 Overall Condition Of The Property

Code Compliance and Design

Subject property improvements appear to have been carried out in compliance with contemporary building codes and standard building practices at the time of their construction. The Project Manager did not observe any obvious building code violations, nor did management or City report any violations. The quality of planning and design provided for site improvements appears to be suitable, reflecting a relatively efficient use of space and an acceptable use of building materials and systems.

Overall Condition of the Property

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

Assuming the level of maintenance currently being provided at the subject property is continued and deferred maintenance specified herein is corrected, the property should continue to retain its ability to perform and compete in the local market in the future.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. No recommendations for immediate, further investigation have been included in the Assessment and Recommendation sections of this report.

1.2 Remaining Useful Life

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 50 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. AEI's building RUL estimate is a subjective opinion based on observed and reported conditions obtained as part of the CNA assessment and is not an estimate of the Remaining Economic Life (REL) of the property.

AEI will identify items addressed as operating expenses as opposed to capital replacements that would be included in our Reserves for Replacement when sufficient documentation has been provided by the borrower.

No documentation regarding the differentiation between operating expenses and capital replacements was provided by the borrower.

1.3 List of Commonly Used Acronyms

ADA	The Americans with Disabilities Act

AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Critical Repairs

Items which will need to be performed as Critical Repairs (before loan closing) are included in the Critical Repairs Cost Estimate Table 7.2. Critical repairs are identified as either Life Safety or Accessibility. Those identified as "Life Safety" are needed to address hazards to life and health while those identified as "Accessibility" are needed to correct accessibility deficiencies. While these are not mutually exclusive, only one designation may be applied to each repair or alteration.

Life Safety repairs must be completed prior to Endorsement.

Accessibility repairs must be completed as soon as possible; and the CNA e Tool requires that the time estimated to complete each accessibility repair be identified as a number of months. If "as soon as" possible exceeds twelve months for any Accessibility repair, the corrective action plan must be referred to HUD headquarters to the attention of the Director of Technical Support in the Office of Multifamily Housing Production, who will determine whether the proposed corrective action plan is acceptable.

Non-Critical Repairs

Each of the Non-Critical (within 1 year of loan closing) Repair items noted during the survey is listed Table 7.3. Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-critical repairs must be promptly and timely executed and completed within twelve months of endorsement, provided that the MF Regional Center/Satellite Office Director may approve an extended period not to exceed six additional months for unusual circumstances (e.g. work constrained by weather conditions or work requiring temporary relocation of elderly or disabled tenants.). A program of repairs and alterations which because of scale or quantity is reasonably expected to require more than a year to complete should be reconsidered as substantial rehabilitation.

Replacement Reserves

Items that will most likely need to be performed over the length of the evaluation period (20 years) such as repairs, replacements and significant maintenance items are listed in the Replacement Reserves Table (Table 7.4).

Items included in the Replacement Reserve Table are determined based upon the estimated useful life (EUL) of a system or component, the effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from the United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

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

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

2.1 PURPOSE

The purpose of this survey and related report is to assist Boston Housing Authority and HUD in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs, replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of Boston Housing Authority and HUD. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Boston Housing Authority and HUD.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Bellflower property located at 24 Bellflower Street in Dorchester, Massachusetts. The scope of work included the following:

- The inspection of at least 10% of each unit type;
- The visual examination of the property's components, including MEP equipment, exterior walls, roofing, foundations, landscaping, utilities, and interior elements;
- The interviewing of property management and tenants;
- The information gathering from Freedom of Information request letters from the local Building, Zoning, and Fire departments;
- The data population of HUD's CNA E-Tool;

Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

2.2.1 ASSESSMENT METHODOLOGY

The CNA meets the specifications of the lender and has included the following:

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

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

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

Report
The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents the Critical Repairs, Non-Critical Repairs, and Replacement Reserves Schedule. The content in these tables is generated from the HUD CNA E-Tool.

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

It is the intent of the CNA to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant.

Standard Estimated Useful Life (EUL)
The EUL is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. HUD has hard coded an EUL associated with every component in the HUD CNA E-Tool. Neither AEI, nor any other provider can use different EULs for components in the CNA E-Tool.

Assessed Remaining Useful Life (ARUL)
This is the Needs Assessor's best professional judgment of the actual RUL of the Component ID based on observed conditions that may not agree with the auto-populated value in the Standard Remaining Useful Life field. Needs Assessors must provide a comment each time the ARUL field is populated in the CNA E-Tool.

Standard Remaining Useful Life (SRUL)
The SRUL Displays the RUL based on the Standard EUL less the current age of the component. This is an auto-populated field that is strictly math based.

2.3 Site Visit Information

Site Visit Facts

Date of Site Visit	July 8, 2022
Time of Site Visit	9:00 am
Weather Conditions	63 °F and Passing Clouds
Site Assessor	Isoke Craig
Site Escorts	Lynne Jones
Point of Contact	Yolanda Romero
Total Units Inspected	21 units inspected

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Bellflower	2 bed/ 1 bath	101	Vacant
Bellflower	1 bed/ 1 bath	102	Vacant
Bellflower	1 bed/ 1 bath	118	Occupied
Bellflower	1 bed/ 1 bath	121	Occupied
Bellflower	1 bed/ 1 bath	207	Occupied
Bellflower	1 bed/ 1 bath	214	Occupied
Bellflower	1 bed/ 1 bath	215	Occupied
Bellflower	1 bed/ 1 bath	216	Occupied
Bellflower	2 bed/ 1 bath	218	Occupied
Bellflower	1 bed/ 1 bath	301	Occupied
Bellflower	1 bed/ 1 bath	303	Occupied
Bellflower	1 bed/ 1 bath	307	Vacant
Bellflower	1 bed/ 1 bath	311	Occupied
Bellflower	1 bed/ 1 bath	315	Vacant
Bellflower	1 bed/ 1 bath	316	Occupied
Bellflower	1 bed/ 1 bath	330	Occupied
Bellflower	1 bed/ 1 bath	409	Occupied
Bellflower	1 bed/ 1 bath	410	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Bellflower	2 bed/ 1 bath	418	Occupied
Bellflower	1 bed/ 1 bath	428	Occupied
Bellflower	1 bed/ 1 bath	429	Occupied

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Boston Housing Authority (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Boston Housing Authority on May 18, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the CNA E-Tool and the Building Unit Mix report generated from that effort is attached below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1 bed/ 1 bath	570	106	60,314
2 bed/ 1 bath	716	8	5,724
		Total NSF:	66,186

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Apartment Building 1	4	90,425 SF
	Total GSF:	90,425 SF

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The property is generally flat with only minor variations in slope. There are no notable deficiencies or indications of deferred maintenance associated with the site's topography.

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of topography, drainage or retaining wall features were observed or reported.

Photographs

Adjacent Buildings

3.2.3 Access & Egress

Items	Description	Action	Condition
Site Access	Provided by three entrances / exits from following adjoining municipal streets: Bellflower St	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable

Photographs

Parking Lot Entry

Parking Lot Secondary Entry

ADA Parking Lot- Entry

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	RR	Good
Concrete Pavement	Concrete pavement is provided at entrance aprons and the dumpster pad.	RR	Good
Curbing	Concrete	RR	Good
Seal Coating	Worn and considered at the end of its useful life	IM/RR	Fair/Poor
Striping	Pavement painted striping recently applied/ reapplied	RR	Good
Total Number of Parking Spaces	26 spaces in open lots	NA	Not applicable
Number of ADA Spaces	4	IM	Good/Fair

Photographs

Parking Lot

ADA Parking Lot

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Concrete	RR	Good
Ramps	Poured in place concrete	IM/RR	Good/Fair
Exterior Steps	Not applicable	NA	Not applicable
Handrails	Not applicable	NA	Not applicable
Loading Docks	Not applicable	NA	Not applicable

Photographs

Sidewalk Ramp- Install Metal Hand Rail at Ramp (Critical Repair)

Sidewalk Ramp- Install Metal Hand Rail at Ramp (Critical Repair)

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Wrought iron and chain link fencing	RR	Good
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Wood fencing	RR	Good
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Building-mounted sign	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs

Public Sidewalk

Landscaping

Landscaping

Courtyard Fencing- Gate Not Currently in Use

Dumpster

Building Signage

3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	Not applicable	NA	Not applicable
Picnic Areas	Not applicable	NA	Not applicable
Sport Courts	Not applicable	NA	Not applicable
Tennis Courts	Not applicable	NA	Not applicable
Playground	Not applicable	NA	Not applicable

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	A slab-on-grade, single-story maintenance structure is located on the Property. The structure is constructed of materials and finishes similar to the apartment buildings.	RR	Good
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

Photographs

Maintenance Shed

3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	National Grid
Electricity	Eversource
Potable Water	Boston water and sewer
Sanitary Sewerage	Boston water and sewer
Storm Sewer	Municipal

Utility Provider	Provider
Fuel Oil	Not Applicable

Photographs

Water Meter

Sewer Clean out

Electrical Meter

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	R&M	Good
Waste Service Lines	PVC and Cast Iron	R&M	Good
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Natural gas	R&M	Good
Transformers	Utility-owned, pad-mounted electrical transformer	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs

Generator

Transformer

3.3 Structural Frame & Building Envelope

3.3.1 Foundation

Item	Description	Action	Condition
Foundation Type	Standard Foundation (spread concrete and continuous footings)	R&M	Good
Foundation Walls	Concrete masonry unit (CMU) stem walls	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Waterproofing of sub-grade walls could not be confirmed.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

Assessment / Recommendation

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

3.3.2 Framing

3.3.2.1 Framing System, Floors & Walls

Item	Description	Action	Condition
Wall Structure	Masonry bearing and steel framing	R&M	Good
Secondary Framing Members	Steel lintels at window and door openings	R&M	Good
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs

Window

3.3.2.2 Crawl Spaces, Envelope Penetrations

There are no crawl spaces at the apartment buildings.

3.3.2.3 Roof Frame & Sheathing

Item	Description	Action	Condition
Roof Design	Low-slope with no attic space and pitched with attic space	R&M	Good
Roof Framing	Wood rafters and pre-cast concrete planks	R&M	Good
Roof Deck or Sheathing	Wood rafters and pre-cast concrete planks	R&M	Good
FRT Plywood	FRT plywood was not observed in the attic area.	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs

TPO Roofing (Low-Rise) and Asphalt Shingle Roofing

3.3.2.4 Flashing & Moisture Protection

Roof flashing appeared to be in overall good condition.

Photographs

Guttering

3.3.2.5 Attics & Eaves

The attics are ventilated by gable-end wall vents. The vents are constructed with wood material with a painted finish.

Photographs

Gable Vent

3.3.2.6 INSULATION

The roofs are insulated with 3-3" of foam board and loose-fill fibers. This could not be confirmed.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Concrete patio	RR	Good
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Not applicable	NA	Not applicable

Photographs

Common Area- Courtyard

3.3.2.8 Exterior Doors & Entry Systems

Item	Description	Action	Condition
Unit Entry Doors	Stained wood	RR	Good
Service Doors	Steel clad insulated door	RR	Good
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Aluminum storefront	RR	Good

Photographs

Entry

Front Door

Service Door

3.3.3 Sidewall System

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer	RR	Good
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Exposed and concealed	RR	Good

Item	Description	Action	Condition
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Not applicable	NA	Not applicable

Photographs

Building Exterior

Eastern Building Exterior

Northwestern Building Exterior

Interior Courtyard- Building Elevation

3.3.3.1 Windows

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good
Window Frame	Vinyl	RR	Good
Window Panes	Double pane insulated	RR	Good

Photographs

Window

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Main Building	Low slope with TPO (white)	19,381 SF	4 years	11 years	No	RR	Good
Secondary Roofing	Pitched with asphalt shingles	3712 SF	4 years	16 years	No	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Gutters and downspouts	Aluminum	Domed skylights	RR	Good

Photographs

Guttering

TPO Roofing (Low-Rise) and Asphalt Shingle Roofing

Roofing Coping

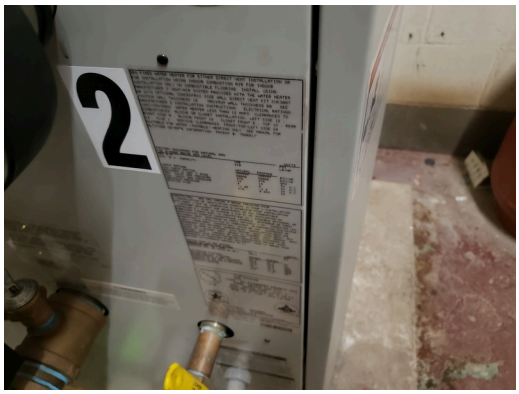
3.4 Mechanical & Electrical Systems

3.4.1 Plumbing

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC pipe and cast iron	R&M	Good
Domestic Water Circulation Pumps	Circulation pumps and hydronic HVAC circulation pumps	RR	Good
Domestic Water Heaters	Central natural gas-fired boiler with separate 115-Gal storage tanks.	RR	Good
Domestic Water Boilers	Central high-efficiency boiler with separate storage tank	RR	Good
Boiler Peripherals	Central heat exchanger with separate storage tank	RR	Good
Water Softening / Treatment	Not applicable	NA	Not applicable

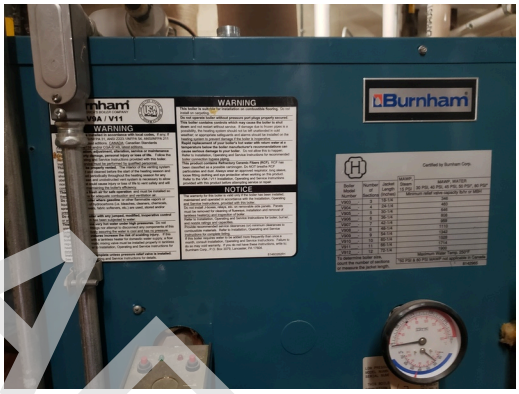
Photographs

Domestic Hot Water Boiler



Domestic Hot Water Boiler

HVAC- Boiler

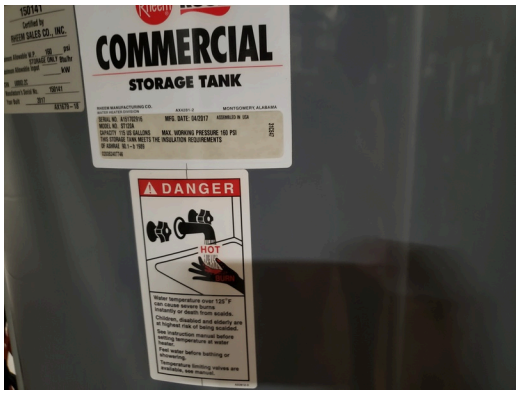


HVAC- Boiler

HVAC- Boiler

Address Leak in Boiler Room (Non-Critical Repair)

Water Storage Tank 115-Gallon



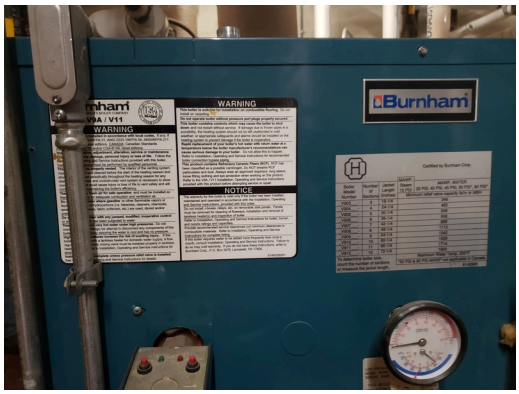
Water Storage Tank 115-Gallon

3.4.2 HVAC Systems

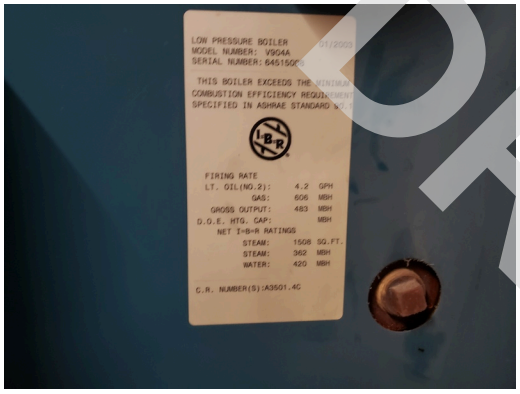
Item	Description	Action	Condition
Cooling Equipment	Tenant Provided Individual Window-mounted Air-Conditioners	R&M	Good/Fair
Heating Equipment	Central Hydronic Boiler with Baseboard distribution and fan coil units	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Fan coil units	RR	Good/Fair
Tonnage of Cooling Equipment	Not applicable	NA	Not applicable
Distribution System	Hydronic distribution system	RR	Good/Fair
Controls	Automated EMS system	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Roof-top make up air and exhaust fans	IM/RR	Good/Fair
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

Photographs

HVAC- Boiler



HVAC- Boiler



HVAC- Boiler

Roof-Top Make Up Air Unit (Non-Critical Repair)

Roof-Top Make Up Air Unit (Non-Critical Repair)

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	1200-Amp, 120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	100 Ampere breaker panel	R&M	Good
Panel Manufacturer	Square D	RR	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs

Electrical Meter

GFCI Outlet

ASSESSMENT / RECOMMENDATION

The power to the property was reportedly sufficient and no visible areas of concern were identified.

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
Elevator 1	One hydraulic elevator		4000	4	N/A	RR	Good
Elevator 2	One hydraulic elevator		4000	4	N/A	RR	Good

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevators	Annual	01/25/21	N/A	R&M	Good

ASSESSMENT / RECOMMENDATION

The passenger cabs are finished with stainless steel wall panels, stainless steel control panels and acoustical ceiling tiles.

The elevators were observed to be in good condition with no significant deficiencies observed. The elevator machine rooms appeared to be well maintained. No unusual problems or concerns were noted or reported concerning speed, leveling, or sequencing. The elevator is serviced by an outside contractor as part of a yearly maintenance contract. Based on the observed condition and age of the equipment, the elevators can be expected to last through the evaluation term with the help of routine maintenance.

Photographs

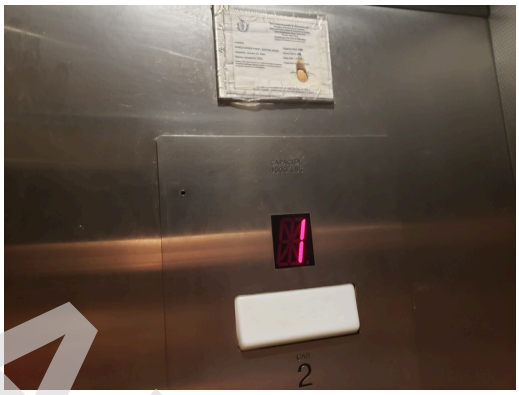
Elevator Call

Elevator 1

Elevator 1 Controls

Elevator Machine Room 1

Elevator 2 Controls



Elevator 2

Elevator Machine Room

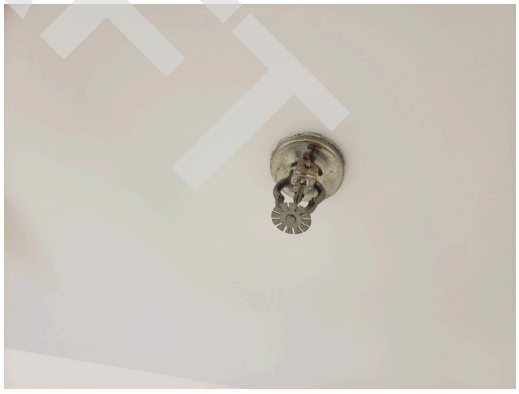
3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	Good	RR

Item	Description	Condition	Action
Fire Suppression System Inspection Date	05/23/ 2022	Not applicable	NA
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures HUD COMPLIANT Hard-wired smoke detectors with battery back-up in the hallways only no smoke detectors in bedrooms (Critical Repair) There emergency pull-cords in the bedrooms and bathrooms. There are CO Detectors in all units.	Good/Fair	IM/RR
Fire Extinguishers	Mounted on hallway walls Last inspection completed on Feb 2022	Good	R&M
Fire Alarms	Hard-wired alarm panel each building	Good	RR
Fire Alarm Inspection Date	March 1, 2022	Good	R&M
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Not applicable	NA

Photographs

Main Fire Panel



Typical Sprinkler Head

Typical Carbon Monoxide

Fire Extinguisher

Unit 409- 1bed/1bath- Bedroom- Install Bedroom Smoke Detectors Per HUD (Critical Repair)

Unit 315- UFAS- 1bed/1bath- Bedroom- Install Bedroom Smoke Detectors Per HUD (Critical Repair)

Unit 101-ANSI- 2bed/1bath- Bedroom- Install Audio / Visual Smoke Detectors (Critical Repair)

Typical Smoke Detector

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not Applicable	NA	Not applicable
Club Room	Not Applicable	NA	Not applicable
Business Center	Not Applicable	NA	Not applicable
Common Area Kitchen	A common area kitchen is located on the first floor off the lobby of the building. It features a sink, range and fridge. Finishes include plastic laminate countertops with wood cabinets, VCT tile flooring with painted drywall finished walls and acoustical ceiling tiles.	IM/RR	Good/Fair
Common Area Laundry	Common area laundry with **leased** washer and dryer equipment and laundry sink are located 3rd and 4th floor. Finishes include vinyl tile flooring, painted drywall and painted drywall ceilings.	RR	Good

Photographs

Common Area- Kitchen

Common Area- Kitchen- Replace Damaged Acoustical Tile Ceiling - Common Area

Common Area Laundry 3rd FL

Common Area Laundry 4th FL

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

Unit Finishes

Item	Description	Action	Condition
Carpet	Not applicable	NA	Not applicable
Resilient Flooring (vinyl)	Sheet vinyl	IM/RR	Good/Fair
Other	Not applicable	NA	Not applicable
Walls	Gypsum board with painted finish	R&M	Good
Ceilings	Gypsum board with painted finish	IM/RR	Good/Fair
Window Coverings	Window blinds are provided	R&M	Good

Photographs

Typical UFAS HDCP Bathroom

Unit 315- UFAS- 1bed/1bath- Kitchen

Unit 315- UFAS- 1bed/1bath- Bathroom

Unit 207- 1bed/1bath- Bathroom- Repair Leak in Hallway- Repair Damaged Ceiling (Non-Critical Repair)

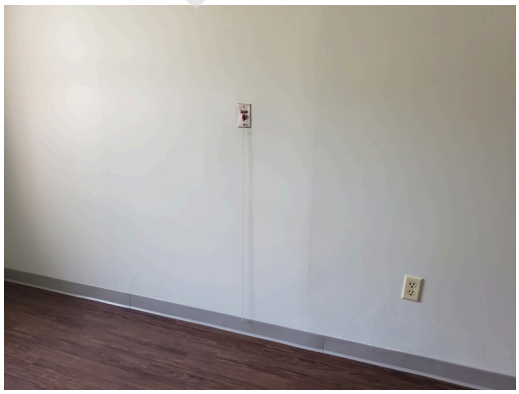
Unit 207- 1bed/1bath- Bathroom- Repair Damaged Ceiling (Non-Critical Repair)

Unit 216- UFAS- 1bed/1bath- Kitchen- Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)

Unit 216- UFAS- 1bed/1bath- Replace Vinyl Flooring -1-Bed-Living Room, Kitchens and Baths (Dwelling Units) (Older) (Non-Critical Repair)

Unit 216- UFAS- 1bed/1bath- Replace Vinyl Flooring -1-Bed-Living Room, Kitchens and Baths (Dwelling Units) (Older) (Non-Critical Repair)

Unit 101-UFAS HDCP- 2bed/1bath- Bathroom



Unit 101-UFAS HDCP- 2bed/1bath- Bedroom- Emergency Pull Cord

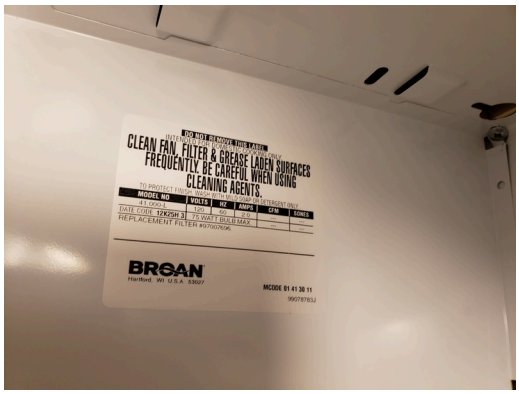
Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	RR	Good/Fair
Ranges	Units vary in age and condition	RR	Good/Fair
Range hoods	Units vary in age and condition	RR	Good/Fair
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Notapplicable	NA	Not applicable

Photographs

Typical Fridge

Typical Range



Typical Range

Typical Range

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	RR	Good/Fair

Item	Description	Action	Condition
Bathroom Sink and Countertop	Free standing porcelin sink without vanity	RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathroom Cabinetry	Not applicable	NA	Not applicable
Bathtub/Shower and Enclosure	Enamel over steel bathtub with ceramic tile tub surround	RR	Good/Fair
Toilet	Water saver toilet	RR	Good/Fair
Accessories	Medicine cabinet Towel bars Wall mounted mirror	RR	Good/Fair

Photographs

Unit 315- UFAS- 1bed/1bath- Kitchen- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

Unit 315- UFAS- 1bed/1bath- Bathroom

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

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

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

AEI observed water damage to several common area hallway ceiling tiles as well as in-unit drywall ceiling panels. At the time of the site visit, AEI observed the ceiling panels to be dry and reported that the cause of the damage was a leak in unit 320 that had occurred three months ago. One active leak was observed in unit 207. AEI recommends finding the source of this leak. The in-house maintenance staff can accomplish the replacement of the damaged ceiling panels. Suspected microbial growth was observed to be associated with the former roof leaks. AEI observed interior areas of the subject property building in order to identify the presence of mold. During the on-site reconnaissance, the following obvious visible signs of mold growth or conditions conducive for suspect mold growth were observed:

Location	Material Affected	Condition	Size of Area Affected
Unit 207 Bathroom	Drywall	fair/poor	1 sf ft

Please refer to the appendices for related photographs.

Although typically not included in the scope of work for a Phase I ESA, the presence of the suspect mold identified may pose a health and safety concern to any subsequent occupants and/ or construction workers during future renovation activities. Based upon the amount of suspect fungal growth observed, AEI recommends clean-up of visible, suspect mold be conducted within the affected area, which should include but not be limited to the following:

- Remediation/cleanup using a mold cleaning solution and mild disinfectant by appropriate personnel utilizing appropriate PPE and engineering controls.
- Disposal of all suspected mold affected building materials that may not be cleaned, as well as used disposable PPE gloves and masks, in sealed plastic bags.
- Repairs to prevent or correct the source of the water damage should also be performed.

AEI's remediation recommendations are based upon accepted guidelines determined by the American Conference of Industrial Hygienists (ACGIH), New York City Department of Health (NYCDOH), and Environmental Protection Agency (EPA).

In addition, in order to assist on-site staff with proper methods of mold growth evaluation and remediation, as well as proper training for on-site maintenance personnel, it would be prudent for the property owner to implement a Mold/Moisture Plan (MMP).

ASSESSMENT / RECOMMENDATION

The plumbing systems appeared to be good and well maintained as all in-slab original pipes were replaced in 2022. Also, according to Lynne Jones, the water pressure is adequate.

However, AEI observed active leaks in the bathroom ceiling of unit 207. All active plumbing leaks must be repaired. An opinion of cost for this work is included in the Tables.

4.2 PEST MANAGEMENT

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

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

Our WDO assessment did not identify any unusual problems or concerns related to WDO activity on the property.

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns with termites or wood destroying organisms were reported or observed.

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether the site is located in an area that may constitute a seismic hazard as determined by the ASCE/SEI Standard ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings. The determination employs output from design mapping with data provided from the US Geological Survey.

Per HUD MAP Guide (revised March 19, 2021), any detached or semi-detached structure where the calculated Design Earthquake Spectral Response Acceleration Parameter (S_{XS}) is less than .400g and any building where both Design Earthquake Spectral Response Acceleration Parameters (S_{XS} and S_{X1}) are less than .330g and .133g respectively, a detailed seismic hazard and building performance analysis is not required.

The values for S_{XS} and S_{X1} have been provided as output from a Design Maps Summary Report as derived from current USGS data.

A copy of the USGS data is included in the USGS Design Maps Appendix.

The value for S_{XS} was calculated at LESS than 0.330g.

The value for S_{X1} was calculated at LESS than 0.133g.

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone II and this map also indicates that the Property is also located in a Hurricane Susceptible Region.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 Flood Plain

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 25025C0083J, effective on 03/16/2016, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

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

4.6 Known Problematic Building Materials

The following list of Known Problematic Building Materials has been developed by Fannie Mae and is typically referenced in CNA reports as a general summary of systems or organisms that have been part of a manufacturer recalled or have been specifically identified as problematic. If these items are identified through reports or observation, the topic will be further discussed in the report sections listed in the following table:

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable

Red Flag Material or System	Identified	Action Recommended
Federal Pacific Electric Stab-Lok panels	No	Not applicable
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	Yes	Repair
Wood Destroying Organisms	No	Not applicable

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 Documents Reviewed

Document	Source / Author	Date
Pre-Survey Questionnaire	Not Applicable	N/A
Construction Drawings	Yolanda Romero	July 2022
ALTA Survey	Not Applicable	N/A
Historical Capital Schedule	Not Applicable	N/A
Rent Roll	Yolanda Romero	July 2022
Fire Alarm Inspection	Lynne Jones	July 2022
Elevator Inspection	Lynne Jones	July 2022

5.2 Interviews

Contact Name	Contact Title	Contact Phone	Information Source Provided
Lynne Jones	Property Manager	617.438.1136	Provided interview and conducted the site visit
Angelo Hobbs	Maintenance Supervisor	17.602.8481	Provided interview and conducted the site visit

5.3 Building Code Compliance

AEI requested a record of open violations on file for the Property from the City of Dorchester Building Department.

No open violations were reported for the Property at the time of the assessment.

5.4 Fire Code Compliance

AEI requested a record of open violations on file for the Property from the City of Dorchester Fire Department.

No open violations were reported for the Property at the time of the assessment.

5.5 Zoning Compliance

The property is zoned 3F-5000 - Three-Family Residential and based on online research Building Department City of Boston the property is a legal non-conforming use under ST. 1956, c. 665, s. 8 on 5/12/80.

5.6 HUD Real Estate Assessment Center (REAC) Inspection

AEI was not provided with a copy of the most recent REAC inspection for review.

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

Application	Yes/No	Definition
Age: Was this property constructed after July 1992? (ADAAG Question)	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Does the property feature areas of public accommodation? (ADAAG Question)	Yes, leasing office	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure? (ADAAG Question)	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This

Application	Yes/No	Definition
		means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.
Age: Was this property constructed prior to July 11, 1988? (UFAS Question)	Yes	While UFAS is still applicable for all project based properties; HUD has allowed for load bearing wall, financial, and administrative burden exceptions to retroactively achieving UFAS compliance.
Age: Was this property constructed after March 13, 1991? (FHA Question)	No	Multi-family properties constructed after March 13, 1991 should be in compliance with the Fair Housing Act Accessibility Guidelines. There are select exceptions.
Age: Was this property provided original building permits after June 15, 1990? (FHA Question)	No	Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✔		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✔		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✔		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✔		
5.	Is any litigation pending related to ADA issues?		✔		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			26 total spaces 4 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✔		0 van accessible spaces are provided (Critical Repair)
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✔		Van accessible sign was spray painted over (Critical Repair)

	Building History	Yes	No	N/A	Comments
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?		✔		
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.	✔			
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?	✔	✔		
3.	Does the width between railings appear to be at least 36 inches?	✔		✔	
4.	Are the cross slopes less steep than 1:48?	✔			
5.	Do the ramp runs rise no more than 30-inches?	✔			
6.	Are there level landings at the bottom and top of the ramp runs?	✔			
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✔			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✔			Automatic opener provided at main and patio entrance
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✔			
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
3.	Is there a path of travel that does not require the use of stairs?	✔			

	Building History	Yes	No	N/A	Comments
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✔			
2.	Are there visual and audible signals inside cars indicating floor change?	✔			
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✔			
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✔			
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✔			
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✔			
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✔			
2.	Are pull handles push/pull or lever type?	✔			
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✔			
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60"• turning diameter)?	✔			
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32"• wide)?	✔			
6.	Are grab bars provided in toilet stalls?	✔			
7.	Are sinks provided with clearance for a wheelchair to roll under?	✔			
8.	Are sink handles operable with one hand without grasping, pinching or twisting?	✔			
9.	Are exposed pipes under sink sufficiently insulated against contact?	✔			
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✔	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✔	

Abbreviated Screening Checklist for UFAS Compliance

	Building History	Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?	✔		✔	
2.	Do the common laundry rooms have a front controlled washing machine?	✔		✔	
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?	✔		✔	elevator is provided to all floors
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?			✔	
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?	✔			UFAS HDCP units: 213, 215, 216, 315, 316, 416, & partial HDCP units 101, 214, 217, 313, 314, 317, 318, 413, 414, 417
2.	Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?	✔			
3.	Are exterior balconies/decks <1/2" below interior floor level?	✔			
4.	Are all switches, controls and outlets located at between 15" and 54" above floor	✔			
5.	Accessible Kitchens: Is a 30x48 clear space provided at range/cooktop as well as front controls?	✔			
6.	Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item.Is a 60" turning radius available in U-shaped kitchens if sink or range/ cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach?	✔			
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?	✔			
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?	✔			
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?	✔			

	Building History	Yes	No	N/A	Comments
Fair Housing Act Accessibility Review					
1.	**Requirement 1. Are there accessible building entrances on an accessible route?** All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✔	
2.	**Requirement 2. Are the public and common use areas accessible?** Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.			✔	
3.	**Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)?** All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✔	
4.	**Requirement 4. Is there an accessible route into and through the dwelling unit?** There must be an accessible route into and through each covered unit.			✔	
5.	**Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations?** Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✔	
6.	**Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars?** Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✔	

	Building History	Yes	No	N/A	Comments
7.	**Requirement 7. Are the kitchens and bathrooms "Usable"?.** Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✔	

RECOMMENDATIONS

ADAAG Concerns:

- AEI observed the van accessible parking space within the accessible parking lot Van designation has been spray painted over. All sites require accessible spot to be Van accessible designated with signs that identify van spaces must include the term "van accessible" and be positioned at least 60-inches high measured to the bottom edge. Van accessible handicapped spaces require a total of 192-inches of width for the parking space and passenger loading zone. The van accessible parking space and passenger loading zone may have either of the following combinations: a 132-inch wide parking space with a delineated 60-inch wide access aisle or a 96-inch wide parking space with a delineated 96-inch wide access aisle. AEI recommends replacement of the "van accessible" sign (Critical Repair).

UFAS/State Code Concerns:

The site features project-based assistance so UFAS does apply. The site has two designations for accessible units. UFAS are fully accessible units with roll-in showers and partial units have some accessible features lowered counters, no roll-in showers not fully handicap accessible. There are no sensory units at the site nor 30 inch workspace in any accessible kitchen.

- All designated handicapped dwelling unit kitchens were observed without a 30-inch work surface. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of a 30-inch work surfaces is required (Critical Repair).
- Unit 101,214,215 and 216 bathrooms and unit 215 kitchen were observed without scald and abrasion protection at the roll under sink. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required (Critical Repair).

- The property was originally constructed in 1981 but features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 2% or three (3) non-designated handicapped dwelling units are required to have audio/visual smoke alarms. In order to comply with UFAS, the installation of audio/visual smoke alarms in two (2) non-designated handicapped dwelling units is required (Critical Repair).

- The access ramps to the courtyard gate were observed missing handrails on both sides, if a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas (Critical Repair).

The following were observed in UFAS units

- Minimum maneuvering clearances at the doors (per direction of approach) was observed.
- Compliant hardware was observed.
- Bathroom lavatory clearance was observed.
- Compliant mirror mounting height was observed.
- 30" x 60" clear floor space at the tubs was observed. Most designated units have tubs, only one unit 215 has a roll-in shower.
- Compliant grab bars with the tubs/showers was observed.
- A secure transfer seat within the tubs was not observed (Critical Repair).
- Compliant mounting location for tub/shower controls was observed.
- 60" shower hose was observed.
- Properly placed grab bars at all toilets was observed.
- 30" wide roll-under sink in the kitchens was observed.
- 30" roll-under workspace in the kitchens was not observed (Critical Repair).
- Refrigerator with at least 50% freezer space below 54 was observed.
- Cabinet storage mounted at max 48" AFF for at least one shelf was observed.

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

Photographs

Unit 409- 1bed/1bath- Bedroom- Install Bedroom Smoke Detectors Per HUD (Critical Repair)

Unit 315- UFAS- 1bed/1bath- Kitchen- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

Unit 101-UFAS HDCP- 2bed/1bath- Bathroom- Install Scald and Abrasion Sink Wrap (Critical Repair)

Sidewalk Ramp- Install Metal Hand Rail at Ramp (Critical Repair)

6.2 Intrusive Examinations

6.2.1 Sewer Inspection

No sewer inspections were performed as part of this investigation.

6.2.2 Electrical Inspection

No electrical inspections were performed as part of this investigation.

6.3 Owner Proposed Improvements

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	$1,293,069	$1,134
1-10 Year Inflated Costs	$1,513,807	$1,328
11-20 Year Un-Inflated Costs	$1,742,385	$1,528
11-20 Year Inflated Costs	$2,563,532	$2,249
1-20 Year Un-Inflated Costs	$3,035,454	$1,331
1-20 Year Inflated Costs	$4,077,339	$1,788

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	**Component**	**Repair or Replacement Location**	**Classification of Work**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Total**	**Comments**
CRITICAL REPAIRS (ACCESSIBILITY)								
Cabinets & vanities	UFAS Unit Kitchen Cabinet Modifications (Critical Repair)	Designated Handicapped Dwelling Unit Kitchens	Level 1 Alteration	6	Each	$ 2,000.00	$ 12,000.00	All designated handicapped dwelling unit kitchens were observed without a 30-inch work surface. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of a 30-inch work surfaces is required.
Residential smoke detectors	Install Audio / Visual Smoke Detectors (Critical Repair)	Designated units	Repair	3	Each	$ 1,500.00	$ 4,500.00	The property was originally constructed in 1981 but features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 2% or three (3) non-designated handicapped dwelling units are required to have audio/visual smoke alarms. In order to comply with UFAS, the installation of audio/visual smoke alarms in two (2) non-designated handicapped dwelling units is required.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Unit 101,214,215 and 216 bathrooms and unit 215 kitchen	Repair	5	Each	$ 80.00	$ 400.00	The UFAS HDCP dwelling units 101, 214, 215 and 216 bathrooms and unit 215 kitchen were observed without scald and abrasion protection at the roll under sink. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required.
Striping and Marking	Clean/Re-Install Van Accessible Parking Signage (Critical Repair)	Designated handicapped parking	Repair	1	Each	$ 175.00	$ 175.00	AEI observed the van accessible parking space within the accessible parking lot van designation has been spray painted over. All sites require accessible spot to be Van accessible designated with signs that identify van spaces must include the term "van accessible" and be positioned at least 60-inches high measured to the bottom edge. Van accessible handicapped spaces require a total of 192-inches of width for the parking space and passenger loading zone. The van accessible parking space and passenger loading zone may have either of the following combinations: a 132-inch wide parking space with a delineated 60-inch wide access aisle or a 96-inch wide parking space with a delineated 96-inch wide access aisle. AEI recommends replacement of the "van accessible" sign. ANSI 4.6
Fencing, wrought Iron	Install Metal Hand Rail at Ramp (Critical Repair)	Courtyard Gate	Repair	1	Each	$ 2,000.00	$ 2,000.00	The access ramps to the courtyard gate were observed missing handrails on both sides, if a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas.
CRITICAL REPAIRS (LIFE SAFETY)								
Interior doors, solid core, wood, metal clad	Repair Emergency Exit Door Hardware (Critical Repair)	4th Floor Emergency Stair Near Roof Hatch	Repair	1	Each	$ 200.00	$ 200.00	The emergency exit door hardware was observed broken. AEI recommends replacing existing damaged hardware for safety reasons.
Mold-treat-remediate	Treat Mold (Critical Repair)	Unit 216 Bathroom	Repair	1	Each	$ 1,200.00	$ 1,200.00	Evidence of suspected mold/mildew growth was observed in dwelling unit 216. AEI recommends addressing any mold/mildew growth observed throughout the property for safety reasons. Suspected mold/mildew was observed in select dwelling bathrooms as a result of improper ventilation and should be considered routine housekeeping. Property management should routinely inform and educate residents on the importance of utilizing bathroom exhaust fans to prevent excess humidity.
Residential smoke detectors	Install Bedroom Smoke Detectors Per HUD (Critical Repair)	All Bedrooms	Repair	122	Each	$ 30.00	$ 3,660.00	The apartment units were observed with smoke detectors only in the hallway. HUD requires smoke alarms be installed inside each bedroom and outside the sleeping area. The installation of HUD compliant 10-year life, tamper proof battery powered smoke detectors or hardwired smoke detectors is required for compliance.

Accessibility Subtotal:	**$ 19,075.00**
Life Safety Subtotal:	**$ 5,060.00**
Total:	**$ 24,135.00**

7.3 NON-CRITICAL REPAIRS

NON-CRITICAL REPAIRS								
Need Category	**Component**	**Repair or Replacement Location**	**Classification of Work**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Total**	**Comments**
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Parking lot	Repair	11879	SF	$ 0.25	$ 2,969.75	The parking lot was observed with worn seal coating on the pavement. The lot should be resealed and striped in the near term.
Central exhaust fans/blowers	Roof-Top Make Up Air Unit (Non Critical Repair)	Roof	Level 1 Alteration	1	Each	$ 12,200.00	$ 12,200.00	The roof-top make up air unit was observed past its EUL. In order to prevent a break in HVAC service to the corridors and common areas of the first floor, the replacement of the roof-top make up air unit is recommended.
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring -1-Bed-Living Room, Kitchens and Baths (Dwelling Units) (Older) (Non-Critical Repair)	Unit 216	Level 1 Alteration	1	Each	$ 1,800.00	$ 1,800.00	The vinyl flooring throughout all rooms of unit 216 was observed stained, damaged and past it's useful life. Replacement of the damaged vinyl flooring is recommended.
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)	Unit 216	Level 1 Alteration	1	Each	$ 5,061.73	$ 5,061.73	The cabinet and top throughout all rooms of unit 216 was observed stained and damaged. Replacement of the damaged cabinet and top is recommended.
Drywall	Repair Damaged Ceiling (Non-Critical Repair)	The ceilings in the bathrooms of dwelling unit 207, 216, 330, 409, 429, Common Area Hallway near Unit 317	Repair	6	Each	$ 200.00	$ 1,200.00	The drywall ceilings of units unit 207, 216, 330, 409, 429 and in the common area hallway near unit 317 were observed damaged as a result of previous water intrusion. Units 207 and 216 show visible signs of active leaks at the time of AEI's inspection. In order to prevent further damage the investigation into the source of the water intrusions should be identified and the replacement of all effected drywall is recommended.
Acoustic tile/drop ceiling - Common	Replace Damaged Acoustical Tile Ceiling - Common Area (Non Critical Repair)	Common Area Hallways, Community Kitchen and Community Room	Repair	300	SF	$ 7.89	$ 2,367.00	Stained and damaged acoustical tile ceilings were observed throughout the common area hallways, community kitchen and community room. Replacement of the damaged acoustical tile ceilings is recommended.
Cast iron sanitary waste	Address Leak in Boiler Room (Non-Critical Repair)	See intrusive sewer scoping report	Level 1 Alteration	1	Each	$ 1,500.00	$ 1,500.00	AEI observed rust on valves of the water tank. AEI recommends replacing the valves to prevent further deterioration and regular maintenance and monitoring of the rest of plumbing pipes.
						Total:	**$ 27,098.48**	

7.4 REPLACEMENT RESERVES

Need Category	Component	Quantity	Unit of Measure	Unit Cost	First Action Cost	Estimated Useful Life	Current Age	RUL	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Asphalt Pavement	Overlay Asphalt Parking Lot	11879	SF	$ 3	$ 35,518	25	1	24	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	11879	SF	$ 0	$ 2,970	5	4	0	$ 2,970	$ -	$ -	$ -	$ -	$ 2,970	$ -	$ -	$ -	$ -	$ 2,970	$ -	$ -	$ -	$ -	$ 2,970	$ -	$ -	$ -	$ -	$ 2,970
Concrete	Replace Concrete Sidewalks	1273	SF	$ 6	$ 7,065	50	4	46	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Concrete	Concrete Patio	1444	SF	$ 6	$ 8,014	50	25	25	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing, chain-link	Chain-Link Fencing	821	LF	$ 32	$ 25,944	40	25	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,648	$ 8,648	$ 8,648	$ -	$ -	$ -	$ -
Fencing, wrought Iron	Wrought Iron Fencing	50	LF	$ 45	$ 2,250	60	25	35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage, Entrance/Monument	Property Signage	1	Each	$ 2,000	$ 2,000	25	4	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storage sheds	Storage Shed	1	Each	$ 4,416	$ 4,416	30	25	5	$ -	$ -	$ -	$ -	$ -	$ 4,416	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Emergency Generator	Emergency Generator	1	Each	$ 125,000	$ 125,000	25	10	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ -
Slab, reinforced concrete	Concrete Foundation	22829	SF	$ 10	$ 228,290	100	42	58	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unit Entry Door, Exterior, solid wood/metal clad	Apartment Entry Doors	114	Each	$ 225	$ 25,650	30	20	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,550	$ 8,550	$ 8,550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Automatic Entry Doors	Automatic Entry Door	4	Each	$ 7,933	$ 31,732	30	12	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,577	$ 10,577	$ 10,577	$ -
Brick/block veneer	Brick Veneer - Replacement	27450	SF	$ 7	$ 178,425	60	42	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,685	$ 35,685	$ 35,685	$ 35,685	$ 35,685
Brick/block veneer	Brick Veneer - Repointing	27450	SF	$ 5	$ 124,623	60	42	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,925	$ 24,925	$ 24,925	$ 24,925	$ 24,925
Vinyl	Vinyl Windows	383	Each	$ 350	$ 134,050	30	15	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,810	$ 26,810	$ 26,810	$ 26,810	$ 26,810	$ -	$ -	$ -
Asphalt Shingle	Asphalt Shingle Roofing	3712	SF	$ 3	$ 11,136	20	4	16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,136	$ -	$ -	$ -	$ -
Low slope-Thermoplastic membrane, (TPO, vinyl)	TPO Roofing (Low-Rise)	19381	SF	$ 11	$ 208,346	15	4	11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,669	$ 41,669	$ 41,669	$ 41,669	$ 41,669	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gutters/Downspouts, aluminum	Gutters and Downspouts	368	LF	$ 8	$ 2,760	20	4	16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,760	$ -	$ -	$ -	$ -
Soffits, Wood, Vinyl, Metal	Soffits and Fascia	80	SF	$ 20	$ 1,600	20	4	16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600	$ -	$ -	$ -	$ -
Roof Hatch	Roof Hatch	1	Each	$ 850	$ 850	30	4	26	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof Skylight	Roof Skylight	4	Each	$ 600	$ 2,400	30	4	26	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cast iron sanitary waste	Sewer Main	1	Each	$ 54,750	$ 54,750	75	42	33	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Cold Water Pumps	Water Circulation Pumps	3	Each	$ 1,657	$ 4,971	20	5	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,971	$ -	$ -	$ -	$ -	$ -
Commercial Sump Pump	Commercial Sump Pump	1	Each	$ 5,407	$ 5,407	20	5	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,407	$ -	$ -	$ -	$ -	$ -
DHW storage tanks	Commercial Water Storage Tank 115-Gallon	2	Each	$ 2,052	$ 4,104	15	5	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,104	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Gas-Fired Boiler (Domestic) 400,000 Btu	2	Each	$ 40,000	$ 80,000	30	1	29	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Boilers, Oil/ Gas/ Dual Fuel, High MBH - Centralized	Gas-Fired Boiler (HVAC) 1,200,000 Btu	1	Each	$ 450,000	$ 450,000	40	19	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hydronic/Water Circulating Pumps	Hydronic HVAC Circulation Pumps	4	Each	$ 1,750	$ 7,000	20	5	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,000	$ -	$ -	$ -	$ -	$ -
Fan Coil Unit, Hydronic	Hydronic Fan Coil Unit	114	Each	$ 990	$ 112,860	30	4	26	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Central exhaust fans/blowers	Roof-Top Make Up Air Unit (Non-Critical Repair)	1	Each	$ 12,200	$ 12,200	20	23	0	$ 12,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,200
Elevator, machinery	Elevator Machinery Upgrades	2	Each	$ 130,000	$ 260,000	30	18	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,000	$ 52,000	$ 52,000	$ 52,000	$ 52,000	$ -	$ -	$ -	$ -	$ -	$ -
Elevator cab, interior finish	Elevator Cab Finish	2	Each	$ 9,175	$ 18,350	20	8	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,117	$ 6,117	$ 6,117	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building fire suppression sprinklers, standpipes	Refurbish Fire Sprinkler System	90425	SF	$ 3	$ 270,371	50	18	32	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Smoke and fire detection system, central panel	Central Fire Panel	1	Each	$ 13,077	$ 13,077	15	2	13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,359	$ 4,359	$ 4,359	$ -	$ -	$ -	$ -	$ -	$ -
Tenant space alarm systems	Emergency Call System	66186	Each	$ 1	$ 43,021	15	12	3	$ -	$ -	$ 14,340	$ 14,340	$ 14,340	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,340	$ 14,340	$ 14,340	$ -
Floor tile, ceramic, natural stone - Common	Ceramic Tile - Common Flooring	1479	SF	$ 8	$ 11,832	50	22	28	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor (Newer)	10000	SF	$ 7	$ 68,800	20	1	19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,760	$ 13,760	$ 13,760	$ 27,520
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor (Older)	7054	SF	$ 7	$ 48,532	20	18	2	$ -	$ 16,177	$ 16,177	$ 16,177	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Acoustic tile/drop ceiling - Common	Acoustical Tile Ceiling - Common Area	6007	SF	$ 8	$ 47,395	20	12	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,798	$ 15,798	$ 15,798	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area	25	Each	$ 600	$ 15,000	35	30	5	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities - Common	Cabinet Upgrades - Common Area	1	Each	$ 6,500	$ 6,500	25	7	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,500	$ -	$ -
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	1	Each	$ 650	$ 650	15	13	2	$ -	$ -	$ 650	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 650	$ -	$ -	$ -
Range, cook top, wall oven - Common	Range/Oven - Common Area	1	Each	$ 869	$ 869	25	22	3	$ -	$ -	$ -	$ 869	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Common/Public Restroom Accessories	2	Each	$ 2,875	$ 5,750	12	10	2	$ -	$ -	$ 5,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,750	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring -1-Bed-Living Room, Entire Unit (Older)	57	Each	$ 1,800	$ 102,600	20	14	6	$ -	$ -	$ -	$ -	$ 20,520	$ 20,520	$ 20,520	$ 20,520	$ 20,520	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring -1-Bed-Living Room, Kitchens and Baths (Dwelling Units) (Older) (Non-Critical Repair)	1	Each	$ 1,800	$ 1,800	20	22	0	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring -2-Bed-Living Room, Kitchens and Baths (Dwelling Units) (Older)	8	Each	$ 2,000	$ 16,000	20	14	6	$ -	$ -	$ -	$ -	$ -	$ 5,333	$ 5,333	$ 5,333	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring -1-Bed- Kitchens and Baths (Dwelling Units) (Newer)	48	Each	$ 1,800	$ 86,400	20	2	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,280	$ 17,280	$ 17,280	$ 17,280	$ 17,280
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)	1	Each	$ 5,062	$ 5,062	25	22	0	$ 5,062	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	65	Each	$ 5,062	$ 329,012	25	20	5	$ -	$ -	$ -	$ 65,802	$ 65,802	$ 65,802	$ 65,802	$ 65,802	$ 65,802	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	48	Each	$ 5,062	$ 242,963	25	6	19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,593	$ 48,593	$ 48,593	$ 97,185
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	66	Each	$ 650	$ 42,900	15	12	3	$ -	$ -	$ 14,300	$ 14,300	$ 14,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,300	$ 14,300	$ 14,300	$ 14,300	$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	48	Each	$ 650	$ 31,200	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,400	$ 10,400	$ 10,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	66	Each	$ 869	$ 57,354	25	17	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,118	$ 19,118	$ 19,118	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Newer)	48	Each	$ 869	$ 41,712	25	6	19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,904	$ 13,904	$ 13,904
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms	114	Each	$ 17,500	$ 1,995,000	75	41	34	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Copper Tube, supply	Plumbing Supply Line Replacement	81	Each	$ 2,400	$ 194,400	50	0	50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting- interior common space	Modernize Common Area Lighting	24239	SF	$ 1	$ 29,087	30	7	23	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paints, stains, clear finishes, interior - Common	Repaint Common Area Walls/Ceilings	36478	SF	$ 1	$ 36,478	20	12	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,159	$ 12,159	$ 12,159	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paints, stains, clear finishes, interior	Repaint Unit Walls/Ceilings	114	Each	$ 2,000	$ 228,000	15	9	6	$ -	$ -	$ -	$ -	$ 45,600	$ 45,600	$ 45,600	$ 45,600	$ 45,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bath accessories (towel bars, grab bars, etc.)	Replacement Bathroom Accessories	114	Each	$ 400	$ 45,600	12	9	3	$ -	$ -	$ 15,200	$ 15,200	$ 15,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,200	$ 15,200	$ 15,200	$ -	$ -	$ -	$ -
Mirrors & medicine cabinets	Replacement Bathroom Mirrors	114	Each	$ 250	$ 28,500	25	22	3	$ -	$ -	$ 9,500	$ 9,500	$ 9,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Closet/storage specialties, shelving	Replacement Tenant Unit Shelving Systems	114	Each	$ 450	$ 51,300	25	12	13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,100	$ 17,100	$ 17,100	$ -	$ -	$ -	$ -	$ -	$ -
Lighting - Tenant Spaces	Modernize Existing Unit Lighting	114	Each	$ 537	$ 61,218	25	7	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,406	$ 20,406	$ 20,406	$ -
2 pipe/4 pipe hydronic distribution-above grade	Replace Hydronic HVAC Plumbing Lines	114	Each	$ 415	$ 47,310	50	41	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,770	$ 15,770	$ 15,770	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
								Total:	**$ 22,031**	**$ 16,177**	**$ 75,917**	**$ 136,189**	**$ 190,263**	**$ 149,642**	**$ 142,256**	**$ 184,332**	**$ 139,366**	**$ 123,465**	**$ 135,463**	**$ 108,336**	**$ 121,245**	**$ 148,055**	**$ 129,867**	**$ 196,006**	**$ 144,043**	**$ 227,326**	**$ 220,270**	**$ 213,770**	**$ 233,469**

7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Bellflower	$215	RS MEANS	$19,441,370

8.0 ASSESSOR QUALIFICATIONS

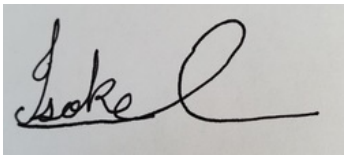
I understand that my Capital Needs Assessment will be used by Boston Housing Authority to document to the U.S. Department of Housing and Urban Development that the MAP Lender's application for FHA multifamily mortgage insurance was prepared and reviewed in accordance with HUD requirements. I certify that my review was in accordance with the HUD requirements applicable on the date of my review and that I have no financial interest or family relationship with the officers, directors, stockholders, or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

I am employed full time by the MAP Lender (underwriter) or under contract for this specific assignment (as Needs Assessor) and I have no other side deals, agreements, or financial considerations with the MAP Lender or others in connection with this transaction.

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.

The site inspection was completed on July 8, 2022

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



Isoke Craig, Assessment Project Manager

DRAFT
Jeb Bonnett, Senior Vice President - HUD Building Assessments

David Taylor, Accessibility Manager

DRAFT
Roy Anderson PE, Vice President

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than $10,000 or imprisoned for not more than five years or both.

9.0 LIMITING CONDITIONS

Capital Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

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

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

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

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

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

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

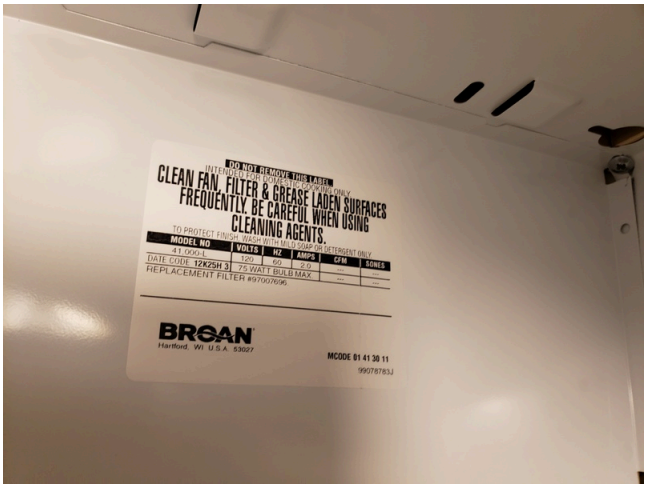
Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

APPENDIX A

Dwelling Unit Photo Documentation

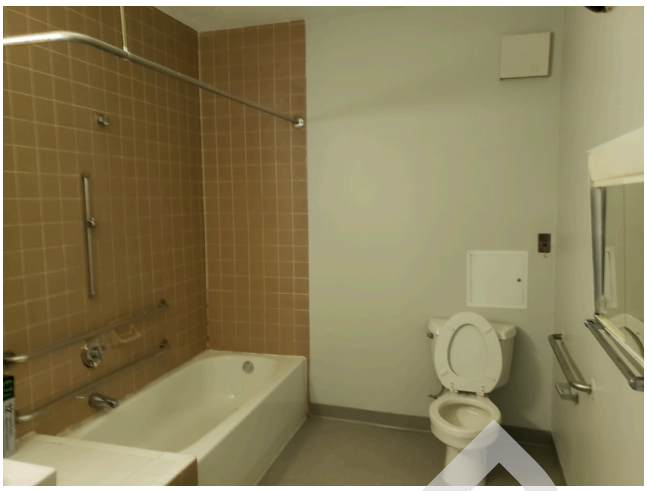
1. Typical Fridge

2. Typical Range



3. Typical Range

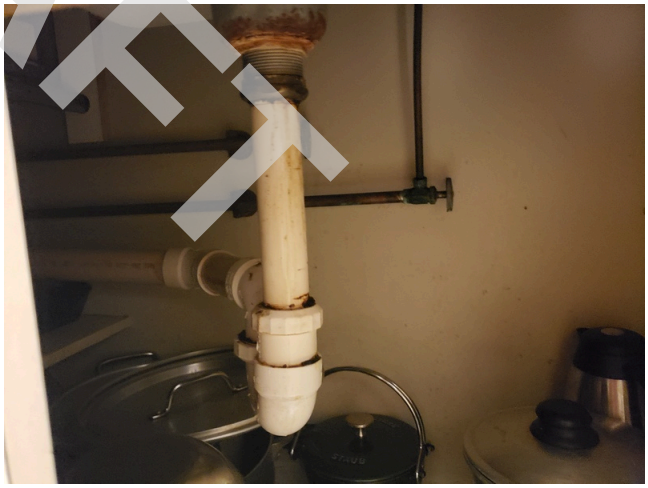
4. GFCI Outlet



5. Typical UFAS HDCP Bathroom

6. Unit 409- 1bed/1bath- Kitchen

7. Electrical Panel



8. Plumbing

9. Typical Cabinet

10. Typical Range

11. Unit 409- 1bed/1bath- Living Room

12. Unit 409- 1bed/1bath- Bedroom- Install Bedroom Smoke Detectors Per HUD (Critical Repair)

13. Unit 409- 1bed/1bath- Bathroom - Repair Damaged Ceiling (Non-Critical Repair)

14. Unit 409- 1bed/1bath- Bathroom- Repair Damaged Ceiling (Non-Critical Repair)

15. Unit 330- 1bed/1bath- Bathroom- Repair Damaged Ceiling (Non-Critical Repair)

16. Unit 330- 1bed/1bath- Bathroom- Repair Damaged Ceiling (Non-Critical Repair)

17. Unit 315- UFAS- 1bed/1bath- Entry

18. Unit 315- UFAS- 1bed/1bath- Kitchen

19. Unit 315- UFAS- 1bed/1bath- Kitchen- Clear Floor Space at Cooktop

20. Unit 315- UFAS- 1bed/1bath- Kitchen- Cooktop Height

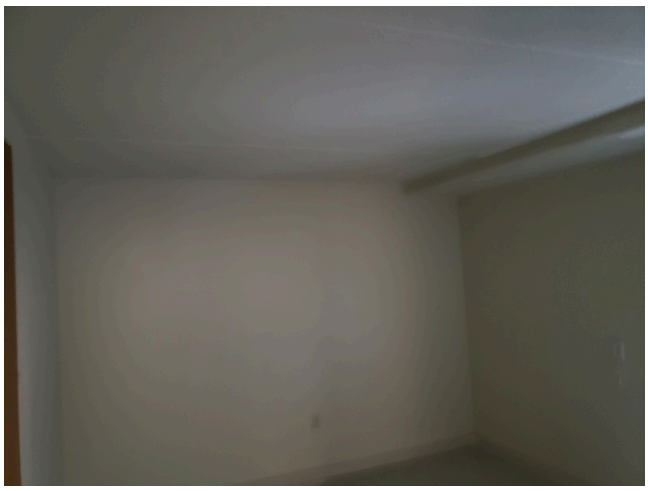
21. Unit 315- UFAS- 1bed/1bath- Kitchen- Clear Floor Space at Sink

22. Unit 315- UFAS- 1bed/1bath- Living Room

23. Unit 315- UFAS- 1bed/1bath- Kitchen- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

24. Unit 315- UFAS- 1bed/1bath- Kitchen- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

25. Unit 315- UFAS- 1bed/1bath- Kitchen- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)



26. Unit 315- UFAS- 1bed/1bath- Bedroom

27. Unit 315- UFAS- 1bed/1bath- Bathroom

28. Unit 315- UFAS- 1bed/1bath- Bathroom- Door Width

29. Unit 315- UFAS- 1bed/1bath- Bathroom- Clear Floor Space at WC

30. Unit 315- UFAS- 1bed/1bath- Bathroom- Clear Floor Space at WC

31. Unit 315- UFAS- 1bed/1bath- Bathroom- Clear Floor Space at Door

32. Unit 315- UFAS- 1bed/1bath- Bathroom- Clear Floor Space

33. Unit 207- 1bed/1bath- Bathroom- Repair Leak in Hallway- Repair Damaged Ceiling (Non-Critical Repair)

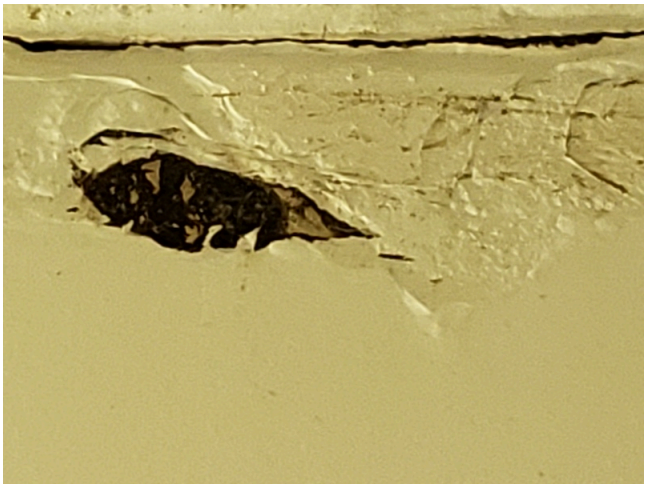
34. Unit 207- 1bed/1bath- Bathroom- Repair Damaged Ceiling (Non-Critical Repair)

35. Unit 216- UFAS- 1bed/1bath- Kitchen- Replace Cabinets/Tops (Dwelling Units) (Older)(Non-Critical Repair)

36. Unit 216- UFAS- 1bed/1bath- Replace Vinyl Flooring -1-Bed-Living Room, Kitchens and Baths (Dwelling Units) (Older) (Non-Critical Repair)

37. Unit 216- UFAS- 1bed/1bath- Replace Vinyl Flooring -1-Bed-Living Room, Kitchens and Baths (Dwelling Units) (Older) (Non-Critical Repair)

38. Unit 216- UFAS- 1bed/1bath- Bathroom- Repair Damaged Ceiling (Non-Critical Repair)



39. Unit 216- 2bed/1bath- Treat Mold (Critical Repair)

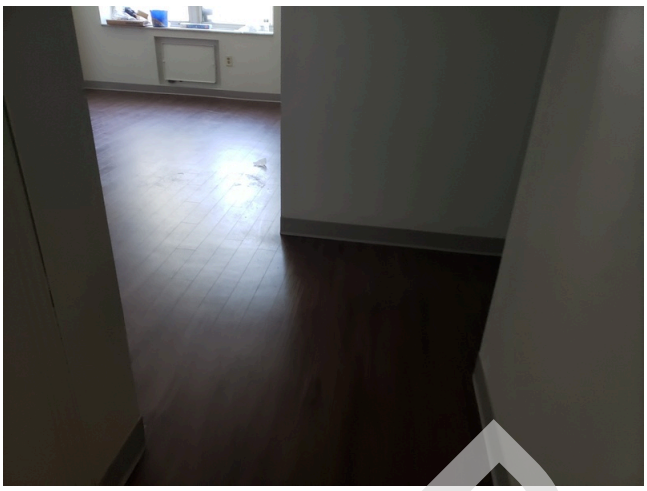
40. Unit 218- 2bed/1bath- Entry

41. Unit 218- 2bed/1bath- Living Room

42. Unit 218- 2bed/1bath- Kitchen

43. Unit 218- 2bed/1bath- Bathroom

44. Unit 101-UFAS HDCP- 2bed/1bath



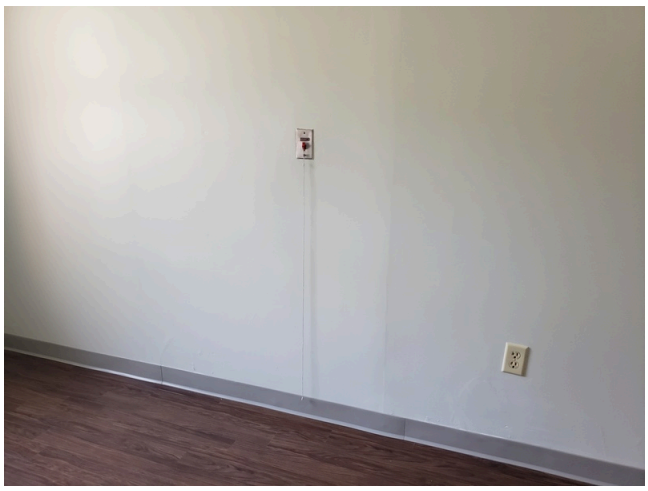
45. Unit 101-UFAS HDCP- 2bed/1bath- Entry

46. Unit 101- 2bed/1bath- Bedroom

47. Unit 101-UFAS HDCP- 2bed/1bath- Bedroom- Door Width

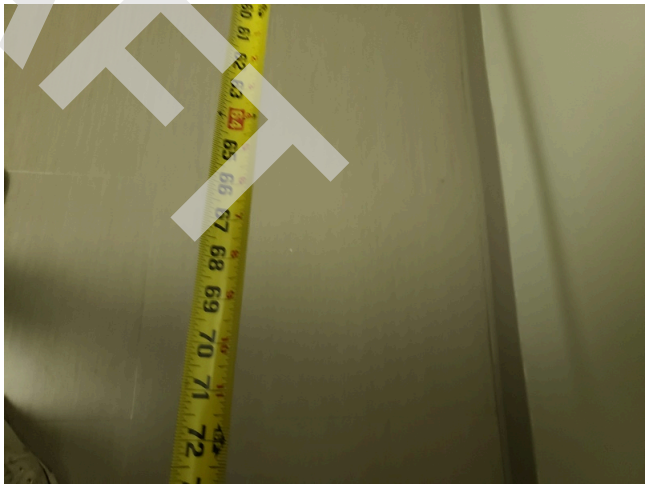
48. Unit 101-UFAS HDCP- 2bed/1bath- Bedroom- Door Width

49. Unit 101-UFAS HDCP- 2bed/1bath- Bathroom



50. Unit 101-UFAS HDCP- 2bed/1bath- Bedroom- Emergency Pull Cord

51. Unit 101-UFAS HDCP- 2bed/1bath- Bathroom- Install Scald and Abrasion Sink Wrap (Critical Repair)



52. Unit 101-UFAS HDCP- 2bed/1bath- Bathroom- Clear Floor Space at WC

53. Unit 101-UFAS HDCP- 2bed/1bath- Bathroom- Clear Floor Space at WC

54. Unit 101-UFAS HDCP- 2bed/1bath- Bathroom- Clear Floor Space

55. Unit 101-UFAS HDCP- 2bed/1bath- Bathroom- Clear Floor Space at WC

56. Unit 101-UFAS HDCP- 2bed/1bath- Kitchen- Entry Opening

APPENDIX B

General Photo Documentation

1. Building Signage

2. Parking Lot Entry

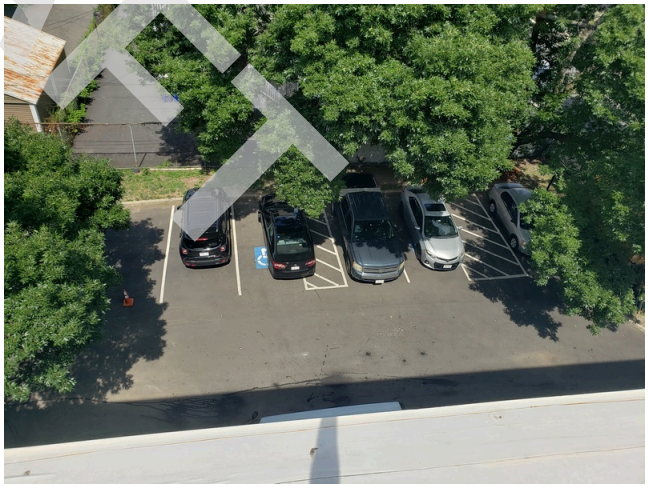
3. Parking Lot

4. Parking Lot Secondary Entry

5. ADA Parking Lot

6. ADA Parking Lot- Install Van Accessible Parking Signage (Critical Repair)

7. ADA Parking Lot- Install Van Accessible Parking Signage (Critical Repair)



8. ADA Parking Lot

9. ADA Parking Lot- Entry

10. Seating Area

11. Seating Area

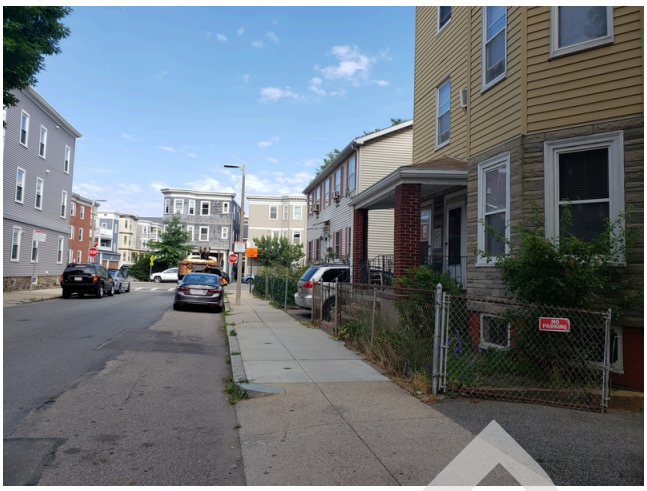
12. Crosswalk at Entry

13. Building Exterior

14. Eastern Building Exterior

15. Northwestern Building Exterior

16. Interior Courtyard- Building Elevation



17. Adjacent Buildings

18. Public Sidewalk

19. Sidewalk Ramp- Install Metal Hand Rail at Ramp (Critical Repair)

20. Sidewalk Ramp- Install Metal Hand Rail at Ramp (Critical Repair)

21. Common Area- Courtyard

22. Landscaping

23. Landscaping

24. Entry

25. Common Area- Lobby

26. Common Area- Mailbox Height

27. Common Area- Mailbox Height

28. Leasing Office

29. Leasing Office

30. Common Area- Kitchen

31. Common Area- Kitchen- Replace Damaged Acoustical Tile Ceiling - Common Area

32. Common Area- Kitchen

33. Common Area- Public Restrooms

34. Common Area- Public Men's Restroom

35. Common Area- Public Men's Restroom- Clear Floor Space at Door to Sink

36. Common Area- Public Men's Restroom- Clear Floor Space at Door to Sink

37. Common Area- Public Men's Restroom- Clear Floor Space at WC

38. Common Area- Public Men's Restroom- Clear Floor Space at WC

39. Common Area- Public Men's Restroom- Mirror Height

40. Common Area- Public Women's Restroom- Clear Floor Space at Door

41. Common Area- Public Women's Restroom

42. Common Area- Public Women's Restroom- Clear Floor Space

43. Common Area- Public Women's Restroom- Clear Floor Space

44. Common Area- Public Women's Restroom- Clear Floor Space at WC

45. Common Area- Public Women's Restroom- Clear Floor Space at WC

46. Typical Hallway

47. Common Area Laundry- Sink

48. Common Area Laundry 3rd FL

49. Leased Washer/ Dryer

50. Common Area Laundry 4th FL

51. Leased Washer/ Dryer w/ Laundry Sink

52. Courtyard Fencing- Gate Not Currently in Use

53. Front Door

54. Service Door

55. Dwelling Unit Door

56. Repair Emergency Exit Door Hardware (Critical Repair)

57. Common Area Hallway near Unit 317 - Repair Damaged Ceiling (Non-Critical Repair)

58. Window

59. Dumpster

60. Water Meter

61. Sewer Clean out

62. Generator

63. Elevator Call

64. Elevator 1

65. Elevator 1 Controls

66. Elevator Machine Room 1

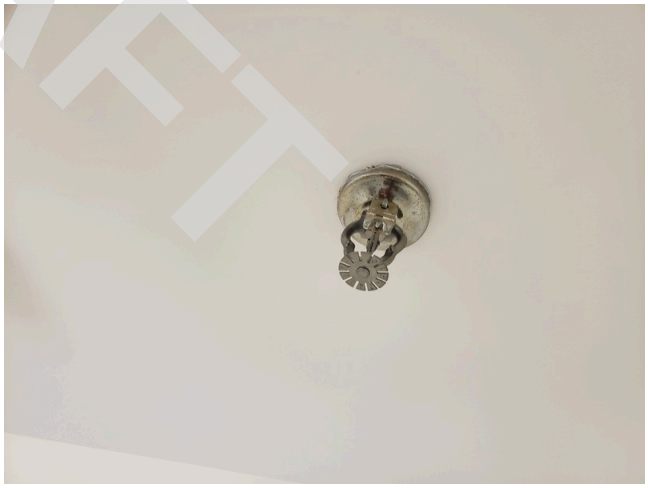
67. Elevator 2 Controls

68. Elevator 2

69. Elevator Machine Room

70. Main Fire Panel

71. Fire Extinguisher



72. Typical Sprinkler Head

73. Hardwire Smoke Detector

74. Typical Carbon Monoxide

75. Electrical Meter

76. Transformer

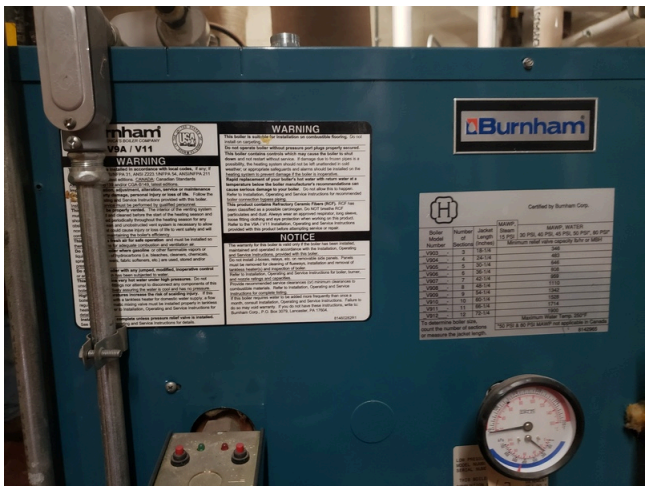
77. Domestic Hot Water Boiler

78. Domestic Hot Water Boiler

79. Water Storage Tank 115-Gallon

80. Water Storage Tank 115-Gallon

81. HVAC- Boiler



82. HVAC- Boiler

83. HVAC- Boiler

84. Address Leak in Boiler Room (Non-Critical Repair)

85. Roof-Top Make Up Air Unit (Non-Critical Repair)

86. Roof-Top Make Up Air Unit (Non-Critical Repair)

87. TPO Roofing (Low-Rise)

88. TPO Roofing (Low-Rise) and Asphalt Shingle Roofing

89. Roofing Coping

90. Guttering

91. Gable Vent

92. Roof Hatch

APPENDIX C

Street Map and Aerial Photo

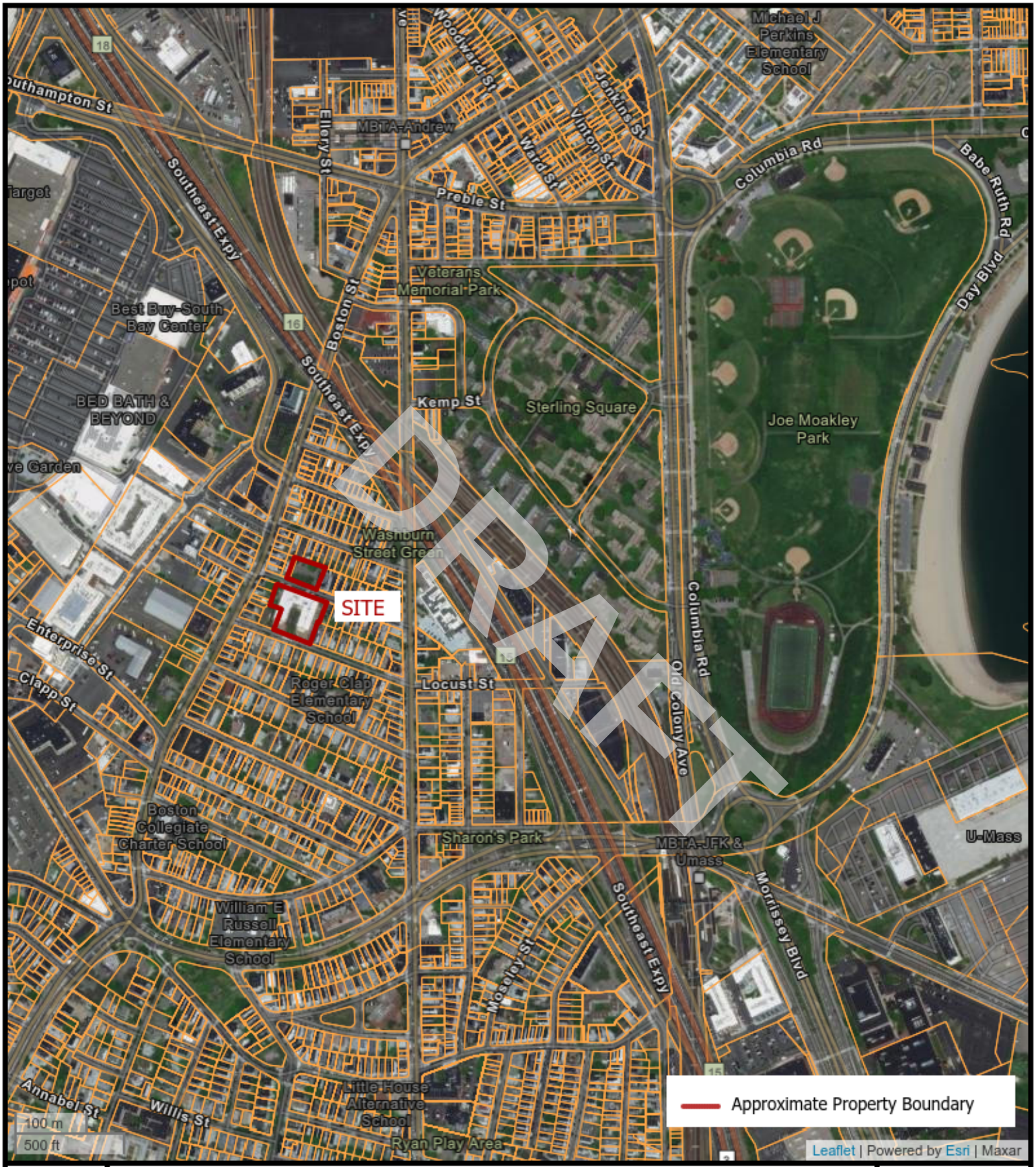
N

FIGURE 1: STREET MAP

24 Bellflower Street, Dorchester, Massachusetts 02125

AEI Project Number: 463347

AEI Consultants



N

FIGURE 2: AERIAL MAP

24 Bellflower Street, Dorchester, Massachusetts 02125

AEI Project Number: 463347

AEI Consultants

APPENDIX D

USGS Seismic Design Map

24 Bellflower St, Boston, MA 02125, USA

Latitude, Longitude: 42.3243152, -71.0588283

Date	7/25/2022, 2:02:23 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.213
S_1	spectral response (1.0 s)	0.068
S_{XS}	site-modified spectral response (0.2 s)	0.34
S_{X1}	site-modified spectral response (1.0 s)	0.164
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.239
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.213
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.227
S_{X1}	site-modified spectral response (1.0 s)	0.109

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.128
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.205
S_{X1}	site-modified spectral response (1.0 s)	0.106
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.069
S_{X1}	site-modified spectral response (1.0 s)	0.039
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

DISCLAIMER

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APPENDIX E

Record of all Documents Reviewed, Interviews, and Supporting Information

From: Maggie Castelli
To: "sjccountyclerk@sjc.state.ma.us"
Cc: Gregory Banks
Subject: Public Records Request - 463341-463361
Date: Thursday, May 26, 2022 12:58:00 PM
Attachments: image001.png

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following properties:

Franklin Field	100 Ames Street	Dorchester	Suffolk	MA	02124
Peabody	1875 Dorchester Avenue	Dorchester	Suffolk	MA	02124
Joseph Malone	11 Gordon Avenue	Hyde Park	Suffolk	MA	02136
Highland Park	50 Highland Street	Roxbury	Suffolk	MA	02119
Commonwealth Elderly	35 Fidelis Way	Brighton	Suffolk	MA	02135
Commonwealth Family	35 Fidelis Way	Brighton	Suffolk	MA	02135
Bellflower	24 Bellflower Street	Dorchester	Suffolk	MA	02125
ML King	280 Martin Luther King Boulevard	Boston	Suffolk	MA	02119
JJ Meade	5 Melville Avenue	Boston	Suffolk	MA	02124
JJ Carroll	30 Chestnut Hill Avenue	Brighton	Suffolk	MA	02135
Washington Street	91 Washington Street	Brighton	Suffolk	MA	02135
Davison	101 Davison Street	Hyde Park	Suffolk	MA	02136
Groveland	15 Mary Moore Beatty Circle	Mattapan	Suffolk	MA	02126
Holgate	125 Elm Hill Avenue	Roxbury	Suffolk	MA	02121
Ashmont	374 Ashmont Street	Dorchester	Suffolk	MA	02124
Commonwealth Family	35 Fidelis Way	Brighton	Suffolk	MA	02135
Bellflower	24 Bellflower Street	Dorchester	Suffolk	MA	02125
ML King	280 Martin Luther King Boulevard	Boston	Suffolk	MA	02119
JJ Meade	5 Melville Avenue	Boston	Suffolk	MA	02124
JJ Carroll	30 Chestnut Hill Avenue	Brighton	Suffolk	MA	02135
Davison	101 Davison Street	Hyde Park	Suffolk	MA	02136
Groveland	15 Mary Moore Beatty Circle	Mattapan	Suffolk	MA	02126
Holgate	125 Elm Hill Avenue	Roxbury	Suffolk	MA	02121
Ashmont	374 Ashmont Street	Dorchester	Suffolk	MA	02124
Annapolis	52 Sumner Street	Dorchester	Suffolk	MA	02125
Margaret Collins (Pond St)	29 Pond Street	Jamaica Plain	Suffolk	MA	02130
Anne M Lynch Homes (Old Colony)	265 East 9th Street	South Boston	Suffolk	MA	02127
Alice Taylor	260 Ruggles Street	Roxbury	Suffolk	MA	02120

ME McCormack	10 Kemp Street	South Boston	Suffolk	MA	02127
Charlestown	55 Bunker Hill Street	Charlestown	Suffolk	MA	02129

Are these properties within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed $75.

Thank you in advance for your help,

Maggie Castelli (she/her)
Administrative Assistant – HUD Services Division
AEI Consultants
1525 Hugeunot Road, Suite 202
Midlothian VA, 23113

e. mcastelli@aeiconsultants.com
www.aeiconsultants.com

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

Certificate For Use of Elevator

Chapter 143 General Laws, as amended

Location:

24 BELLFLOWER STREET, BOSTON, 02125

Issued On: January 25, 2021

Expires: January 31, 2023

Capacity (lbs): 4000

Speed (fpm): 110

State ID#: 1-P-915

Inspection #: INS-463000

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator. This inspection certificate is issued subject to any Phase II restrictions of record, which must be resolved no later than December 31st, 2022.

Layla R. D'Emilia

Layla R. D'Emilia
Commissioner

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

TURNKEY HOUSING FOR THE ELDERLY

Dorchester, Massachusetts Project No. 002-077

Developer/Contractor ..... **Peabody Construction Co., Inc. Braintree, Ma.**

Architect ..... **Charles G. Hilgenhurst & Associates Boston, Ma.**

Structural Engineer ..... **Wayne L. Weaver & Associates, Inc. Boston, Ma.**

Mechanical Engineer ..... **William R. Ginns Milton, Ma.**

Electrical Engineer ..... **Bennett Electrical, Inc. Quincy, Ma.**

Construction Consultant ..... **Ronald J. Chiaramonte Cambridge, Ma.**

Identification

Architect		
Owner		
Contractor		
Mortgagee		
Bonding Co.		
Mortgage Insurer		
	Date	

Unit Distribution

Unit Type	Quantity	No. Bedrooms	S.F./ Unit
A	40	1	557
A1	32	1	557
B	18	1	596
C	4	1	564
*D	3	2	732
*D1	2	2	704
D2	1	2	704
D3	1	2	684
*E	5	1	602
E1	1	1	602
*F	5	1	627
F1	1	1	627
*G	1	2	732
TOTAL	114	106 1BR 8 2BR	

Parking

22 Standard 6 for Handicapped
TOTAL 28

*Unit for handicapped

Building Square Footage by Floor

Ground	22,829
Second	22,532
Third	22,532
Fourth	22,532
TOTAL	90,425

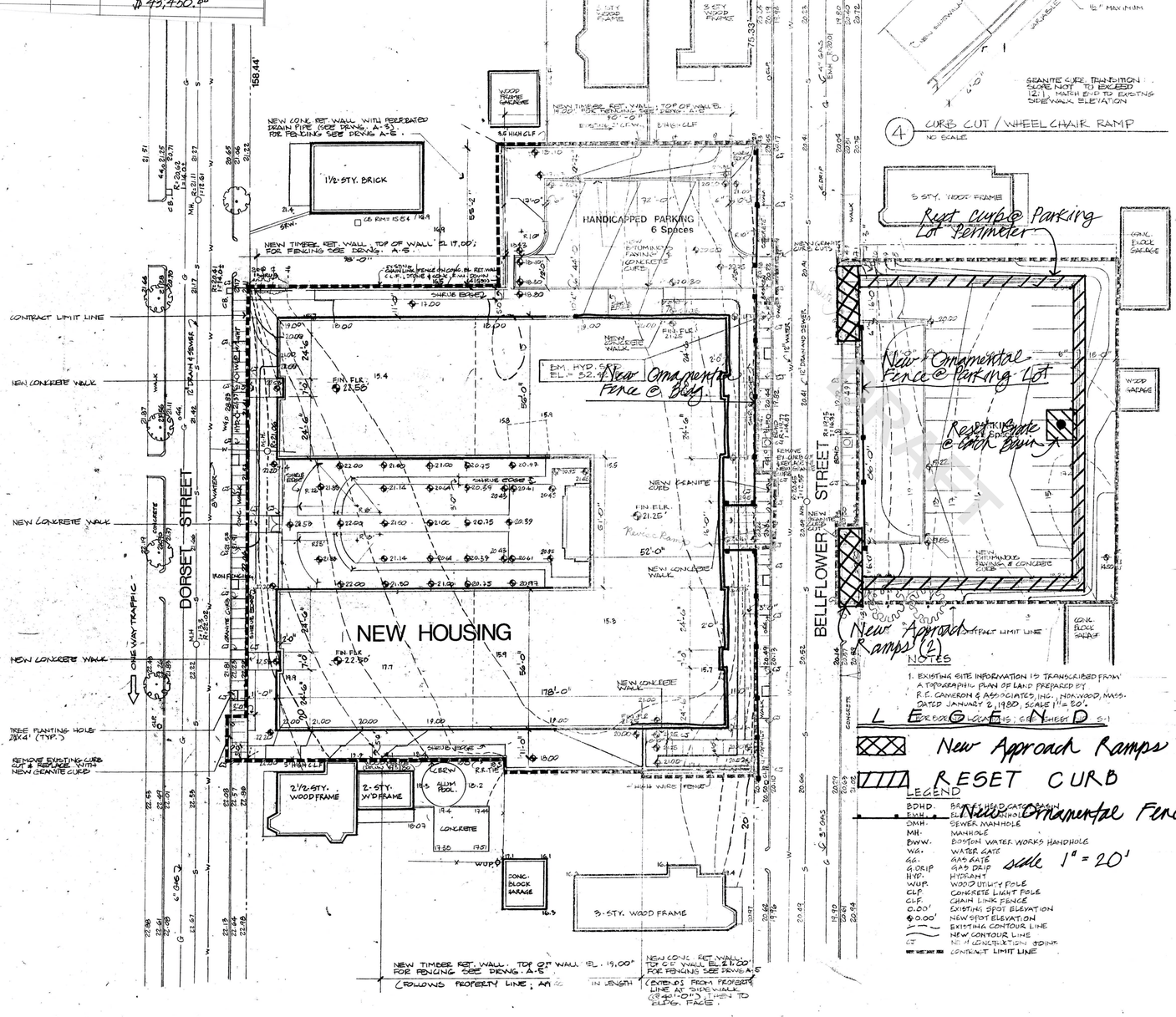
Drawing List

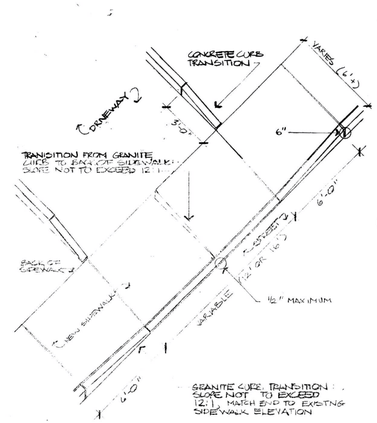
PAUL C.K. LU AND ASSOCIATES
Landscape Architects, Urban Designers, Planners 617-484-4022
69 Trapelo Road Belmont, Massachusetts 02178 Fax 484-4078

PROBABLE COST ESTIMATE

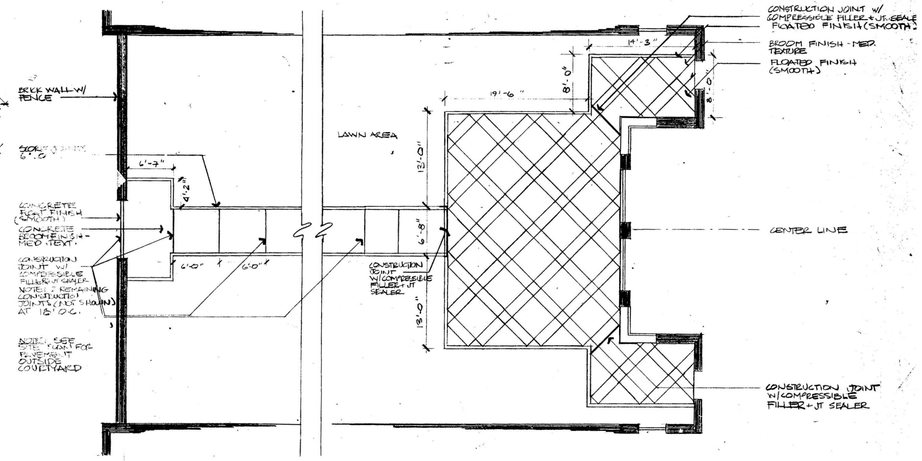
PROJECT: B.H.A. ELDERLY HOUSING
PROJECT NUMBER: BELLFLOWER
ESTIMATE TITLE: SCHEMATIC DESIGN
DATE: 5-1-89 ESTIMATOR: FOOTER

ITEM	QUANTITY	COST	TOTAL	REMARKS
BELLFLOWER SITE				$430,000.00 Construction Budget
General conditions Mobilization & Demo.	1	L.S.	$6,000.00	
4' HGT. Ornamental Fence	250 L.F.	$ 50.00	$12,500.00	STEEL
PARKING LOT DEVELOPMENT				
Approach Ramp Repair	300 S.F.	$10.00	$3,000.00	
Reset precast curb	450 L.F.	$15.00	$6,750.00	
4' HGT. Ornamental Fence	100 L.F.	$50.00	$5,000.00	
Reset catch basin	1	L.S.	$2,500.00	
		SUBTOTAL	$37,750.00	
		25% CONT.	$11,700.00	
			$49,450.00	

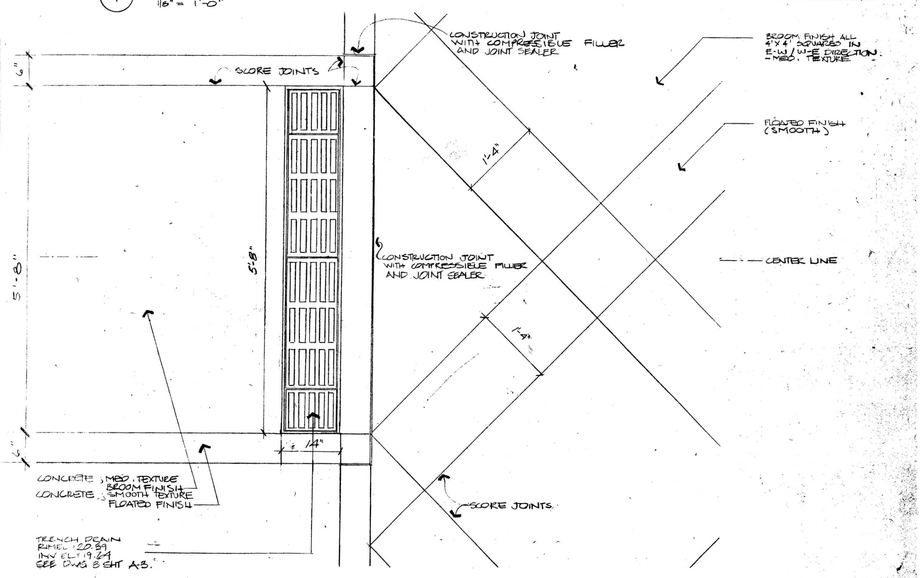




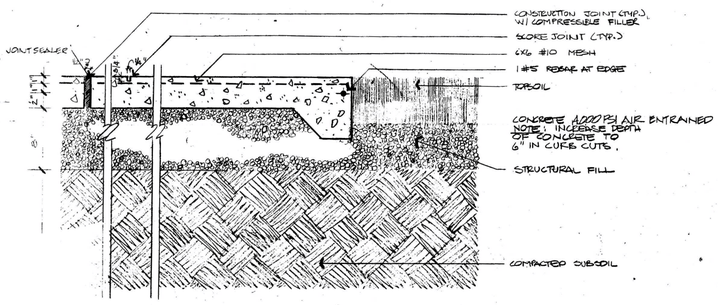
4 CURB CUT / WHEELCHAIR RAMP
NO SCALE



1 COURTYARD PAVEMENT
1/8" = 1'-0"



2 COURTYARD PAVEMENT DETAIL
1" = 1'-0"

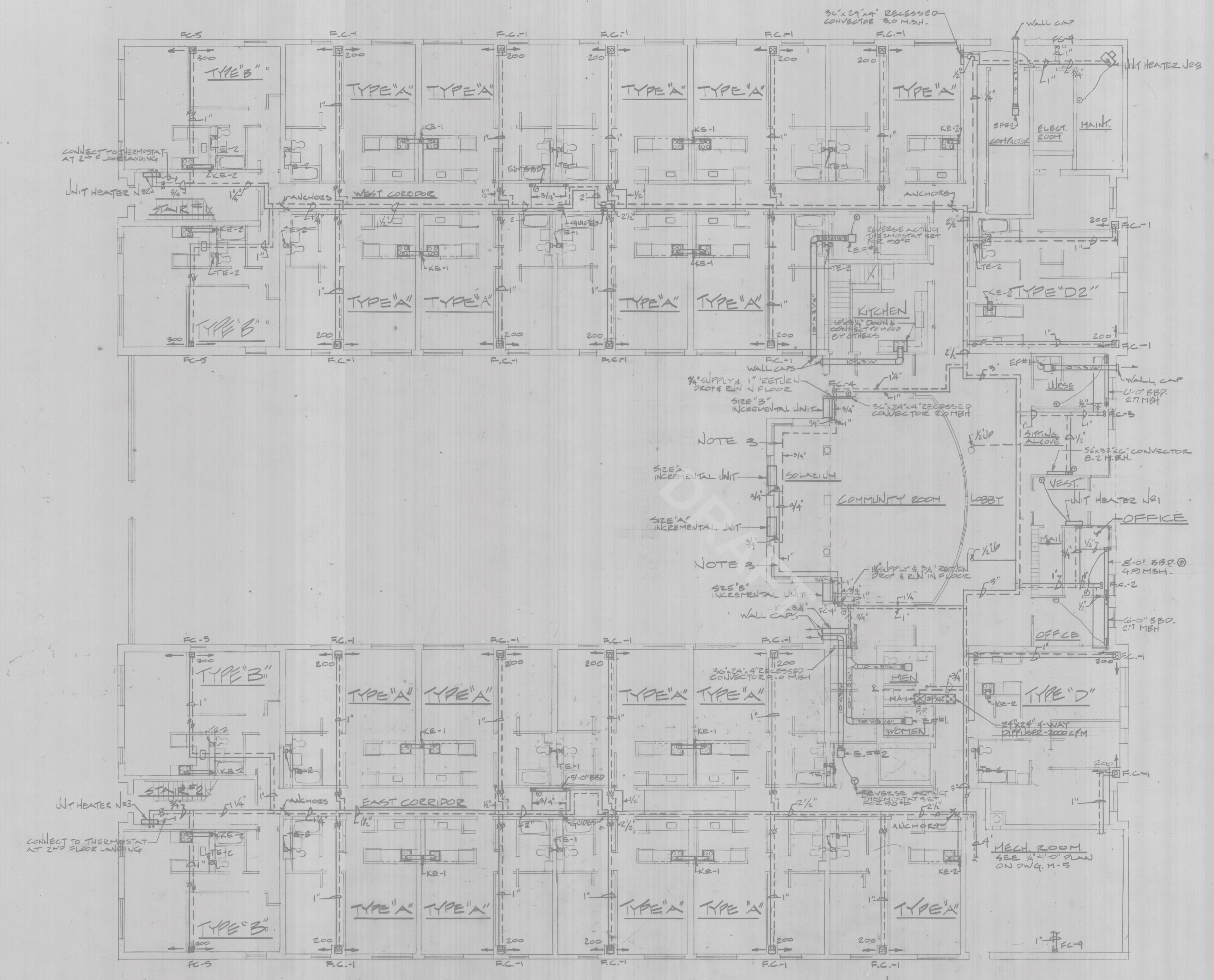


3 BRICK - CONCRETE PAVEMENT
1½" = 1'-0"

RECEIVED
APR 17 1991
PAUL LU & ASSOC.

BELLFLOWER

AUTHORITY	DEVELOPER	ARCHITECT		TURNKEY HOUSING FOR THE ELDERLY		SITE PLAN	Revisions	A-4
Boston Housing Authority 53 State Street Boston, Massachusetts 02109	Peabody Construction Co Inc. 536 Granite Street Braintree, Massachusetts 02184	Charles G. Hilgenhurst & Associates 148 State Street Boston, Massachusetts 02109		Dorset and Bellflower Streets Dorchester, Massachusetts Project No. Mass. 002-077	Scale: 1"=20' Date: 25 JULY 90	2-77		



FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

LEGEND

SYMBOL	DESCRIPTION
- - - - -	HOT WATER RETURN
	HOT WATER SUPPLY
	PIPE ELBOW TOWARDS
	PIPE ELBOW DOWN
	DIRECTION OF FLOW
	GATE VALVE
	PLUG VALVE
	CHECK VALVE
	STRAINER
	BALANCING COCK W/ 100% SHUT OFF
	AIR VENT
P	PRESSURE GAUGE
	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	RETURN OR EXHAUST DUCT UP
	RETURN OR EXHAUST DUCT DOWN
12"x6"	FIRST DIMENSION IS SIDE SHOWN
F.D.	FIRE DAMPER
T	THERMOSTAT
SUP.	SUPPLY
RET.	RETURN
E.F.	EXHAUST FAN
D.V.	DRAIN VALVE
DN.	DOWN
BBD.	BASEBOARD
FL.	FLOOR
C.U.H.	CABINET UNIT HEATER
EXH.	EXHAUST
DIFF.	DIFFUSER
REG.	REGISTER
R.F.	ROOF FAN
S	SOLID STATE SPEED CONTROL

BUILDING COMPONENT DATA:

MAXIMUM ALLOWABLE "Uo" WALL = .30
MAXIMUM ALLOWABLE "Uo" ROOF = .07
UNHEATED SLAB ON GRADE REQUIRES INSULATION WITH "R" OF 5.50

BOSTON DESIGN CONDITIONS: (MASS CODE)

+9° F HEATING
+88°F DRY BULB, 74°F WET BULB

INDOOR DESIGN DATA:

+72°F HEATING
+78°F COOLING

HEATING DEGREE DAYS:

5,634 DEGREE DAYS

INFILTRATION RATES:

WINDOWS = 0.5 CFM/L.F CRACK
DOORS = 1.25 CFM/S.F DOOR AREA
NO WINDOWS IN WALL = .5 A.C/HR. = $\frac{VOL. \times 63° \times 1.08}{60}$ = VOL. × .57
WINDOWS IN 1 WALL = 1 A.C/HR = VOL. × 1.13
WINDOWS IN 2 WALLS = 1.5 A.C/HR = VOL. × 1.70
WINDOWS IN 3 OR MORE WALLS = 2.0 A.C/HR = VOL. × 2.27

"U" VALUES:

WALLS:	RESISTANCE:
OUTSIDE FILM	.17
4" FACE BRICK	.44
2" AIR SPACE	.97
1/2" GYPSUM	.45
6" BATT INSULATION	19.00
1/2" GYPSUM	.45
INSIDE FILM	.61
	22.09

1/22.09 = "U"; "U" = .045

ROOF	RESISTANCE
OUTSIDE FILM	.17
BUILT UP ROOFING	.33
5 1/2" RIGID INSULATION	34.37
INSIDE FILM	.61
	35.48

1/35.48 = "U"; "U" = .028

WALL #2	RESISTANCE
OUTSIDE FILM	.17
4" FACE BRICK	.44
8" BLOCK	1.21
3" BATT	11.00
1/2" GYPSUM	.45
INSIDE FILM	.61
	13.88

U = 1/13.88 = .072

$$U_o = \frac{(6020)(.65) + (4200)(.045) + (9860)(.072)}{30,800} = 0.17$$

NOTES:

1. UNLESS OTHERWISE NOTED ALL RADIATION SHALL BE TYPE (A)
2. ALL KITCHEN HOODS SUPPLIED BY GENERAL CONTRACTOR
3. RUN TYPE "K" SOFT COPPER IN SLAB W/ 1/2" ARMAFLEX
4. ALL RISER SHUT OFFS SHALL BE ABOVE CORRIDOR CLG. LOCATION ON FLOOR PLAN IS FOR CLARITY ONLY

FINAL FOR CONSTRUCTION

AUTHORITY	DEVELOPER	ARCHITECT
Boston Housing Authority 53 State Street Boston, Massachusetts 02109	Peabody Construction Co[illegible] Inc. 536 Granite Street Braintree, Massachusetts 02184	Charles G. Hilgenhurst & Associates 148 State Street Boston, Massachusetts 02109

TURNKEY HOUSING FOR THE ELDERLY

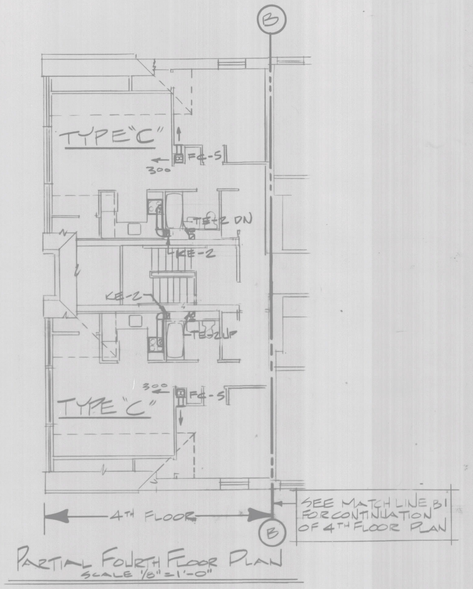
Dorset and Bellflower Streets
Dorchester, Massachusetts
Project No. Mass. 002-077

Scale: 1/8"=1'-0"
Date: 25 JULY 80

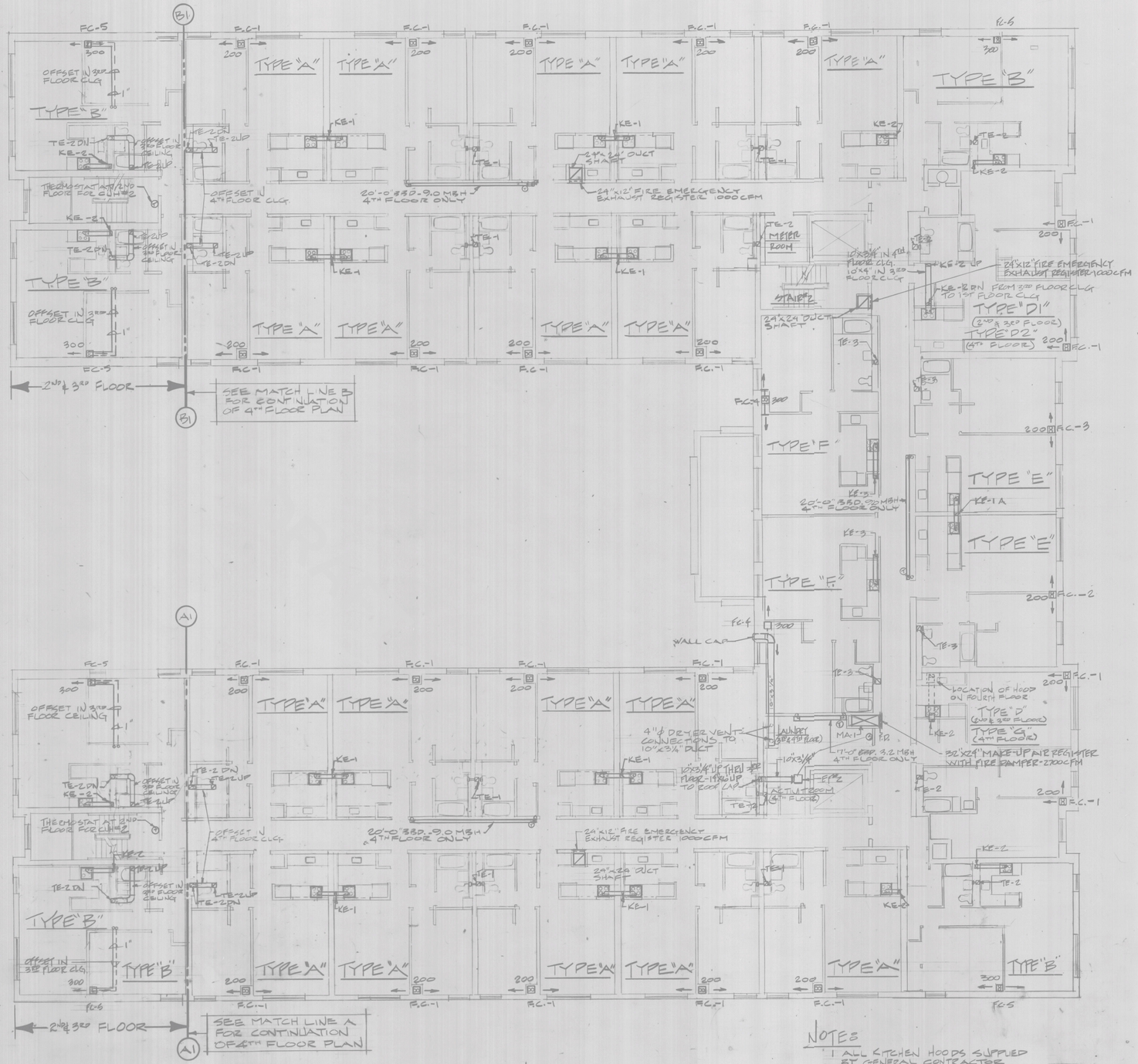
FIRST FLOOR PLAN
H.V.A.C.

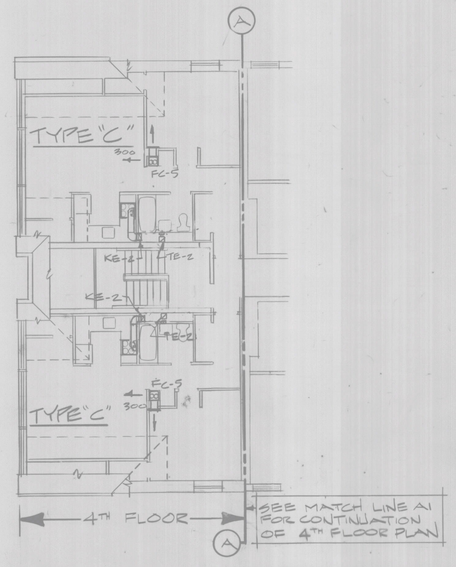
Revisions

M-1



PARTIAL FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"





PARTIAL FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"

NOTES
1 ALL KITCHEN HOODS SUPPLIED BY GENERAL CONTRACTOR

TYPICAL FLOOR PLAN FOR FLOORS 2ND, 3RD & 4TH
SCALE 1/16" = 1'-0"

FINAL FOR CONSTRUCTION

AUTHORITY
Boston Housing Authority
53 State Street
Boston, Massachusetts 02109

DEVELOPER
Peabody Construction Co., Inc.
536 Granite Street
Braintree, Massachusetts 02184

ARCHITECT
Charles G. Hilgenhurst & Associates
148 State Street
Boston, Massachusetts 02109

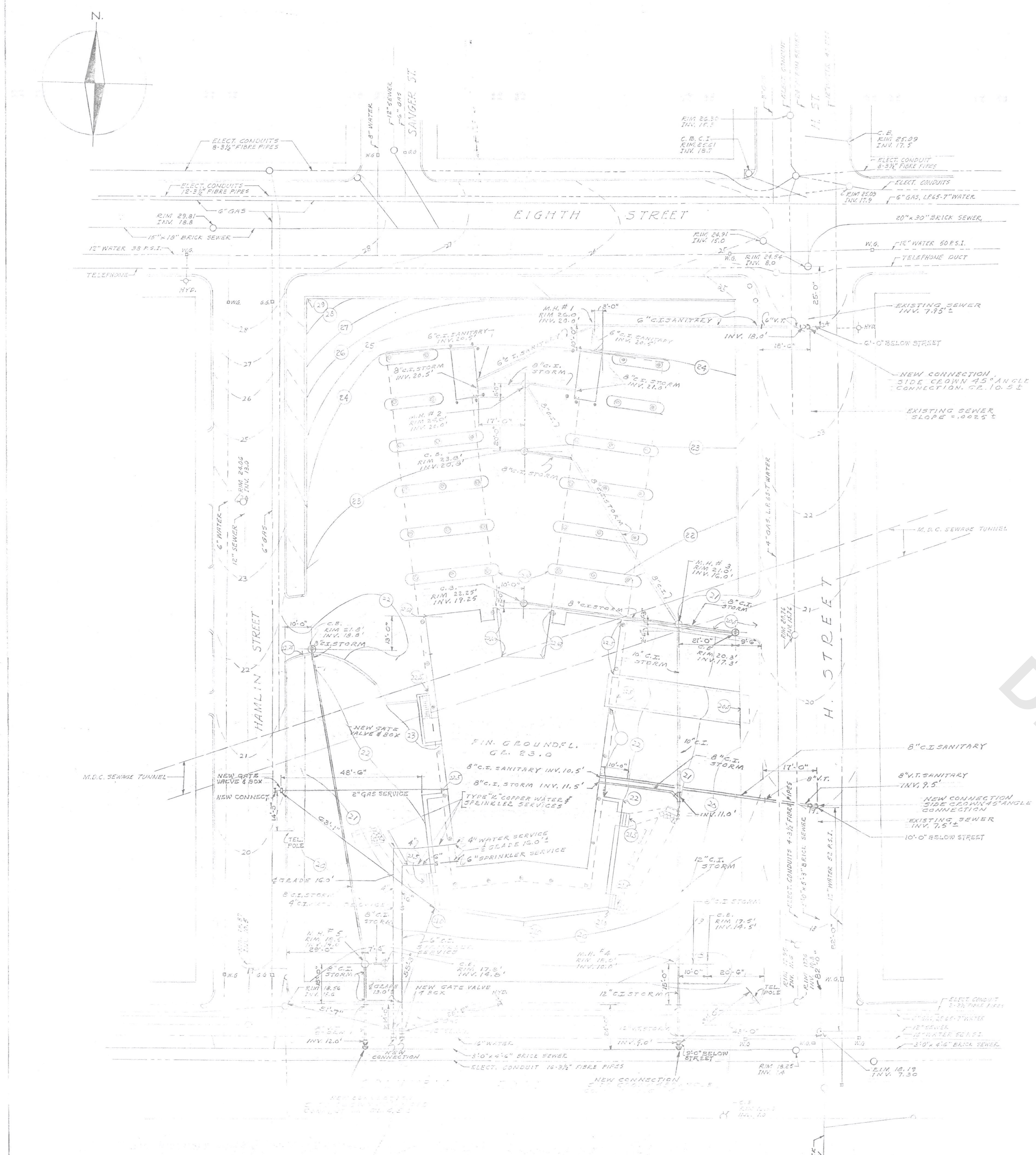
TURNKEY HOUSING FOR THE ELDERLY
Dorset and Bellflower Streets
Dorchester, Massachusetts
Project No. Mass. 002-077

Typical Floor Plan for Floors 2, 3 & 4
H.V.A.C.

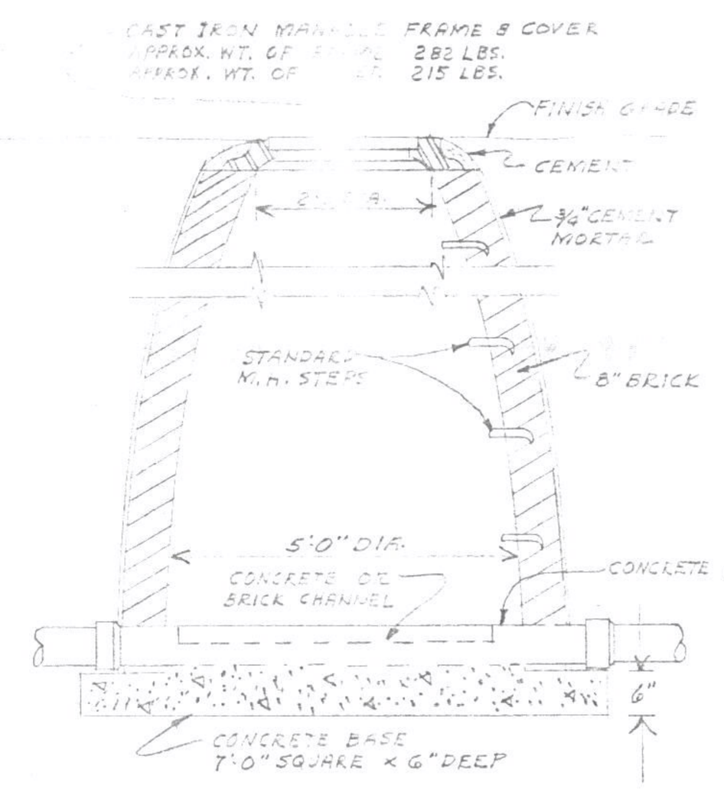
Revisions

Scale: 1/8" = 1'-0"
Date: 25 MAY 80

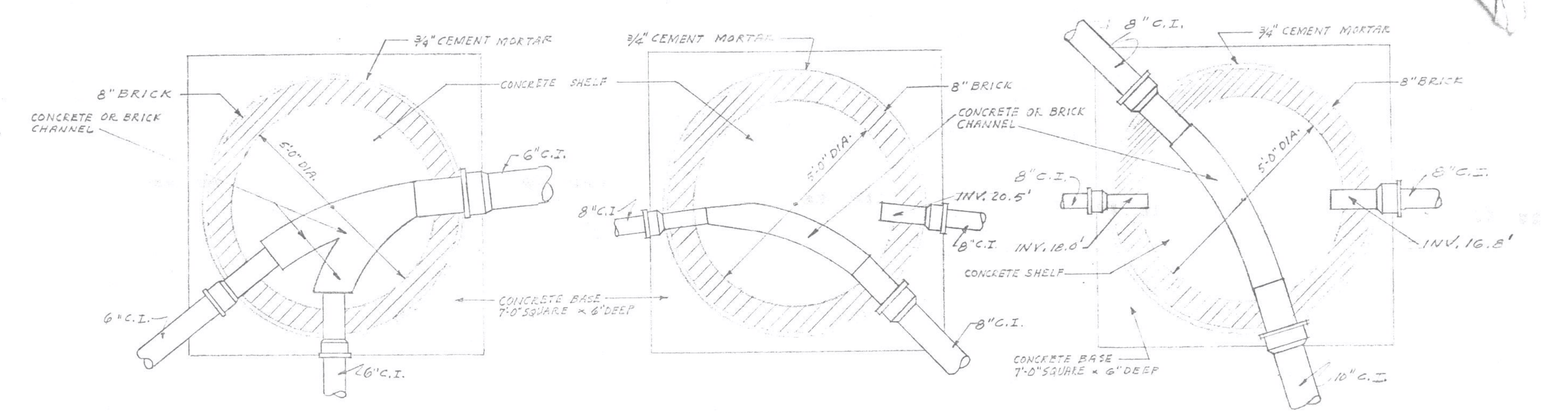
M-2



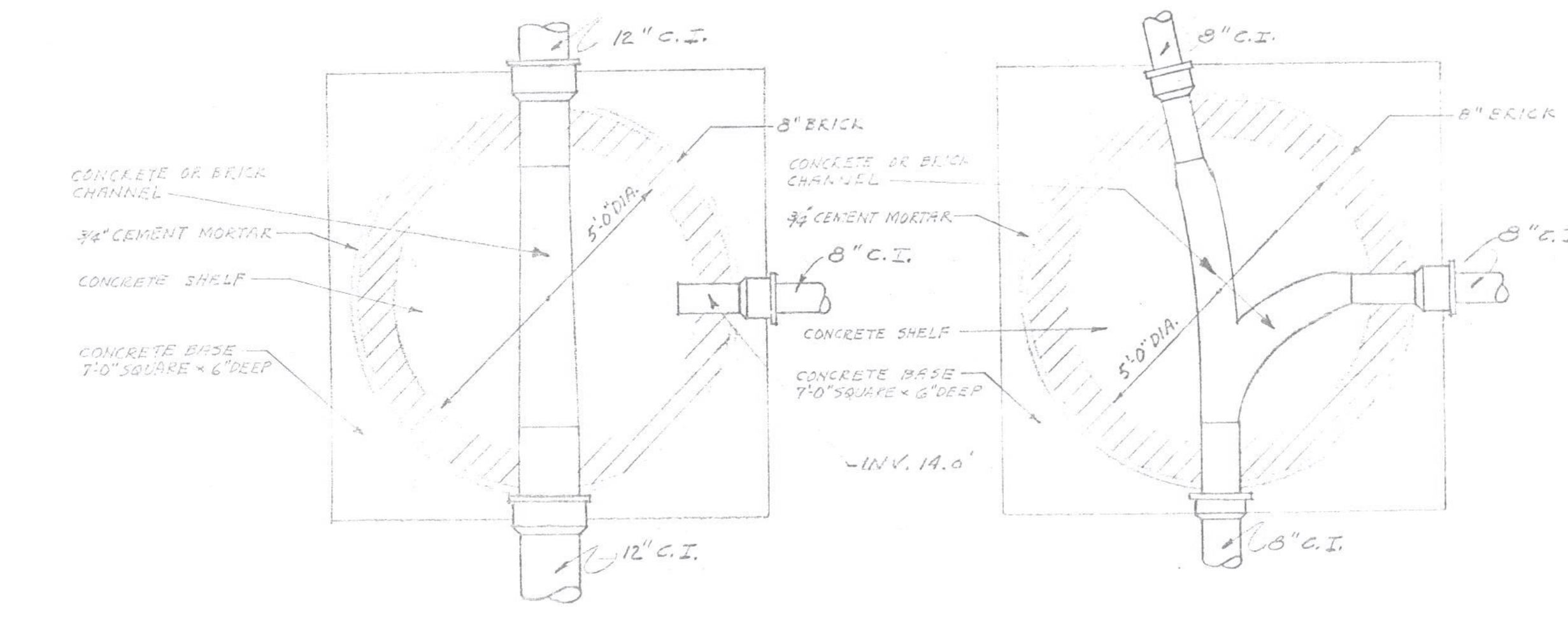
SITE PLAN
SCALE 1"=40'-0"



TYPICAL SECTION

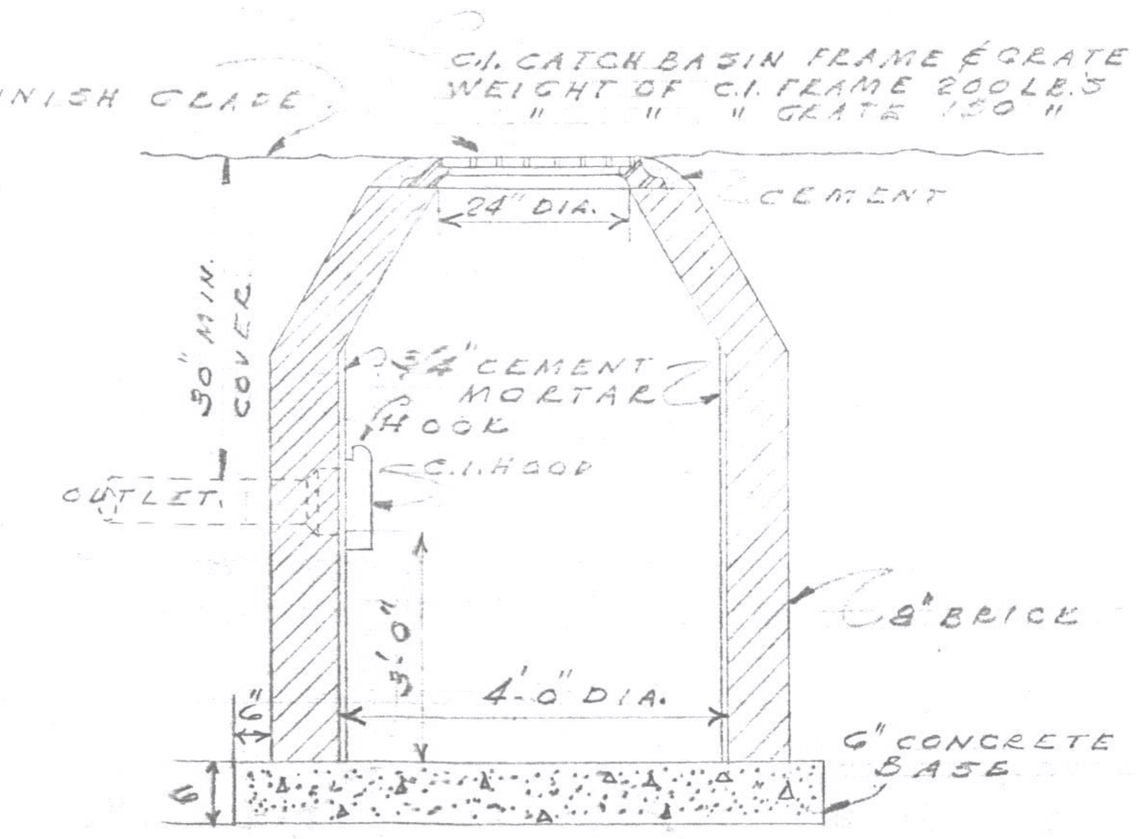


PLAN OF MANHOLE #1 PLAN OF MANHOLE #2 PLAN OF MANHOLE #3



PLAN OF MANHOLE #4 PLAN OF MANHOLE #5

MANHOLE DETAILS
NOTE: MANHOLES OVER 10'-0" DEEP TO HAVE 12" BRICK WALLS
NO SCALE



CATCH BASIN DETAIL
NO SCALE

LEGEND

(symbol)	UNDERGROUND WASTE, SANITARY OR CONDUCTOR	W. & V.	WASTE & VENT
(symbol)	UNDERGROUND VENTS	H. & C.	HOT & COLD
(symbol)	WASTE, SANITARY OR CONDUCTOR	V.T.R.	VENT THRU ROOF
(symbol)	VENTS (V)	R.D.	ROOF DRAIN
(symbol)	COLD WATER (C.W.)	COND.	RAIN WATER CONDUCTOR
(symbol)	HOT WATER (H.W.)	FIN. FL. GR.	FINISH FLOOR GRADE
(symbol)	HOT WATER RETURN (H.W.R.)	F.C.O.	FLUSH FLOOR CLEANOUT SEE DETAIL
—S—	SPRINKLER SUPPLY (S.P.)	C.O.	CLEANOUT
—O—	SPRINKLER HEAD	V.T.	VITRIFIED TILE
—/—	GAS (G.)	INV.	INVERT
B.W.V.	CHECK OR BACK WATER VALVE	M.H.	MANHOLE
(symbol)	GATE VALVE	C.B.	CATCH BASIN
W.C.	WATER CLOSET	EXIST.	EXISTING
LAV.	LAVATORY	HYD.	HYDRANT
B.T.	BATH TUB	(1)	RISER NUMBER
CL.W.	CLOTH WASHER	—SS—	SPRINKLER SERVICE
S.S.	SLOP SINK	B.W.V.	BACK WATER VALVE
F.D.	FLOOR DRAIN		
S. & V.	SOIL & VENT		

PLUMBING

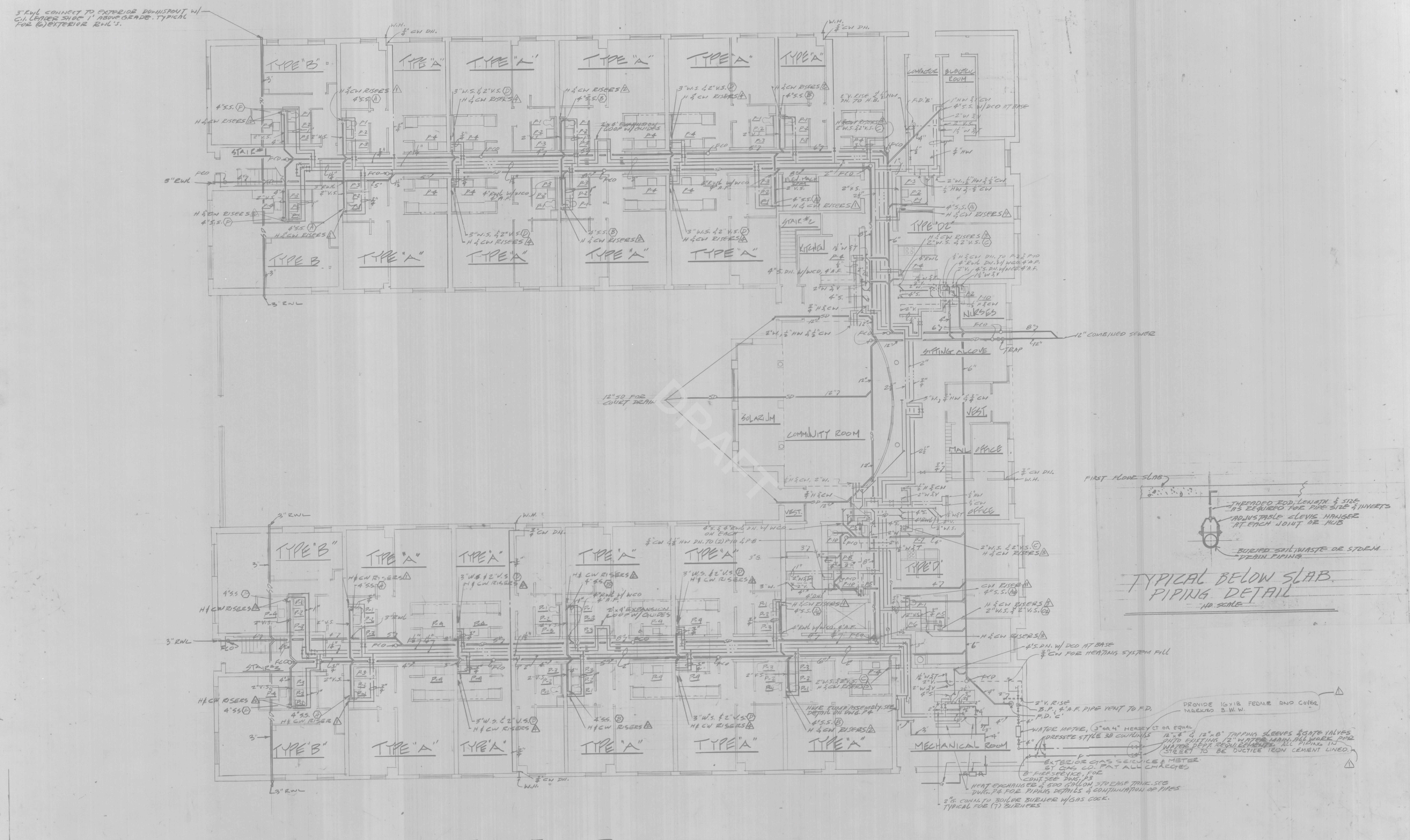
SITE PLAN & DETAILS

BOSTON HOUSING AUTHORITY
DEVELOPMENT MASS. 2-30.
BAY VIEW - SOUTH BOSTON MASS.

DEVELOPED UNDER THE UNITED STATES HOUSING ACT WITH THE ASSISTANCE OF THE PUBLIC HOUSING ADMINISTRATION

COMMONWEALTH OF MASSACHUSETTS CHARLES L THOMPSON REGISTERED PROFESSIONAL ENGINEER

DATE ISSUED JUNE 8, 1961	M. A. DYER COMPANY ARCHITECTS & ENGINEERS 24 SCHOOL STREET - BOSTON, MASS.	SCALE AS NOTED
REVISIONS		CONTRACT NO. 310-59
		DRAWING NO. P-1
DRAWN BY P.J.S.	CHARLES L. THOMPSON SANITARY ENGINEER BOSTON MASS.	CHECKED BY C.L.T.

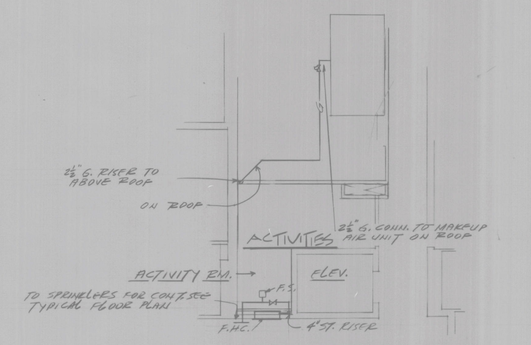


FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

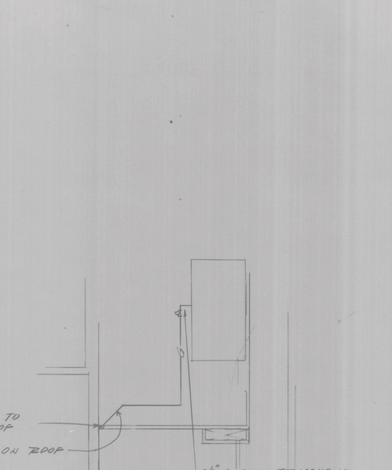
FINAL FOR CONSTRUCTION

AUTHORITY	DEVELOPER	ARCHITECT	TURNKEY HOUSING FOR THE ELDERLY			Revisions
Boston Housing Authority 53 State Street Boston, Massachusetts 02109	Peabody Construction Co., Inc. 536 Granite Street Braintree, Massachusetts 02184	Charles G. Hilgenhurst & Associates 148 State Street Boston, Massachusetts 02109	Dorset and Belltower Streets Dorchester, Massachusetts Project No. Mass. 002-077	Scale 1/8"=1'-0" Date 25 JULY 80	FIRST FLOOR PLAN PLUMBING	P-1

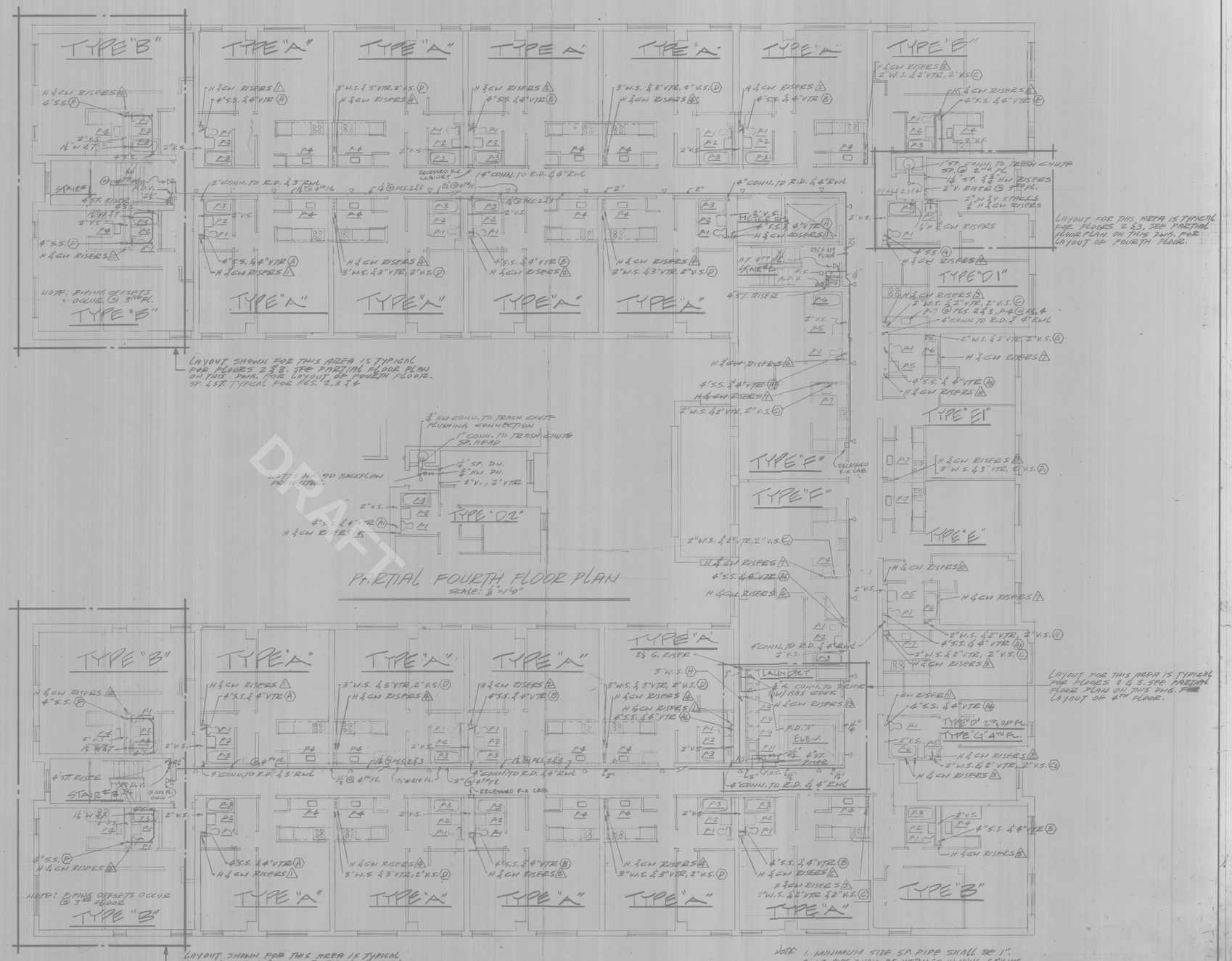

DETAIL OF TRANSFORMER ROOM DRAINS & TANK
TANK TO BE FURNISHED BY THE BOSTON EDISON COMPANY
TANK TO BE INSTALLED BY PLUMBING SUB-CONTRACTOR.
PLAN
ELEVATION
DETAILS OF MAIN DRAINS WITH FLUSH CLEANOUTS EXTENDED TO FINISH FLOOR
DETAIL OF CLEANOUT AT BASE OF ALL STACKS
DIAGRAM OF HOT & COLD WATER PIPING CONNECTIONS & SIZING FOR MENS TOILET
BOILER ROOM FLOOR PLAN "LOWER PART"
SCALE 1/8"=1'0"
FIN. FL. GR. 15'0"
NOTE: FOR BOILER RM. PIPING SEE PLANS OF "UPPER & LOWER" PARTS OF BOILER ROOM.
CONTINUED ON SITE PLAN P-1
DIAGRAM OF HOT & COLD PIPING CONNECTIONS
SPRINKLER DRAIN DETAIL
NO SCALE
SIDE WALK
SCALE 1/8"=1'0"
FIN. FL. GR. 25'0"
DETAIL OF SEWER PROTECTOR VALVE
DIAGRAM OF HOT & COLD WATER PIPING CONNECTIONS & SIZING FOR LAUNDRY
DETAIL OF SUPPORTS FOR H.W. STORAGE TANK & GENERATOR
SCALE 3/8"=1'0"
HANGERS FOR UNDERGROUND ... SUPPORTED
PRESSURE ALARM VALVE & EXCESS PRESSURE PUMP FOR WET PIPE SPRINKLER SYSTEM
PLUMBING
GROUND FLOOR PLAN & DETAILS
BOSTON HOUSING AUTHORITY
DEVELOPMENT MASS. 2-30
BAY VIEW - SOUTH BOSTON MASS.
DEVELOPED UNDER THE UNITED STATES HOUSING ACT WITH THE ASSISTANCE OF THE PUBLIC HOUSING ADMINISTRATION
M. A. DYER COMPANY
ARCHITECTS & ENGINEERS
24 SCHOOL STREET - BOSTON, MASS.
CHARLES L. THOMPSON
SANITARY ENGINEER
BOSTON, MASS.
DATE ISSUED
JUNE 6, 1961
REVISIONS
DRAWN BY
DRAFT



PARTIAL FOURTH FLOOR PLAN
SCALE 1/8"=1'-0"



PARTIAL FOURTH FLOOR PLAN
SCALE 1/8"=1'-0"

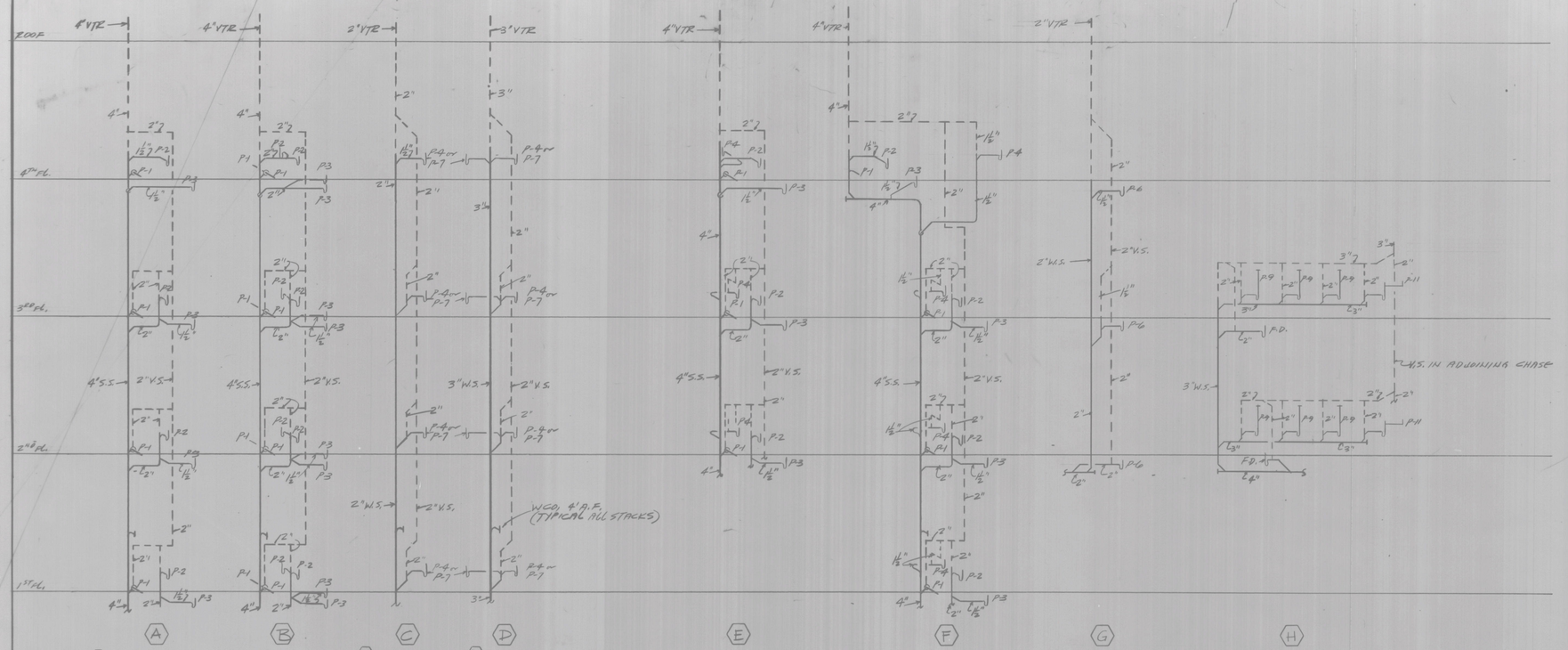


PARTIAL FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

TYPICAL PLAN FOR FLOORS 2, 3 & 4
SCALE: 1/8"=1'-0"

FINAL FOR CONSTRUCTION

AUTHORITY	DEVELOPER	ARCHITECT	TURNKEY HOUSING FOR THE ELDERLY			
Boston Housing Authority 53 State Street Boston, Massachusetts 02109	Peabody Construction Co., Inc. 536 Granite Street Braintree, Massachusetts 02184	Charles G. Hilgenhurst & Associates 148 State Street Boston, Massachusetts 02109	Dorset and Bellflower Streets Dorchester, Massachusetts Project No. Mass. 002-077	Scale: 1/8"=1'-0" Date: 29 July 85	TYPICAL FLOOR PLAN FOR FLOORS 2, 3, & 4 PLUMBING	Revisions P-2

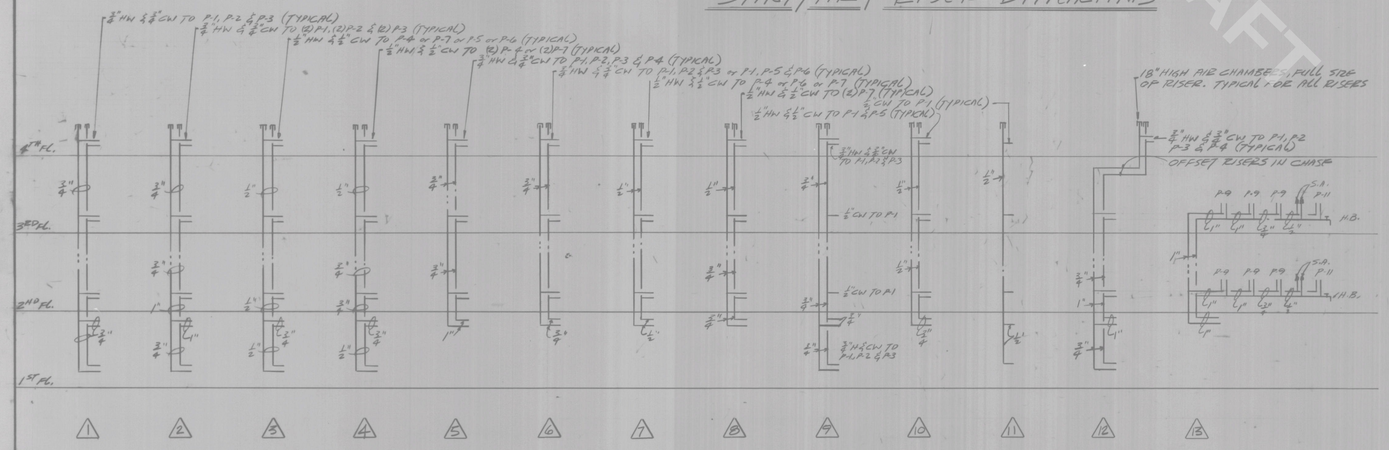


(A) SAME AS (H), LESS P-2 ON FLOORS 2 & 3
(A1) SAME AS (A), LESS 1ST FL. FIXTURES
(A2) P-2 & P-3 ARE P-5 & P-6
(A3) LESS P-3, LESS 1ST FL. & FIXTURE P-2 IS P-5
(A4) LESS P-2, FIXTURE P-3 IS P-6
(A5) LESS 1ST FL.
(A6) V.S. TO BE 3" AFTER CONN. TO 3" STACK V.

(C1) LESS 1ST FL.
(C2) FIXTURE = P-5

(D1) LESS 1ST FL.

SANITARY RISER DIAGRAMS



HOT & COLD WATER RISER DIAGRAMS

LEGEND

- SOIL OR WASTE (S. OR W.)
- SOIL OR WASTE BURIED BELOW FLOOR SLAB
- VENT (V.)
- VENT BURIED BELOW FLOOR SLAB
- STORM DRAIN
- STORM DRAIN BURIED BELOW FLOOR SLAB
- COLD WATER (CW)
- HOT WATER (HW)
- HOT WATER RECIRCULATING (HWR)
- GAS (G.)
- INDIRECT WASTE (I.W.)
- GATE VALVE (G.V.)
- GAS COCK
- CHECK VALVE
- STRAINER WITH BLOWDOWN VALVE
- THERMOMETER
- BACKFLOW PREVENTER (B.P.)
- PIPE RISE
- PIPE DROP
- TRAP
- CLEANOUT (CO.)
- UNION
- RAIN WATER LEADER
- W & T — WASTE & TRAP
- I.W. & T — INDIRECT WASTE & TRAP
- F.C.U. — FAN COIL UNIT
- A.C. — AIR CONDITIONING
- S.A. — SHOCK ABSORBER
- A.F. — ABOVE FLOOR
- P.R.V. — PRESSURE REDUCING VALVE
- BALANCING COCK & THERMOMETER
- ST — STANDPIPE
- SP — SPRINKLER
- UPRIGHT SPRINKLER HEAD
- PENDANT SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD
- F.D.V. — FIRE DEPARTMENT VALVE
- F.S. — FLOW SWITCH
- EXP. COMP — EXPANSION COMPENSATOR
- PIPE ANCHOR
- PIPE GUIDE
- F.H.C. — FIRE HOSE CABINET

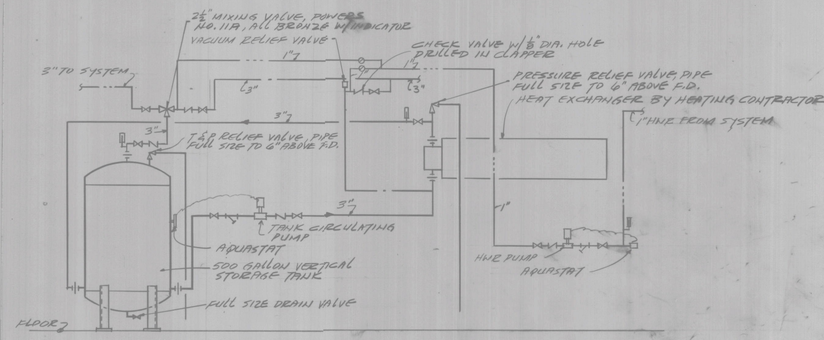
F.D.	FLOOR DRAIN
E.D.	ROOF DRAIN
W.H.	WALL HYDRANT
FCO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
H.B.	HOSE BIBB
D.V.	DRAIN VALVE
S.S.	SOIL STACK
V.S.	VENT STACK
V.T.R.	VENT THRU ROOF
DN.	DOWN
C.I.	CAST IRON

SCHEDULE OF FIXTURES & CONNECTIONS

TYPE	DESCRIPTION	SOIL W	V	H.W.	C.W.
P-1	WATER CLOSET - REAR OUTLET	4"	2"	—	1/2"
P-2	LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"
P-3	BATHTUB ABOVE FLOOR ROUGH	1 1/2"	1 1/2"	1/2"	1/2"
P-4	KITCHEN SINK	1 1/2"	1 1/2"	1/2"	1/2"
P-5	HANDICAPPED LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"
P-6	HANDICAPPED BATHTUB - ABOVE FLOOR ROUGH	1 1/2"	1 1/2"	1/2"	1/2"
P-7	HANDICAPPED KITCHEN SINK	1 1/2"	1 1/2"	1/2"	1/2"
P-8	SERVICE SINK	3"	2"	1/2"	1/2"
P-9	WASHING MACHINE	2"	2"	1/2"	1/2"
P-10	WATER CLOSET - FLOOR OUTLET	4"	2"	—	1/2"
P-11	LAUNDRY TUB - FIAT MODEL FLTD-A-1, A-GAA-2	2"	2"	1/2"	1/2"

FLOOR DRAIN SCHEDULE

TYPE	JOSAM NO.	SIZE	REMARKS
A	30002-5A	2"	
B	32123	3"	
C	32324	4"	



HOT WATER SYSTEM PIPING DIAGRAM

NO SCALE

FINAL FOR CONSTRUCTION

AUTHORITY
Boston Housing Authority
53 State Street
Boston, Massachusetts 02109

DEVELOPER
Peabody Construction Co., Inc.
536 Granite Street
Braintree, Massachusetts 02184

ARCHITECT
Charles G. Hilgenhurst & Associates
148 State Street
Boston, Massachusetts 02109

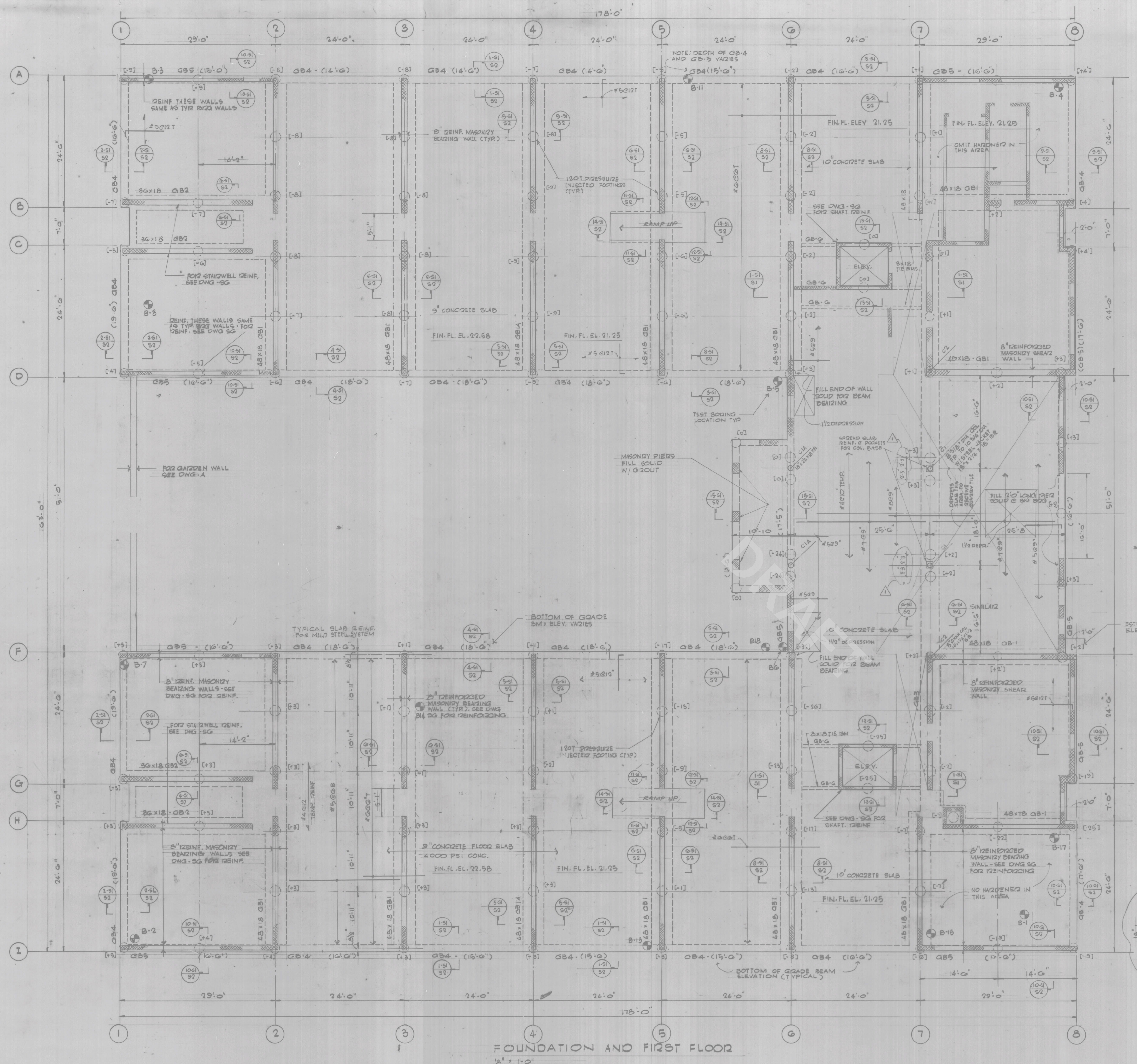
TURNKEY HOUSING FOR THE ELDERLY
Dorset and Bellflower Streets
Dorchester, Massachusetts
Project No. Mass. 002-077

Scale: NONE
Date: 23 JULY 84

RISER DIAGRAMS & DETAILS

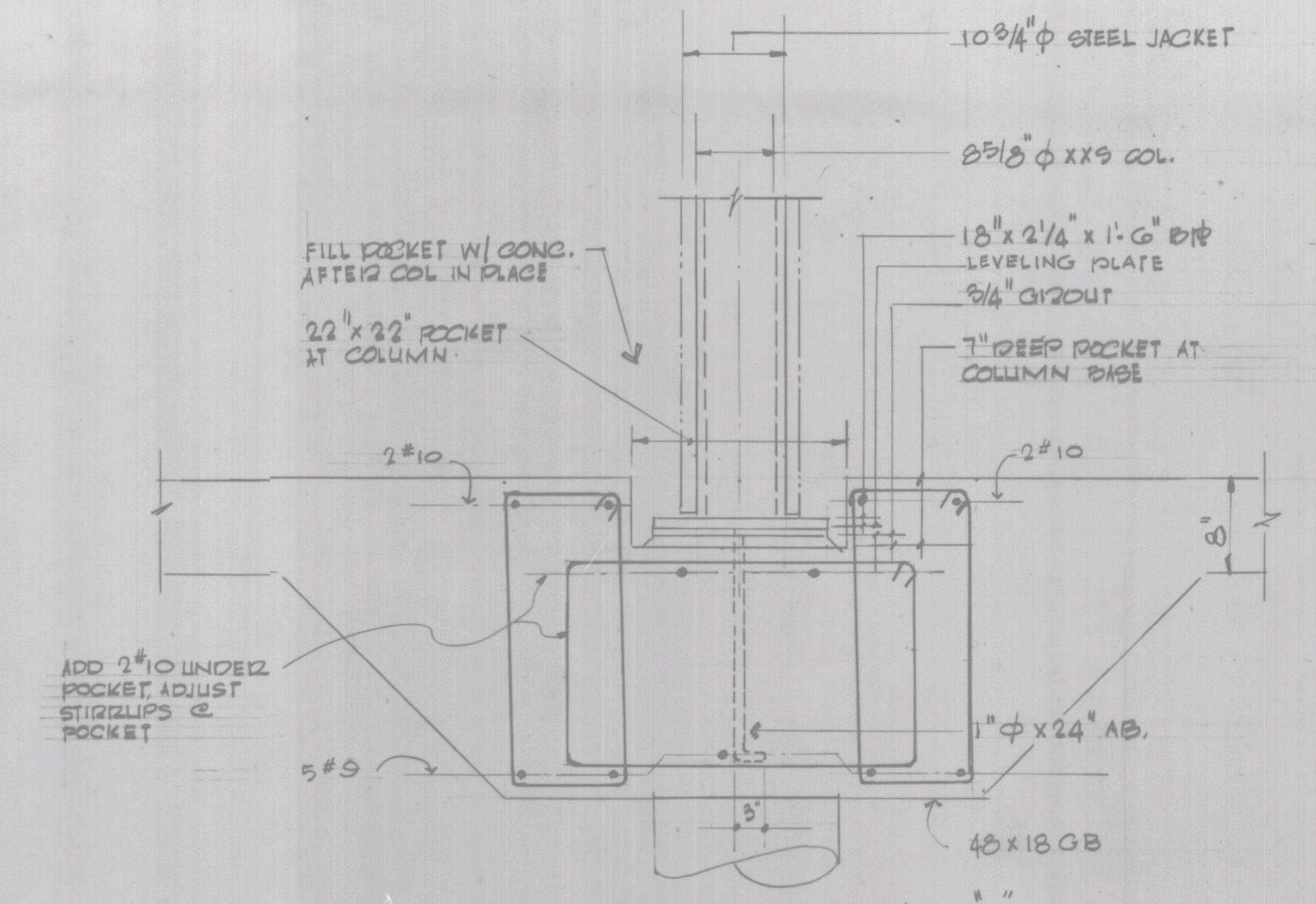
Revisions

P-4



FOUNDATION AND FIRST FLOOR

3/32" = 1'-0"

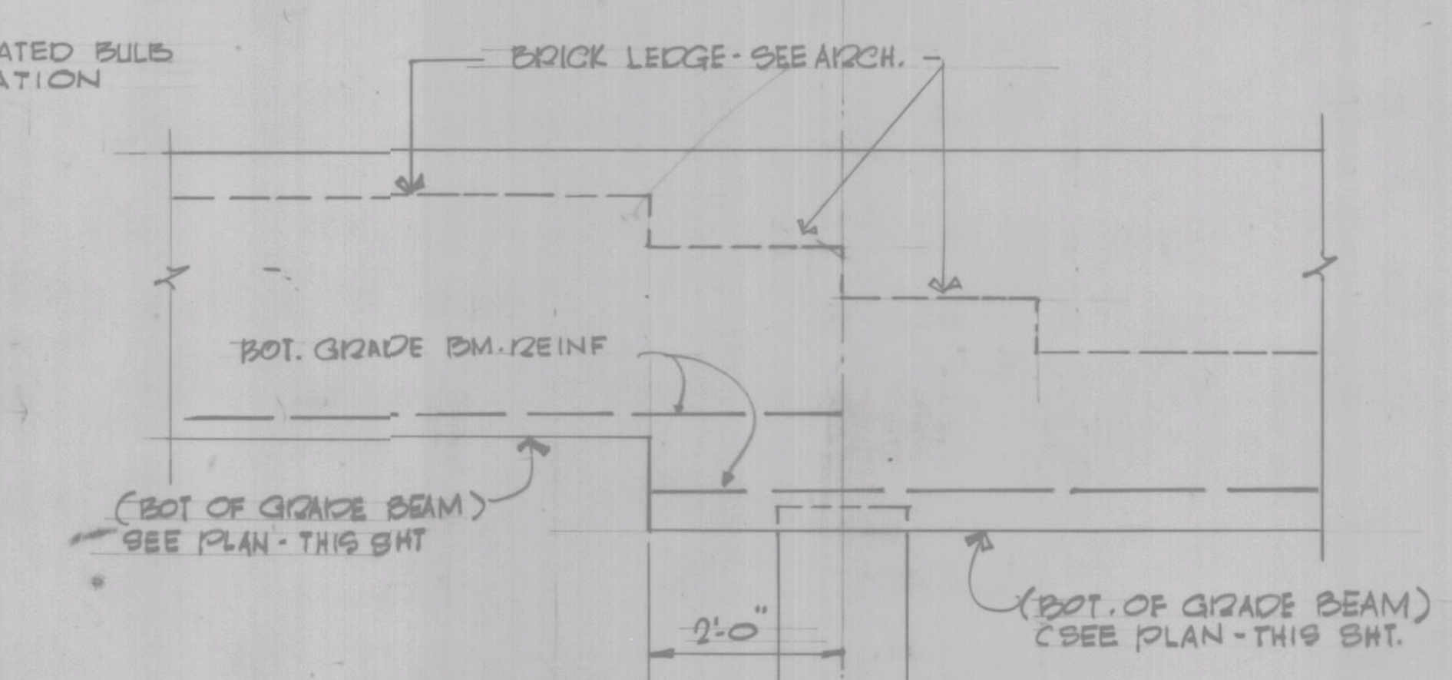


TYPICAL COLUMN BASE @ "7" LINE

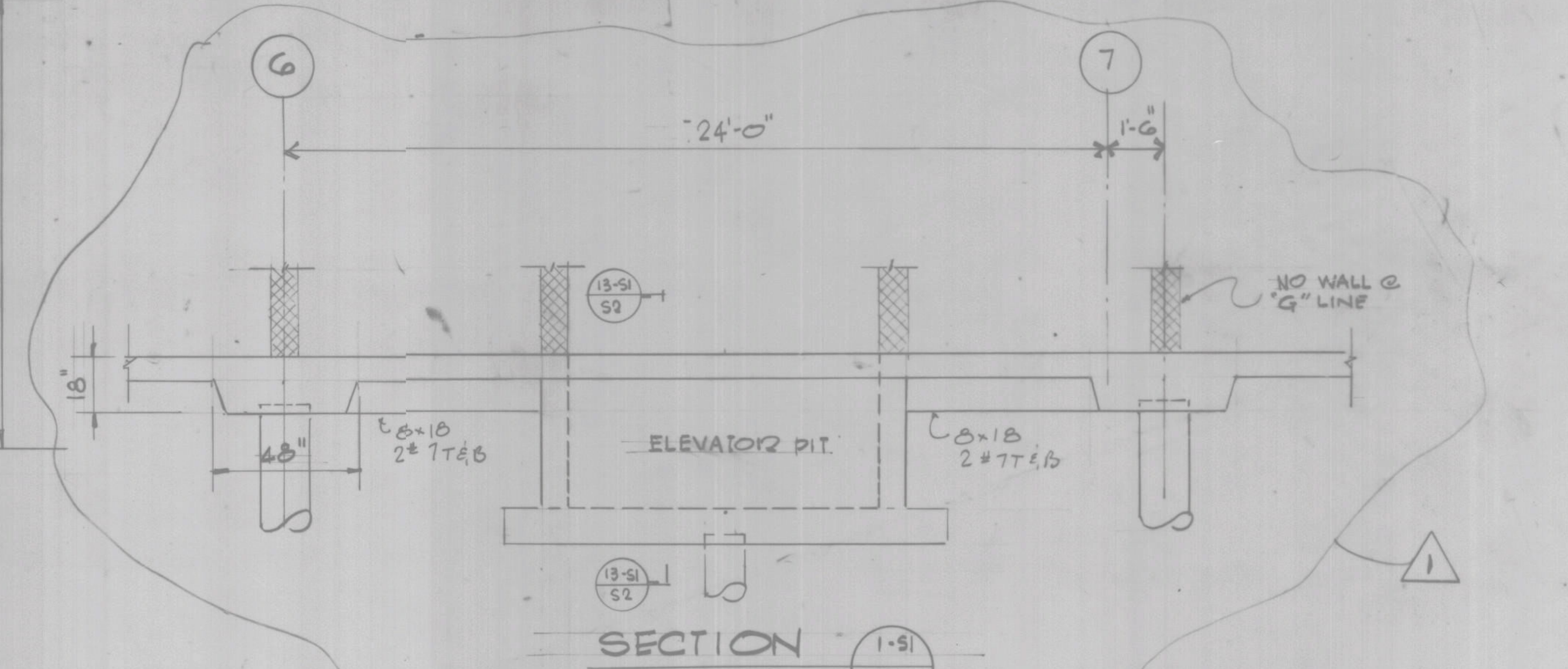
3/4" = 1'-0"

GRADE BEAM SCHEDULE

MARK	SIZE	REINFORCING	STIRRUPS
GB1	48 x 18	5 #11 T, 5 #9 B	#4 @ 12"
GB1A	48 x 18	8 #9 T, 7 #8 B	DO
GB2	36 x 18	4 #11 T, 4 #9 B	#4 @ 12"
GB3	48 x 18	5 #10 T, 5 #9 B	#4 @ 12"
GB4	14 x (VARIES)	3 #9 T, 3 #8 B	#4 @ 12"
GB5	14 x (VARIES)	4 #10 T, 4 #9 B	#4 @ 12"
GB6	8 x 18	2 #7 T, 2 #7 B	#3 @ 12"



TYPICAL SECTION @ CHANGE IN DIRECTION FOR BOTTOM OF GRADE BEAM



SECTION (1-S1 / S1)

3/4" = 1'-0"

FINAL FOR CONSTRUCTION

AUTHORITY	DEVELOPER	ARCHITECT						
Boston Housing Authority 53 State Street Boston, Massachusetts 02109	Peabody Construction Co[illegible] Inc. 536 Granite Street Braintree, Massachusetts 02184	Charles G. Hilgenhurst & Associates 148 State Street Boston, Massachusetts 02109		TURNKEY HOUSING FOR THE ELDERLY Dorset and Bellflower Streets Dorchester, Massachusetts Project No. Mass. 002-077	Scale: AS NOTED Date: 25 JULY 69	FOUNDATION AND FIRST FLOOR PLAN	Revisions 1 DIM. CHGE 8/25/69	S 1

Assessing On-Line

« New search | Map

Parcel ID:	0703240000
Address:	BELLFLOWER ST BOSTON MA 02125
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	13,350 sq ft
Gross Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	BELLFLOWER DORCHESTER MA 02125
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$26,700.00
FY2022 Land Value:	$382,400.00
FY2022 Total Assessed Value:	$409,100.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$409,100.00
2021	Exempt	$292,200.00
2020	Exempt	$292,200.00
2019	Exempt	$292,000.00
2018	Exempt	$281,000.00
2017	Exempt	$265,600.00
2016	Exempt	$254,500.00
2015	Exempt	$219,600.00
2014	Exempt	$197,400.00
2013	Exempt	$196,100.00
2012	Exempt	$196,100.00
2011	Exempt	$196,100.00
2010	Exempt	$196,100.00
2009	Exempt	$198,400.00
2008	Exempt	$190,600.00
2007	Exempt	$190,600.00
2006	Exempt	$174,600.00
2005	Exempt	$160,400.00
2004	Exempt	$160,400.00
2003	Exempt	$148,100.00
2002	Exempt	$148,100.00
2001	Exempt	$148,100.00
2000	Exempt	$115,000.00
1999	Exempt	$115,000.00
1998	Exempt	$115,000.00
1997	Exempt	$114,500.00
1996	Exempt	$113,500.00
1995	Exempt	$113,500.00
1994	Exempt	$112,500.00
1993	Exempt	$112,500.00
1992	Exempt	$121,000.00
1991	Exempt	$87,000.00
1990	Exempt	$91,000.00
1989	Exempt	$71,000.00
1988	Exempt	$58,000.00
1987	Exempt	$49,000.00
1986	Exempt	$45,000.00
1985	Commercial Land	$43,100.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

View approved building permits associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

Boston Housing Authority
Standard Operating Procedures
Service Records Binder

EMERGENCY GENERATOR INSPECTION & SERVICE REPORT
To be Performed Quarterly by Service Contractor

DEVELOPMENT NAME Bellflower Apartments Date: 2/22/22 Time: _____

	ACTIVITY	CHECK
1	Service/clean air filter(s) .	✓
2	Perform air inlet restriction test.	✓
3	Check coolant level, condition of coolant, protection rating(perform coolant sample analysis).	✓
4	Inspect/adjust hoses, belts, and linkages.	✓
5	Diesel engines: Inspect injection system , ffuel lines and exhaust.	✓
6	Gas/LP engines: Inspect complete ignition system, check timing replace points, condenser and spark plugs.	N/A
7	Check engine heater operation.	✓
8	Inspect fuel system including piping, solenoid valve and transfer pump where applicable.	✓
9	Check battery charger operation and charge rate.	✓
10	Check battery electrolyte levels and specific gravity, clean terminals as needed spray terminals with corrosion proof solvent.	✓
11	Check all engine and generator shutdown and alarm systems during quarterly run.	✓
12	Adjust output voltage and frequency as required	✓
13	Confirm proper operation of engine instrumentation.	✓
14	After notifying BHA's representative and receiving authorization operate transfer switch(es) and confirm proper operation of all timers and accessories.	✓
15	Inspect transfer switch main contacts	✓
16	Check generator brushes, slip ring,stator, lead splicesand circuit breakers.	✓
17	Replace lube oil annually	✓
18	Replace lube oil filter(s) annually.	✓
19	Replace coolant filter(s) annually	✓
20	Operate unit under available connected load for duration required to evaluate operation of system, with approval of BHA's representative annually.	✓
21	Prepare report of each service visit to be signed by BHA's representative with a copy in the maintenance log book to be left with the unit.	✓

Serviced by: Johnnie Burch Date: 2/22/22

Company South Shore Generator

Comments: _____

Print out a copy of Inspection & Service Report template and insert it into your Development Profile and Systems Inventory Binder. Insert all completed Inspetion & Service Reports in your Service Records Binder.

Assigned To: Engine 39

Boston Fire Department

Field Inspection Report

QRTINS86071

District: 6

Company: Engine 39

A. Facility Name: BELLFLOWER

Address: 24 Bellflower ST

Phone:

B. 1st Quarter | 2nd Quarter | 3rd Quarter | 4th Quarter

C. License Category: Elderly Housing

D. Licensed Posted: Yes No | Specific Use:

CERTIFICATE OF OCCUPANCY or INSPECTION POSTED: Yes No Specific Use:

E. EXTERIOR SURVEY

1. Fire Department Access Unobstructed	Yes	No
2. Exit Doors Free of Obstructions	Yes	No
3. Clear Path to Public or Safe Area	Yes	No
4. FD Connection Visible and Marked	Yes	No
	NA	
5. Fire Escapes Clear and Unobstructed	Yes	No
	NA	
6. Date of Last Fire Escape Inspection		
7. Exterior Housekeeping	Good	Poor

F. FIRE ALARM SYSTEMS

1. Panel Status Normal	Yes	No
2. Carbon Monoxide Detectors Present	Yes	No
	NA	
3. Condition of Devices (heat & smoke etc)	Good	Poor
4. Date of Last Fire Alarm Test	MARCH 1, 2022	
5. Date of Last Fire Drill	N/A	

G. FIRE PROTECTION SYSTEMS

1. Sprinkler System Present	Yes	No
2. Are System Valves Accessible	Yes	No
3. System Valves Open (OS&Y or PIV)	Yes	No
4. Sprinklers at Least 18" From Storage	Yes	No
5. Heads Free of Foreign Matter	Yes	No
6. Date of Last Fire Pump Test	9/21	
7. Date of Last Sprinkler Test	9/21	
8. Standpipes Provided	Yes	No
9. Hose Valves Accessible for Dept. Use	Yes	No
10. Kitchen Hood System Present		No
11. System Free of Excess Grease	Yes	No
12. Date of Last Hood Cleaning	N/A	
13. Date of Last Hood Suppression System Inspection	N/A	

H. EMERGENCY LIGHTS

1. Operable	Yes	No
2. Adequately Illuminate Path of Egress	Yes	No

I. EXIT SIGNS

1. Readily Visible	Yes	No
2. Illuminated	Yes	No

J. MEANS OF EGRESS

1. Exit Access Clear and Unobstructed	Yes	No
2. Exit Clear and Unobstructed	Yes	No
3. Exit Discharge Unobstructed	Yes	No
4. Exit Doors Unlocked *	Yes	No
5. Exit Doors Operate Properly	Yes	No
6. Panic Hardware OperatesCorrectly **	Yes	No
7. Self Closures Operate Correctly	Yes	No
8. Corridor Smoke Doors Closed *or held open by alarm controlled device*	Yes	No
9. Stairwells Clear of Combustibles	Yes	No
10. Evacuation Plan on Site	NA Yes	No

*** During hours of operation** **** Where required**

K. HOUSEKEEPING

1. General Housekeeping	Good	Poor
2. Hazardous Area Housekeeping	Good	Poor
	NA	
3. Flammable & Combustible Liquids Properly Stored	Yes NA	No

L. FIRE EXTINGUISHERS

1. Proper Type for Area:	YES
2. Charged and Operable:	YES
3. Inspected Within Past 12 Months:	NOV 2022

GF 65 Issued	Yes	No
Agency Referred		
Abatement Issued	Yes	No
Abatement #:		

EmployeeID: 054578

Inspector (Print Name): DANIEL DOWLING

Inspector (Signature): Daniel Dowling

Facility Rep: _____

(Print)

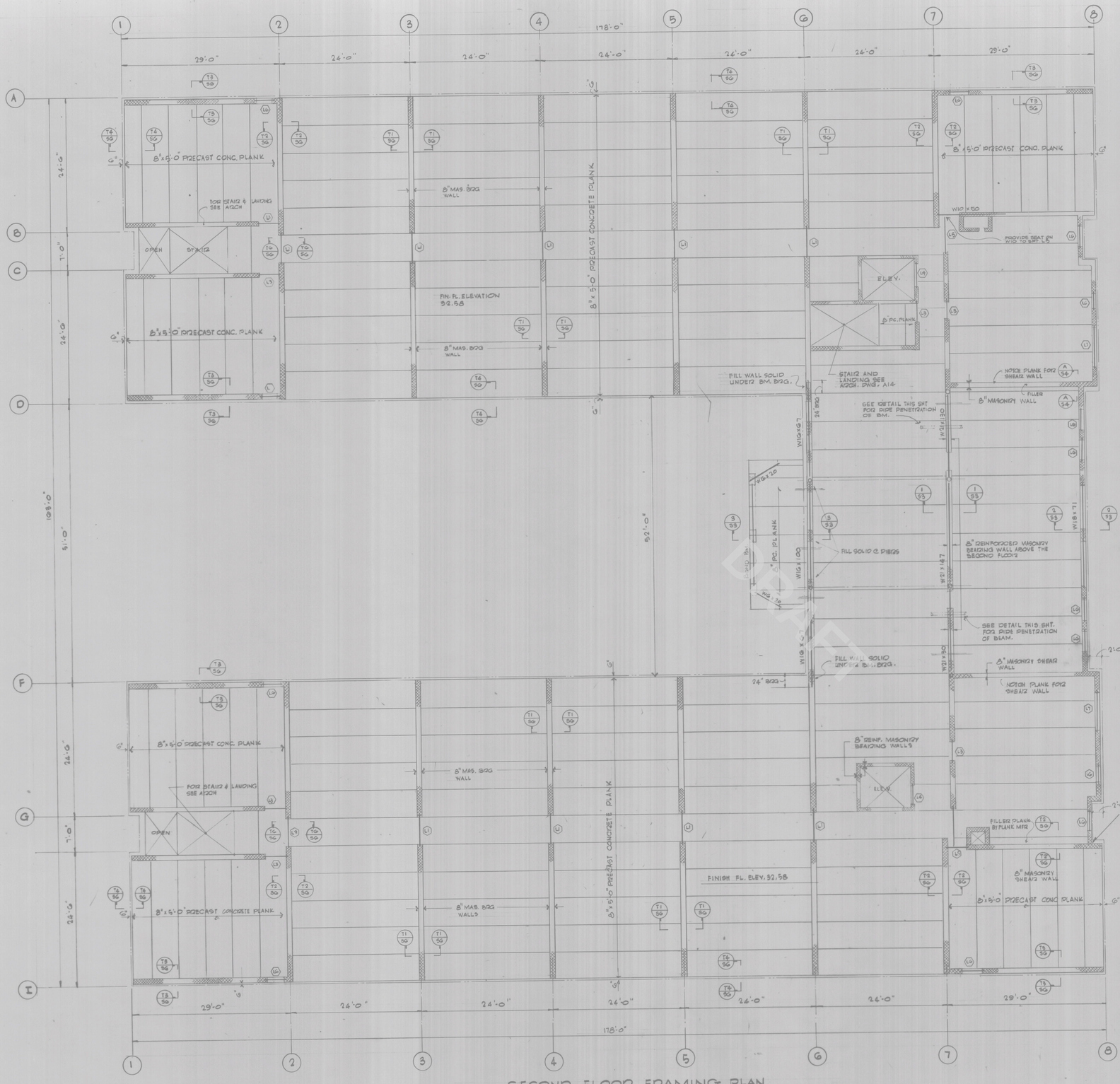
RANK/TITLE: FLT

Date: 5/23/2022

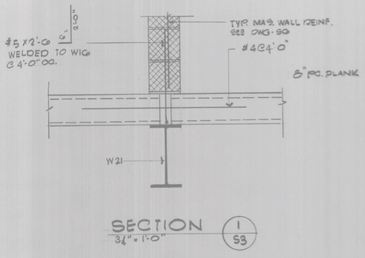
Facility Rep: _____

(Signature)

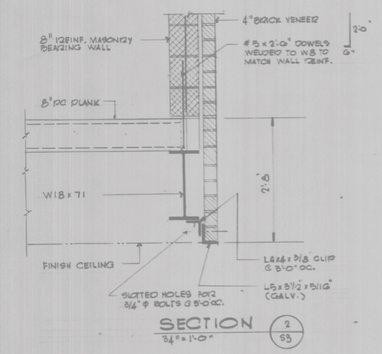
COMMENTS (USE BACK IF NECESSARY)



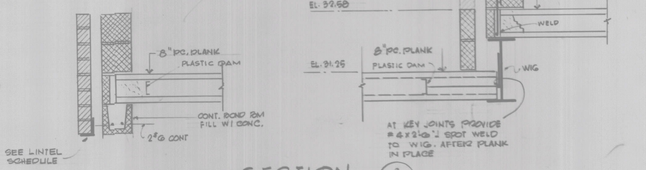
SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"



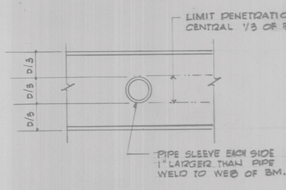
SECTION 1/53
3/4" = 1'-0"



SECTION 2/53
3/4" = 1'-0"



SECTION 3/53
3/4" = 1'-0"



BEAM PENETRATION DETAIL

FINAL FOR CONSTRUCTION

AUTHORITY	DEVELOPER	ARCHITECT	TURNKEY HOUSING FOR THE ELDERLY			
Boston Housing Authority 53 State Street Boston, Massachusetts 02109	Peabody Construction C[illegible] Inc. 536 Granite Street Braintree, Massachusetts 02184	Charles G. Hilgenhurst & Associates 148 State Street Boston, Massachusetts 02109	Dorset and Bellflower Streets Dorchester, Massachusetts Project No. Mass. 002-077	Scale: as noted Date: [illegible]	SECOND FLOOR FRAMING PLAN	Revisions 53

Assessing On-Line

« New search | Map

Parcel ID:	0703210000
Address:	24 BELLFLOWER ST BOSTON MA 02125
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	42,990 sq ft
Gross Area:	88,360 sq ft
Year Built:	1981
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	24 BELLFLOWER DORCHESTER MA 02125
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$9,820,600.00
FY2022 Land Value:	$3,771,900.00
FY2022 Total Assessed Value:	$13,592,500.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$13,592,500.00
2021	Exempt	$13,756,100.00
2020	Exempt	$13,584,200.00
2019	Exempt	$13,147,000.00
2018	Exempt	$12,515,500.00
2017	Exempt	$12,112,500.00
2016	Exempt	$10,764,000.00
2015	Exempt	$9,571,500.00
2014	Exempt	$6,400,000.00
2013	Exempt	$5,583,500.00
2012	Exempt	$5,216,500.00
2011	Exempt	$5,114,000.00
2010	Exempt	$5,165,000.00
2009	Exempt	$5,339,000.00
2008	Exempt	$5,339,000.00
2007	Exempt	$5,284,000.00
2006	Exempt	$4,932,500.00
2005	Apartment Building	$4,370,000.00
2004	Apartment Building	$4,564,000.00
2003	Apartment Building	$4,685,000.00
2002	Exempt	$5,068,000.00
2001	Exempt	$4,147,500.00
2000	Exempt	$4,153,500.00
1999	Exempt	$3,073,500.00
1998	Exempt	$3,073,500.00
1997	Exempt	$3,080,000.00
1996	Exempt	$2,812,000.00
1995	Exempt	$2,680,000.00
1994	Exempt	$2,525,500.00
1993	Exempt	$2,525,500.00
1992	Exempt	$2,708,500.00
1991	Exempt	$3,611,000.00
1990	Exempt	$3,611,000.00
1989	Exempt	$7,396,500.00
1988	Exempt	$6,062,500.00
1987	Exempt	$5,137,500.00
1986	Exempt	$4,713,500.00
1985	Commercial	$4,422,900.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

View approved building permits associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

Inspection and Testing Certificate

Presented To

Boston Housing Authority

For

Bellflower Apartments

24 Bellflower Street
Dorchester, Massachusetts 02125
United States

This site has been inspected and tested in compliance with applicable standards.

Completed
Thursday, March 03, 2022

Test Session :3/3/22 1st quarter inspection

ACCEPTED BY

Boston Housing Authority
125A Amory Street
Boston, Massachusetts 02119
United States

TESTED BY

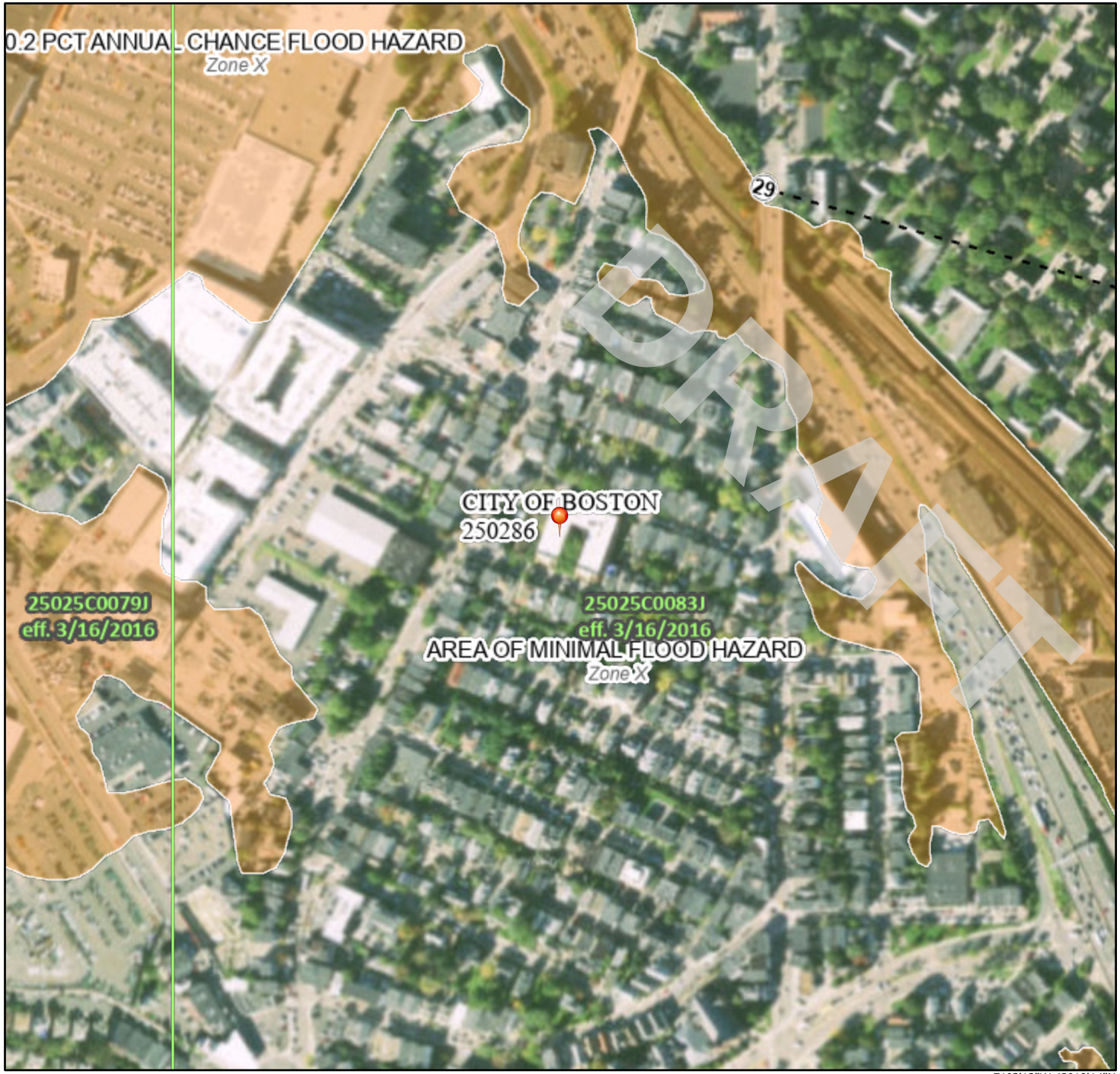
Patrick Naughton Jr
Aetna Fire Alarm Service Co Inc
13 Clover Street
Dorchester, MA 02122
United States

AETNA
FIRE ALARM SERVICE COMPANY, INC.

National Flood Hazard Layer FIRMette

FEMA

71°3'51"W 42°19'41"N



71°3'13"W 42°19'14"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2022 at 3:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

APPENDIX F

Property Evaluator Qualifications

Isoke(e-so-kay) Craig

Project Manager

EDUCATION

- Bachelor of Architecture – Syracuse University, 2014

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. Craig has more than 6 years of experience in the architectural design and construction as a project manager of residential, educational, civic and commercial and retail projects throughout the United States and abroad. During her former employment she was responsible for design, review, and inspection for code compliance on multiple projects throughout Texas and New York as well as perform building ADA compliance assessments for educational facilities.

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

Prior to joining AEI Consultants, Ms. Craig has worked at Architecture firms and a General Contractor creating construction documents, schematic design, bidding and project management, project closeout and warranty repairs for many different types of building uses including Commercial, Mixed-Use Retail, K-12, Higher Education, and Residential. With first-hand knowledge of assessing properties, providing recommendations for work, estimating construction costs, and hiring the right construction professionals for new construction and renovations.

Ms. Craig completed numerous multifamily assignments in accordance with Fannie Mae, Freddie Mac, and HUD requirements and prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on the following properties listed below.

Facility Name	Property Type	HUD Program	City	State
Chelsea Seniors Community	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Little York Villas	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas

St. Joseph Nursing Home	Healthcare	HUD LEAN Section 232/223(f)	Lacon	Illinois
The Life at Spring Estates	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Baypointe Apartments	Multi-Family	HUD MAP Section 207/223(f)	Webster	Texas
Edenbrook of Oshkosh	Healthcare	HUD LEAN Section 232/223(f)	Oshkosh	Wisconsin
Edenbrook of Edina	Healthcare	HUD LEAN Section 232/223(f)	Edina	Minnesota
Edenbrook of Wisconsin Rapids	Healthcare	HUD LEAN Section 232/223(f)	Wisconsin	Wisconsin
Town Creek Village	Multi-Family	HUD MAP Section 207/223(f)	Montgomery	Texas
Housing Authority Bloomington-North	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Housing Authority Bloomington-South	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Oxford at Iron Horse	Multi-Family	HUD MAP Section 207/223(f)	North Richland	Texas
Kingsland Trails	Multi-Family	HUD MAP Section 207/223(f)	Kingsland	Texas
The 95	Multi-Family	HUD MAP Section 207/223(f)	Las Vegas	Nevada
Winfield Woods Healthcare Center	Healthcare	HUD LEAN Section 232/223(f)	Winfield	Illinois
Park at Cliff Creek	Multi-Family	HUD MAP Section 207/223(f)	Dallas	Texas
Lakewood Village Apartments	Multi-Family	HUD MAP Section 207/223(f)	Twin Lakes	Wisconsin
Apartments at Maddie	Multi-Family	HUD MAP Section 207/223(f)	Greeley	Colorado
Woodward Apartments	Multi-Family	HUD MAP Section 207/223(f)	Austin	Texas
Manhattan Apartments	Multi-Family	HUD MAP Section 207/223(f)	Corpus Christi	Texas

Jasmine Apartments	Multi-Family	HUD MAP Section 207/223(f)	Dumas	Texas
Fountain View Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Rose Hill	Kansas
The Pierce Apartments	Multi-Family	HUD MAP Section 207/223(f)	Columbus	Ohio
Turtle Parc Apartments	Multi-Family	HUD MAP Section 207/223(f)	Westerville	Ohio
Arcadia Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
De Luna Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Olive Branch Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Central Lakes Apartments	Multi-Family	HUD MAP Section 207/223(f)	Alexandria	Minnesota
Kingston Landing Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cedar Rapids	Iowa
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Harmonee Square Apartments	Multi-Family	HUD MAP Section 207/223(f)	Milwaukee	Wisconsin
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Ironwood Apartment Homes	Multi-Family	HUD MAP Section 207/223(f)	Universal City	Texas
Brick Towne at Johnston	Multi-Family	HUD MAP Section 207/223(f)	Johnston	Iowa
Brick Towne at Signature Village	Multi-Family	HUD MAP Section 207/223(f)	Ankeny	Iowa
Southfield Apartments	Multi-Family	HUD MAP Section 207/223(f)	Southfield	Michigan
Dolce Living	Multi-Family	HUD MAP Section 207/223(f)	Rosenburg	Texas
Grand Flats Apartments	Multi-Family	HUD MAP Section 207/223(f)	Saint Louis	Missouri

Mid-Wilshire	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Sunset	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Crestview Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden A	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden B	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Townhomes	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio

Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

- B.B.A - Finance, James Madison University
- Principles of Real Estate Program, James Madison University

CERTIFICATIONS

- HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City
- HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop – Columbus
- Virginia Housing Development Authority – Universal Design Training
- Fair Housing Act Accessibility Training Course– Phillip Zook
- Fair Housing Act Accessibility Training Seminar– Fair Housing Act First
- Elevator Training Courses – Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute – Training Services
- Building Specs Training Institute, Building/Design Inspection Courses

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

International Code Council Certified Building Inspector
International Code Council Certified Commercial Building Inspector
International Code Council Certified Residential Building Inspector
International Code Council Certified Accessibility Inspector / Plan Examiner
Commonwealth of Virginia Certified Commercial Building Inspector
Commonwealth of Virginia Certified Residential Building Inspector
Integrated Pest Management in Multifamily Housing (Training)
International Code Council Accessibility & Usability for Residential Buildings (Training)
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
Building Code Academy
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
VHDA Universal Design Course

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.

Mr. Taylor's HUD's industry experience includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution
- Performing over 200 HUD MAP 223(f) assessments.
- Preforming HUD Map 202 assessments in multiple states.
- Preforming over 100 HUD LEAN assessments.
- Preforming HUD MAP 223(a)(7) assessments.
- Preforming Tax Credit assessments in multiple states.
- Preforming HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.

INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Certificate No. 8076685

Cindy Davis, CBO
President, Board of Directors

Dominic Sims, CBO
Chief Executive Officer

This certificate is the property of ICC and must be returned to ICC in the event of suspension or revocation of the certificate.

Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059
California Licensed General Contractor, B641049, Inactive
ATC First Responder Training, California OES Volunteer
Redwood Empire Remodelers Association, Board Member, Past President
Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman
Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios
American Society of Civil Engineers (ASCE)
Structural Engineers Association of Northern California (SEAONC)
Earthquake Engineering Research Institute (EERI)

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years. His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include: forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

Key experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016

Karla King, P.E., Esq., LEED AP

Executive Vice President

EDUCATION

- JD – Law, Concentration in Environmental Law, Massachusetts School of Law, Andover, MA
- MS – Engineering Management, Certificate in Environmental Management, Tufts University, Medford, MA
- BS - Civil/Environmental Engineering, Minor in Business Management, Northeastern University, Boston, MA

CERTIFICATIONS

- Professional Engineer, Licensed in MA, CT, RI, VT, NH, ME, NY, NC
- LEED AP BD+C (Leadership in Energy and Environmental Design Accredited Professional Building Design and Construction)
- State Bar of Massachusetts, Admitted June 2017
- Massachusetts Certified Public Purchasing Official (MCPPO) Program Certification for School Project Designers and Owner's Project Managers
- OSHA 10-Hour Construction Certificate
- Confined Space and First Aid Training

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. King is both an environmental engineer and an attorney specializing in navigating sustainability and regulatory compliance to ensure business continuity and operational objectives. Ms. King works across multiple markets including retail, healthcare, life science, industrial, aerospace, municipal, water, telecommunications, and education through the investigate, plan, design, construct, and operate stages of a project's life cycle. Ms. King holds a BS in Civil/Environmental Engineering from Northeastern, a MS in Engineering Management from Tufts, and a JD from Massachusetts School of Law. She is a Professional Engineer licensed in MA, CT, RI, VT, NH, ME, NY, and NC.

As Executive Vice President at AEI, Ms. King will leverage AEI's existing building assessment, capital planning, construction risk management, energy efficiency, industrial hygiene, environmental health & safety, zoning and permitting, and resilience consulting expertise to provide full-service sustainability services to our clients.

In her previous role, Ms. King managed the Environmental, Social, & Governance (ESG) business unit which consisted of four practices:

- Environmental, Social & Governance Services: Supporting clients with ESG initiatives and goals including ESG benchmarking, reporting, and supporting services to improve ESG scores.

- Energy & Sustainability Services: Energy Audits (ASHRAE Level 1-3), Retro-Commissioning, Commissioning, Mechanical Electrical Plumbing (MEP) assessments, ESG consulting, Carbon Footprint Evaluations, Energy & Water Benchmarking
- Building Sciences: Asbestos Management, Lead-based Paint Management, Mold and Radon Investigation and Remediation, Indoor air quality services, Safety services, Building Construction and Demolition Environmental services
- Environmental, Health & Safety Services: Environmental Health & Safety (EHS) on-site support services, industrial hygiene, environmental permitting and compliance, Stormwater Pollution Prevention Plans (SWPPP), Spill Prevention Control & Countermeasure Plans (SPCC), air permitting, tank registration, wastewater permitting, wastewater operations support.
- Owner's Project Management Services: Owner's Project Management/Representation services supporting clients through the full project life cycle including pre-deal approval, due diligence, entitlements and permitting, design, and construction.

PROJECT EXPERIENCE

Project experience for Ms. King includes:

- Fox Rock Properties, Environmental Health & Safety and Energy & Sustainability Services: Services included indoor air quality assessments, Mechanical Electrical Plumbing (MEP) assessment, energy audits.
- Newton Pavilion, DCAMM, Boston, MA, Environmental Health & Safety/ COVID-19: Ms. King serviced as Principal-In-Charge for DCAMM for the Newton Pavilion Hospital with COVID-19 rapid response efforts by reviewing and approving cleaning protocols, including recommendations for the decontamination process and how the selected contractor should develop their work scope and plan. EBI also provided post-decommissioning assessment services, on-site coordination and facilitation of cleaning services, a mold assessment, and a review of the post-cleaning verification sampling plan and report.
- 7 -11 Project Management Services, Nationwide: Ms. King served as Principal-In-Charge for 7-11 Stores in multiple states. Projects included portfolio management, ground-up with and without gas, tenant improvements, business conversion programs, and build-to-suit projects. 7- 11 required a Program Manager to help manage their portfolio of projects from site due diligence through store turnover within the Northeast, Mid- Atlantic, and Florida regions. Services included Owner's Representation for projects in their portfolios throughout these regions.
- Novartis Institutes for BioMedical Research, Inc., Cambridge, MA: Compliance and Commissioning Services: Ms. King served as Principal- In-Charge for Novartis services from 2014-2020. She oversaw all permitting and environmental health and safety compliance efforts associated with Novartis' existing facilities as well as the $600 Million Cambridge Campus Expansion Project. The Cambridge Campus Expansion project is a LEED Gold building consisting of two main biomedical buildings built upon a common below grade structure, vehicle parking garage, loading dock, building support spaces and central utilities trigeneration plant. Compliance and permitting services included stormwater, wastewater, health and safety, and laboratory safety. Services included full-time support throughout

the project to ensure compliance and health and safety program implementation with the new buildings as well as serving as the Commissioning Agent for the Cambridge Campus Expansion Project through Skanska.

- Steward Healthcare, Compliance and CMMS Services: Services included Joint Commission compliance mock surveys, indoor air quality assessments, mold remediation, asset management, and CMMS implementation and management services.
- EMD Serono, Compliance and Commissioning Services, Billerica, MA: Ms. King served as Principal-In-Charge for EMD Serono. She managed the teams supporting EMD Serono for environmental health and safety compliance for the existing facilities as well as for their Billerica Campus Expansion including the addition of the Sagamore building, a R&D facility that received both LEED Platinum certification from the U.S. Green Building Council as well as LEED Gold certification for New and Existing Buildings from the International WELL Building Institute. Services also included commissioning services and energy audits.
- Borrego Solar: Services included preparation of SPCCs and Tier II reports for several solar facilities.
- AT& T Environmental Compliance and Regulatory Services, Nationwide: Ms. King served as Client Manager for all Environmental, Health, and Safety (EHS) services. The entire portfolio consists of sites across 34 states, largely in the Midwest, for which EBI has been serving since 2016. EH&S Services to AT&T have included: Air assessment and permitting; tank assessment and permitting; industrial hygiene services; hazardous materials inventory forms; air emissions inventory and reporting; methane site assessment; Spill Prevention, Control, and Countermeasure (SPCC) planning, facilities' plans, and construction phase services; site-specific Health and Safety Plans (HASPs).
- McDonald's Restaurants, Multiple Locations, Multiple States: Ms. King served as Principal-In-Charge for McDonald's architectural and engineering services. Services included project and portfolio management to 273 locations across 14 states simultaneously. Additional tasks have included MEP, structural, ADA audits, asbestos surveys, permit plans, and existing conditions plans. This work is being done concurrently with other large portfolios. Services included both new construction as well as renovations, additions and modifications to existing restaurants.
- Interplex, Environmental Health & Safety Support: Services included EHS gap assessment, air permitting, SPCC planning, wastewater operations support.
- AJAX, Groundwater Discharge Permitting Services: Ms. King managed the review and provided consulting services to assist in the purchase of a MassDEP Groundwater Discharge Permit associated with real estate property.
- Emmanuel College, Wastewater and EHS Services: Services included EHS and wastewater operation and maintenance services for Industrial Wastewater Treatment System and prepared Tier II report for hazardous materials stored on-site.
- Good Start Genetics, Wastewater Operations & Maintenance: Services included wastewater operations and maintenance services for Industrial Wastewater Treatment System.
- GreenLight Biosciences: Services included preparation of MWRA Sewer User Discharge Permit Applications for Industrial Wastewater Treatment System (IWTS) for two new facilities in Medford, MA.

- Maverick Real Estate Partners LLC, Swansea Mall Wastewater Treatment Facility Assessment: As part of due diligence on retail mall property, Ms. King managed and prepared an assessment for a 90,000 gallon per day on-site wastewater treatment facility with groundwater discharge.
- Micron, Wastewater, SPCC, and SWPPP Services: Services included updates to Industrial Wastewater System Operations and Maintenance Manuals, Spill Prevention, Control and Countermeasure Plan and Stormwater Pollution Prevention Plan.
- Town of Milford, Site Development Water Peer Review: Services included peer review of the Water Distribution System Assessment for site development with significant water use.
- Belchertown NPDES Permitting Compliance: Services included management of the review of a draft National Pollutant Discharge Elimination System (NPDES) permit for the Belchertown Wastewater Treatment Facility.
- Marshfield Main Lift Station and Headworks Upgrade: Services included pump station upgrades and a headworks building for handling grit and screenings at a 2.1-mgd wastewater treatment facility in Marshfield, MA. Services included preparation of final design plans for the replacement of pumps at pump station, addition of building for the screenings and grit washing equipment, and addition of vortex grit removal system.
- Marshfield Avon Street and Central Street Pump Stations Upgrade: Services included design of a pump station upgrade for two pump stations in Marshfield, MA.
- Village Greens Wastewater Treatment Facility and Groundwater Discharge: Services included design and construction oversite of a 55,000 gallon per day on-site wastewater treatment facility system and on-site effluent disposal system in Littleton, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Madison Place Wastewater Treatment Facility and Groundwater Discharge: Services included design and oversite of the construction of a 22,000 gallon per day on-site wastewater treatment facility system and on- site effluent disposal system in Southborough, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Wayland Groundwater Discharge: Services included design of a wastewater effluent disposal area in Wayland, MA and completion of hydrogeologic reports and corresponding permits for groundwater disposal.
- Seabrook, NH MS4 and MSGP Stormwater Compliance Program : Services included coordination and completion of stormwater outfall mapping and investigations in Seabrook, NH as part of the Municipal Separate Storm Sewer Systems (MS4) permit program and the Multi-Sector General Permit (MSGP) at the Town's transfer station. MS4 permit program compliance included peer reviews of site developments and assessment for compliance with stormwater control measures.
- Westborough Wastewater Treatment Plant Upgrade: Services included design and management of upgrades to 7.68-mgd advanced treatment facility in Westborough, MA for phosphorus removal. As part of the preliminary design, coordinated pilot testing of four phosphorous treatment systems. Oversaw design and construction of the project including: tertiary treatment building for

phosphorus removal utilizing Kruger ActiFlo®; modifications to the headworks, primary treatment facilities, and activated sludge process to achieve biological phosphorus reduction; addition of a third secondary clarifier; rehabilitation of filters; and upgrade to UV disinfection.

- Glen Ellen Country Club Wastewater Treatment Facility: Services included preparation of a Preliminary design report and designed wastewater collection system and wastewater treatment facility for a 341-unit housing development and 9-hole golf course at Glen Ellen Country Club in Millis, MA. Initiated design utilizing membrane bioreactor technology with potential for effluent wastewater reuse for use as golf course irrigation with the remaining effluent being discharged to subsurface disposal beds beneath the golf course.
- Nantucket Downtown Sewer Replacement: Services included design and construction services for replacement of wastewater infrastructure in the downtown area of Nantucket, MA to eliminate surge charging, infiltration/inflow problems, and deteriorated structural integrity of the pipes. Designed and oversaw replacement of 2.4 miles of sewer using pipe bursting and open trench excavation due to numerous utilities, high tidal influenced groundwater conditions, narrow roadways, and difficult soil conditions.
- North Weymouth/ Mill River Infiltration Rehabilitation: Services included oversite of the construction phase of this project, which consisted of pipe cleaning, inspection, testing, and sealing; manhole coating and repairs; chemical root treatment; cured-in-place pipe repairs using short liner technology; sealing and testing service connections; and other repairs and replacements.
- Sea Quarters Sewer System : Services included design and construction oversite of gravity sewer, force mains, and pump stations in a new development in New Seabury, MA.
- Bayview Sewer Extension Design: Services included the design of 13,000 linear feet of 8- and 10-inch gravity sewer, 1,000 linear feet of low-pressure sewer, 6,750 linear feet of force main, and two package suction lift pump stations to eliminate failing septic systems and provide service to properties within a coastal flood hazard area in Dartmouth, MA.
- Logan International Airport BIF Sewer Lift Station Upgrade: Services included the design of the replacement of self-priming suction pumps with submersible pumps for Massachusetts Port Authority.

PRESENTATIONS:

CREW Coastal Virginia “February Luncheon: Due Diligence & Construction in 2021”, presentation on changes to the ASTM due diligence standard and the impacts of the pandemic on construction and transformation in the marketplace, February 2021.

Bisnow Boston “Health & Safety: What’s Next for Building Management”, a panel discussion on COVID-19 return to workplace, April 2020.