



# AEI Consultants

## HUD CAPITAL NEEDS ASSESSMENT

### Property Identification:

Washington Street  
91 Washington Street  
Brighton, Massachusetts 02135

AEI Project No. 463351  
Site Inspection Date: July 20, 2022

### Prepared For:

Boston Housing Authority  
52 Chauncy Street  
Boston, Massachusetts 02111

### Prepared By:

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Environmental  
Due Diligence

Building Assessments

Site Investigation  
& Remediation

Energy Performance  
& Benchmarking

Industrial Hygiene

Construction  
Risk Management

Zoning Analysis  
Reports & ALTA  
Surveys

National Presence  
Regional Focus  
Local Solutions



Boston Housing Authority  
52 Chauncy Street,  
Boston, Massachusetts 02111

**Subject: HUD CAPITAL NEEDS ASSESSMENT**

Washington Street  
91 Washington Street, Brighton, Massachusetts 02135  
AEI Project No. 463351

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](mailto:jbonnett@aeiconsultants.com).

Sincerely,

DRAFT  
Karla King  
Executive Vice President  
AEI Consultants

DRAFT  
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 24, 2022 to conduct a Capital Needs Assessment (CNA) at Washington Street located at 91 Washington Street in Brighton, Massachusetts. The property features 82 dwelling units within 1 building, which was built in 1963 and is situated on 0.89 acres. The property was observed in good to fair physical condition.

### According to the site contact, current work includes

- full renovations to units 31 and 32

### Reported future renovations include

- renovations to sealed unit 64 fire damage (pending completion of investigation)
- interior lighting replacements with LED fixtures (ongoing)
- replacement of portions of walkways as part of a trip hazard mitigation program (spring 2023)
- replacement of building windows (2024)
- roof repair at the 6th floor

In addition, the Boston Housing Authority reported a pilot program is in process to assess intercom replacements with intercoms which provide visual recognition capability.

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

Item	Description
Property Type	Senior apartments
Number of Floors	Seven
Number of Apartment Units	82
Total Number of Buildings	1
Number of Apartment Buildings	One
Ancillary Buildings	Not Applicable
Parking	6 total spaces 4 of Regular Spaces 2 of Accessible Spaces / 0 of Van Accessible Spaces 0 Covered /6 Uncovered Source: Site Count
Gross Floor Area	66,150 per City of Boston Assessing Department
Net Rentable Floor Area	44,660 per Calculated from Floor Plans
Site Area	0.89 acres per City of Boston Assessing Department
Year of Construction	1963 per City of Boston Assessing Department

## 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
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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

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### 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 24, 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 Washington Street property located at 91 Washington Street in Brighton, 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 20, 2022
Time of Site Visit	9 am
Weather Conditions	85 and Clear
Site Assessor	Keith Hoffses, R.A.
Site Escorts	Yolanda Romero
Point of Contact	Joei Sanchez
Total Units Inspected	16 units were inspected

### *Dwelling Units Inspected*

<b>Building Identification</b>	<b>Unit Type</b>	<b>Unit Identification</b>	<b>Unit Status</b>
91-95 Washington Street	1-bed-1-bath	6	Occupied
91-95 Washington Street	1-bed-1-bath	13	Occupied
91-95 Washington Street	2-bed-1-bath	17	Occupied
91-95 Washington Street	1-bed-1-bath	25	Occupied
91-95 Washington Street	2-bed-1-bath	31	Vacant
91-95 Washington Street	1-bed-1-bath	32	Vacant
91-95 Washington Street	1-bed-1-bath	36	Occupied
91-95 Washington Street	1-bed-1-bath	47	Occupied
91-95 Washington Street	2-bed-1-bath	48	Occupied
91-95 Washington Street	1-bed-1-bath	51	Occupied
91-95 Washington Street	2-bed-1-bath	55	Occupied
91-95 Washington Street	1-bed-1-bath	60	Occupied
91-95 Washington Street	2-bed-1-bath	62	Vacant
91-95 Washington Street	1-bed-1-bath	63	Vacant
91-95 Washington Street	1-bed-1-bath	68	Occupied
91-95 Washington Street	1-bed-1-bath	82	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 24, 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.

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### 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	530	72	38,160
2-bed/1-bath - 1126 SF	650	10	6,500
		Total NSF:	44,660

##### Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
91-95 Washington Street	7	66,150
	Total GSF:	66,150

#### 3.2 SITE

##### 3.2.1 SITE TOPOGRAPHY

The Property slopes moderately downward from north to the south across the site.. 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	Moderate slopes from north to south	R&M	Good
Retaining Walls	Concrete retaining walls Small walls constructed with brick masonry are used to create planting areas. The walls are relatively low and are primarily a decorative feature for the site	IM/RR	Good/Fair
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	Landscaping slopes away from the foundation. Pavement abuts the perimeter of the foundation.	R&M	Good/Fair



**ASSESSMENT / RECOMMENDATION**

Deterioration of brick masonry landscaping retaining walls was observed at the plaza located at the front of the building. Repair is required. (Non-Critical Repair)

**Photographs**



Topography



Area drain



Landscape retaining wall condition  
(Non-Critical Repair)



Concrete retaining wall at exterior steps,  
should sand and paint handrails (Non-Critical Repair)

**3.2.3 ACCESS & EGRESS**

Items	Description	Action	Condition
Site Access	Provided by one entrance / exit to the building rear from following adjoining municipal street: Commonwealth Avenue	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	Access to the site involves the use of a shared feeder street.	R&M	Good



## Photographs



Pedestrian access - Washington Street



Rear access drive

### 3.2.4 PAVING, CURBING, & PARKING

Deterioration, depressions and cracking of asphalt pavement was observed at the rear parking area and rear access drive. Repair is recommended. (Non-Critical Repair)

Worn seal coat and faded striping was observed at the rear parking area. Resealing and restriping is recommended. (Non-Critical Repair)

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	IM/RR	Fair
Concrete Pavement	Dumpster Pad	RR	Good/Fair
Curbing	Concrete	RR	Good/Fair
Seal Coating	Worn and considered at the end of its useful life	IM/RR	Fair
Striping	Painted parking striping faded and worn	IM/RR	Fair
Total Number of Parking Spaces	6 spaces in open lots	R&M	Good
Number of ADA Spaces	2	IM	Fair/Poor

## Photographs



Rear parking overview



Rear access drive - pavement condition  
(Non-Critical Repair)



Seal coat and striping condition (Non-Critical  
Repair)



Pavement and striping condition (Non-Critical  
Repair)

### 3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Differential settlement of asphalt pavement and a raised curb was observed at the accessible parking access aisle located at the rear of the building. The conditions represent a trip hazard. Repair is required. (Critical Repair)

Deterioration and cracking of concrete pavement was observed throughout the sidewalks and plaza located at the front of the building. Repair is recommended. (Non-Critical Repair)

Deterioration and cracking of asphalt pavement was observed throughout the walkways and plazas located at the sides of the building. Repair is recommended. (Non-Critical Repair)

Item	Description	Action	Condition
Sidewalks	Concrete Asphalt	IM/RR	Good/Fair
Ramps	Not applicable	NA	Not applicable



Item	Description	Action	Condition
Exterior Steps	Concrete steps located along pedestrian walkways due to changes in topography	RR	Good/Fair
Handrails	Steel handrails protect exterior steps.	IM	Fair
Loading Docks	Not applicable	NA	Not applicable

### Photographs



Concrete plaza, cracks/deteriorated stain  
(Non-Critical Repair)



Sidewalk condition (Non-Critical Repair)



Asphalt plaza



Asphalt walkway condition (Non-Critical Repair)



Concrete steps



Rear entry asphalt pavement



Trip hazard - accessible parking access aisle  
(Critical Repair)



Trip hazard - accessible parking access aisle  
(Critical Repair)

### 3.2.6 LANDSCAPING & APPURTENANCES

Deterioration and rusted chain link fencing was observed located at the west property boundary. Replacement is recommended. (Non-Critical Repair)

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good/Fair
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link Concrete site wall	IM/RR	Good/Fair
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Dumpsters surrounded by cast concrete wall	RR	Good/Fair
Site/Building Lighting	Exterior building soffit mounted lights	R&M	Good/Fair
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Wood property sign Building-mounted number signage	RR	Good
Water Features	Not applicable	NA	Not applicable



**Photographs**



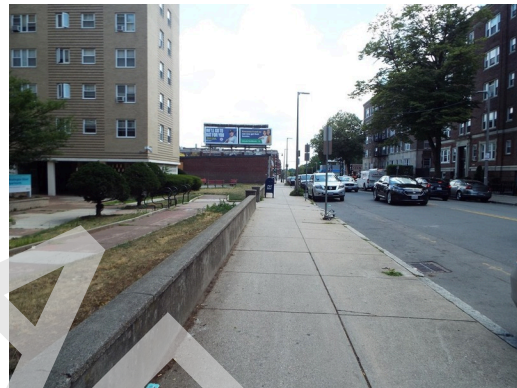
Landscaping



Property signage



Fencing condition (Non-Critical Repair)



Concrete site wall



Dumpster enclosure

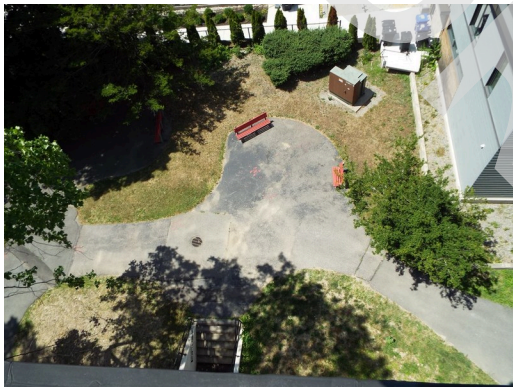


Soffit mounted lighting

### 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
Seating Areas	Three (3) exterior seating areas with fixed wood benches located at the main building entries and the west and east sides of the building	R&M	Good/Fair

#### Photographs



Seating area



Seating area

#### Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

### 3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	Eversource
Electricity	Eversource
Potable Water	Boston Water & Sewer
Sanitary Sewerage	Boston Water & Sewer

Utility Provider	Provider
Storm Sewer	Municipal
Fuel Oil	Not Applicable

### Photographs



Gas meter



Transformer

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	RR	Good/Fair
Waste Service Lines	PVC Cast Iron	RR	Good/Fair
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	RR	Good/Fair
Transformers	Utility-owned, pad-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable



## Photographs



Gas meter



Transformer



Electrical meters



Emergency generator

## 3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

### 3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	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	Pavement abuts the perimeter of the foundation.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	R&M	Good

### ASSESSMENT / RECOMMENDATION

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

## Photographs



Interior exit stair



Main entry

### 3.3.2 FRAMING

#### 3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Vertical cracking was observed at exterior masonry located at the corners of the 91 wing and 95 wing south elevations. Horizontal displacement of brick was observed at exterior masonry located above a window at the 91 wing south elevation. Inspection and repair recommendations by a licensed structural engineer is required. (Critical Repair)

Item	Description	Action	Condition
Wall Structure	Concrete Frame and Masonry	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	Vertical cracking was observed at exterior masonry located at the corners of the 91 wing and 95 wing south elevations. Horizontal displacement of brick was observed at exterior masonry located above a window at the 91 wing south elevation.	IM	Good/Fair
Significant Signs of Deflection, Movement	Vertical cracking was observed at exterior masonry located at the corners of the 91 wing and 95 wing south elevations. Horizontal displacement of brick was observed at exterior masonry located above a window at the 91 wing south elevation.	IM	Good/Fair



## Photographs



Horizontal brick displacement (Non-Critical Repair)



Vertical brick cracking - 91 wing (Non-Critical Repair)



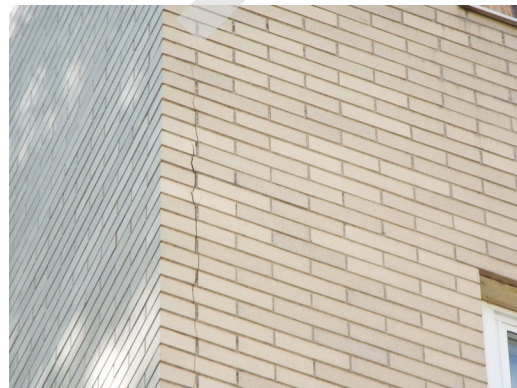
Vertical brick cracking - 95 wing (Non-Critical Repair)



Vertical exterior cracking - 95 wing



Vertical exterior cracking - 95 wing



Vertical exterior cracking - 95 wing

### 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	R&M	Good
Roof Framing	Poured in place concrete deck	R&M	Good
Roof Deck or Sheathing	Poured in place concrete deck	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

### 3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good to fair condition.

### 3.3.2.5 ATTICS & EAVES

Not applicable. The building does not have attics or eaves.

### 3.3.2.6 INSULATION

Roofs insulation was not visible and could not be confirmed.

The depth of the insulation was not observable.

### 3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Refer to Section 3.3.4 for discussion of outdoor roof terraces.

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Metal railings located at rooftop terraces	RR	Good
Patio Construction	Not applicable	NA	Not applicable
Terraces	Outdoor roof terraces have concrete pavers set over the roofing membrane	IM/RR	Fair
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Not applicable	NA	Not applicable





## Photographs



Rooftop terrace vegetation (Non-Critical Repair)



Rooftop terrace - 91 wing



Rooftop terrace - 95 wing, treat weeds (Non-Critical Repair)



Rooftop terrace railing

### 3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Damage in the form of a missing sidelight and panic hardware was observed at the rear entry door located at wing 95. Repair is required. (Critical Repair)

Item	Description	Action	Condition
Unit Entry Doors	Not applicable. Units are accessed via interior doors.	NA	Not applicable
Service Doors	Steel clad insulated door	RR	Good/Fair
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Aluminum storefront	IM/RR	Good/Fair

## Photographs



Main entry door



Rear entry door



Damaged rear entry door (Critical Repair)



Service door

### 3.3.3 SIDEWALL SYSTEM

Deterioration of exterior sealant was observed at windows and vertical masonry joints. Replacement is recommended. (Non-Critical Repair)

Refer to Section 3.3.2 for discussion of brick cracking and displacement.

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Glazed Masonry Brick Veneer	IM/RR	Good/Fair
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Not applicable	NA	Not applicable
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	IM	Fair
Painting	Last painted 1 year ago.	RR	Good



**Photographs**



Elevation - front



Elevation rear



Elevation - side



Elevation - side



Sealant condition (Non-Critical Repair)



Sealant condition





Vertical brick cracking - 95 wing (Non-Critical Repair)



Vertical exterior cracking - 95 wing

### 3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Dwelling units: Double hung windows Common area: Fixed, awning and hopper	RR	Good/Fair
Window Frame	Dwelling units: Vinyl Common areas: Aluminum	RR	Good/Fair
Window Panes	Dwelling units: Double pane insulated Common areas: Single pane	RR	Good/Fair

### Photographs



Typical windows - dwelling units



Typical windows - ground level

### 3.3.4 ROOFING FINISH

Sporadic roof leaks were reported to AEI by property management. The most significant of these is above Unit 36. Management reported that leakage is chronic, and likely due to the age of the roofing membrane. AEI observed the water-stained ceiling drywall at Unit 36. AEI recommends that the source of the leak be identified, and that repairs be made to correct the leak and repair interior finishes. An opinion of cost for this work is included in the Tables. (Non-Critical Repair)

The main roof is generally in overall fair condition. The surfaces are worn and evidence of numerous patching was observed. On-site personnel reported that the roof is approximately 20 years old and, as such, has reached the end of the EUL. AEI recommends roof replacement. (Non-Critical Repair)

Outdoor roof terraces have concrete pavers set over the roofing membrane. Vegetation was observed throughout the seams between concrete pavers. The terrace roof membrane could not be directly observed. However, on-site personnel reported that the roof is approximately 20 years old and, as such, has reached the end of the EUL. AEI recommends terrace roof replacement. (Non-Critical Repair)

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Main roof	Low slope with TPO (white)	10,500 SF	20 years	0 years	Yes, expired	IM/RR	Fair
Outdoor roof terraces	Low slope with TPO (white) covered with concrete pavers	1,400 SF	20 years	0 years	Unknown	IM/RR	Fair

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
Main roof	Internal drains	Not applicable	Not applicable	R&M	Good/Fair
Outdoor roof terraces	Internal drains	Precast concrete	Not applicable	RR	Good/Fair

### Photographs



Roof overview



Roof flashing (Non-Critical Repair)



Roof overview (Non-Critical Repair)



Roof drain



Roof patches



Roof ponding

### 3.4 MECHANICAL & ELECTRICAL SYSTEMS

#### 3.4.1 PLUMBING

The site contact reported frequent piping replacement is necessary due to system aging. AEI recommends a replacement reserve allowance for ongoing piping replacement.

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	RR	Good/Fair
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe, PVC pipe	RR	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Not applicable	NA	Not applicable
Domestic Water Boilers	Two (2) Central gas-fired boilers, each with a capacity of 399,999 BTU, manufactured 2012	RR	Good
Boiler Peripherals	Two (2) hot water storage tanks, each with a capacity of 119 gallons	RR	Good



Item	Description	Action	Condition
Water Softening / Treatment	Not applicable	NA	Not applicable

### Photographs



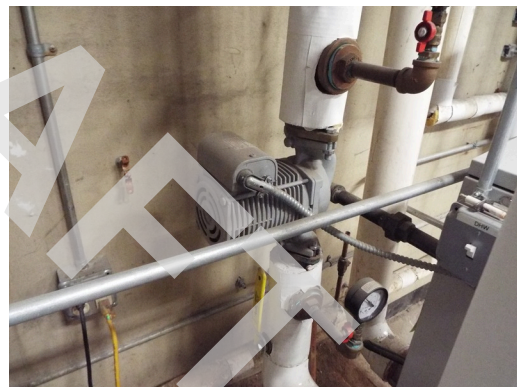
1-bed-1-bath - unit 25 - unit supply and waste piping



Domestic hot water boilers



Hot water storage tanks



Circulation pump

### 3.4.2 HVAC SYSTEMS

Item	Description	Action	Condition
Cooling Equipment	Not applicable	NA	Not applicable
Heating Equipment	Central Low-Pressure Steam Boilers with Baseboard distributionTwo (2) 3,126 MBH boilers, manufactured 2009 and 2010	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Steam Based Radiators	RR	Good/Fair
Tonnage of Cooling Equipment	Not applicable	RR	Good/Fair
Distribution System	Steam distribution system using steel pipe	RR	Good/Fair
Controls	Local Thermostat	R&M	Good

Item	Description	Action	Condition
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Central core supply and exhaust fans	R&M	Good
Toilet Room Ventilation	Not applicable	NA	Not applicable

### Photographs



1-bed-1-bath - unit 25 - heating unit



Heating boilers

### 3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	Multiple panels: 400 to 800-Amp, 120/208-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	100 Ampere breaker panel rating	R&M	Fair/Poor
Panel Manufacturer	General Electric (GE)	RR	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Not observed	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in some kitchens	IM	Good/Fair
	Gas-fired 100 KW emergency generator manufactured 2011	RR	Good

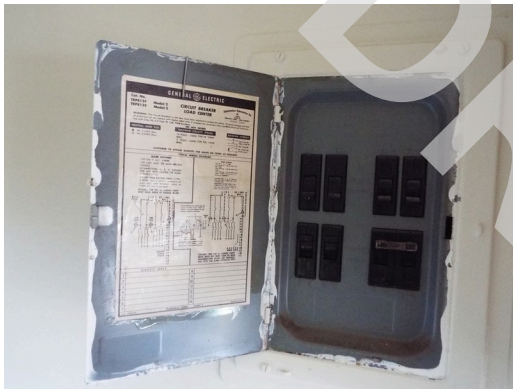
**Photographs**



1-bed-1-bath - unit 6 -kitchen lacks GFCI  
(Critical Repair)



1-bed-1-bath - unit 13 - kitchen lacks GFCI  
receptacle (Critical Repair)



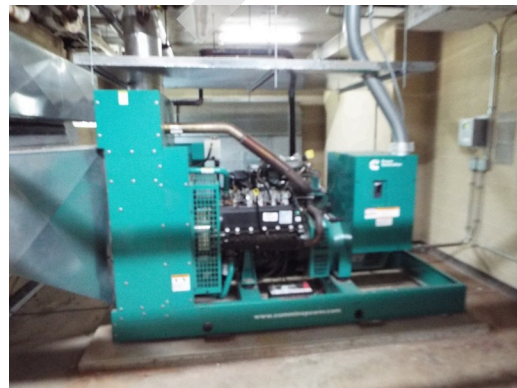
1-bed-1-bath - unit 25 - unit electrical panel



1-bed-1-bath - unit 25 - missing light fixture  
(Critical Repair)



Electrical meters



Emergency generator



### ASSESSMENT / RECOMMENDATION

Several kitchens were observed lacking GFCI receptacles. Installation of GFCI receptacles is required. (Critical Repair)

A missing light fixture and exposed wiring was observed in unit 25. Replacement of the fixture is required. (Critical Repair)

The power to the property was reportedly sufficient.

### 3.5 ELEVATORS

#### *Elevator Summary*

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
Elevators 1 thru 4	Four traction elevators	Not provided	2000	7 Floors	2011	RR	Good

#### *Elevator Inspection*

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevators	Annual	02/07/17	Commonwealth of Massachusetts	IM	Good/Fair

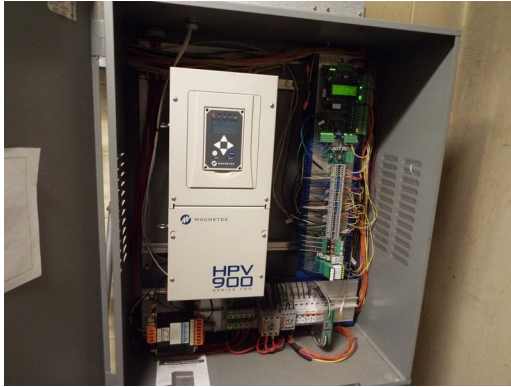
### ASSESSMENT / RECOMMENDATION

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.

An expired elevator certificate was observed. Although requested, information regarding elevator inspections was not provided for our review. AEI recommends a basic allowance for each elevator to be inspected. An opinion of cost for this work is included in the Tables. (Non-Critical Repair)



## Photographs



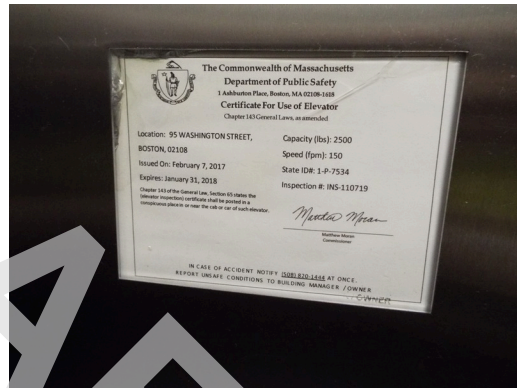
Elevator controller



Elevator machinery



Elevator interior



Expired elevator inspection (Non-Critical Repair)

### 3.6 LIFE & FIRE SAFETY

Bedrooms were observed lacking smoke detectors. Installation of HUD compliant smoke detectors either hard-wired units or sealed battery detectors with 10-year life are required. (Critical Repair)

A current fire sprinkler inspection report was not provided. AEI recommends a current fire sprinkler inspection report be provided. (Critical Repair)

A current fire alarm inspection report was not provided. The fire alarm panel inspection tag was observed dated April, 2021. AEI recommends a current fire alarm inspection be performed and a report be provided. (Critical Repair)

An expired fire extinguisher tag was observed. Servicing of the fire extinguishers is recommended. (Critical Repair)

The emergency call system appears to be original, and is beyond its estimated useful life. Replacement is recommended. (Non-Critical Repair)

Item	Description	Condition	Action
Fire Suppression Systems	Partial coverage, Wet pipe system sprinkler system Boiler rooms	Good	RR
Fire Suppression System Inspection Date	Not provided	Fair	IM
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke/CO2 detectors with battery backup are located in common areas and unit halls. Bedrooms lack smoke detectors. Emergency pull-cords were observed in the bedrooms and bathrooms.	Good/Fair	IM/RR
Fire Extinguishers	Mounted on interior walls Last inspection completed on June 2021	Fair	IM
Fire Alarms	Hard-wired alarm panel	Good	RR
Fire Alarm Inspection Date	4/2021	Fair	IM
Fire Hydrants	There are fire hydrants located along the municipal streets	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Good	R&M

## Photographs



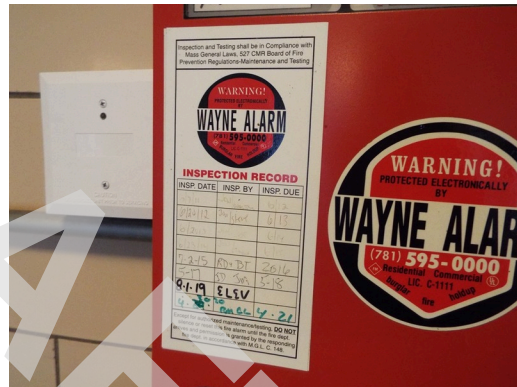
Backflow preventer



Fire extinguisher - expired service date  
(Critical Repair)



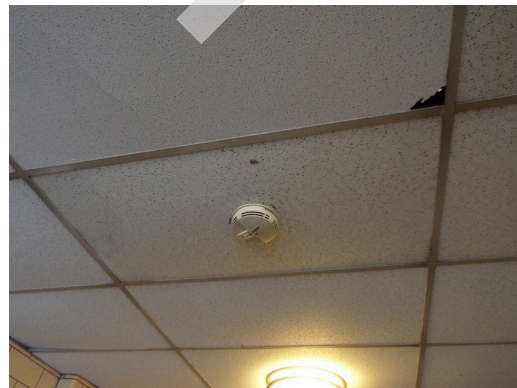
Fire alarm control panel



Expired fire alarm control panel inspection  
date (Critical Repair)



1-bed-1-bath - unit 25 - unit hall way smoke  
detector

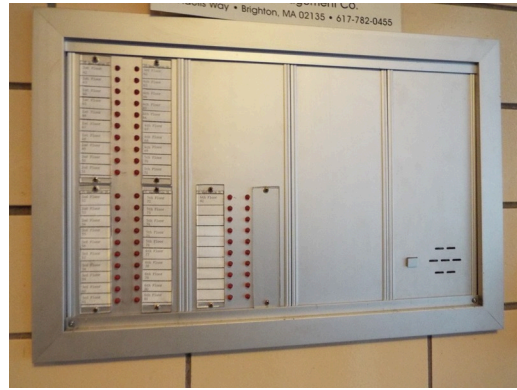


Common area smoke detector





1-bed-1-bath - unit 25 emergency call device  
(Non-Critical Repair)



Emergency call annunciator panel  
(Non-Critical Repair)



Fire department connection



Fire life safety devices

### 3.7 INTERIOR ELEMENTS

#### 3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Community Room	A community room with numerous chairs and tables is located in the main building. Finishes include vinyl tile flooring with glazed structural clay tile walls and suspended acoustical tile ceilings.	RR	Good/Fair
Common Area Kitchen	A common area kitchen with cabinets, countertop, refrigerator, range, sink and microwave is located adjacent to the community room. Finishes include vinyl tile flooring with glazed structural clay tile walls and suspended acoustical tile ceilings.	RR	Good/Fair
Common Area Laundry	A common area laundry with 3 commercial washers and 3 commercial dryers is located in the main building. Finishes include ceramic tile flooring with glazed structural clay tile walls and suspended acoustical tile ceilings. The washers and dryers are leased.	RR	Good/Fair



**Photographs**



Common area - lobby



Common area - community room



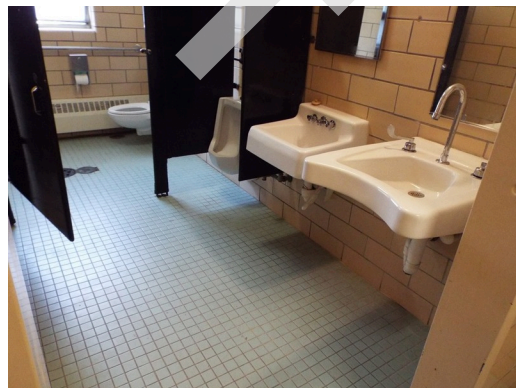
Common area - kitchen, not UFAS compliant  
(Critical Repair)



Common area - upper level hall



Common area - laundry



Common area - restroom

### 3.7.2 DWELLING UNIT INTERIOR ELEMENTS

AEI observed scattered areas of moisture conditions and peeling paint located at ceilings at unit 17, 36, unit 47, unit 82; and at the bathroom wall in unit 36. Repairs are required. Refer to Section 3.3.4 for discussion of roof leaks above unit 36.(Non-Critical Repair)

AEI observed door lock damage located at entry doors in units 40 and 68. Repairs are required to ensure secure tenant entries. (Critical Repair)

A rodent entry point was reported at the base cabinet located in the kitchen of unit 60. Rodents were reportedly no longer present, however the entry point must be sealed. (Critical Repair)

#### Unit Finishes

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

#### Photographs



1-bed-1-bath - unit 6 - kitchen



1-bed-1-bath - unit 6 - bathroom





1-bed-1-bath - unit 6 - living room



1-bed-1-bath - unit 13 - bedroom



1-bed-1-bath - unit 25 - living room



1-bed-1-bath - unit 25 - hall



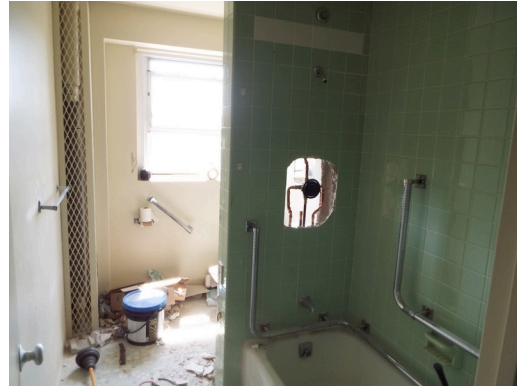
1-bed-1-bath - unit 25 - bathroom



1-bed-1-bath - unit 32 - living room



1-bed-1-bath - unit 32 - bedroom



1-bed-1-bath - unit 32 - bathroom



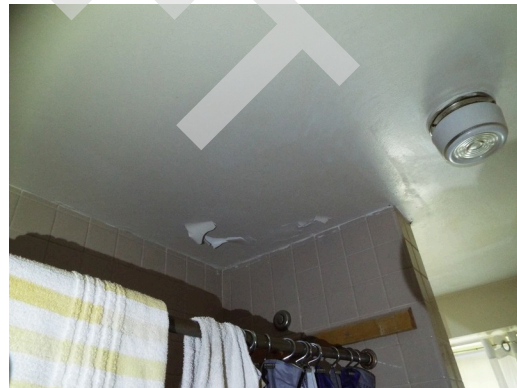
1-bed-1-bath - unit 36 - ceiling condition  
(Non-Critical Repair)



1-bed-1-bath - unit 36 - moisture condition  
(Critical Repair)



1-bed-1-bath - unit 40 - ceiling paint condition  
(Non-Critical Repair)



1-bed-1-bath - unit 47 - ceiling paint condition  
(Non-Critical Repair)





1-bed-1-bath - unit 60 - rodent entry area  
(Critical Repair)



1-bed-1-bath - unit 82 - ceiling paint condition  
(Non-Critical Repair)



2-bed-1-bath - unit 17 - kitchen



2-bed-1-bath - unit 17 - bathroom



2-bed-1-bath - unit 17 - ceiling condition  
(Non-Critical Repair)



2-bed-1-bath - unit 17 - bedroom



2-bed-1-bath - unit 17 - bedroom



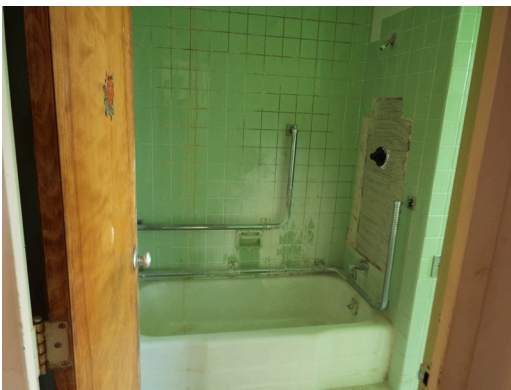
2-bed-1-bath - unit 31 - kitchen



2-bed-1-bath - unit 31 - bedroom



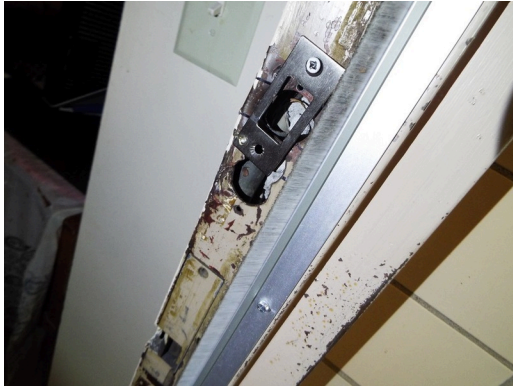
2-bed-1-bath - unit 31 - living room



2-bed-1-bath - unit 31 - bathroom



2-bed-1-bath - unit 48 - kitchen



1-bed-1-bath - unit 40 - door lock condition  
(Critical Repair)



1-bed-1-bath - unit 68 - door lock condition  
(Critical Repair)

*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	Not applicable	NA	Not applicable
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	Not applicable	NA	Not applicable



## Photographs



1-bed-1-bath - unit 25 - appliances



2-bed-1-bath - unit 55 - appliances

## Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminate countertops with stainless steel, single basin sink	RR	Good/Fair
Bathroom Sink and Countertop	Vanity unit with cultured marble counter with integral sink Wall hung porcelain lavatory	RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathroom Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathtub/Shower and Enclosure	Enamel over steel bathtub with ceramic tile tub surround	RR	Good/Fair
Toilet	Flush valve toilet	RR	Good/Fair
Accessories	Medicine cabinet	RR	Good/Fair

## Photographs

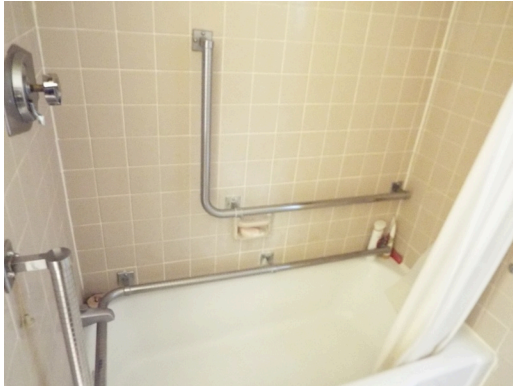


1-bed-1-bath - unit 13 - kitchen cabinets



1-bed-1-bath - unit 13 - bathroom vanity





1-bed-1-bath - unit 6 - tub shower



2-bed-1-bath - unit 17 - tub shower

DRAFT

## 4.0 ADDITIONAL CONSIDERATIONS

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### 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.

Joel Sanchez reported that he was not aware of suspected mold or microbial growth at the Property, and that tenant occupants have not had complaints concerning suspected mold or microbial growth. Joel Sanchez indicated that no formal indoor air quality management plan currently exists at the Property.

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

Joel Sanchez was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of a roof leak above Unit 36. No flood drain or ground water problems were reported.

### ASSESSMENT / RECOMMENDATION

AEI observed scattered areas of moisture conditions and peeling paint located at ceilings at unit 17, 36, unit 47, unit 82; and at the bathroom wall in unit 36.

### 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**

A rodent entry point was reported at the base cabinet located in the kitchen of unit 60. Rodents were reportedly no longer present, however the entry point must be sealed. (Critical Repair)

#### **4.3 SEISMIC ZONE**

AEI reviewed the property location in order to determine whether or not 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. 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. 25025C0057G, dated 9/25/2009, 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:

<b>Red Flag Material or System</b>	<b>Identified</b>	<b>Action Recommended</b>
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
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	No	Not applicable
Wood Destroying Organisms	No	Not applicable

## 5.0 DOCUMENT REVIEW & INTERVIEWS

### 5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Management	8/20/2022
Construction Drawings	Not received	NA
ALTA Survey	Not received	NA
Historical Capital Schedule	Not received	NA
Rent Roll	Management	Undated
REAC Report	HUD	4/12/2022
Development Profile	Management	Undated
Floor Plans	John M. Gray Co. Architects	196_
Site Diagram	John M. Gray Co. Architects	196_

### 5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Joel Sanchez	Maintenance Supervisor	617.593.0936	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 Brighton Building Department.

As of the date of this report, a written response has not been provided. AEI will continue to follow-up with the respective parties and will forward information received separately as soon as it has been received.

### 5.4 FIRE CODE COMPLIANCE

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

As of the date of this report, a written response has not been provided. AEI will continue to follow-up with the respective parties and will forward information received separately as soon as it has been received.

### 5.5 ZONING COMPLIANCE

The property is zoned MFR-1: Multifamily Residential and based on online research the property is a legal conforming use.

### 5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated 4/12/2022 following the site visit.

The results of the most recent REAC inspection are as follows:

Non-Life Threatening Projected Counts: **35**  
Life Threatening Projected Counts: **0**  
Smoke Detector Projected Counts: **0**  
Final Score: **90b**

Because the property received a REAC score of 60 or above, HUD requires that all Non-EH&S deficiencies be corrected as part of the property's ongoing maintenance program. The site contacts indicated that the correction of Non-EH&S deficiencies has been completed as of the date of this Report.

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## 6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

### 6.1 ACCESSIBILITY

#### *Determination of ADA, UFAS, FHA Applicability*

<b>Application</b>	<b>Yes/No</b>	<b>Definition</b>
<b>Age:</b> 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.
<b>Use:</b> Does the property feature areas of public accommodation? (ADAAG Question)	Yes	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.
<b>Use:</b> 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.
<b>Use:</b> 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.
<b>Use:</b> 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.
<b>Use:</b> 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.
<b>Age:</b> 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.
<b>Age:</b> 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.
<b>Age:</b> 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*

	<b>Building History</b>	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?		✓		
<b>Parking</b>					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			6 total spaces 2 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		No van accessible spaces are provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓	✓		Van accessible signage is not provided

<b>Building History</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
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?		✓		The property lacks directional signage to the rear accessible parking
<b>Ramps</b>					
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?			✓	
<b>Entrances/Exits</b>					
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)?	✓			
<b>Paths of Travel</b>					
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
<b>Elevators</b>					
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?	✓			
<b>Toilet Rooms</b>					
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?	✓			
<b>Pools</b>					
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
<b>Common Area Paths of Travel</b>					
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?			✓	
<b>Play Area</b>					
1.	Are the common area playgrounds accessible by wheelchair?			✓	
<b>Designated Handicapped Dwelling Units</b>					
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?			✓	The property does not have UFAS units. 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.
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)?			✓	



Abbreviated Screening Checklist for FHA Compliance

Building History		Yes	No	N/A	Comments
<b>Fair Housing Act Accessibility Review</b>					
1.	<b>Requirement 1. Are there accessible building entrances on an accessible route?</b> 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.	<b>Requirement 2. Are the public and common use areas accessible?</b> 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.	<b>Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)?</b> 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.	<b>Requirement 4. Is there an accessible route into and through the dwelling unit?</b> There must be an accessible route into and through each covered unit.			✓	
5.	<b>Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations?</b> Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✓	
6.	<b>Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars?</b> 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.	<b>Requirement 7. Are the kitchens and bathrooms "Usable"?.</b> 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:

- The property lacks a designated van accessible parking space and van sign (Critical Repair).
- The designated accessible parking spaces and access aisle cross slopes and running slopes exceed 1:48 maximum allowable. (Critical Repair)
- The rear accessible entry doors lack level landings at the pull side of the doors (Critical Repair)
- The community room entry door lacks lever hardware (Critical Repair).
- The community room kitchen door lacks lever hardware (Critical Repair).
- The community room kitchen sink exceeds 34" height (Critical Repair).
- The community room kitchen refrigerator lacks a 30" front approach or 48" side approach, centered on the appliance (Critical Repair).

### UFAS/State Code Concerns:

- UFAS does apply but there are no dedicated mobility units. It is AEI's understanding that the subject property is part of a portfolio of properties that, when added together, meet the requirement of 5% mobility and 2% sensory units as stipulated per section 504 requirements.
- If the property were to be separate from the portfolio during a RAD transaction than a UFAS feasibility study would have to be performed at the property. There are steps leading into all sections of the building, as a result, it is not realistic that UFAS compliant could be achieved at the property.

### FHA Design Concerns:

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

**Photographs**



Accessible rear entry - slope exceeds allowable (Critical Repair)



Accessible rear entry - slope exceeds allowable (Critical Repair)



Accessible parking - cross slope exceeds allowable (Critical Repair)



Accessible parking - cross slope exceeds allowable (Critical Repair)



Accessible parking - running slope exceeds allowable (Critical Repair)

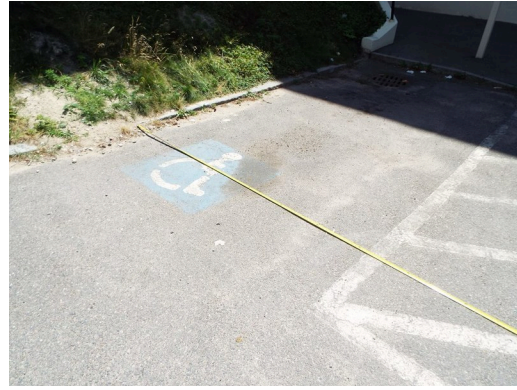


Accessible parking - running slope exceeds allowable (Critical Repair)





Accessible parking



Accessible parking



Common area - community room non-compliant thumbblatch hardware (Critical Repair)



Common area - kitchen door lacks lever hardware (Critical Repair)



Common area - kitchen sink exceeds 34 inch maximum height



Common area - refrigerator lacks 48 inch side access

## 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**

**According to the site contact, current work includes:**

- **full renovations to units 31 and 32**

**Reported future renovations include:**

- **renovations to sealed unit 64 fire damage (pending completion of investigation)**
- **interior lighting replacements with LED fixtures (ongoing)**
- **replacement of portions of walkways as part of a trip hazard mitigation program (spring 2023)**
- **replacement of building windows (2024)**
- **roof repair at the 6th floor**

**In addition, the Boston Housing Authority reported a pilot program is in process to assess intercom replacements with intercoms which provide visual recognition capability.**

## 7.0 OPINIONS OF PROBABLE COST

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### 7.1 FINANCIAL RECAP

*Replacement Reserve Summary Table*

<b>Replacement Reserve Schedule Term/Inflation Status</b>	<b>Replacement Reserve Schedule Summary Costs</b>	<b>Replacement Reserve Schedule Summary Costs/Per Unit Per Annum</b>
1-10 Year Un-Inflated Costs	\$1,230,167	\$1,500
1-10 Year Inflated Costs	\$1,306,514	\$1,593
11-20 Year Un-Inflated Costs	\$2,829,838	\$3,451
11-20 Year Inflated Costs	\$3,817,102	\$4,655
1-20 Year Un-Inflated Costs	\$4,060,005	\$2,476
1-20 Year Inflated Costs	\$5,123,615	\$3,124

### 7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
<b>CRITICAL REPAIRS (ACCESSIBILITY)</b>								
Striping and Marking	Install Compliant Handicapped Van Parking and Signage (Critical Repair)	Designated handicapped parking	Repair	1	Each	\$ 175.00	\$ 175.00	The property lacks a designated van accessible parking space and van sign. Installation of van parking and signage is required per ADAAG requirements.
Asphalt Pavement	Correct Accessible Parking Slopes (Critical Repair)	Designated accessible parking spaces and access aisle	Repair	2	Each	\$ 5,000.00	\$ 10,000.00	The designated accessible parking spaces and access aisle cross slopes and running slopes exceed 1:48 maximum allowable.
Concrete	Correct Accessible Entry Landing Slopes (Critical Repair)	Rear accessible entry doors	Repair	2	Each	\$ 3,000.00	\$ 6,000.00	The rear accessible entry doors lack level landings at the pull side of the doors
Passage & lock sets - Common	Install Levered Door Hardware (Critical Repair)	Community room entry door and kitchen door	Repair	2	Each	\$ 150.00	\$ 300.00	The community room entry door and kitchen door lack lever hardware. Levered hardware is required per ADAAG and UFAS.
Cabinets & vanities - Common	Common Area Kitchen Cabinet Modifications (Critical Repair)	Community room kitchen	Repair	1	Each	\$ 5,000.00	\$ 5,000.00	The community room kitchen sink exceeds 34" height. The kitchen is not UFAS compliant.
<b>CRITICAL REPAIRS (LIFE SAFETY)</b>								
Asphalt	Correct Asphalt Sidewalk Trip Hazards (Critical Repair)	Accessible parking access aisle located at the rear of the building	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	Differential settlement of asphalt pavement and a raised curb was observed at the accessible parking access aisle located at the rear of the building. The conditions represent a trip hazard. Repair is required.
Commercial Entry Systems	Repair Commercial Entry Door Systems (Critical Repair)	Rear entry door located at wing 95	Repair	1	Each	\$ 1,982.00	\$ 1,982.00	Damage in the form of a missing sidelight and panic hardware was observed at the rear entry door located at wing 95. Repair is required.
Brick/block veneer	Brick Veneer - Structural Inspection (Critical Repair)	Corners of the 91 wing and 95 wing south elevations	Repair	1	Each	\$ 6,250.00	\$ 6,250.00	Vertical cracking was observed at exterior masonry located at the corners of the 91 wing and 95 wing south elevations. Horizontal displacement of brick was observed at exterior masonry located above a window at the 91 wing south elevation. Inspection and repair recommendations by a licensed structural engineer is required.
Lighting - Tenant Spaces	Unit Light Fixture (Critical Repair)	Unit 25	Repair	1	Each	\$ 100.00	\$ 100.00	A missing light fixture and exposed wiring was observed in unit 25. Replacement of the fixture is required.
Cabinets & vanities	Repair Cabinet (Critical Repair)	Unit 60	Repair	1	Each	\$ 200.00	\$ 200.00	A rodent entry point was reported at the base cabinet located in the kitchen of unit 60. Rodents were reportedly no longer present, however the entry point must be sealed.
Passage & lock sets	Repair Doors (Critical Repair)	Units 40 and 68	Repair	2	Each	\$ 600.00	\$ 1,200.00	AEI observed door lock damage located at entry doors in units 40 and 68. Repairs are required to ensure secure tenant entries.
Mold-treat-remediate	Treat Mold (Critical Repair)	Ceiling in unit 17 and at a wall in unit 36	Repair	2	Each	\$ 1,200.00	\$ 2,400.00	AEI observed apparent mold located at the ceiling in unit 17 and at a wall in unit 36. Remediation is required prior to repairs.
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Bedrooms	Repair	92	Each	\$ 30.00	\$ 2,760.00	Bedrooms were observed lacking smoke detectors. Installation of HUD compliant smoke detectors either hard-wired units or sealed battery detectors with 10-year life are required.
Unit/building wiring	Install GFCI Outlets (Critical Repair)	Countertop outlets	Repair	40	Each	\$ 50.00	\$ 2,000.00	Several kitchens were observed lacking GFCI receptacles. Installation of GFCI receptacles is required.
Fire extinguishers	Service fire extinguishers (Critical Repair)	General building	Repair	20	Each	\$ 280.00	\$ 5,600.00	An expired fire extinguisher tag was observed. Servicing of the fire extinguishers is recommended.
Smoke and fire detection system, central panel	Fire Alarm Inspection (Critical Repair)	General building	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	A current fire alarm inspection report was not provided. The fire alarm panel inspection tag was observed dated April, 2021. AEI recommends a current fire alarm inspection be performed and a report be provided.
Building fire suppression sprinklers, standpipes	Fire Sprinkler Inspection (Critical Repair)	General building	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	A current fire sprinkler inspection report was not provided. AEI recommends a current fire sprinkler inspection report be provided.

Accessibility Subtotal: \$ 21,475.00  
 Life Safety Subtotal: \$ 25,492.00  
 Total: \$ 46,967.00

### 7.3 NON-CRITICAL REPAIRS

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NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Asphalt Pavement	Repair Asphalt Parking Lot (Non-Critical Repair)	Rear parking area and rear access drive	Repair	500	SF	\$ 4.00	\$ 2,000.00	Deterioration, depressions and cracking of asphalt pavement was observed at the rear parking area and rear access drive. Repair is recommended.
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Rear parking area and rear access drive	Repair	3500	SF	\$ 0.50	\$ 1,750.00	Worn seal coat and faded striping was observed at the rear parking area. Resealing and restriping is recommended.
Concrete	Repair Concrete Sidewalks and Plaza (Non-Critical Repair)	Throughout the sidewalks and plaza located at the front of the building	Repair	5500	SF	\$ 5.55	\$ 30,525.00	Deterioration and cracking of concrete pavement was observed throughout the sidewalks and plaza located at the front of the building. Replacement of the concrete sidewalks is recommended.
Fencing, chain-link	Chain-Link Fencing (Non-Critical Repair)	West property boundary	Level 1 Alteration	150	LF	\$ 31.60	\$ 4,740.00	Deterioration and rusted chain link fencing was observed located at the west property boundary. Replacement is recommended.
Retaining Walls, heavy block (50-80 lb)	Masonry Planter Walls (Non-Critical Repair)	Plaza located at the front of the building	Level 1 Alteration	80	SF	\$ 36.67	\$ 2,933.60	Deterioration of brick masonry landscaping retaining walls was observed at the plaza located at the front of the building. Repair is required.
Caulking and Sealing	Replace Sealant (Non-Critical Repair)	Windows and vertical masonry joints	Repair	1200	LF	\$ 21.00	\$ 25,200.00	Deterioration of exterior sealant was observed at windows and vertical masonry joints. Replacement is recommended.
Low slope-Rubberized/elastomeric white/cool roof	Replace TPO Roofing (Mid-Rise) (Non-Critical Repair)	Main roof	Repair	10500	SF	\$ 10.75	\$ 112,875.00	The main roof is generally in overall fair condition. The surfaces are worn and evidence of numerous patching was observed. On-site personnel reported that the roof is approximately 20 years old and, as such, has reached the end of the EUL. AEI recommends roof replacement.
Low slope-Thermoplastic membrane, (TPO, vinyl)	Replace Rooftop Terrace TPO Roofing (Mid-Rise) (Non-Critical Repair)	Outdoor roof terraces	Repair	1400	SF	\$ 13.25	\$ 18,550.00	Outdoor roof terraces have concrete pavers set over the roofing membrane. Vegetation was observed throughout the seams between concrete pavers. The terrace roof membrane could not be directly observed. However, on-site personnel reported that the roof is approximately 20 years old and, as such, has reached the end of the EUL. AEI recommends terrace roof replacement.
Tenant space alarm systems	Emergency Call System (Non-Critical Repair)	Dwelling units	Repair	82	Each	\$ 300.00	\$ 24,600.00	The emergency call system appears to be original, and is beyond its estimated useful life. Replacement is recommended.
Drywall	Repair Damaged Paint and Drywall (Non-Critical Repair)	Dwelling unit kitchens	Repair	5	Each	\$ 200.00	\$ 1,000.00	AEI observed scattered areas of moisture conditions and peeling paint located at ceilings at unit 17, 36, unit 47, unit 82; and at the bathroom wall in unit 36.
Elevator, machinery	Elevator Inspection (Non-Critical Repair)	Elevators	Repair	4	Each	\$ 1,000.00	\$ 4,000.00	An expired elevator certificate was observed. Although requested, information regarding elevator inspections was not provided for our review. AEI recommends a basic allowance for each elevator to be inspected.
Drywall	Renovate Down Units (Non-Critical Repair)	Units 31, 32, and 64	Repair	3	Each	\$ 20,000.00	\$ 60,000.00	Units 31, 32, and 64 were observed with varying conditions of damage and require significant renovations to return to rentable status.

**Total: \$ 288,173.60**

**7.4 REPLACEMENT RESERVES**

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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	3500	SF	\$ 3	\$ 10,465	25	19	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	3500	SF	\$ 1	\$ 1,750	5	5	0	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Concrete Pavement	Repair and Maintain Dumpster Pad	200	SF	\$ 10	\$ 2,000	50	42	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Asphalt	Resurface Asphalt Sidewalks and Plazas	4000	SF	\$ 3	\$ 11,960	25	20	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fencing, chain-link	Chain-Link Fencing (Non-Critical Repair)	150	LF	\$ 32	\$ 4,740	40	4	0	\$ 4,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Signage, Entrance/Monument	Property Signage	1	Each	\$ 5,688	\$ 5,688	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Retaining Walls, reinforced concrete masonry unit (CMU)	Concrete Site Wall	500	SF	\$ 37	\$ 18,335	40	22	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,335	\$ -	\$ -		
Retaining Walls, reinforced concrete masonry unit (CMU)	Concrete Retaining Walls	500	SF	\$ 37	\$ 18,335	40	22	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,335	\$ -	\$ -		
Retaining Walls, heavy block (50-80 lb)	Masonry Planter Walls (Non-Critical Repair)	80	SF	\$ 37	\$ 2,934	60	4	0	\$ 2,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Emergency Generator	Emergency Generator, 100KW	1	Each	\$ 100,000	\$ 100,000	25	11	14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Slab, reinforced concrete	Concrete Foundation	10500	SF	\$ 10	\$ 105,000	100	59	41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Common Exterior Door, solid wood /metal clad	Service Doors	1	Each	\$ 600	\$ 600	25	20	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Common Exterior Door, aluminum and glass	Exit Door, Metal Framed Glass	2	Each	\$ 1,200	\$ 2,400	30	20	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Commercial Entry Systems	Commercial Entry Door Systems	4	Each	\$ 1,982	\$ 7,928	50	20	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Brick/block veneer	Brick Veneer - Pointing	56000	SF	\$ 5	\$ 254,240	60	42	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,747	\$ 84,747	\$ 84,747	\$ -	\$ -	
Vinyl	Vinyl Windows, Medium	136	Each	\$ 690	\$ 93,840	30	26	4	\$ -	\$ -	\$ -	\$ -	\$ 31,280	\$ 31,280	\$ 31,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Vinyl	Vinyl Windows, Small	200	Each	\$ 610	\$ 122,000	30	26	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Aluminum	Aluminum Windows, Large	6	Each	\$ 800	\$ 4,800	40	36	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Cast iron sanitary waste	Sewer Main	1	Each	\$ 54,750	\$ 54,750	75	59	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,750	\$ -	\$ -	\$ -	\$ -		
Copper/brass hard pipe, supply	Supply Piping	1	Each	\$ 100,000	\$ 100,000	75	69	6	\$ -	\$ -	\$ -	\$ -	\$ 14,286	\$ 14,286	\$ 14,286	\$ 14,286	\$ 14,286	\$ 14,286	\$ 14,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DHW circulating pumps	DHW Water Circulation Pumps	2	Each	\$ 1,657	\$ 3,314	15	10	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,105	\$ 1,105	\$ 1,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,105	\$ 2,209	
DHW storage tanks	Water Storage Tank	2	Each	\$ 2,052	\$ 4,104	15	10	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,368	\$ 1,368	\$ 1,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,368	\$ 2,736	
Boilers, Oil/ Gas/ Dual Fuel, Low MBH	Gas-Fired Boiler (Domestic) 399,999 Btu	2	Each	\$ 40,000	\$ 80,000	30	10	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boilers, Oil/ Gas/ Dual Fuel, High MBH - Centralized	Gas-Fired Boiler (HVAC) 3,126,000 Btu	2	Each	\$ 450,000	\$ 900,000	40	13	27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hydronic/Water Circulating Pumps	Hydronic HVAC Circulating Pumps	2	Each	\$ 1,657	\$ 3,314	20	17	3	\$ -	\$ -	\$ 1,105	\$ 1,105	\$ 1,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Radiation-steam/hydronic (baseboard or freestanding radiator)	Steam Radiators	120	Each	\$ 300	\$ 36,000	50	40	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Elevator, machinery	Elevator Machinery Upgrades	4	Each	\$ 164,139	\$ 656,556	30	11	19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,852	\$ 218,852	\$ 218,852	
Elevator cab, interior finish	Elevator Cab Finish	4	Each	\$ 9,175	\$ 36,700	20	11	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,233	\$ 12,233	\$ 12,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building fire suppression sprinklers, standpipes	Refurbish Fire Sprinkler System	2500	SF	\$ 3	\$ 7,475	50	42	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,475	\$ 7,475	\$ 7,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Smoke and fire detection system, central panel	Central Fire Panel	1	Each	\$ 13,077	\$ 13,077	15	12	3	\$ -	\$ -	\$ -	\$ 13,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Floor tile, ceramic, natural stone - Common	Ceramic Tile - Common Flooring	350	SF	\$ 8	\$ 2,800	50	39	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 933	\$ 933	\$ 933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor	4700	SF	\$ 7	\$ 32,336	20	18	2	\$ -	\$ -	\$ 32,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities - Common	Cabinet Upgrades - Common Area	1	Each	\$ 6,500	\$ 6,500	25	17	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	1	Each	\$ 650	\$ 650	15	12	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650	
Range, cook top, wall oven - Common	Range/Oven - Common Area	1	Each	\$ 869	\$ 869	25	22	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms	78	Each	\$ 17,500	\$ 1,365,000	75	59	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens, Living Rooms and Bedrooms (Dwelling Units) (Older)	60	Each	\$ 1,800	\$ 108,000	20	16	4	\$ -	\$ -	\$ 21,600	\$ 21,600	\$ 21,600	\$ 21,600	\$ 21,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Kitchens, Living Rooms and Bedrooms (Dwelling Units) (Newer)	22	Each	\$ 1,800	\$ 39,600	20	4	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ -	\$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	60	Each	\$ 5,062	\$ 303,704	25	22	3	\$ -	\$ 60,741	\$ 60,741	\$ 60,741	\$ 60,741	\$ 60,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	22	Each	\$ 5,062	\$ 111,358	25	12	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	41	Each	\$ 650	\$ 26,650	15	13	2	\$ -	\$ 10,660	\$ 5,330	\$ 5,330	\$ 5,330	\$ 5,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	41	Each	\$ 650	\$ 26,650	15	4	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	41	Each	\$ 869	\$ 35,629	25	22	3	\$ -	\$ 7,126	\$ 7,126	\$ 7,126	\$ 7,126	\$ 7,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Newer)	41	Each	\$ 869	\$ 35,629	25	4	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting - interior common space	Modernize Common Area Lighting	21490	SF	\$ 1	\$ 25,788	30	7	23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Paints, stains, clear finishes, interior - Common	Repaint Common Area Walls/Ceilings	32235	SF	\$ 1	\$ 32,235	20	12	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paints, stains, clear finishes, interior	Repaint Unit Walls/Ceilings	82	Each	\$ 2,000	\$ 164,000	15	9	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,800	\$ 32,800	\$ 32,800															

## 7.5 INSURABLE VALUE - REPLACEMENT COST

### *Replacement Cost Per Building*

<b>Building Identifier</b>	<b>Replacement Cost of Building Per SF</b>	<b>Source of Replacement Cost</b>	<b>Replacement Cost of Building</b>
91-95 Washington Street	\$215	RS Means	\$14,222,250

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## 8.0 ASSESSOR QUALIFICATIONS

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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 20, 2022

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

DRAFT

Keith Hoffses, R.A., 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.

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## 9.0 LIMITING CONDITIONS

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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 statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the 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.

No destructive or invasive testing was included in the scope of this Assessment.

Limitations to AEI's standard site assessment protocol were encountered. Full access to the property was not made available due to the following circumstances:

- Vacant dwelling units 64 and 67 were not available for inspection due to lack of keys.

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# **APPENDIX A**

## **Dwelling Unit Photo Documentation**

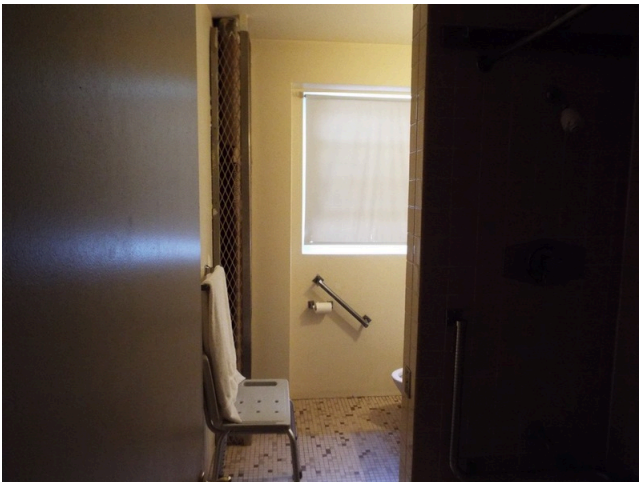
DRAFT



1. 1-bed-1-bath - unit 6 - kitchen



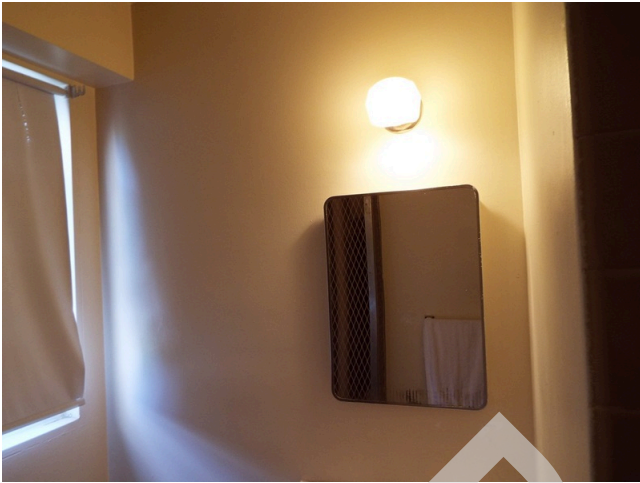
2. 1-bed-1-bath - unit 6 -kitchen lacks GFCI (Critical Repair)



3. 1-bed-1-bath - unit 6



4. 1-bed-1-bath - unit 6 - bathroom



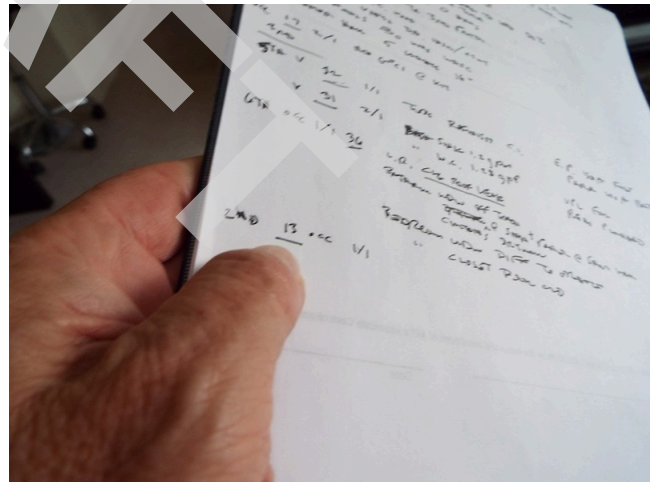
5. 1-bed-1-bath - unit 6



6. 1-bed-1-bath - unit 6 - tub shower



7. 1-bed-1-bath - unit 6 - living room



8. 1-bed-1-bath - unit 13





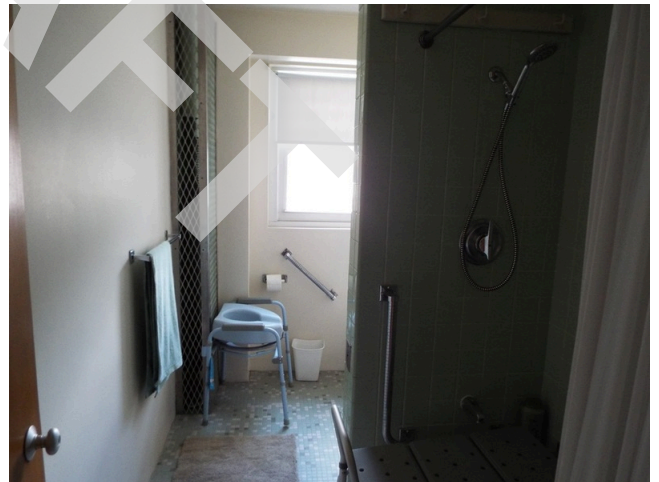
9. 1-bed-1-bath - unit 13



10. 1-bed-1-bath - unit 13 - kitchen cabinets



11. 1-bed-1-bath - unit 13 - bathroom vanity



12. 1-bed-1-bath - unit 13





13. 1-bed-1-bath - unit 13



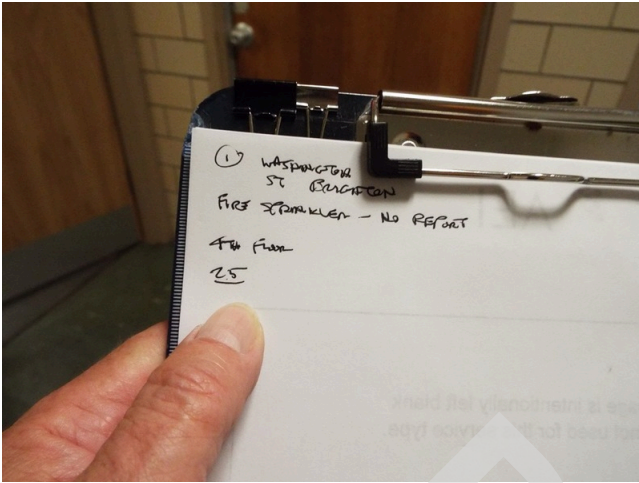
14. 1-bed-1-bath - unit 13 - bedroom



15. 1-bed-1-bath - unit 13 - kitchen lacks GFCI receptacle (Critical Repair)



16. 1-bed-1-bath - unit 13



17. 1-bed-1-bath - unit 25



18. 1-bed-1-bath - unit 25



19. 1-bed-1-bath - unit 25 - living room



20. 1-bed-1-bath - unit 25 - heating unit





21. 1-bed-1-bath - unit 25 - hall



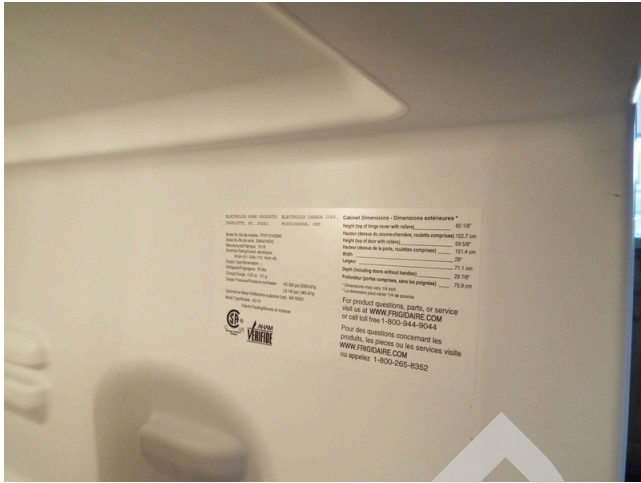
22. 1-bed-1-bath - unit 25 - kitchen cabinets



23. 1-bed-1-bath - unit 25 - appliances



24. 1-bed-1-bath - unit 25



25. 1-bed-1-bath - unit 25



26. 1-bed-1-bath - unit 25

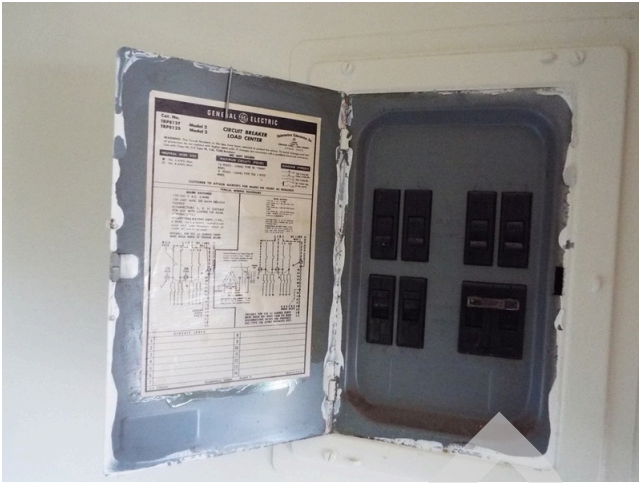


27. 1-bed-1-bath - unit 25

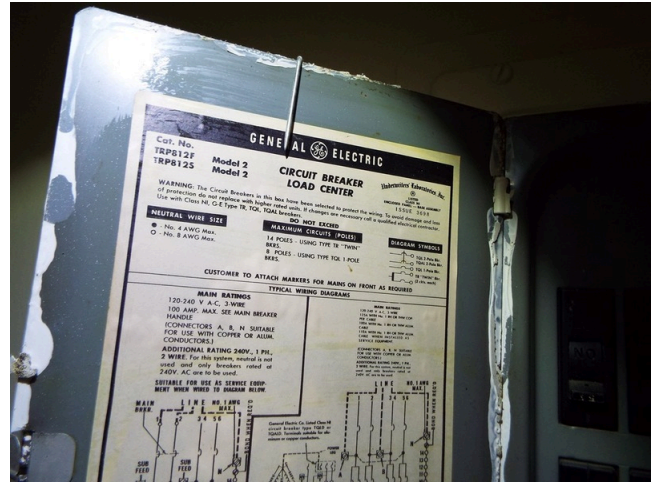


28. 1-bed-1-bath - unit 25 - unit supply and waste piping

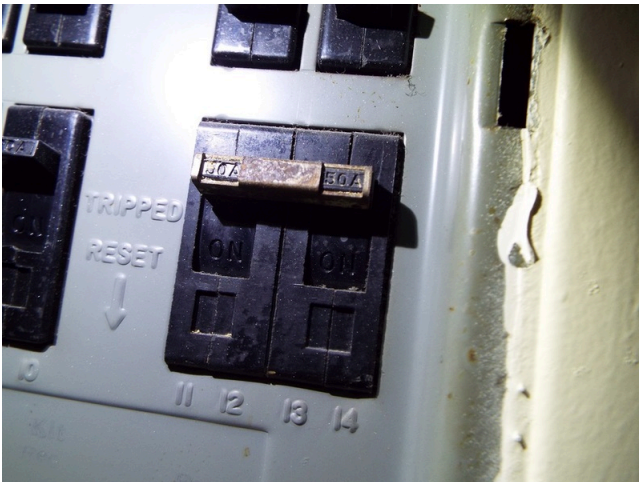




29. 1-bed-1-bath - unit 25 - unit electrical panel



30. 1-bed-1-bath - unit 25



31. 1-bed-1-bath - unit 25



32. 1-bed-1-bath - unit 25



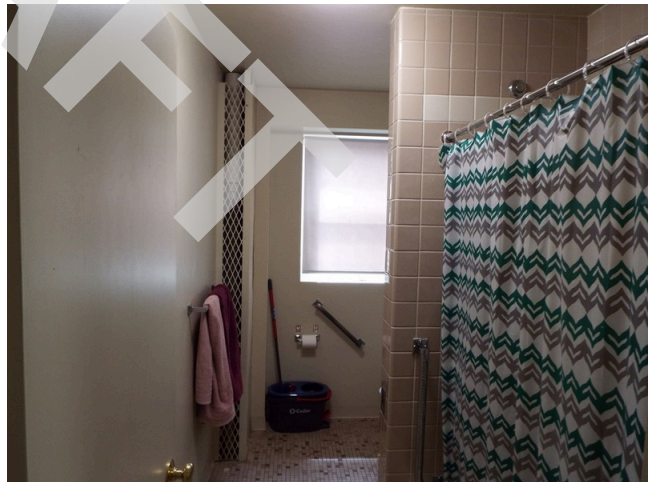
33. 1-bed-1-bath - unit 25



34. 1-bed-1-bath - unit 25 - unit hall way smoke detector



35. 1-bed-1-bath - unit 25



36. 1-bed-1-bath - unit 25





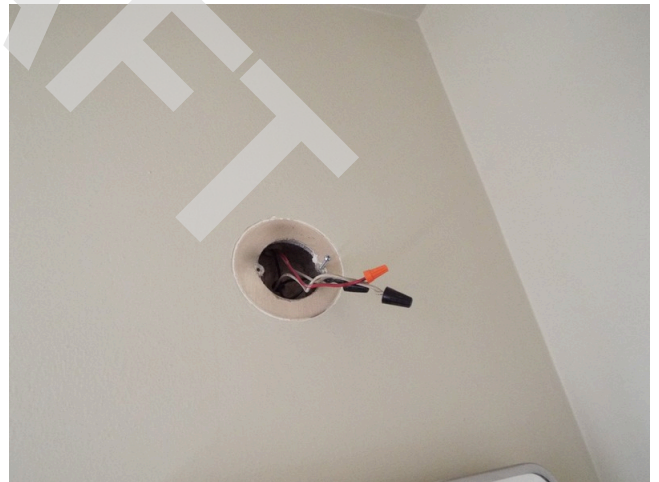
37. 1-bed-1-bath - unit 25 - bathroom



38. 1-bed-1-bath - unit 25 - bathroom fixtures



39. 1-bed-1-bath - unit 25



40. 1-bed-1-bath - unit 25 - missing light fixture  
(Critical Repair)



41. 1-bed-1-bath - unit 25 - tub shower



42. 1-bed-1-bath - unit 25



43. 1-bed-1-bath - unit 25



44. 1-bed-1-bath - unit 25

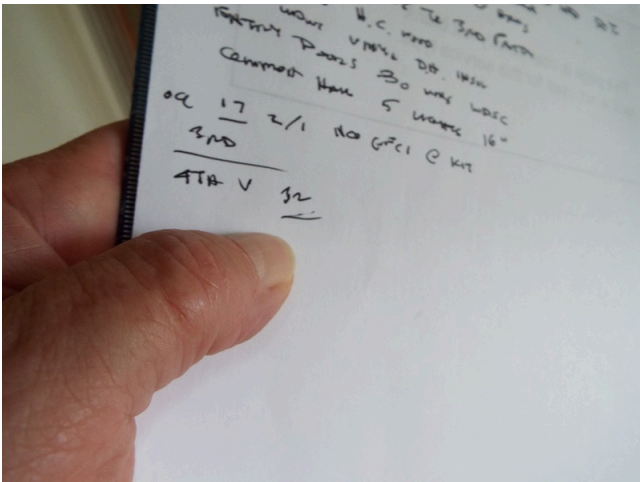




45. 1-bed-1-bath - unit 25 emergency call device  
(Non-Critical Repair)



46. 1-bed-1-bath - unit 25



47. 1-bed-1-bath - unit 32



48. 1-bed-1-bath - unit 32 - living room



49. 1-bed-1-bath - unit 32 - bedroom



50. 1-bed-1-bath - unit 32



51. 1-bed-1-bath - unit 32



52. 1-bed-1-bath - unit 32

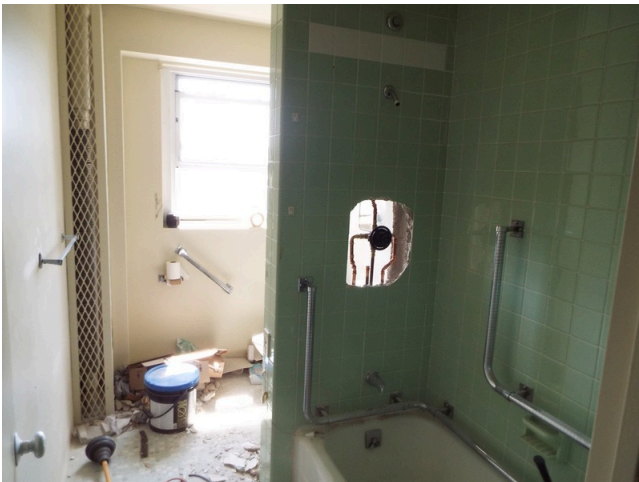




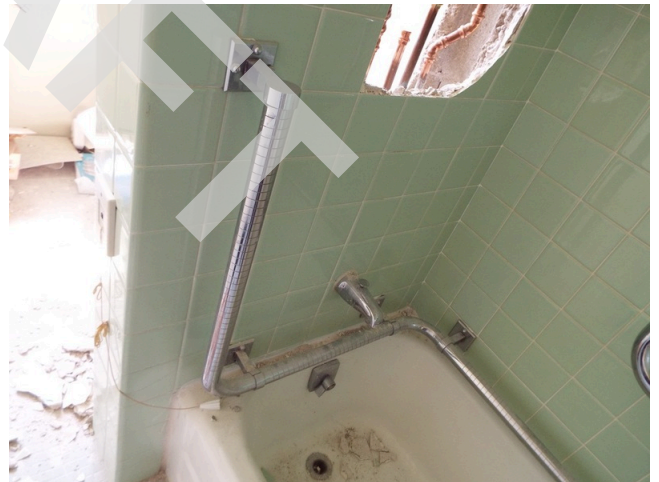
53. 1-bed-1-bath - unit 32



54. 1-bed-1-bath - unit 32



55. 1-bed-1-bath - unit 32 - bathroom



56. 1-bed-1-bath - unit 32



57. 1-bed-1-bath - unit 32



58. 1-bed-1-bath - unit 32

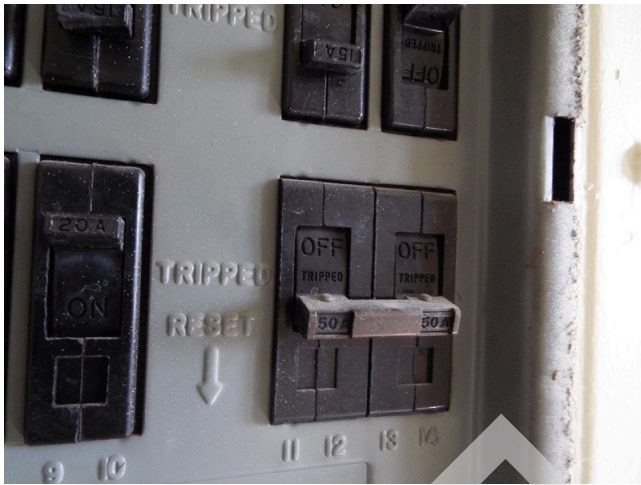


59. 1-bed-1-bath - unit 32

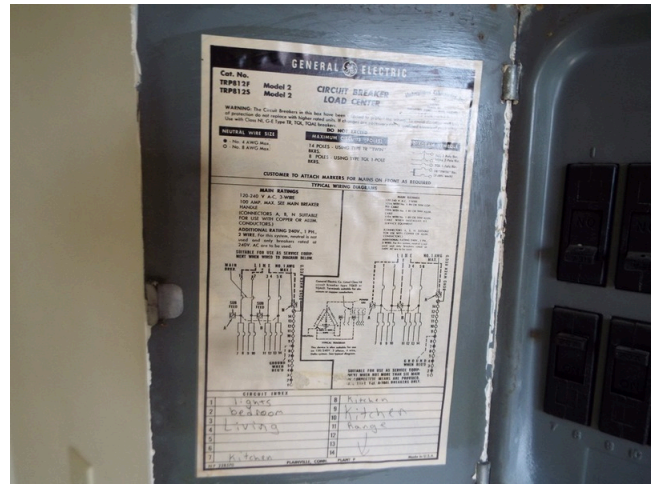


60. 1-bed-1-bath - unit 32

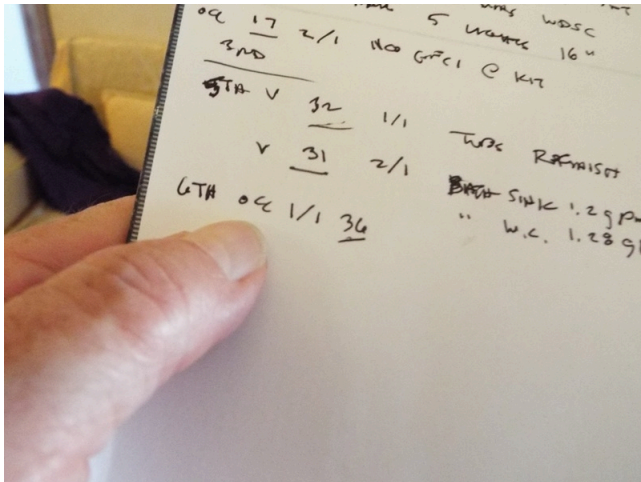




61. 1-bed-1-bath - unit 32



62. 1-bed-1-bath - unit 32



63. 1-bed-1-bath - unit 36



64. 1-bed-1-bath - unit 36 - ceiling condition (Non-Critical Repair)



65. 1-bed-1-bath - unit 36



66. 1-bed-1-bath - unit 36



67. 1-bed-1-bath - unit 36 - moisture condition  
(Critical Repair)



68. 1-bed-1-bath - unit 36

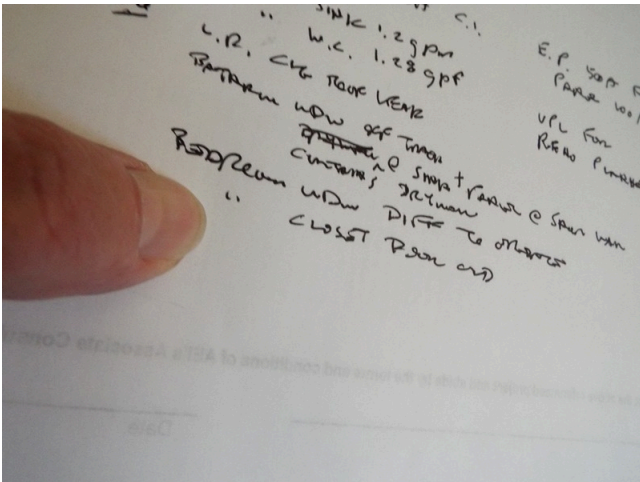




69. 1-bed-1-bath - unit 36



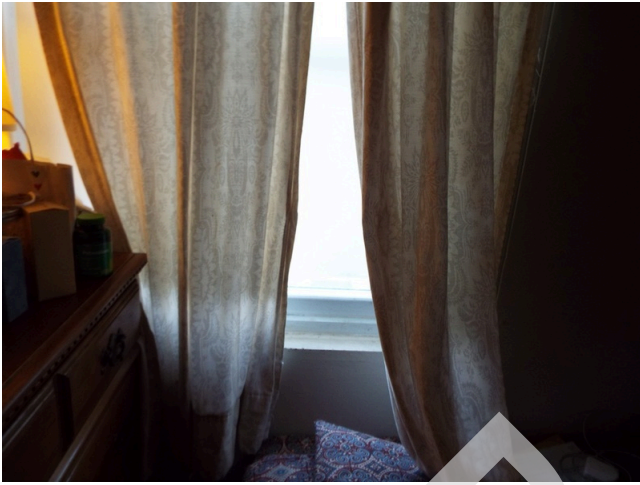
70. 1-bed-1-bath - unit 36 - window condition (Non-Critical Repair)



71. 1-bed-1-bath - unit 36



72. 1-bed-1-bath - unit 36



73. 1-bed-1-bath - unit 36



74. 1-bed-1-bath - unit 36

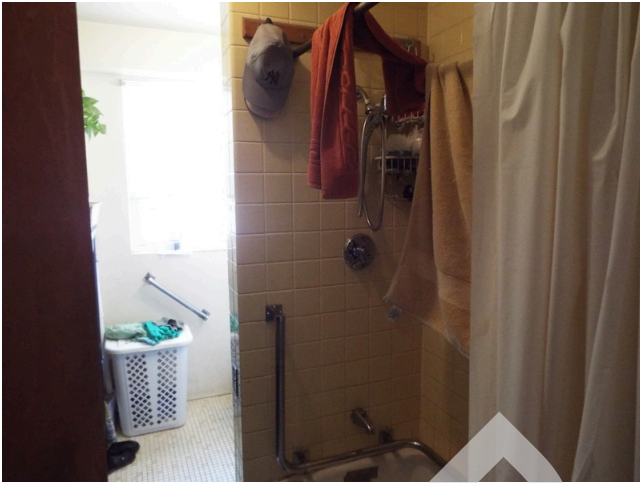


75. 1-bed-1-bath - unit 36

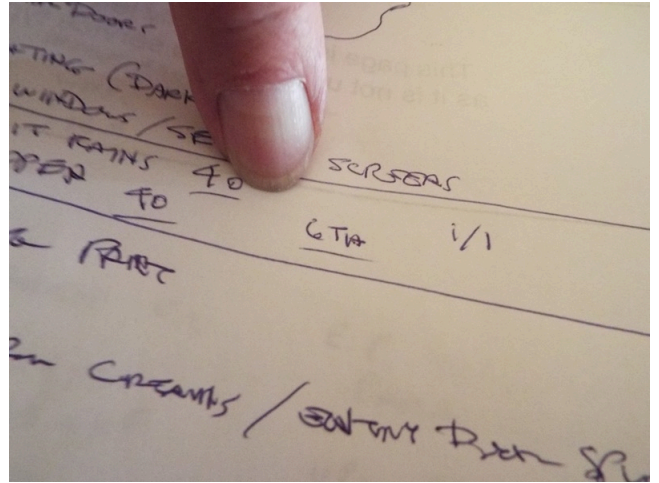


76. 1-bed-1-bath - unit 36





77. 1-bed-1-bath - unit 36



78. 1-bed-1-bath - unit 40



79. 1-bed-1-bath - unit 40



80. 1-bed-1-bath - unit 40



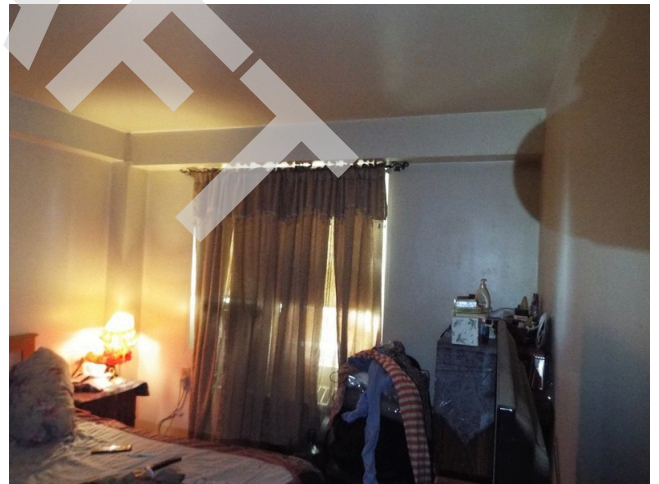
81. 1-bed-1-bath - unit 40 - ceiling paint condition  
(Non-Critical Repair)



82. 1-bed-1-bath - unit 40



83. 1-bed-1-bath - unit 40



84. 1-bed-1-bath - unit 40





85. 1-bed-1-bath - unit 40



86. 1-bed-1-bath - unit 40



87. 1-bed-1-bath - unit 40



88. 1-bed-1-bath - unit 40 - ceiling paint condition  
(Non-Critical Repair)



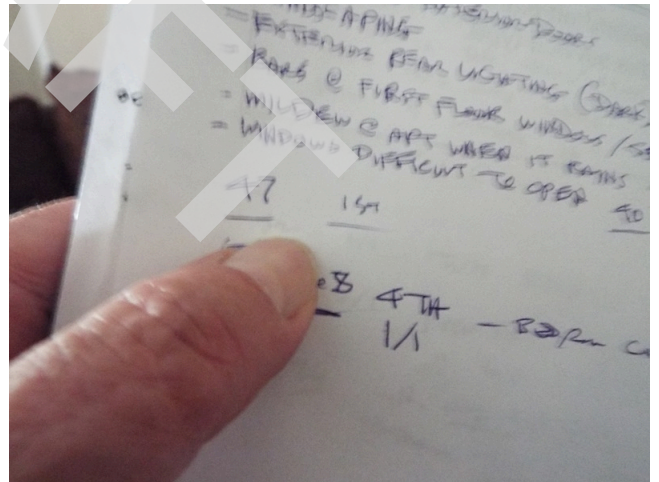
89. 1-bed-1-bath - unit 40



90. 1-bed-1-bath - unit 40

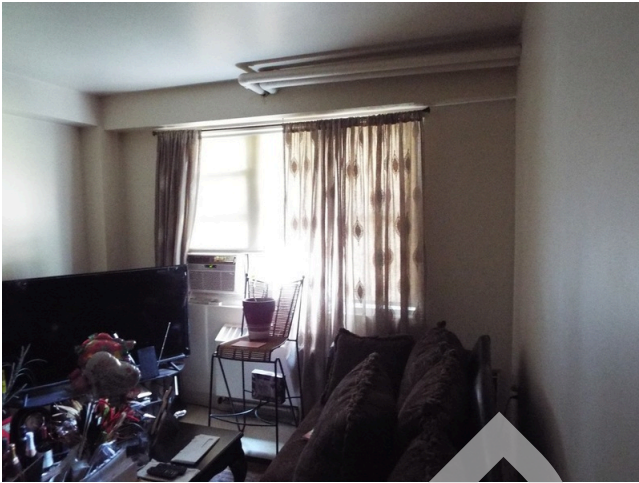


91. 1-bed-1-bath - unit 40 - door lock condition  
(Critical Repair)



92. 1-bed-1-bath - unit 47





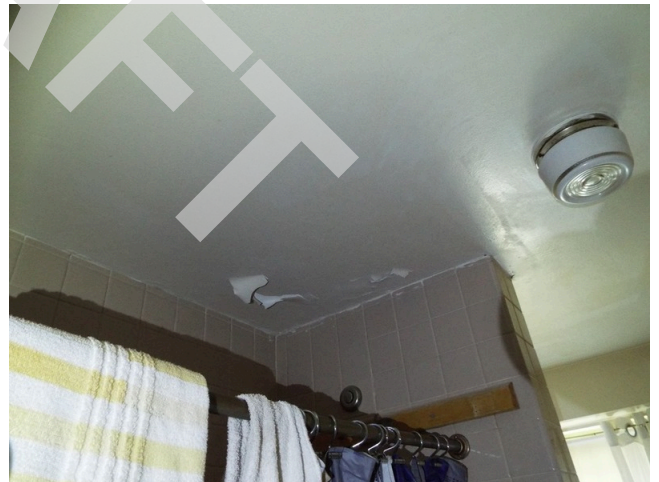
93. 1-bed-1-bath - unit 47



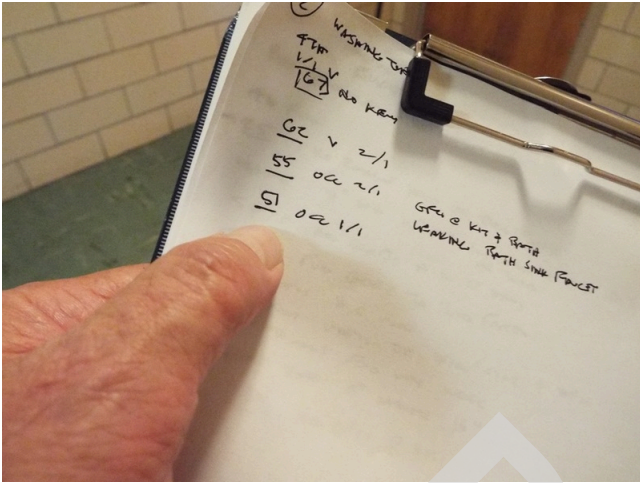
94. 1-bed-1-bath - unit 47



95. 1-bed-1-bath - unit 47



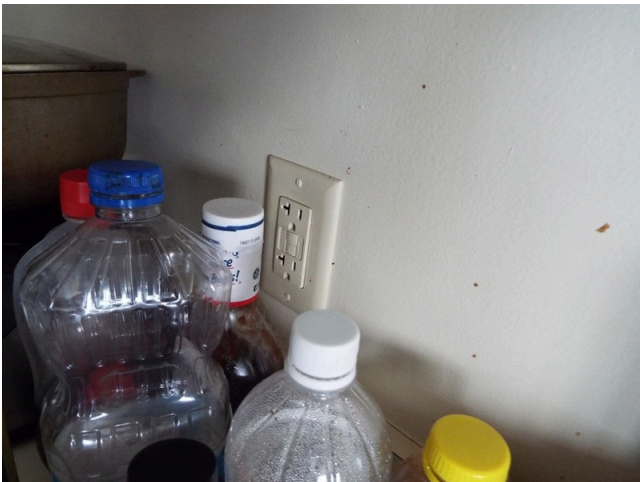
96. 1-bed-1-bath - unit 47 - ceiling paint condition  
(Non-Critical Repair)



97. 1-bed-1-bath - unit 51



98. 1-bed-1-bath - unit 51



99. 1-bed-1-bath - unit 51



100. 1-bed-1-bath - unit 51

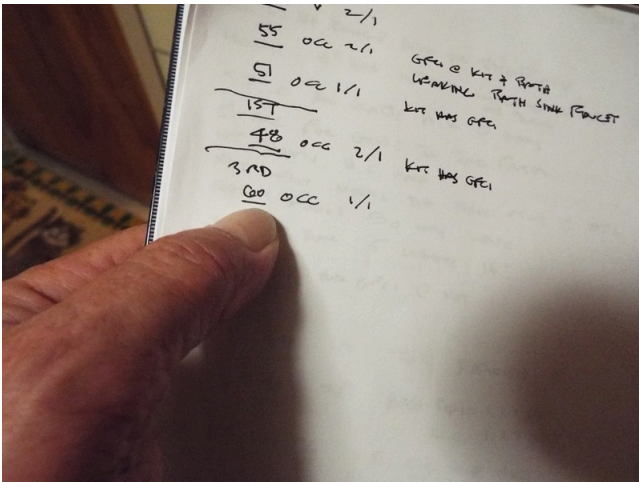




101. 1-bed-1-bath - unit 51



102. 1-bed-1-bath - unit 51



103. 1-bed-1-bath - unit 60



104. 1-bed-1-bath - unit 60 - rodent entry area  
(Critical Repair)





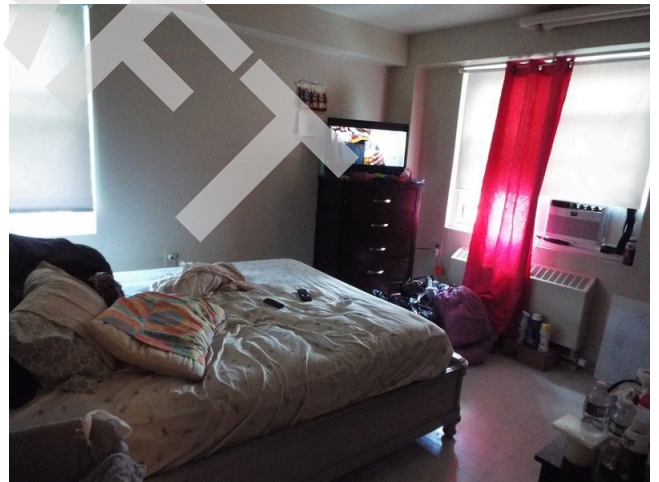
105. 1-bed-1-bath - unit 60



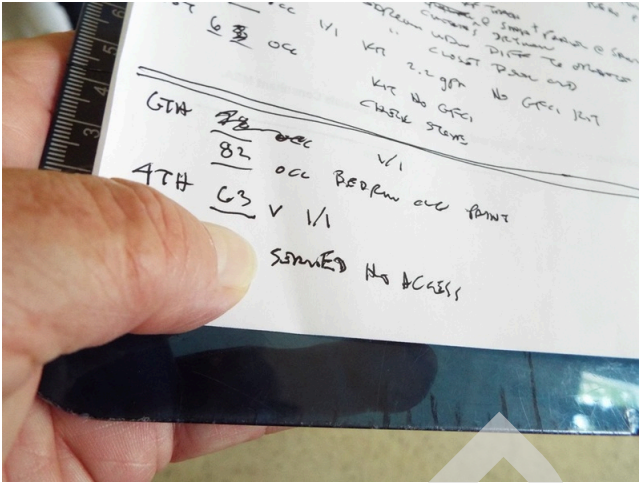
106. 1-bed-1-bath - unit 60



107. 1-bed-1-bath - unit 60



108. 1-bed-1-bath - unit 60 (6)



109. 1-bed-1-bath - unit 63



110. 1-bed-1-bath - unit 63



111. 1-bed-1-bath - unit 63



112. 1-bed-1-bath - unit 63





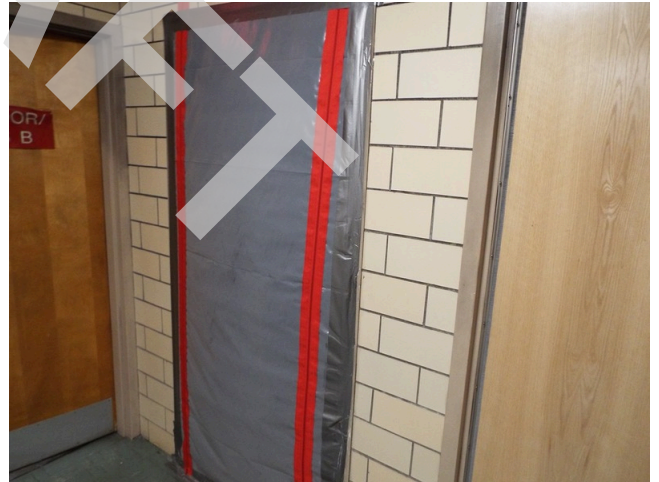
113. 1-bed-1-bath - unit 63



114. 1-bed-1-bath - unit 63

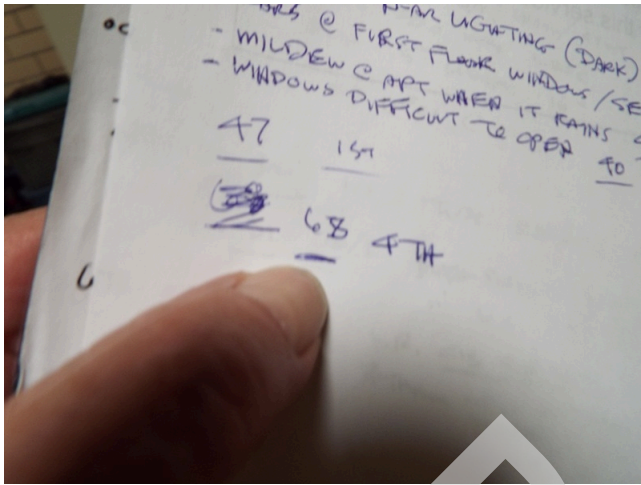


115. 1-bed-1-bath - unit 63



116. 1-bed-1-bath - unit 64 - no access fire damage





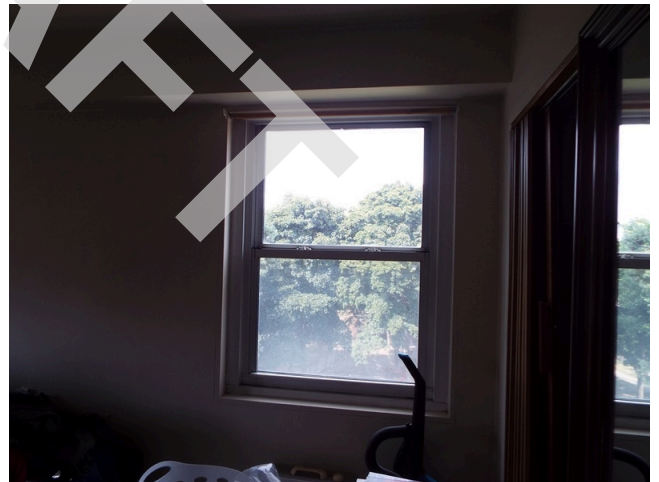
117. 1-bed-1-bath - unit 68



118. 1-bed-1-bath - unit 68



119. 1-bed-1-bath - unit 68



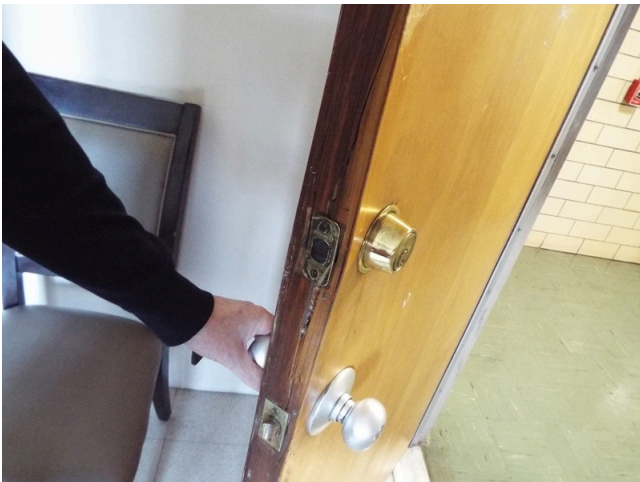
120. 1-bed-1-bath - unit 68



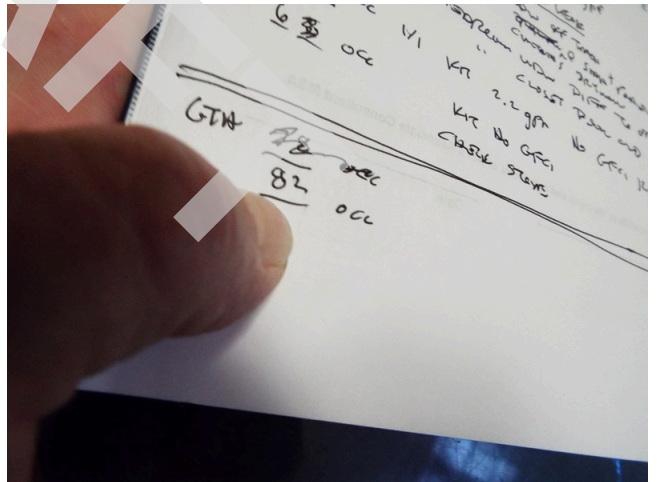
121. 1-bed-1-bath - unit 68



122. 1-bed-1-bath - unit 68



123. 1-bed-1-bath - unit 68 - door lock condition  
(Critical Repair)



124. 1-bed-1-bath - unit 82





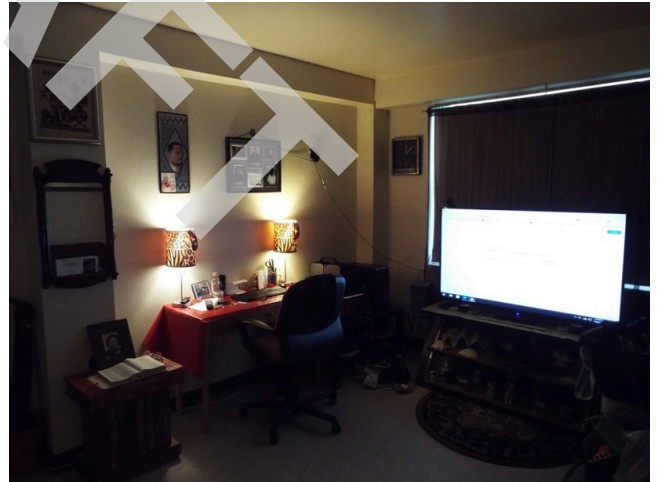
125. 1-bed-1-bath - unit 82



126. 1-bed-1-bath - unit 82

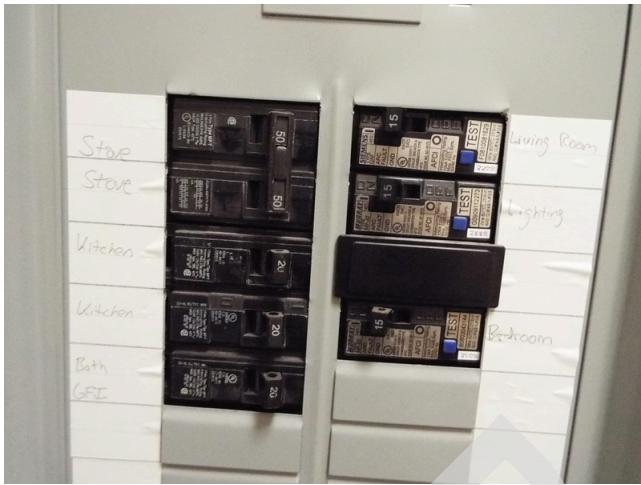


127. 1-bed-1-bath - unit 82

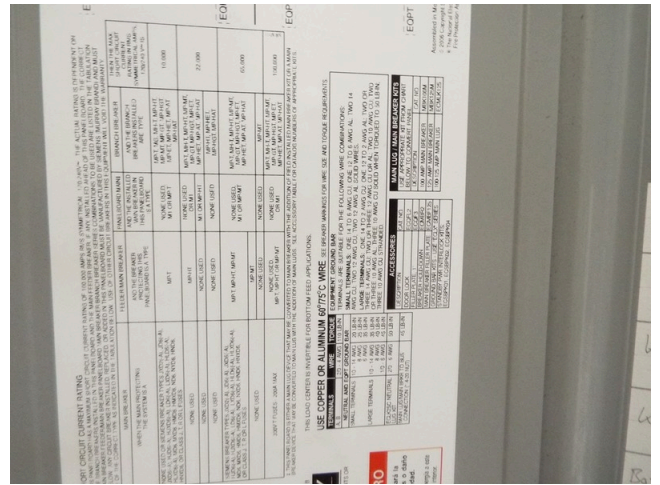


128. 1-bed-1-bath - unit 82





129. 1-bed-1-bath - unit 82



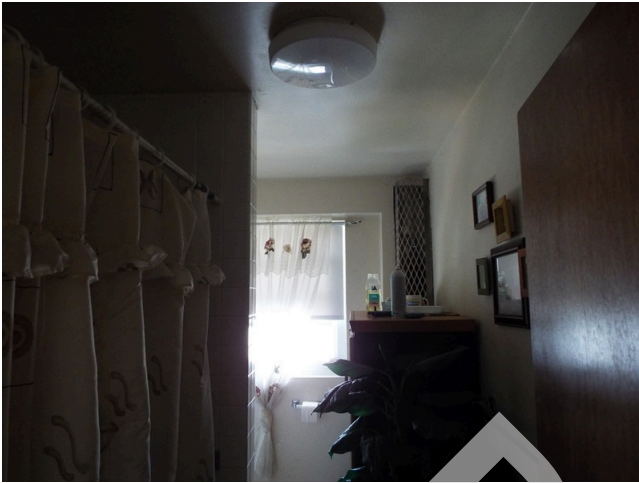
130. 1-bed-1-bath - unit 82



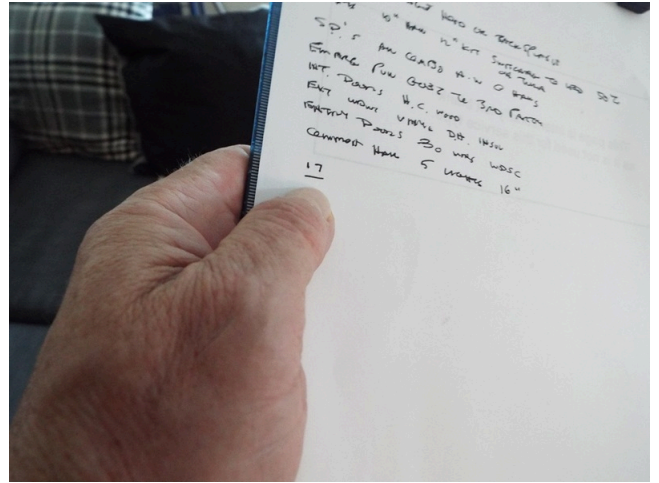
131. 1-bed-1-bath - unit 82 - ceiling paint condition (Non-Critical Repair)



132. 1-bed-1-bath - unit 82



133. 1-bed-1-bath - unit 82



134. 2-bed-1-bath - unit 17



135. 2-bed-1-bath - unit 17 - kitchen



136. 2-bed-1-bath - unit 17 - bathroom





137. 2-bed-1-bath - unit 17 - tub shower



138. 2-bed-1-bath - unit 17



139. 2-bed-1-bath - unit 17 - ceiling condition (Non-Critical Repair)



140. 2-bed-1-bath - unit 17 - kitchen lacks GFCI receptacle (Critical Repair)





141. 2-bed-1-bath - unit 17 - bedroom



142. 2-bed-1-bath - unit 17 - bedroom



143. 2-bed-1-bath - unit 17



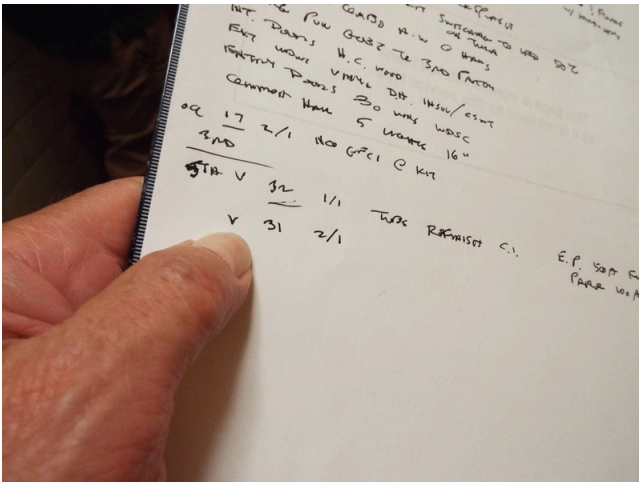
144. 2-bed-1-bath - unit 17



145. 2-bed-1-bath - unit 17



146. 2-bed-1-bath - unit 17 - living room



147. 2-bed-1-bath - unit 31



148. 2-bed-1-bath - unit 31





149. 2-bed-1-bath - unit 31 - kitchen



150. 2-bed-1-bath - unit 31



151. 2-bed-1-bath - unit 31



152. 2-bed-1-bath - unit 31





153. 2-bed-1-bath - unit 31



154. 2-bed-1-bath - unit 31 - bedroom



155. 2-bed-1-bath - unit 31 - living room



156. 2-bed-1-bath - unit 31 - bathroom



157. 2-bed-1-bath - unit 31



158. 2-bed-1-bath - unit 31



159. 2-bed-1-bath - unit 31

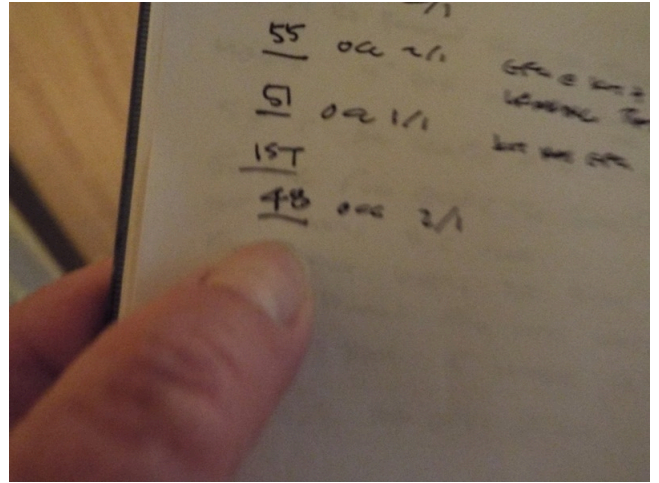


160. 2-bed-1-bath - unit 31





161. 2-bed-1-bath - unit 31



162. 2-bed-1-bath - unit 48



163. 2-bed-1-bath - unit 48



164. 2-bed-1-bath - unit 48 - kitchen





165. 2-bed-1-bath - unit 48



166. 2-bed-1-bath - unit 48



167. 2-bed-1-bath - unit 48



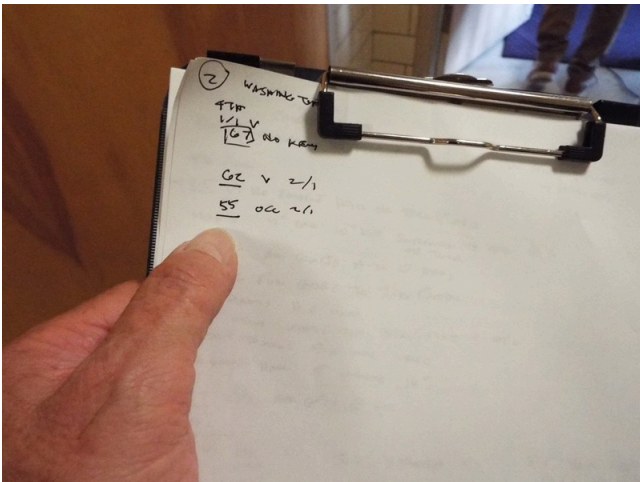
168. 2-bed-1-bath - unit 48



169. 2-bed-1-bath - unit 48



170. 2-bed-1-bath - unit 48



171. 2-bed-1-bath - unit 55



172. 2-bed-1-bath - unit 55 - appliances





173. 2-bed-1-bath - unit 55



174. 2-bed-1-bath - unit 55



175. 2-bed-1-bath - unit 55

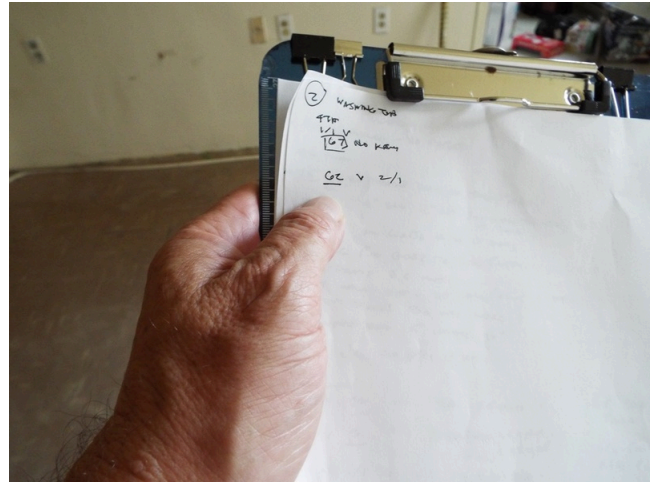


176. 2-bed-1-bath - unit 55





177. 2-bed-1-bath - unit 55



178. 2-bed-1-bath - unit 62



179. 2-bed-1-bath - unit 62



180. 2-bed-1-bath - unit 62



181. 2-bed-1-bath - unit 62



182. 2-bed-1-bath - unit 62

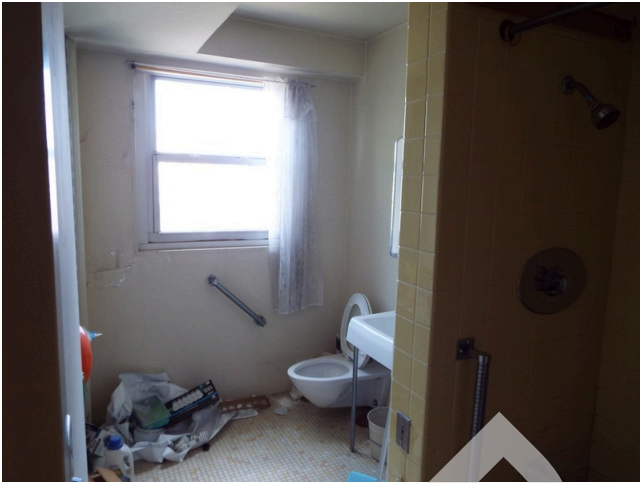


183. 2-bed-1-bath - unit 62



184. 2-bed-1-bath - unit 62





185. 2-bed-1-bath - unit 62



186. 2-bed-1-bath - unit 62



187. 2-bed-1-bath - unit 62



188. 2-bed-1-bath - unit 62





189. 2-bed-1-bath - unit 62

DRAFT

# **APPENDIX B**

## **General Photo Documentation**

DRAFT



1. Topography



2. Area drain



3. Landscape retaining wall condition (Non-Critical Repair)



4. Concrete retaining wall at exterior steps, should sand and paint handrails (Non-Critical Repair)





5. Pedestrian access - Washington Street



6. Rear access drive



7. Rear parking overview



8. Rear access drive - pavement condition (Non-Critical Repair)





9. Seal coat and striping condition (Non-Critical Repair)



10. Pavement and striping condition (Non-Critical Repair)



11. Concrete plaza, cracks/deteriorated stain (Non-Critical Repair)



12. Sidewalk condition (Non-Critical Repair)





13. Asphalt plaza



14. Asphalt walkway condition (Non-Critical Repair)



15. Concrete steps



16. Rear entry asphalt pavement





17. Trip hazard - accessible parking access aisle  
(Critical Repair)



18. Trip hazard - accessible parking access aisle  
(Critical Repair)



19. Landscaping

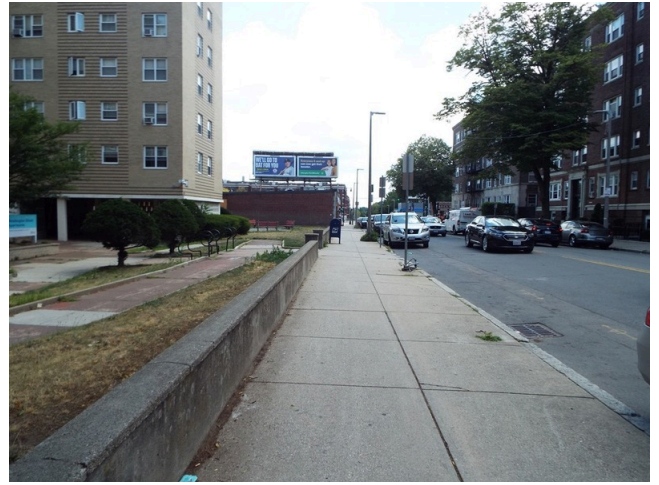


20. Property signage





21. Fencing condition (Non-Critical Repair)



22. Concrete site wall



23. Dumpster enclosure



24. Soffit mounted lighting





25. Seating area



26. Seating area



27. Gas meter

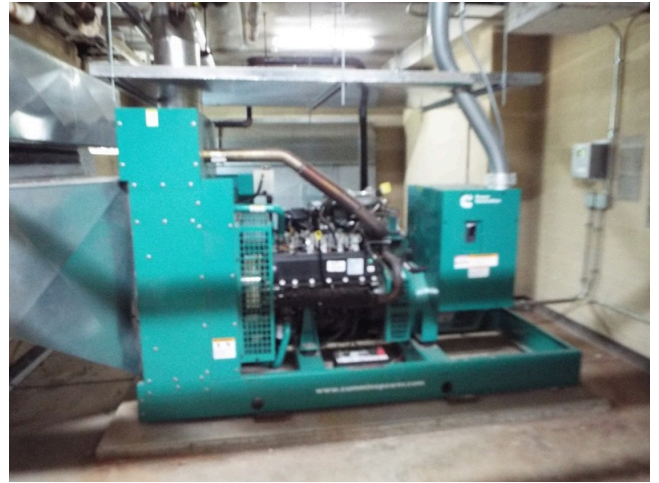


28. Transformer

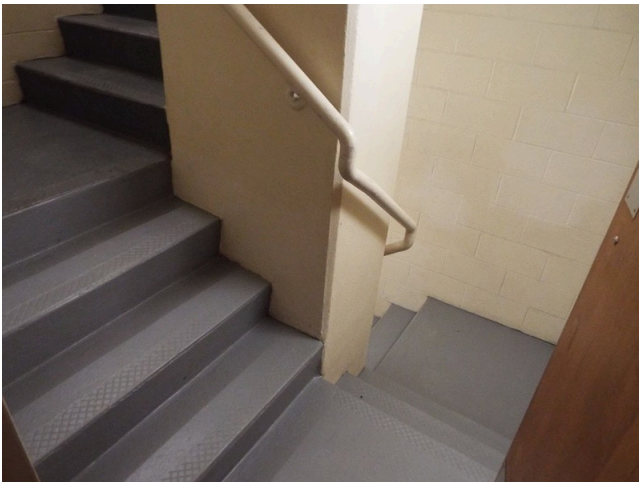




29. Electrical meters



30. Emergency generator



31. Interior exit stair



32. Main entry



33. Horizontal brick displacement (Non-Critical Repair)



34. Vertical brick cracking - 91 wing (Non-Critical Repair)



35. Vertical brick cracking - 95 wing (Non-Critical Repair)



36. Vertical exterior cracking - 95 wing





37. Vertical exterior cracking - 95 wing



38. Vertical exterior cracking - 95 wing



39. Rooftop terrace vegetation (Non-Critical Repair)



40. Rooftop terrace - 91 wing





41. Rooftop terrace - 95 wing, treat weeds (Non-Critical Repair)



42. Rooftop terrace railing



43. Main entry door



44. Rear entry door





45. Damaged rear entry door (Critical Repair)



46. Service door



47. Elevation - front



48. Elevation rear



49. Elevation - side



50. Elevation - side



51. Sealant condition (Non-Critical Repair)



52. Sealant condition





53. Typical windows - dwelling units



54. Typical windows - ground level



55. Roof overview



56. Roof flashing (Non-Critical Repair)



57. Roof overview (Non-Critical Repair)



58. Roof drain



59. Roof patches



60. Roof ponding





61. Domestic hot water boilers



62. Hot water storage tanks

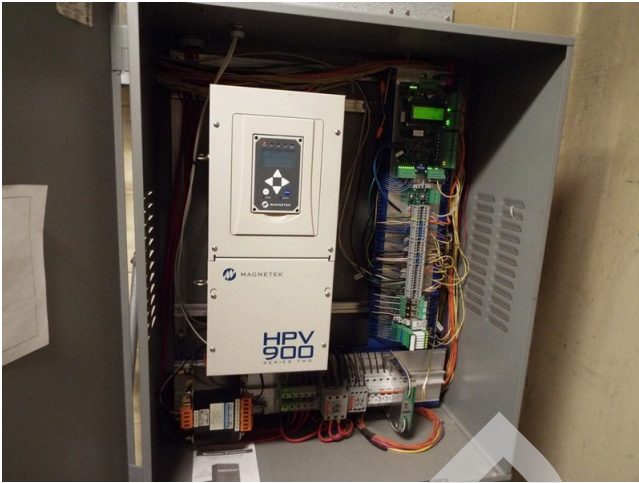


63. Circulation pump



64. Heating boilers





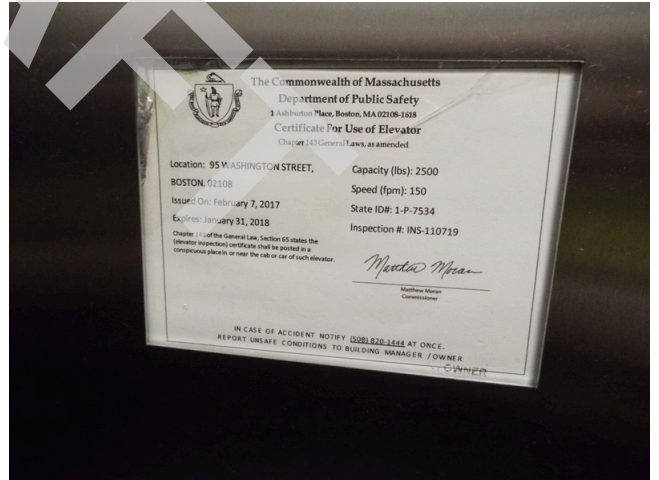
65. Elevator controller



66. Elevator machinery



67. Elevator interior



68. Expired elevator inspection (Non-Critical Repair)



69. Backflow preventer



70. Fire extinguisher - expired service date (Critical Repair)



71. Fire alarm control panel

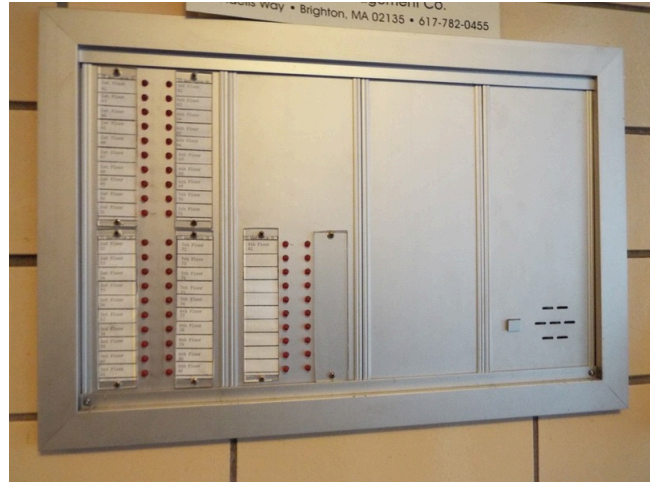


72. Expired fire alarm control panel inspection date (Critical Repair)





73. Common area smoke detector



74. Emergency call annunciator panel (Non-Critical Repair)



75. Fire department connection



76. Fire life safety devices





77. Common area - lobby



78. Common area - community room



79. Common area - kitchen, not UFAS compliant  
(Critical Repair)



80. Common area - upper level hall



81. Common area - laundry



82. Common area - restroom



83. Accessible rear entry - slope exceeds allowable  
(Critical Repair)



84. Accessible rear entry - slope exceeds allowable  
(Critical Repair)





85. Accessible parking - cross slope exceeds allowable (Critical Repair)



86. Accessible parking - cross slope exceeds allowable (Critical Repair)



87. Accessible parking - running slope exceeds allowable (Critical Repair)

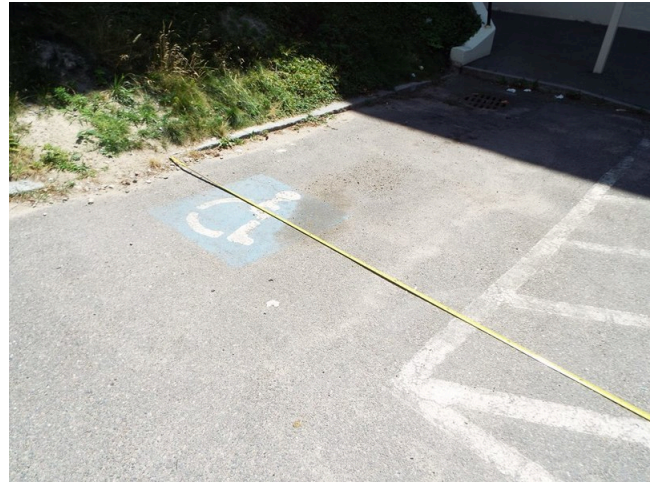


88. Accessible parking - running slope exceeds allowable (Critical Repair)





89. Accessible parking



90. Accessible parking



91. Common area - community room non-compliant thumbblatch hardware (Critical Repair)



92. Common area - kitchen door lacks lever hardware (Critical Repair)





93. Common area - kitchen sink exceeds 34 inch maximum height



94. Common area - refrigerator lacks 48 inch side access



95. Accessible parking - cross slope exceeds allowable (Critical Repair)



96. Accessible parking - cross slope exceeds allowable (Critical Repair)





97. Accessible parking - running slope exceeds allowable (Critical Repair)



98. Accessible parking - running slope exceeds allowable (Critical Repair)

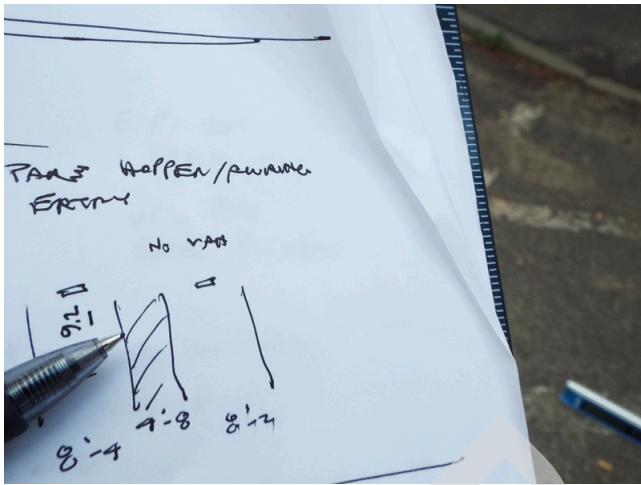


99. Accessible parking



100. Accessible parking

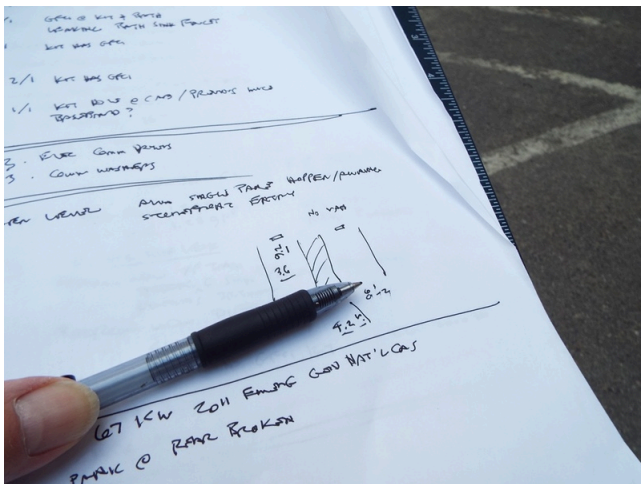




101. Accessible parking



102. Accessible parking



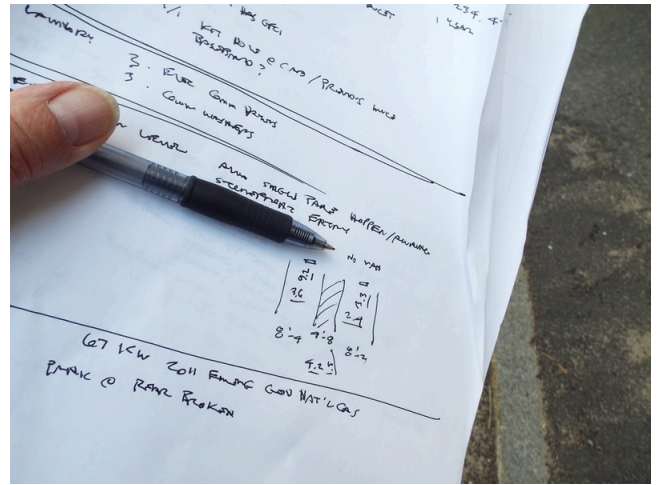
103. Accessible parking



104. Accessible parking



105. Accessible parking



106. Accessible parking



107. Accessible parking



108. Accessible parking





109. Accessible parking



110. Accessible parking



111. Accessible parking



112. Accessible parking





113. Accessible parking



114. Accessible parking



115. Accessible parking



116. Accessible parking





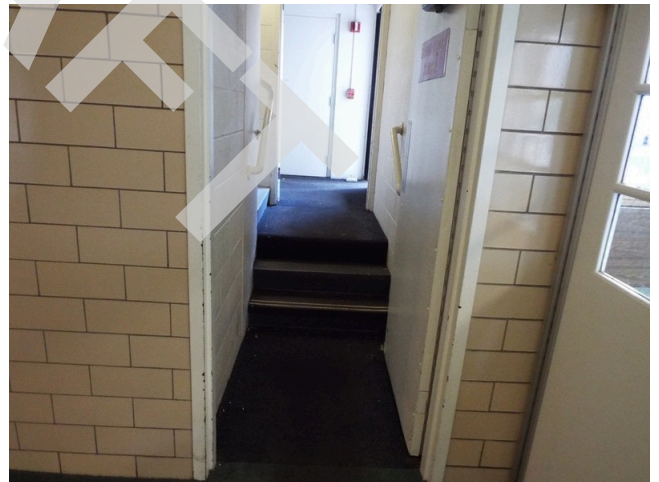
117. Common area - community room access



118. Common area - community room door clearance



119. Common area - community room



120. Common area - community room (5)



121. Common area (1)



122. Common area (2)



123. Common area - community room



124. Common area - community room





125. Common area - community room



126. Common area - community room



127. Common area - community room



128. Common area - laundry



129. Common area - laundry



130. Common area - laundry



131. Common area - laundry



132. Common area - laundry





133. Common area - laundry



134. Common area - laundry



135. Common area - laundry



136. Common area - laundry





137. Common area - laundry



138. Common area - lobby



139. Common area - restroom



140. Common area - restroom



141. Common area - restroom



142. Common area - restroom



143. Common area - restroom



144. Common area - restroom





145. Common area - restroom



146. Common area - restroom



147. Common area - restroom



148. Common area - restroom





149. Common area - restroom



150. Common area - restroom



151. Common area - restroom



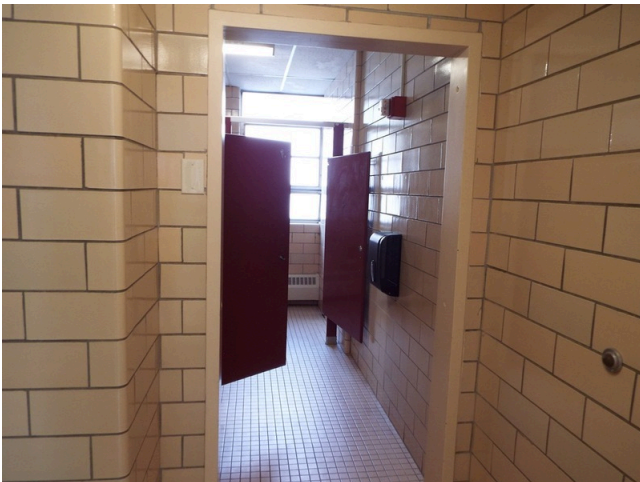
152. Common area - restroom



153. Common area - restroom



154. Common area - restroom



155. Common area - restroom



156. Common area - restroom





157. Common area - restroom



158. Common area - restroom



159. Common area - restroom



160. Common area - restroom





161. Common area - restroom



162. Common area - kitchen



163. Common area - kitchen



164. Common area - kitchen



165. Common area - kitchen lacks 60 in turning radius (Critical Repair)



166. Common area - kitchen



167. Common area - kitchen



168. Common area - kitchen





169. Common area - kitchen area (56)



170. Common area - range



171. Common area - kitchen



172. Common area - kitchen





173. Compactor



174. Exterior



175. Exterior



176. Exterior





177. Exterior



178. Exterior



179. Exterior



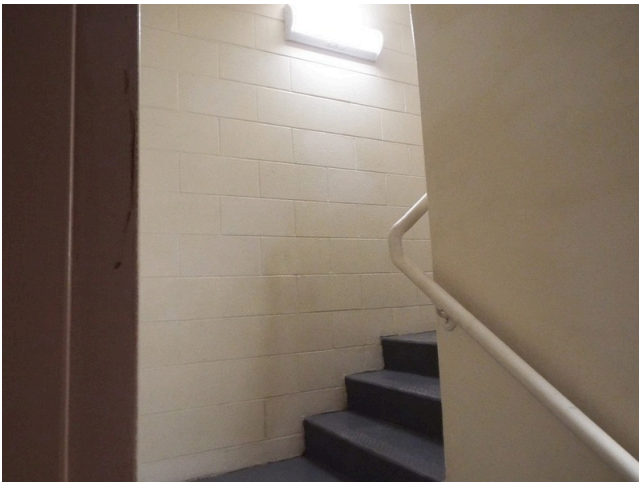
180. Exterior



181. Upper lobby



182. Upper lobby



183. Interior exit stair



184. Knob hardware at Trash Chute rooms (Critical Repair)





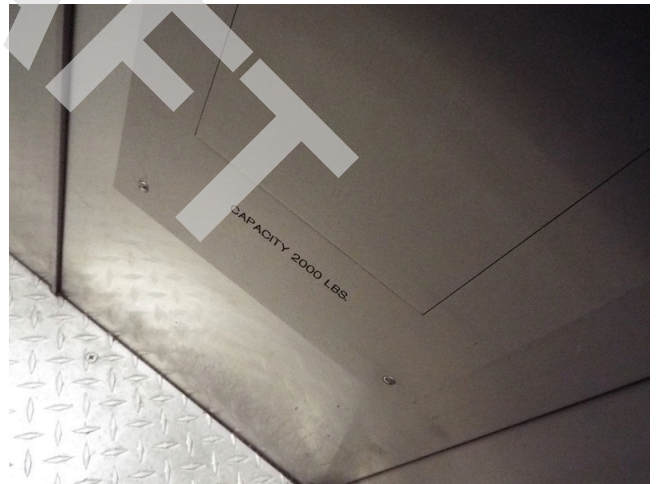
185. Trash chute door



186. Upper lobby



187. Elevator



188. Elevator



189. Elevator



190. Elevator



191. Elevator

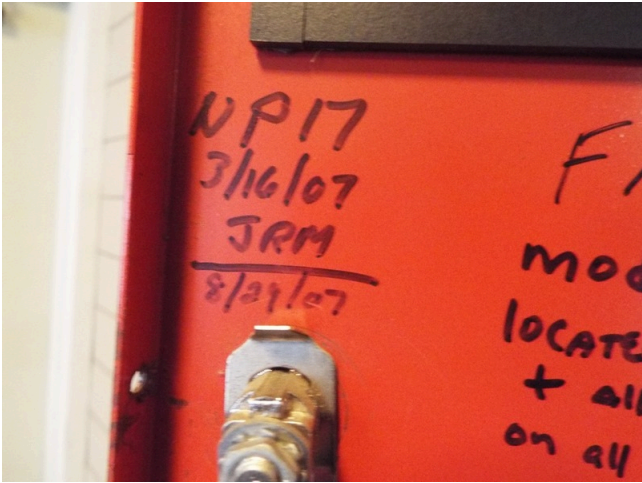


192. Elevator





193. Fire alarm control panel



194. Fire alarm control panel



195. Exterior front, down unit windows seen covered by plywood



196. Exterior front





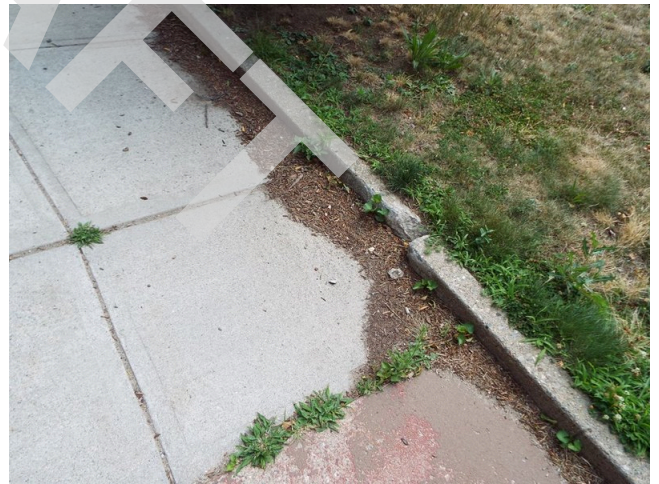
197. Exterior front



198. Exterior front



199. Exterior front



200. Exterior front





201. Exterior front



202. Exterior front



203. Exterior front



204. Exterior front





205. Exterior front



206. Exterior front



207. Exterior front



208. Exterior front





209. Exterior front



210. Exterior front



211. Exterior front



212. Exterior front





213. Exterior front



214. Exterior front



215. Exterior side



216. Exterior side





217. Exterior side



218. Exterior side



219. DSCF9825Exterior side



220. Exterior rear





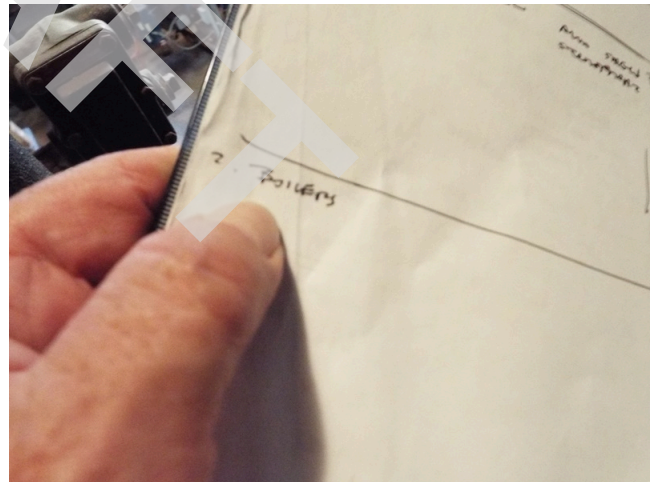
221. Exterior rear



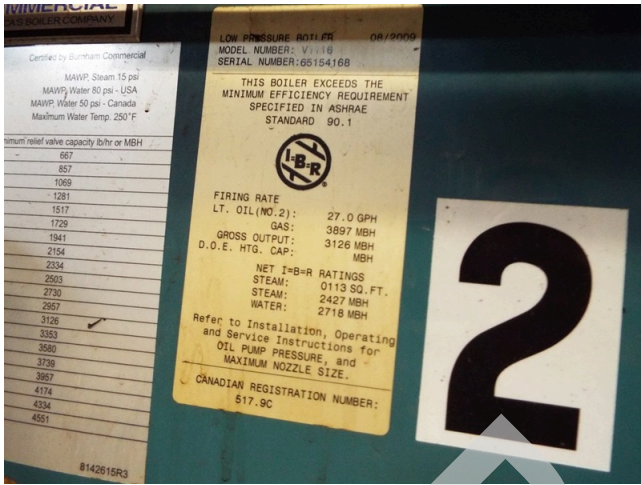
222. Dumpster pad



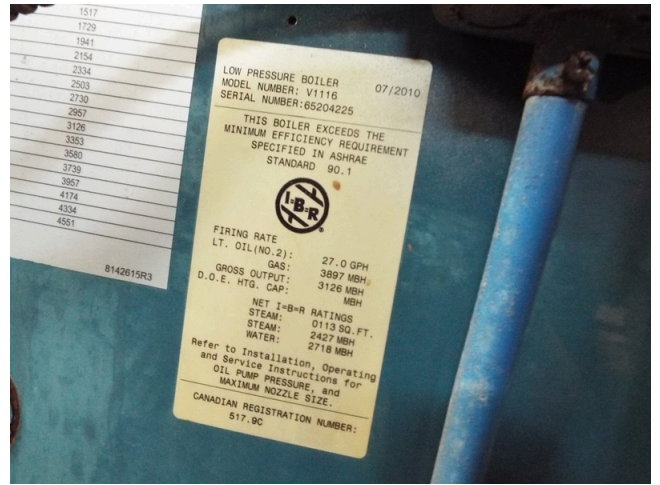
223. Dumpster pad



224. HVAC boilers



225. HVAC boilers



226. HVAC boilers

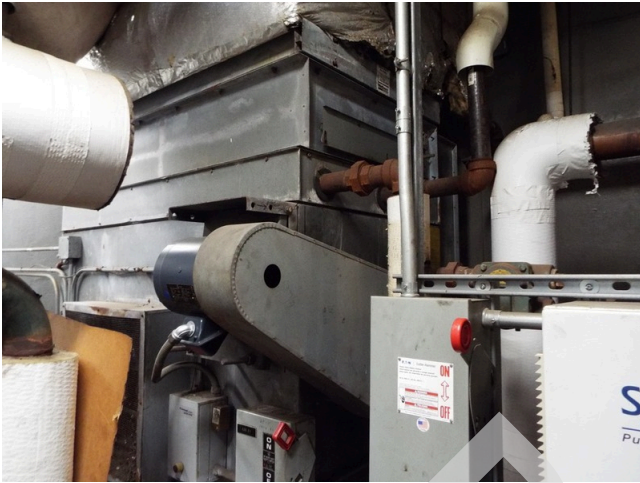


227. HVAC equipment

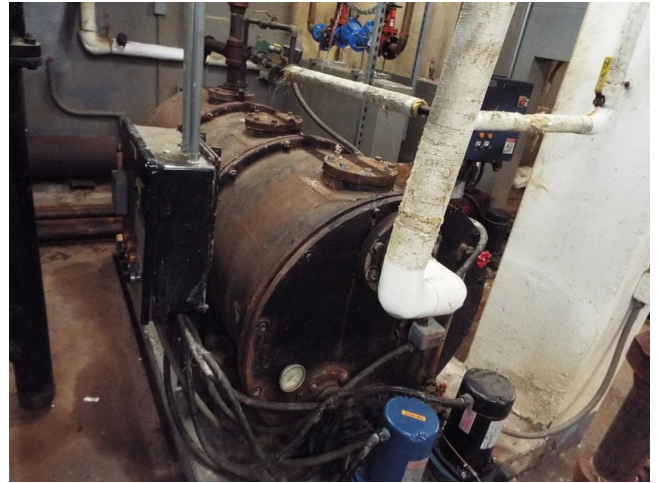


228. HVAC equipment





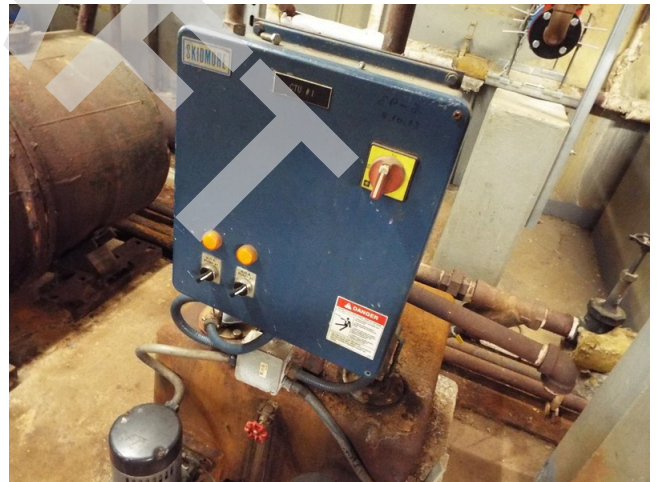
229. HVAC equipment



230. HVAC equipment



231. HVAC equipment



232. HVAC equipment



233. HVAC equipment



234. HVAC equipment



235. HVAC equipment

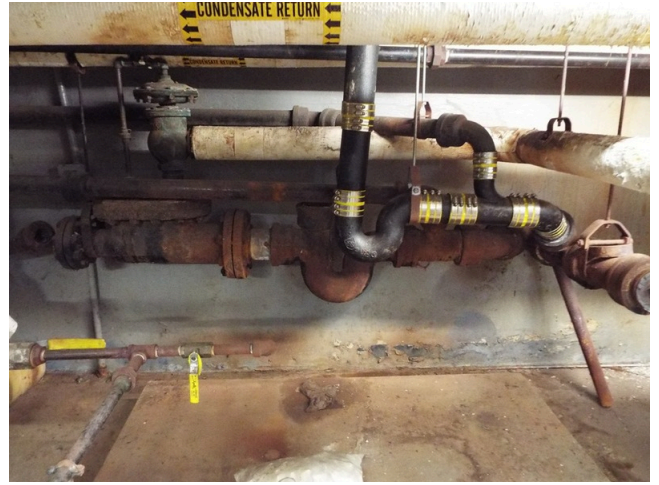


236. HVAC equipment





237. HVAC equipment



238. HVAC equipment



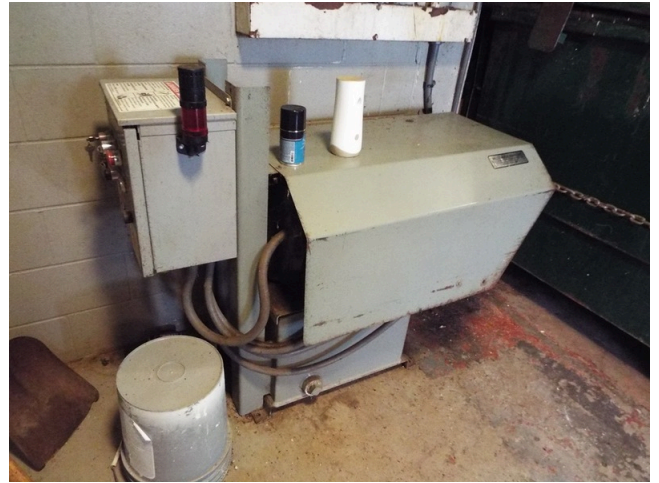
239. HVAC equipment



240. HVAC equipment



241. Compactor



242. Compactor

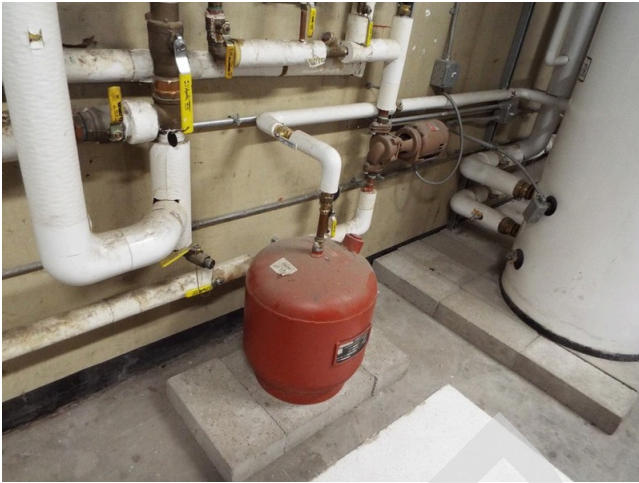


243. DHW boiler



244. DHW boiler

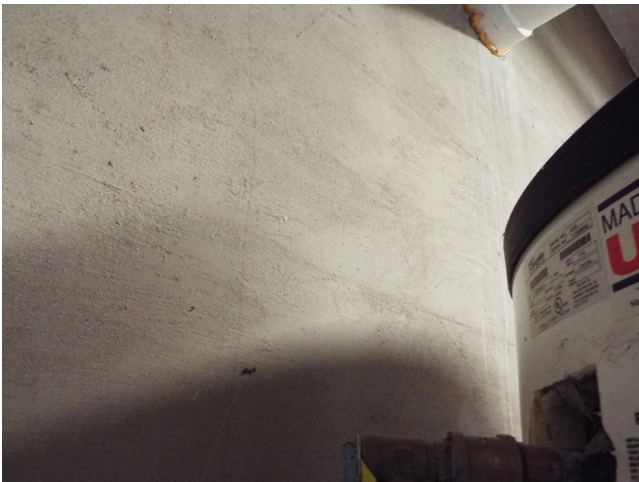




245. DHW equipment



246. DHW equipment



247. DHW equipment



248. Lighting supplies



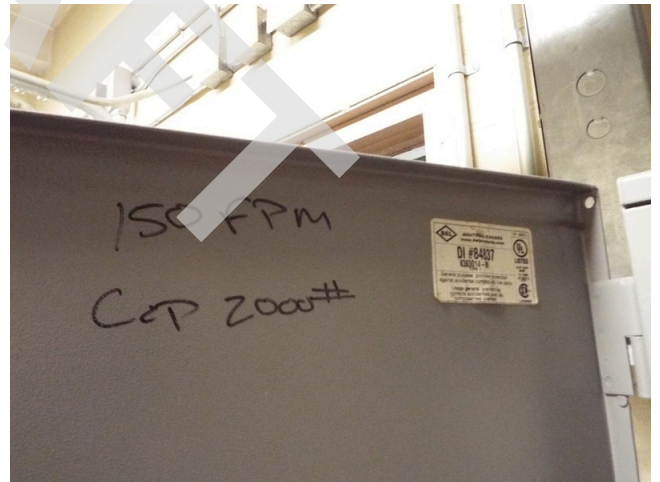
249. Lighting supplies



250. Lighting supplies



251. Elevator equipment

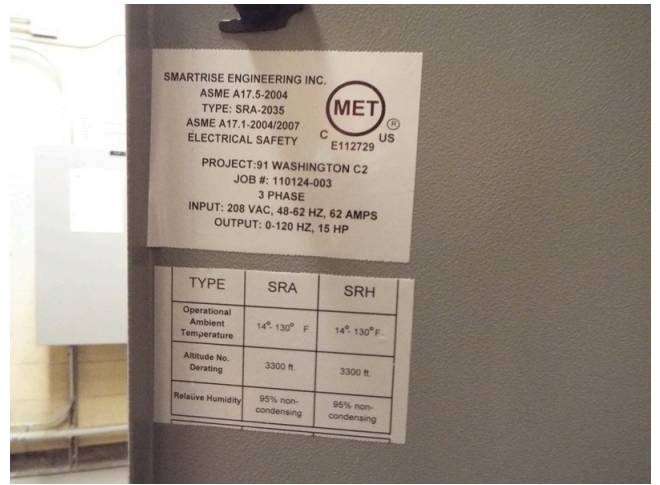


252. Elevator equipment

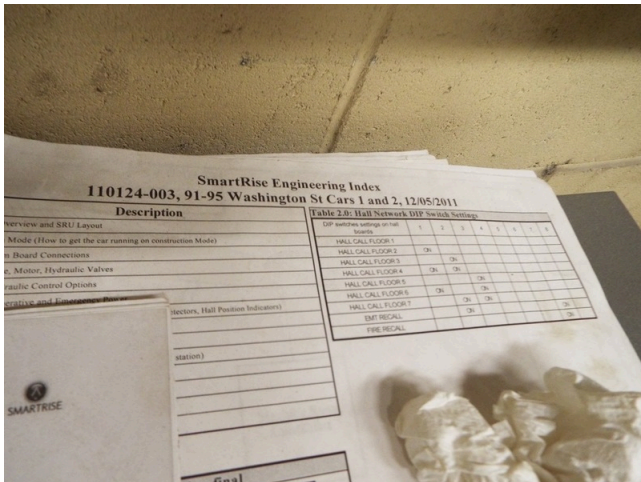




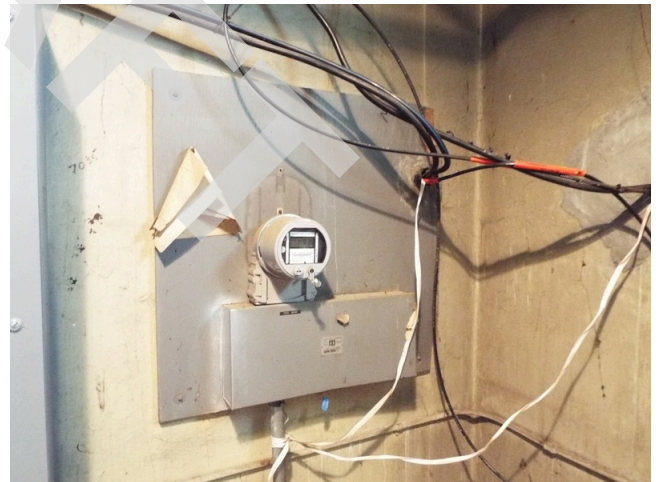
253. Elevator info



254. Elevator info



255. Elevator info



256. Electrical meter







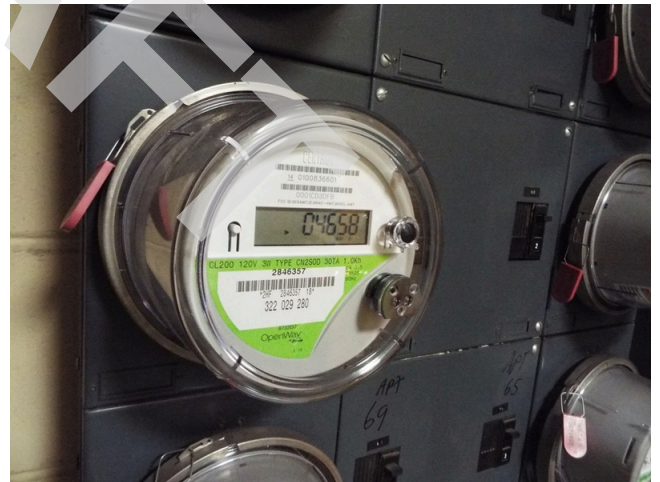
261. Building framing



262. Electrical equipment



263. Electrical equipment



264. Electrical equipment



265. Electrical equipment



266. Exterior rear



267. Elevator controls



268. Elevator dimensions





269. Elevator dimensions



270. Elevator dimensions



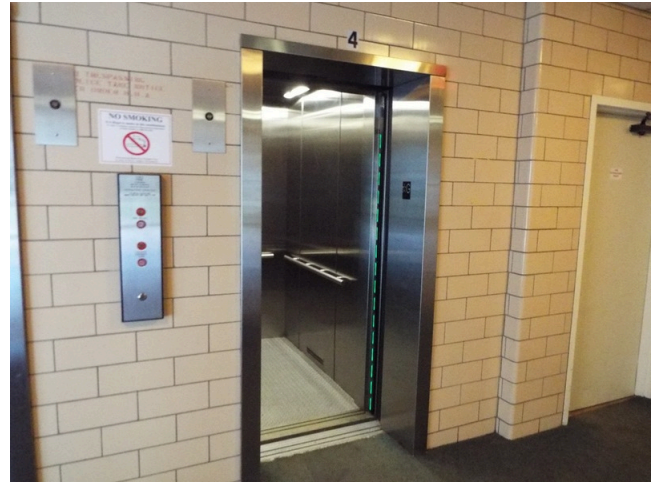
271. Elevator dimensions



272. Elevator dimensions



273. Elevator dimensions



274. Elevator doors



275. Elevator machinery



276. Fire extinguisher





277. Mailboxes



278. Mailboxes



279. Mailboxes



280. Main entry



281. Main entry



282. Main entry



283. Main entry



284. Main entry





285. Main entry



286. Main entry



287. Main entry



288. Main entry



289. Main entry



290. Mixing valves



291. Rear access drive



292. Rear entry





293. Rear entry



294. Rear entry



295. Rear entry



296. Rear entry



297. Rear entry



298. Retaining wall



299. Roof



300. Roof





301. Roof



302. Seating area



303. Roof



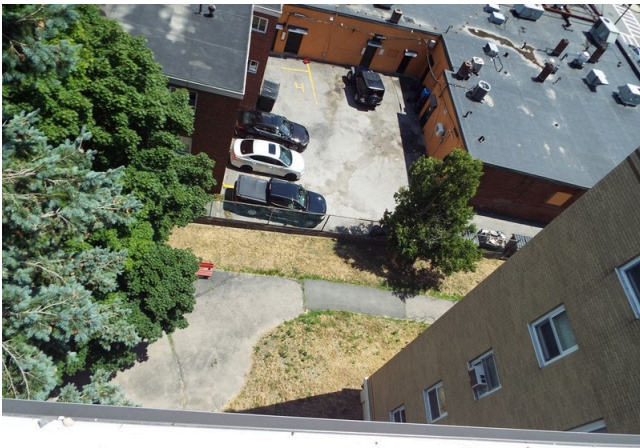
304. Roof



305. Roof



306. Roof



307. Seating area



308. Roof





309. Roof



310. Roof



311. Main entry plaza



312. Roof





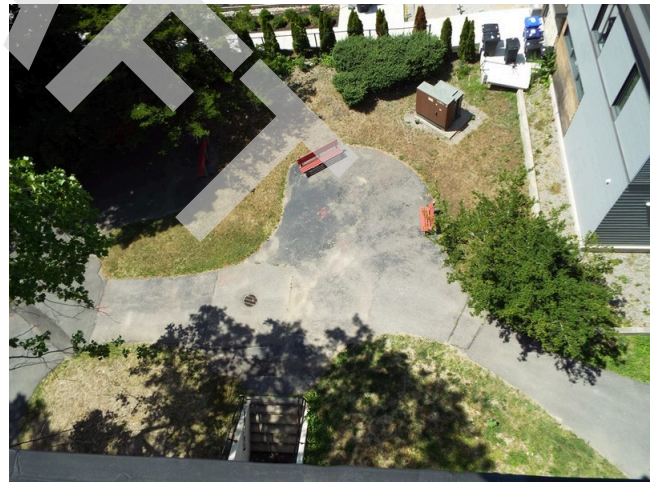
313. Roof



314. Rooftop terrace



315. Rooftop terrace



316. Seating area





317. Rooftop terrace



318. Rooftop terrace



319. Rooftop terrace



320. Rooftop terrace



321. Rooftop terrace



322. Typical unit entry doors



323. Typical windows - ground level



# **APPENDIX C**

## **Street Map and Aerial Photo**

DRAFT





— Approximate Property Boundary

100 m  
500 ft

Leaflet | Powered by Esri | Harvard University, City of Boston, City of Cambridge, Town of Brookline, Esri, HERE, Garmin, GeoTechnologies, Inc., I...



# STREET MAP

91 Washington Street, Brighton, Massachusetts 02135

AEI Project Number: 463351







**LEGEND**  
— Approximate Property Boundary

20 m  
50 ft

Leaflet | Powered by Esri | Maxar, Microsoft



### AERIAL PHOTO

91 Washington Street, Brighton, Massachusetts 02135  
AEI Project Number: 463351



# **APPENDIX D**

## **USGS Seismic Design Map**

DRAFT





# 91 Washington St, Boston, MA 02135, USA

Latitude, Longitude: 42.3444055, -71.1436903



<b>Date</b>	8/4/2022, 7:56:32 PM
<b>Design Code Reference Document</b>	ASCE41-13
<b>Custom Probability</b>	
<b>Site Class</b>	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S <sub>S</sub>	spectral response (0.2 s)	0.212
S <sub>1</sub>	spectral response (1.0 s)	0.069
S <sub>Xs</sub>	site-modified spectral response (0.2 s)	0.338
S <sub>X1</sub>	site-modified spectral response (1.0 s)	0.165
F <sub>a</sub>	site amplification factor (0.2 s)	1.6
F <sub>v</sub>	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.237
crs	coefficient of risk (0.2 s)	0.893
ssrt	risk-targeted hazard (0.2 s)	0.212
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)	0.899
s1rt	risk-targeted hazard (1.0 s)	0.069
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S <sub>Xs</sub>	site-modified spectral response (0.2 s)	0.226
S <sub>X1</sub>	site-modified spectral response (1.0 s)	0.11

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)	0.044
$S_1$	spectral response (1.0 s)	0.016
$S_{XS}$	site-modified spectral response (0.2 s)	0.07
$S_{X1}$	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

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# **APPENDIX E**

## **Pre-Site Visit Questionnaire**

DRAFT



# HUD CNA PRE-SURVEY QUESTIONNAIRE (MF)

## GENERAL INSPECTION INFORMATION

PER HUD GUIDANCE, AEI MUST BE ALLOWED ACCESS INTO 25% OF EACH DWELLING UNIT FLOORPLAN, AS WELL AS ALL COMMON AREAS, AND EXTERIORS AT THE SITE.

## GENERAL PROPERTY INFORMATION

PROPERTY NAME:	91-95 WASHINGTON STREET				
SITE ADDRESS:		CITY:		STATE:	
Number of Buildings:	1	Date of Construction:	1963 ±	Number of Units:	82
Number of Stories:	7	Renovation Date(s):	1980's	Number of Vacant Units:	6
Site Area in Acres:		Gross Building Area:		Number of Down Units:	12/2021 Fires 1
Total Number of Parking Spaces:	6 Total	Number of HC Parking Spaces:	4	Number of Van HC Spaces:	

## GENERAL PROPERTY INFORMATION

NO LEAS UNITS

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 3 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

AS-NEEDED REPLACEMENT IN UNITS

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

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

REPLACE WOZ WINDOWS - 2024

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

Vendor Name	Phone No.	Vendor Name	Phone No.
Roofing		Painting	
Elevator		HVAC	
Fire Protection		Plumbing	
Electrician		Trash Disposal	
Landscaping		Security System	

Please list all utility providers for the Property:

Domestic Water	Gas/ Oil/ Other
Sanitary Sewer	Electricity
Storm Drainage	Steam

Please provide information regarding current unit mix:

Unit Type:	Occupied	Vacant	Down	Unit Type:	Occupied	Vacant	Down
Studio				3 Bedroom/ 1 1/2 Bathroom			
1 Bedroom/ 1 Bathroom				3 Bedroom/ 2 Bathroom			
1 Bedroom/ 1 1/2 Bath				Model Unit			
2 Bedroom/ 1 Bath				Manager Unit			
2 Bedroom/ 1 1/2 Bath							



Common Areas listed as:

**QUESTIONNAIRE**

*Note to Field Observer:* Answers should be verified during site interview and field observations.  
A **YES** answer should be followed up thoroughly and documented if issues are present.

	YES	NO	UNKNOWN
Are you aware of any violations the property has been cited for? (If Yes, attach citation)		X	
Does the property feature Section 8 project based assistance?			
Does the property accept/Section 8 vouchers?		X	
Was an "Accessibility Survey" ever conducted on the property? (If Yes, please attach a copy)			X
Have any accessibility improvements been made to the Property or does a Barrier Removal Plan exist for the Property?		X	
Are there any unresolved accessibilityrelated complaints or pending litigation?		X	
Is a tenant monthly fee charged for common area maintenance (CAM)?			
Does the Property experience any site drainage, ground water or flooding problems?		X	
Is the amount of on-site parking provided inadequate?	X		
Is there damaged or nonoperational site lighting?		X	
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?		X	
Does the Property have any structural issue such as settlement, cracking or deflection?		X	
Has the Property experienced any fire related or seismic damage?	X		
Does the Property exhibit any water/ moisture infiltration?		X	
Does the Property have any leakage or failures at the roof, walls or cellar? <b>LOADING</b>			
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?		X	
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?		X	
Any problems regarding synthetic stucco or EIFS? <b>N/A</b>			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?		X	
Are the HVAC systems inadequate and/or non-functioning? <b>HEAT ONLY</b>		X	
Are there any plumbing leaks or prevalent past leaks? <b>SOX / YEM</b>	X		
Are there any water pressure issues at any time?		X	
Is galvanized or polybutylene "gray" piping present anywhere in the Property?		X	
Has any active or historical leaks related to galvanized or polybutylene piping occurred?			
Has retrofitting or replacement of galvanized or polybutylene piping taken place?			
Are there any electrical problems or inadequate electrical service?		X	
Electrical amperage to each unit is less than 60-amps?		X	
Is aluminum branch wiring present anywhere in the Property?		X	
If aluminum branch wiring is present, has retrofitting been performed?			
Are there any screw-in fuses present in the Property?		X	
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?		X	
Are there any elevator or escalator shutdowns or deemed out of service? <b>4 Total</b>		X	
Are there elevators present not regularly serviced under a full-service maintenance contract?		X	
Are there fire sprinkler systems present and not regularly serviced and tested?		X	
Are there fire alarm and detection devices not regularly serviced and tested? <b># w/ CERTIFIED P/NFC</b>		X	
Is common area interior painting performed as part of routine maintenance?	X		
Is there any mold or microbial growth at the Property? <b>BATTERSOME</b>			
Have any tenants or occupants complained about mold or microbial growth at the Property?	X		
Is there a current formal indoor air quality management plan at the Property?	X	X	
Are there any water leaks or damage at the Property? <b>From FRS</b>	X		

Please indicate when the following systems have been last inspected:

Fire Sprinkler \_\_\_\_\_  
Fire Alarm \_\_\_\_\_

Elevators/ Escalators \_\_\_\_\_  
Facades **N/A**

## REPLACEMENT/ REPAIR HISTORY

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

Paving: _____ Yrs.	Sealant/Striping: _____ Yrs.	Exterior Lighting: <u>720</u> Yrs.
Landscaping: _____ Yrs.	Irrigation System: <u>NA</u> Yrs.	Building Signage: _____ Yrs.
<del>Pool Deck: _____ Yrs.</del>	<del>Pool Surfaces: _____ Yrs.</del>	Other _____: _____ Yrs.
Masonry Pointing: <u>ORIG?</u> Yrs.	Exterior Paint: _____ Yrs.	EIFS: _____ Yrs.
Windows: _____ Yrs.	Doors: <u>INTERIOR DOORS - SOME 2021</u> Yrs.	Building Sealants: <u>R 7 m</u> Yrs.
Roofing: _____ Yrs.	Other Roofing: _____ Yrs.	Skylights: <u>NA</u> Yrs.
HVAC ( _____ ): _____ Yrs.	HVAC ( _____ ): _____ Yrs.	HVAC ( _____ ): _____ Yrs.
Electric Service: _____ Yrs.	Emergency Generator: <u>EMERGENCY GENERATOR 50</u> Yrs.	Water Lines: _____ Yrs.
Water Pumps: _____ Yrs.	Water Heaters: <u>BRUNNERS</u> Yrs.	Sewer Lines _____ Yrs.
Elevator Finishes: <u>OLD</u> Yrs.	Elevator Controller: <u>OLD</u> Yrs.	Elevator Machinery: _____ Yrs.
Escalators: _____ Yrs.	Fire Pump: _____ Yrs.	Central Fire Alarm Panel: <u>?</u> Yrs.
Common Areas: <u>PLANNED FOR 5 YRS.</u>	Unit Finishes: _____ Yrs.	Unit Appliances: _____ Yrs.

## DOCUMENT REVIEW

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

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey			
Certificate of Occupancy	<u>?</u>		
Copy of Open Building Permits or Code Violations	<u>1/P</u>		
Copy of Zoning Variances or Easements	<u>NA</u>		
Rent Roll (with unit number, tenant name, unit area and occupancy %)		<input checked="" type="checkbox"/>	
Reduced Floor Plans		<input checked="" type="checkbox"/>	
Original construction documents (core and shell)	<u>?</u>		
List of Mechanical Equipment			<input checked="" type="checkbox"/>
List of Capital expenditures for last 5 years	<u>ISSUED A</u>		
List of Planned Capital expenditures	<u>UNPAID</u>		
Local Law #11 Façade Inspection Reports (NYC)			
Roof survey and warranty			
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)			
ADA Survey or Barrier Removal Plan			
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title:

Date:

Please fax completed questionnaire to: (###) ###-####

JOEI SANCHEZ 617.593.0936  
 SANC/6/2020



## **APPENDIX F**

# **Record of all Documents Reviewed, Interviews, and Supporting Information**

DRAFT

**From:** [Maggie Castelli](#)  
**To:** ["sjccountyclerk@sjc.state.ma.us"](mailto: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 Huger Road, Suite 202  
 Midlothian VA, 23113

e. [mcastelli@aeiconsultants.com](mailto:mcastelli@aeiconsultants.com)  
[www.aeiconsultants.com](http://www.aeiconsultants.com)









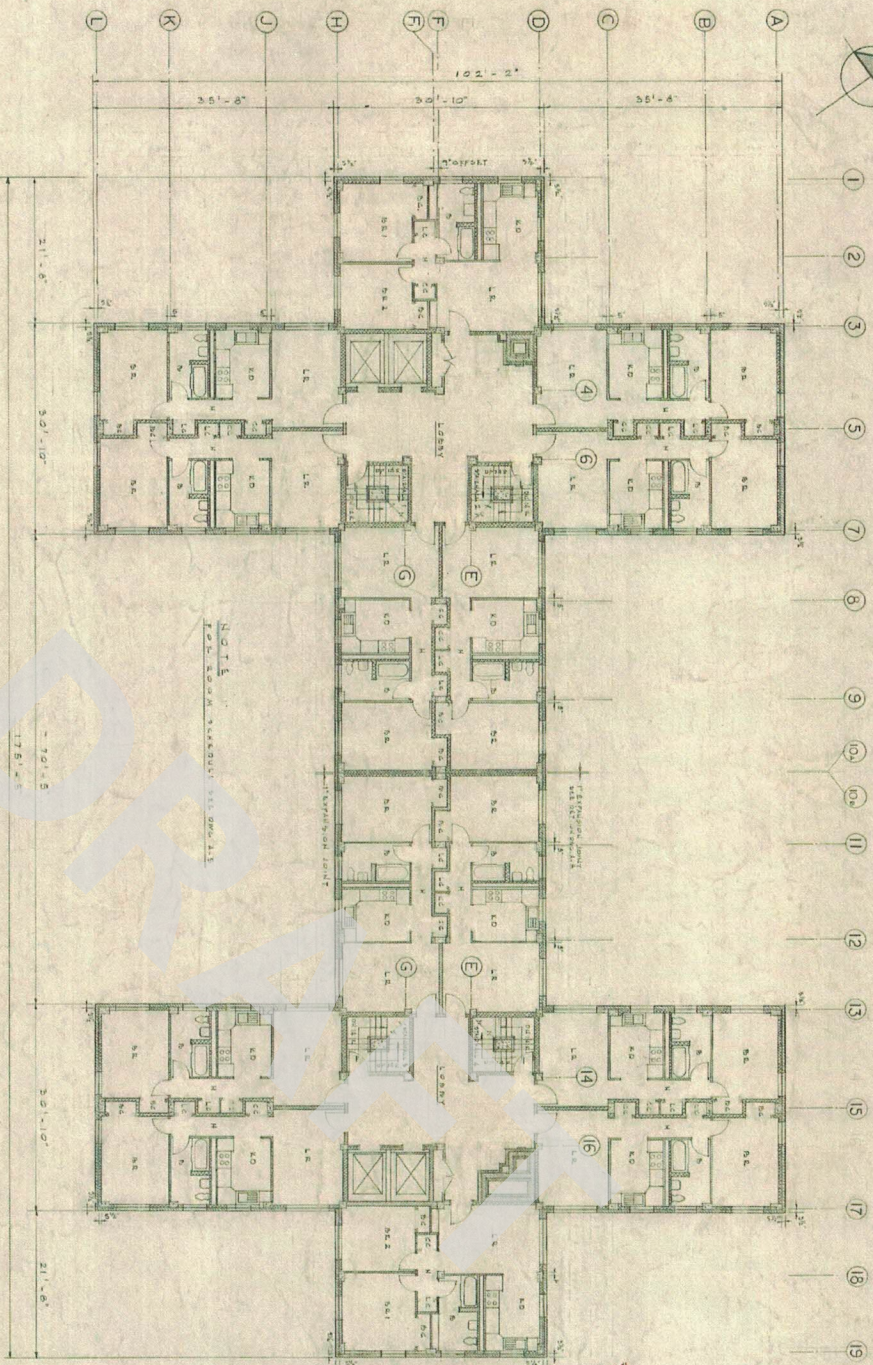
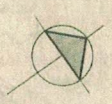
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0074	95 Washington Street	74	1	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0075	95 Washington Street	75	1	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0076	95 Washington Street	76	2	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0077	95 Washington Street	77	1	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0078	95 Washington Street	78	1	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0079	95 Washington Street	79	1	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0080	95 Washington Street	80	1	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0081	95 Washington Street	81	1	Occupied	O	0	1	1
235-Washington Street	235 Washington Street	1	95 Washington Street, Brighton, MA 02135	1 WA0082	95 Washington Street	82	1	Occupied	O	0	1	1

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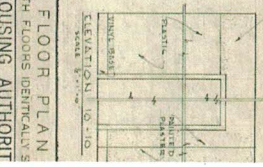
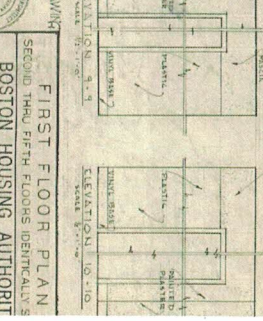
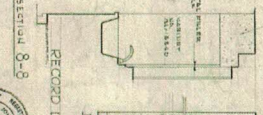
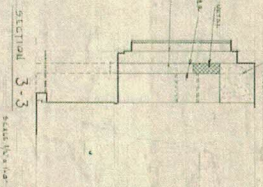
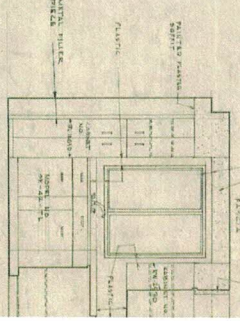
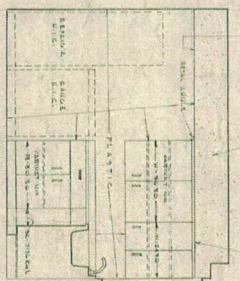
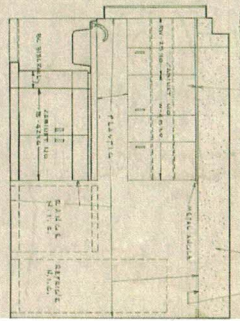
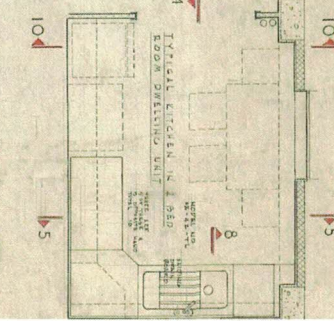
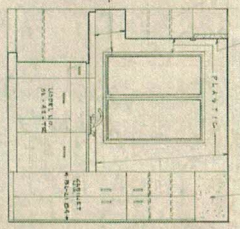
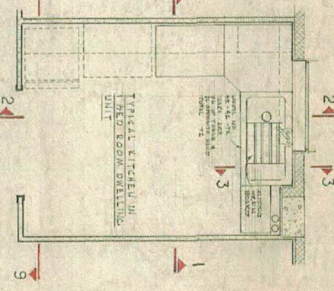
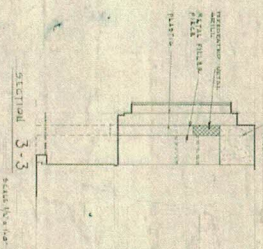
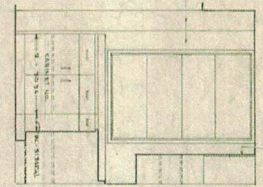
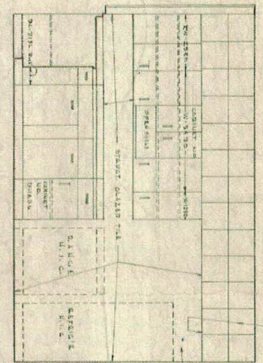
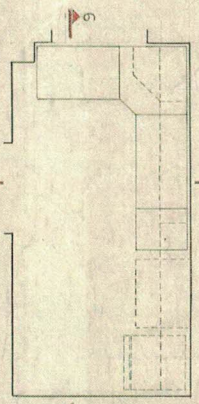


<b>Development Name &amp; Number</b>	<b>235 91/95 Washington Street</b>
<b>Management Office Address</b>	35 Fidelis Way Brighton, MA 02135
<b># of Buildings</b>	1
<b>Building Description</b>	6 Story building with 82 units. 41 Units per address, laundry, community room, and kitchen.
<b>Building # 1 Address</b>	91-95 Washington Street Brighton, MA 02135
<b># of Units</b>	82
<b># of 1-Bdrm</b>	72
<b># of 2-Bdrm</b>	10
<b># of 3 Bdrm</b>	
<b># of 4 Bdrm</b>	
<b>Maintenance office Address</b>	91-95 Washington Street Brighton, MA 02135
<b>Teen Center Address</b>	35 Fidelis Way Brighton, MA 02135
<b>Heating System</b>	
<b>Type of Boilers</b>	Steam
<b>Number of Boilers</b>	2
<b>Estimated Age</b>	1999
<b>Fuel</b>	Gas
<b>Gas Tanks Size</b>	
<b>Fire Alarm System</b>	
<b>Description</b>	Harrington Addressable Panel
<b>Location</b>	Lobby of 91 Washington Street
<b>Age</b>	Unknown
<b>Elevators</b>	
<b># of Elevators</b>	4
<b>Type</b>	Cable Driven
<b>Last Upgrade</b>	N/A
<b>Sprinklers</b>	N/A
<b>Description, Location &amp; Age</b>	
<b>Generator</b>	
<b>Description, Location, Age, What It Operates</b>	Onan BGPf, 300EC 4R, 6005A Diesel Approx 50 Yrs
<b>Hot water</b>	
<b>Description</b>	Steam Hot water Tank run off Boiler
<b>Location</b>	Basement of 95 Washington Street
<b>Age</b>	50 years
<b>Roof</b>	
<b>Type</b>	Firestone rolled rubber, flat roof, 10,697sqft
<b>Age</b>	April 20, 2002 20 Year Warranty
<b>Ventilation &amp; Air Conditioning Equipment</b>	
<b>System 1: Description, location &amp; age</b>	Air vent in Boiler Room; 1 window a/c in Community Room
<b>Other Significant Equipment &amp; Systems</b>	
<b>List &amp; Describe</b>	





NOTE  
E.P. ROOM MARKED BY DIM. 2.5



PLAN  
SERVING KITCHEN LAYOUT IN BASEMENT

ELEVATION 6-6

ELEVATION 7-7

ELEVATION 2-2

ELEVATION 1-1

ELEVATION 4-4

ELEVATION 5-5

SECTION 3-3

SECTION 8-8

SECTION 10-10

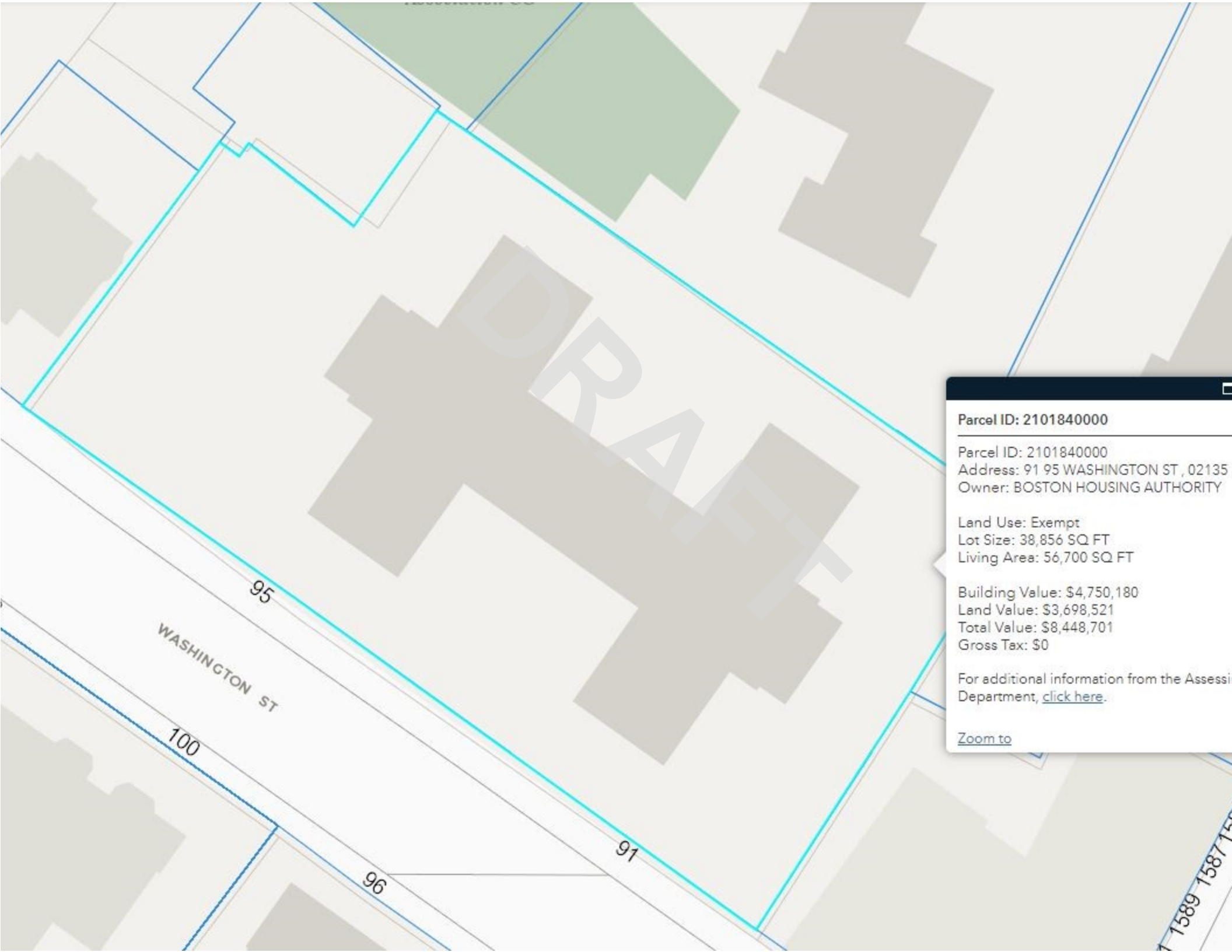
**FIRST FLOOR PLAN**  
 SECOND THRU FIFTH FLOORS IDENTICAL

**BOSTON HOUSING AUTHORITY**  
 DEVELOPMENT MASS. 2-35  
 WASHINGTON STREET, BRIGHTON WARD,  
 BOSTON, MASS.

**JOHN M. GRAY CO.**  
 ARCHITECTS  
 123 WALK STREET - BOSTON, MASS.

DATE: 1954  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]





**Parcel ID: 2101840000**

Parcel ID: 2101840000

Address: 91 95 WASHINGTON ST , 02135

Owner: BOSTON HOUSING AUTHORITY

Land Use: Exempt

Lot Size: 38,856 SQ FT

Living Area: 56,700 SQ FT

Building Value: \$4,750,180

Land Value: \$3,698,521

Total Value: \$8,448,701

Gross Tax: \$0

For additional information from the Assessment Department, [click here](#).

[Zoom to](#)

# Assessing On-Line

[« New search](#)

[Map](#)

<b>Parcel ID:</b>	2101840000
<b>Address:</b>	91-95 WASHINGTON ST BOSTON MA 02135
<b>Property Type:</b>	Exempt
<b>Classification Code:</b>	0973 (Exempt Property Type / ADMINISTRATIVE BLDG)
<b>Lot Size:</b>	576,009 sq ft
<b>Gross Area:</b>	66,150 sq ft
<b>Year Built:</b>	1963
<b>Owner on Saturday, January 1, 2022:</b>	<a href="#">BOSTON HOUSING AUTHORITY</a>
<b>Owner's Mailing Address:</b>	91 WASHINGTON BRIGHTON MA 02135
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

**Value/Tax**

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

<b>FY2022 Building value:</b>	\$3,749,188.00
<b>FY2022 Land Value:</b>	\$4,422,978.00
<b>FY2022 Total Assessed Value:</b>	\$8,172,166.00

**FY2022 Tax Rates** (per thousand):

- Residential:	\$10.88
- Commercial:	\$24.98

**FY2023 Preliminary Tax (Q1 + Q2):**

Estimated Tax:	\$0.00
<a href="#">Community Preservation:</a>	\$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	\$8,172,166.00
2021	Exempt	\$8,448,701.00
2020	Exempt	\$8,033,953.00
2019	Exempt	\$7,922,442.00
2018	Exempt	\$7,547,277.00
2017	Exempt	\$7,331,783.00
2016	Exempt	\$6,606,225.00
2015	Exempt	\$5,847,795.00
2014	Exempt	\$5,252,445.00
2013	Exempt	\$4,510,755.00
2012	Exempt	\$4,059,754.00
2011	Exempt	\$3,879,360.00
2010	Exempt	\$3,919,792.00
2009	Exempt	\$3,999,510.00
2008	Exempt	\$3,999,510.00
2007	Exempt	\$3,956,040.00
2006	Exempt	\$3,681,315.00
2005	Apartment Building	\$5,702,000.00
2004	Apartment Building	\$5,911,000.00
2003	Apartment Building	\$5,147,000.00
2002	Exempt	\$5,449,500.00
2001	Exempt	\$4,778,000.00
2000	Exempt	\$3,977,500.00
1999	Exempt	\$3,528,000.00
1998	Exempt	\$3,528,000.00
1997	Exempt	\$3,145,000.00
1996	Exempt	\$3,145,000.00
1995	Exempt	\$2,982,500.00
1994	Exempt	\$2,813,500.00
1993	Exempt	\$2,813,500.00
1992	Exempt	\$2,952,000.00
1991	Exempt	\$4,381,000.00
1990	Exempt	\$4,381,000.00
1989	Exempt	\$731,500.00
1988	Exempt	\$599,500.00
1987	Exempt	\$508,000.00
1986	Exempt	\$466,000.00
1985	Exempt	\$359,100.00



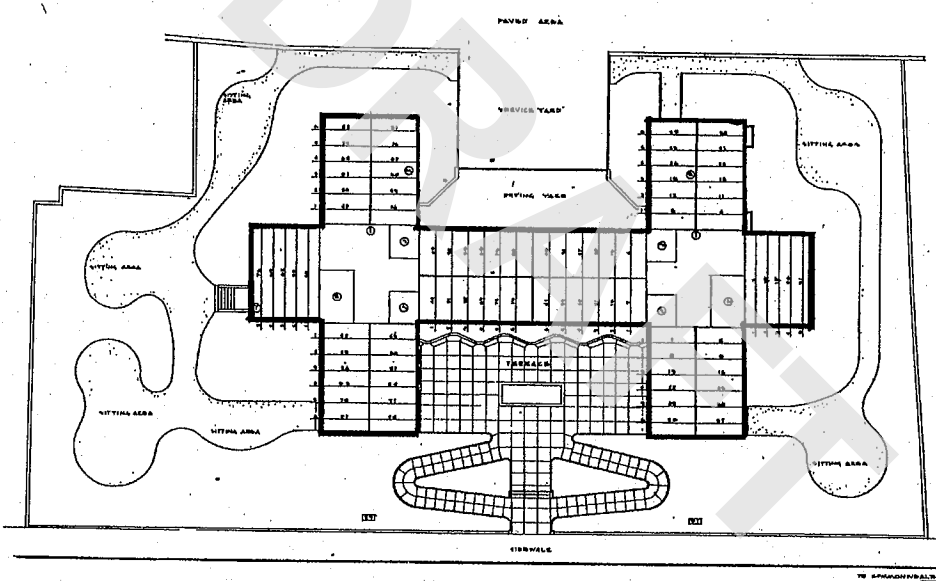
\* Actual Billed Assessments

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.

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- LEGEND**
- BUILDING ADDRESS
  - APARTMENT NUMBER
  - ⊙ DOILERS ROOM
  - ⊙ JUCIURATOR ROOM
  - ⊙ MAINTENANCE ROOM
  - ⊙ TEACHERS ROOM
  - ⊙ ELEVATOR SHAFT
  - ⊙ STAIRWELL

MASS. 2-35 WASHINGTON STREET  
 91-95 WASHINGTON STREET  
 BRIGHTON, MA

0 5 10 15 20 25  
 SCALE IN FEET



APARTMENT NUMBERING PLAN	
BOSTON HOUSING AUTHORITY	
DEVELOPER: MASS. 2-35 WASHINGTON STREET, BRIGHTON, MASS. 02111	
ARCHITECT: JOHN M. GRAY CO., ARCHITECTS, 111 N. STATE ST., BOSTON, MASS. 02109	
DATE: 11/15/61	SCALE: AS SHOWN



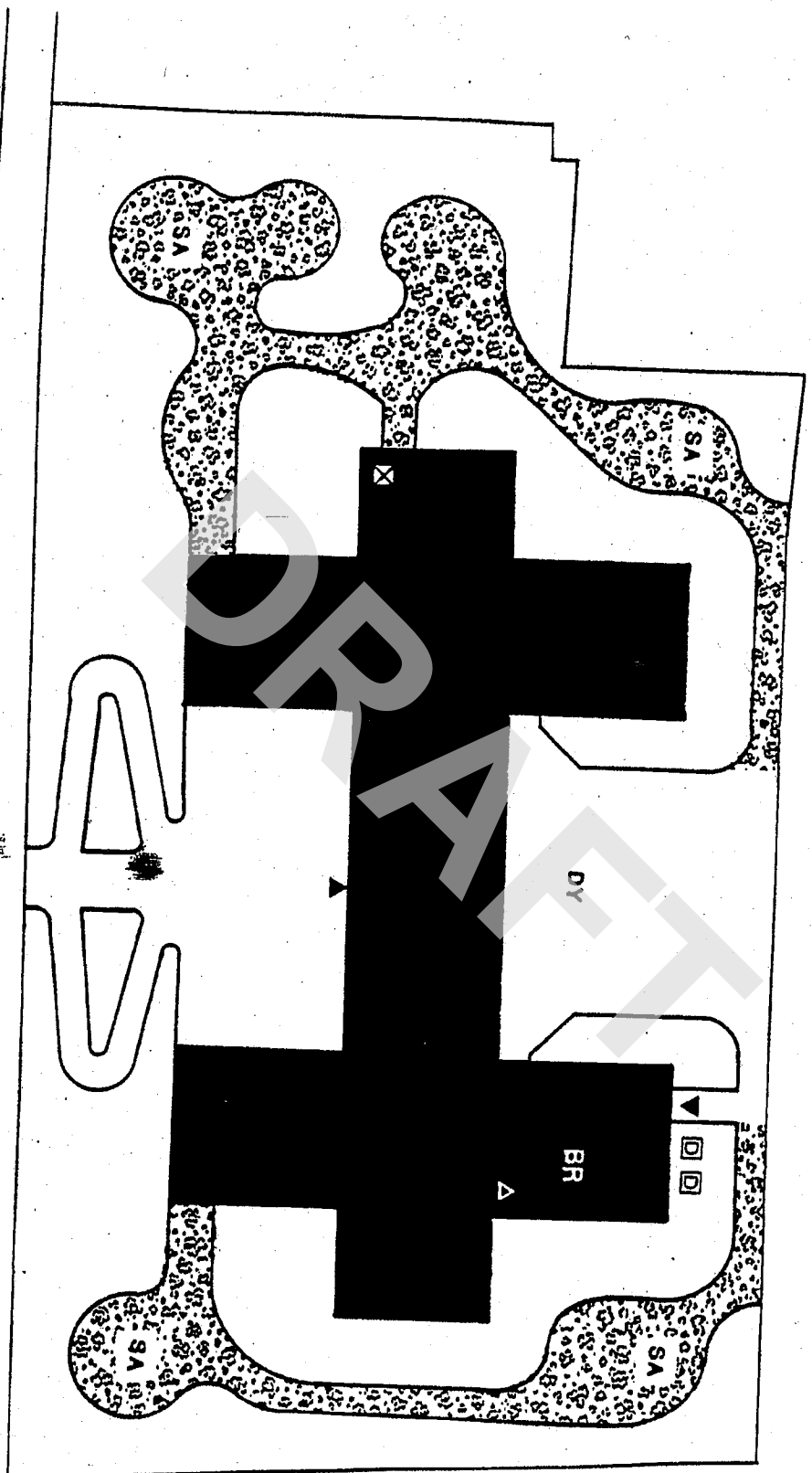
MA 2-35  
 WASHINGTON STREET

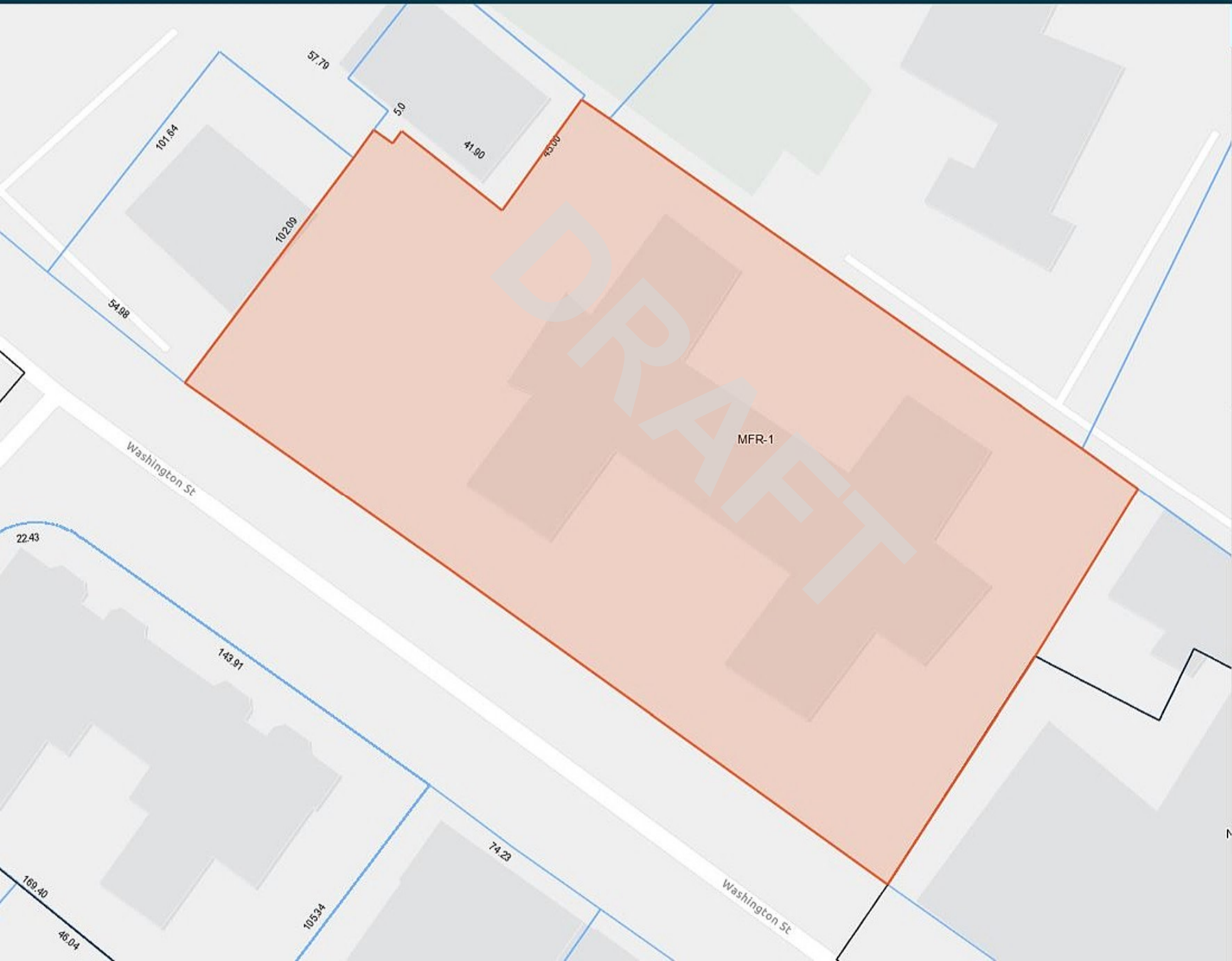
Washington Street



KEY

- Hard Areas
- TRANSFORMER VAULT
- Soft Areas
- PUMP ROOM
- Entries
- BOILER ROOM
- Drying Yard
- Drying Area
- Management Office





21018400

- R d
- S
- Parcel ID
- Address
- Owner
- Assessor
- Property
- Zoning D
- Zoning S
- Subdistri
- Zoning C
- Map No
- Article
- Parks D



## **APPENDIX G**

# **Property Evaluator Qualifications**

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# KEITH HOFFSES

## ASSOCIATE CONSULTANT

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### EDUCATION

- Certificate, Franklin Institute of Boston (1980)
- Bachelor of Architecture, Boston Architectural College (1986)
- Certificate, Theater Design, Harvard University (1996)

### CERTIFICATIONS

- Registered Architect, MA 6933
- Registered Architect, ME 3973
- National Council of Architectural Registration Boards, 58035

### SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Hoffses has been active in the construction industry since 1980. His experience includes Property Condition Assessments (PCAs), Equity Property Condition Assessments (PCEs), HUD MAP, RAD and LEAN property condition assessments, feasibility studies, architectural design, construction supervision and construction.

### PROJECT EXPERIENCE

Project experience for Mr. Hoffses includes:

- **Various Locations throughout the United States and Puerto Rico, Property Condition Assessments for debt, equity and HUD** - Mr. Hoffses has performed Property Condition Assessments on various property types including retail, multi-family, healthcare, hotel and industrial properties.
- **Various Locations, FL, Roof Inspection** - Mr. Hoffses served as project manager for the roof inspections and report for several hospitality properties.
- **State of FL, Project Manager** - Mr. Hoffses performed a comprehensive wind mitigation inspection of approximately 700 state owned buildings.
- **Norfolk County, MA, Courthouse Study** - Mr. Hoffses served as project manager and performed a comprehensive analysis for potential capital improvements to the Norfolk County courthouses.
- **MA, Public Facilities Department Study** - Mr. Hoffses performed cost estimating and reports for improvements to several city-owned buildings, including the police department, library and courthouse.
- **Milwaukie, WI, Federal Plaza Study** - As project manager Mr. Hoffses performed a code and condition analysis on an existing downtown office building.
- **Boston, MA, Student Housing** - Mr. Hoffses performed a feasibility study including schematic designs and reports for alterations to several Greater Boston buildings to house special needs students.
- **New York, NY, High Rise Office** - Mr. Hoffses served as project manager for an analysis for potential buyers of a new high rise office building in mid-town Manhattan.
- **Northampton, MA, State Hospital** - As project manager Mr. Hoffses prepared a study regarding the adaptive reuse of 5000 SF of ward space into offices.

## **William David Taylor – National Client Manager - HUD**

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### **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.
- Performing HUD Map 202 assessments in multiple states.
- Performing over 100 HUD LEAN assessments.
- Performing HUD MAP 223(a)(7) assessments.
- Performing Tax Credit assessments in multiple states.
- Performing 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

Handwritten signature of Cindy Davis in black ink.

**Cindy Davis, CBO**  
President, Board of Directors

Handwritten signature of Dominic Sims in black ink.

**Dominic Sims, CBO**  
Chief Executive Officer





## **Roy Anderson PE – Seismic Services Manager, Building Assessments**

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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

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# Jeb Bonnett

## Director of Building Assessments - HUD

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### 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.





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

## Executive Vice President

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### 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 oversight 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 oversight 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 oversight 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 oversight 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.