



AEI Consultants

October 12, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

ME McCormack
10 Kemp Street
South Boston, Massachusetts 02127

AEI Project No. 463360
Site Inspection Date: July 7th & July 8th

Prepared For:

Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:

AEI Consultants
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AEI Main Contact: Karla King

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions



Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: HUD CAPITAL NEEDS ASSESSMENT
ME McCormack
10 Kemp Street, South Boston, Massachusetts 02127
AEI Project No. 463360

Dear Rick Jegorow:

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

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

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

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



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

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

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

Sincerely,

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 18, 2022 to conduct a Capital Needs Assessment (CNA) at ME McCormack located at 10 Kemp Street in South Boston, Massachusetts. The property features 1016 dwelling units within 37 buildings, which were built in 1938 and is situated on 26.22 acres. The property was observed in fair physical condition.

The property is comprised of 34 apartment buildings. There are a total of 864 units in the walk-up style units, and 152 townhouse units. Buildings 1, 2, 12 through 24, 30 through 33 only comprise walk-up units. Buildings 4 through 11, and 25 through 35 only comprise townhouse units. Buildings 3 and 34 comprise both townhouse and walk-up units. There is no building number 10. The walk-up units are referred to by their unit designations. The townhouses are typically referred to their street address in lieu of their unit number designations.

The brick wall along the railroad tracks to the southwest is not owned and maintained by the subject property. There is an old boiler plant building between buildings 9 and 11. This building is offline, scheduled for demolition, and entry was prohibited.

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

Item	Description
Property Type	Multifamily
Number of Floors	1, 2, & 3
Number of Apartment Units	1016
Total Number of Buildings	37
Number of Apartment Buildings	34
Ancillary Buildings	3: Leasing office, community building, boiler plant
Parking	12 total spaces 10 of Regular Spaces 3 of Accessible Spaces street side parking spaces by leasing office and building 7 / 0 of Van Accessible Spaces Source: Site Count
Gross Floor Area	967,700 per Property Management
Net Rentable Floor Area	624,030 per Property Management
Site Area	26.22 acres per Appraisal
Year of Construction	1938 per Property Management

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 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

Cost Calculation Methodology

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

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

Critical Repairs

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

Life Safety repairs must be completed prior to Endorsement.

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

Non-Critical Repairs

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

Replacement Reserves

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

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

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

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

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

2.1 PURPOSE

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

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

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

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at ME McCormack property located at 10 Kemp Street in South Boston, 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 7th & July 8th
Time of Site Visit	10:00am
Weather Conditions	85°F and Clear
Site Assessor	Christopher Johnson & Juan Sequeira
Site Escorts	Elizabeth Quinonez
Point of Contact	Isabel Hastie
Total Units Inspected	162

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Building 1	1br/1ba	238	Occupied
Building 1	1br/1ba	247	Occupied
Building 1	1br/1ba	259	Occupied
Building 1	1br/1ba	265	Occupied
Building 1	2br/1ba	266	Occupied
Building 1	1br/1ba	267	Occupied
Building 1	1br/1ba	268	Occupied
Building 1	2br/1ba	271	Occupied
Building 1	1br/1ba	287	Occupied
Building 1	1br/1ba	298	Occupied
Building 1	1br/1ba	301	Occupied
Building 2	3br/1ba	216	Occupied
Building 2	2br/1ba	222	Occupied
Building 2	1br/1ba	228	Occupied
Building 2	1br/1ba	230	Occupied
Building 3	3br/1ba - Town house	204 28 O'Callaghan Way	Occupied
Building 3	2br/1ba - Town house	205 26 O'Callaghan Way	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Building 3	2br/1ba	211	Occupied
Building 4	2br/1ba - Town house	200 36 O'Callaghan Way	Vacant
Building 4	3br/1ba - Town house	201 34 O'Callaghan Way	Occupied
Building 4	2br/1ba - Town house	188 60 O'Callaghan Way	Vacant
Building 5	2br/1ba - Town house	185 66 O'Callaghan Way	Occupied
Building 5	3br/1ba - Town house	186 68 O'Callaghan Way	Occupied
Building 6	2br/1ba - Town house	167 102 O'Callaghan Way	Occupied
Building 6	3br/1ba - Town house	168 100 O'Callaghan Way	Occupied
Building 6	2br/1ba - Town house	169 98 O'Callaghan Way	Occupied
Building 7	3br/1ba - Town house	149 138 O'Callaghan Way	Occupied
Building 7	2br/1ba - Town house	151 134 O'Callaghan Way	Occupied
Building 7	3br/1ba - Town house	164 108 O'Callaghan Way	Occupied
Building 8	2br/1ba - Town house	145 146 O'Callaghan Way	Occupied
Building 8	3br/1ba - Town house	146 144 O'Callaghan Way	Occupied
Building 9	2br/1ba - Town house	132 178 O'Callaghan Way	Occupied
Building 9	2br/1ba - Town house	133 170 O'Callaghan Way	Occupied
Building 9	3br/1ba - Town house	129 172 O'Callaghan Way	Vacant
Building 11	2br/1ba - Town house	116 16 Kemp Street	Occupied
Building 11	3br/1ba - Town house	117 18 Kemp Street	Occupied
Building 11	3br/1ba - Town house	124 190 O'Callaghan Way	Occupied
Building 12	1br/1ba	314	Occupied
Building 12	1br/1ba	318	Occupied
Building 12	2br/1ba	319	Occupied
Building 12	2br/1ba	316	Occupied
Building 12	3br/1ba	341	Occupied
Building 13	1br/1ba	354	Occupied
Building 13	1br/1ba	355	Occupied
Building 13	1br/1ba	356	Occupied
Building 13	1br/1ba	359	Occupied
Building 13	1br/1ba	361	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Building 13	2br/1ba	364	Occupied
Building 13	2br/1ba	367	Occupied
Building 13	3br/1ba	373	Vacant
Building 14	1br/1ba	995	Occupied
Building 14	2br/1ba	996	Occupied
Building 14	2br/1ba	998	Occupied
Building 14	3br/1ba	1011	Occupied
Building 14	3br/1ba	1013	Occupied
Building 14	3br/1ba	1016	Vacant
Building 15	2br/1ba	457	Occupied
Building 15	2br/1ba	461	Occupied
Building 15	1br/1ba	462	Occupied
Building 15	2br/1ba	463	Occupied
Building 15	1br/1ba	464	Occupied
Building 15	2br/1ba	465	Occupied
Building 15	1br/1ba	414	Occupied
Building 15	3br/1ba	406	Occupied
Building 15	3br/1ba	407	Occupied
Building 16	1br/1ba	480	Occupied
Building 16	2br/1ba	484	Occupied
Building 16	2br/1ba	482	Occupied
Building 16	3br/1ba	478	Occupied
Building 16	1br/1ba	483	Occupied
Building 17	2br/1ba	937	Occupied
Building 17	2br/1ba	935	Occupied
Building 17	2br/1ba	939	Occupied
Building 17	3br/1ba	954	Occupied
Building 17	3br/1ba	955	Occupied
Building 17	1br/1ba	980	Occupied
Building 17	1br/1ba	981	Occupied
Building 17	1br/1ba	983	Occupied
Building 17	1br/1ba	984	Occupied
Building 17	1br/1ba	986	Occupied
Building 18	1br/1ba	911	Occupied
Building 18	1br/1ba	912	Occupied
Building 18	2br/1ba	918	Occupied
Building 18	3br/1ba	929	Occupied
Building 19	2br/1ba	878	Occupied
Building 19	2br/1ba	880	Occupied
Building 19	1br/1ba	879	Occupied
Building 19	2br/1ba	889	Occupied
Building 20	2br/1ba	502	Occupied
Building 20	1br/1ba	503	Occupied
Building 20	2br/1ba	504	Occupied
Building 20	1br/1ba	505	Vacant
Building 20	2br/1ba	506	Occupied
Building 20	1br/1ba	507	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Building 20	2br/1ba	509	Occupied
Building 21	1br/1ba	830	Occupied
Building 21	1br/1ba	831	Occupied
Building 21	1br/1ba	833	Occupied
Building 21	1br/1ba	834	Occupied
Building 21	1br/1ba	835	Occupied
Building 21	2br/1ba	840	Occupied
Building 22	2br/1ba	571	Occupied
Building 22	1br/1ba	572	Occupied
Building 22	2br/1ba	573	Occupied
Building 22	1br/1ba	576	Occupied
Building 22	2br/1ba	612	Occupied
Building 22	1br/1ba	590	Vacant
Building 22	2br/1ba	591	Occupied
Building 23	1br/1ba	804	Occupied
Building 23	1br/1ba	806	Occupied
Building 23	1br/1ba	807	Occupied
Building 23	2br/1ba	808	Occupied
Building 23	2br/1ba	764	Vacant
Building 23	2br/1ba	771	Occupied
Building 23	2br/1ba	773	Occupied
Building 24	2br/1ba	818	Occupied
Building 24	3br/1ba	827	Vacant
Building 24	3br/1ba	828	Occupied
Building 24	3br/1ba	829	Occupied
Building 25	2br/1ba - Town house	113 214 O'Callaghan Way	Occupied
Building 25	3br/1ba - Town house	115 210 O'Callaghan Way	Occupied
Building 25	3br/1ba - Town house	110 220 O'Callaghan Way	Occupied
Building 26	2br/1ba - Town house	104 232 O'Callaghan Way	Occupied
Building 26	3br/1ba - Town house	106 228 O'Callaghan Way	Occupied
Building 27	2br/1ba - Town house	97 246 O'Callaghan Way	Occupied
Building 27	3br/1ba - Town house	103 234 O'Callaghan Way	Occupied
Building 28	2br/1ba - Town house	89 262 O'Callaghan Way	Occupied
Building 28	3br/1ba - Town house	90 260 O'Callaghan Way	Occupied
Building 29	2br/1ba - Town house	77 58 Logan Way	Occupied
Building 29	3br/1ba - Town house	80 52 Logan Way	Occupied
Building 30	1br/1ba	618	Occupied
Building 30	3br/1ba	633	Vacant
Building 30	1br/1ba	637	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Building 30	2br/1ba	638	Vacant
Building 30	1br/1ba	639	Vacant
Building 30	3br/1ba	645	Vacant
Building 30	2br/1ba	651	Vacant
Building 30	2br/1ba	654	Vacant
Building 31	1br/1ba	669	Occupied
Building 31	3br/1ba	678	Occupied
Building 31	2br/1ba	710	Occupied
Building 31	1br/1ba	711	Occupied
Building 31	1br/1ba	712	Occupied
Building 31	3br/1ba	701	Occupied
Building 31	2br/1ba	702	Occupied
Building 32	2br/1ba	739	Occupied
Building 32	1br/1ba	740	Occupied
Building 32	3br/1ba	752	Occupied
Building 32	2br/1ba	743	Occupied
Building 32	1br/1ba	744	Occupied
Building 33	1br/1ba	11	Vacant
Building 33	1br/1ba	12	Occupied
Building 33	2br/1ba	13	Vacant
Building 33	2br/1ba	43	Occupied
Building 33	2br/1ba	14	Vacant
Building 33	1br/1ba	34	Occupied
Building 34	2br/1ba - Town house	59 47 Logan Way	Occupied
Building 34	3br/1ba - Town house	68 65 Logan Way	Occupied
Building 34	2br/1ba	54	Vacant
Building 34	3br/1ba	61	Occupied
Building 35	2br/1ba	65	Occupied
Building 35	3br/1ba	68	Occupied

2.4 RELIANCE

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

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

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to 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
1br/1ba	450	409	184,050
2br/1ba	540	347	187,380
3br/1ba	650	104	67,600
2br/1ba - Townhouse	1,150	100	115,000
3br/1ba - Townhouse	1,250	56	70,000
		Total NSF:	624,030

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Building 1	4	55,320
Building 2	3	19,720
Building 3	3	17,090
Building 4	2	28,000
Building 5	2	7,000
Building 6	2	30,500
Building 7	2	30,900
Building 8	2	7,000
Building 9	2	31,400
Building 11	2	15,150
Building 12	4	34,120
Building 13	4	40,360
Building 14	4	24,270
Building 15	4	54,450
Building 16	4	24,100
Building 17	4	44,840
Building 18	4	19,880
Building 19	3	23,890
Building 20	3	43,290
Building 21	3	36,110
Building 22	4	44,390
Building 23	4	43,830
Building 24	3	13,360
Building 25	2	10,800
Building 26	2	10,500
Building 27	2	14,300
Building 28	2	19,550
Building 29	2	19,750

Building Identifier	Number of Stories	Gross Square Feet
Building 30	4	41,190
Building 31	4	40,040
Building 32	4	33,090
Building 33	4	38,430
Building 34	3	15,380
Building 35	2	20,300
Community Building	1	4,800
Leasing office	1	5,800
Boiler plant	1	4,800
Total GSF:		967,700

3.2 SITE

3.2.1 SITE TOPOGRAPHY

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

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope, moderate sloping around the leasing office	R&M	Good
Retaining Walls	Wood timber retaining wall, concrete retaining wall	R&M	Good
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	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

ASSESSMENT / RECOMMENDATION

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

Photographs



Concrete retaining wall by building 27



Wood retaining wall by buildings

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by five entrances / exits from following adjoining municipal streets: Columbia Road, Devine Way, and Dorchester 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	Not applicable	NA	Not applicable

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	RR	Good/Fair
Concrete Pavement	Dumpster Pad, Sterling square plaza	RR	Good
Curbing	Concrete	RR	Good
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	12 spaces in open lots	NA	Not applicable
Number of ADA Spaces	3	IM	Poor

Photographs



Refuse area by building 30, damaged fencing
(Non-Critical Repair)



Refuse area by building 30, damaged fencing
(Non-Critical Repair)



Asphalt parking lot by building 30



Asphalt parking lot by building 30



Asphalt parking lot by building 30



Asphalt parking lot by building 30



Asphalt parking lot by building 30, damaged
(Non-Critical Repair)



Sterling square, plaza



Sterling square, plaza



Sterling square, plaza, brick pavers

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Concrete	IM/RR	Fair
Ramps	Poured in place concrete, wood	RR	Good
Exterior Steps	Breezeway staircases with steel stringers and treads topped with concrete	IM/RR	Good/Fair
Handrails	Steel handrails at concrete exterior steps and ramps to leasing office. Wood handrails at 220 O'Callaghan way	RR	Good
Loading Docks	Not applicable	NA	Not applicable

Photographs



Concrete trip hazard between building 3 and building 4 (Critical Repair)



Concrete trip hazard between building 3 and building 4 (Critical Repair)



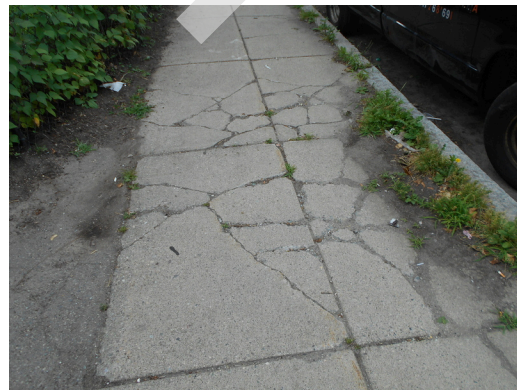
Building 3 rear façade, asphalt pathway overgrown and cracked (Non-Critical Repair)



Building 4 rear façade, Cracked asphalt courtyard (Non-Critical Repair)



Concrete sidewalk by building 30, damaged (Critical Repair)



Concrete sidewalk by building 34, damaged (Critical Repair)



Asphalt paved rock park path



Rock park by building 23



Rock park by building 23



Leasing office handicap ramp



Leasing office concrete stairs, rebar rust
(Non-Critical Repair)



Concrete sidewalk by building 7, damaged
(Critical Repair)



Building 11 front façade, chipping paint on door of 198 O'Callaghan Way, Apartment 120 (Non-Critical Repair)



3 O'Callaghan way entrance, damaged entry (Non-Critical Repair)



3 O'Callaghan way entrance, damaged entry (Non-Critical Repair)



Building 31, 21 McDonough Way, damaged concrete pad by stairwell entrance (Non-Critical Repair)



Building 32, 33 Logan way stairwell entrance, Concrete stairs at entrance eroded (Non-Critical Repair)



Building 32, 33 Logan way stairwell entrance, Concrete stairs at entrance eroded (Non-Critical Repair)



Paint chipping along rear entrance of unit 44 O'Callaghan way, unit 196 (Non-Critical Repair)



Wood ramp leading to 220 O'Callaghan Way, not a designated handicap unit



Wood ramp leading to 220 O'Callaghan Way, not a designated handicap unit

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	IM/RR	Fair
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link	RR	Good
Entry Gates	Access to this property is restricted by a security gate.	RR	Good
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Concrete Masonry Unit (CMU) wall Chain link fencing	R&M	Good
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Signage	Not applicable	NA	Not applicable
Water Features	Not applicable	NA	Not applicable

Photographs



Typical pole mounted lighting



Chain link fence along leasing office driveway, overgrown



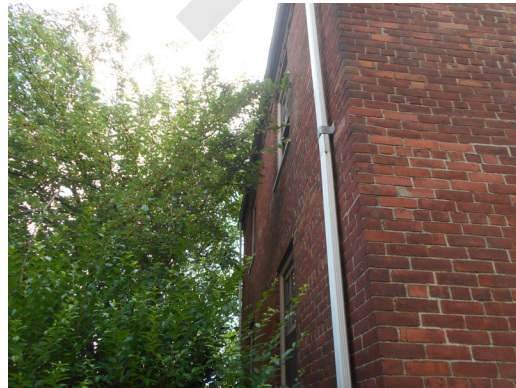
Damaged chain link fence by 198 O'Callaghan way, apartment 120 (Non-Critical Repair)



Building 5 rear façade, foliage growing along façade (Non-Critical Repair)



Building 5 side façade, foliage growing along building façade (Non-Critical Repair)



Building 5 side façade, foliage growing along building façade (Non-Critical Repair)



Building 4 side façade, foliage growing along building façade (Non-Critical Repair)



Building 3 rear façade, asphalt pathway overgrown and cracked (Non-Critical Repair)



Building 3 front façade, trees growing along side building (Non-Critical Repair)



Building 3 side façade, trees growing along side building (Non-Critical Repair)



Refuse area by building 20



Refuse area by building 30, damaged fencing (Non-Critical Repair)



Refuse area by building 30, damaged fencing
(Non-Critical Repair)



Refuse area by building 30, damaged fencing
(Non-Critical Repair)



Refuse area by building 30, damaged fencing
(Non-Critical Repair)

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
Park	A rock park with various plaques and rock fixtures is located by building 23	R&M	Good
Picnic Areas	A plaza area named Sterling Square is located at the center of the development	R&M	Good
Sport Courts	Not applicable	NA	Not applicable
Tennis Courts	Not applicable	NA	Not applicable
Playground	One children's playground area	IM/RR	Fair/Poor

Photographs



Rock park by building 23



Rock park by building 23



Playground by building 22, overgrown
(Non-Critical Repair)



Playground by building 22, overgrown
(Non-Critical Repair)



Sterling square, plaza



Sterling square, plaza



Sterling square, plaza, brick pavers

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	National Grid
Electricity	Eversource
Potable Water	Boston Water and Sewer Commission
Sanitary Sewerage	Boston Water and Sewer Commission
Storm Sewer	Municipal
Fuel Oil	Not applicable

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

Photographs



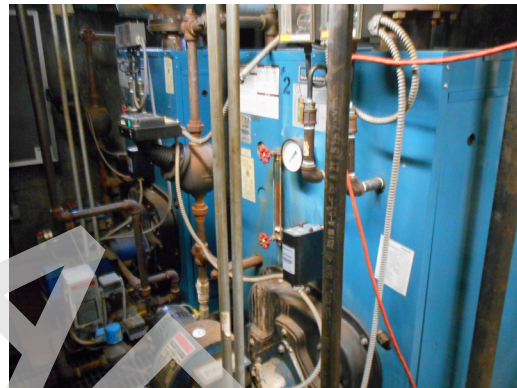
Building 4 mechanical room



Building 4 mechanical room



Building 4 mechanical room boilers



Typical boilers



Building 30 basement, boiler



Building 30 basement, hot water tank



Pad mounted electrical transformers



Pad mounted transformer



Pad mounted electrical transformer



Pad mounted electrical transformer

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

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

ASSESSMENT / RECOMMENDATION

The basements of building 30, building 23 and building 17 was observed with cracking in the basement of the CMU-wall. As this is a sign of a potential structural issue, AEI recommends having a licensed structural engineer inspect the buildings. (Critical Repair)

Photographs



Building 32 boiler room



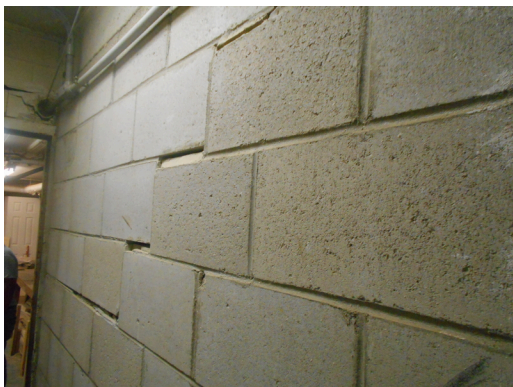
Building 32 boiler room



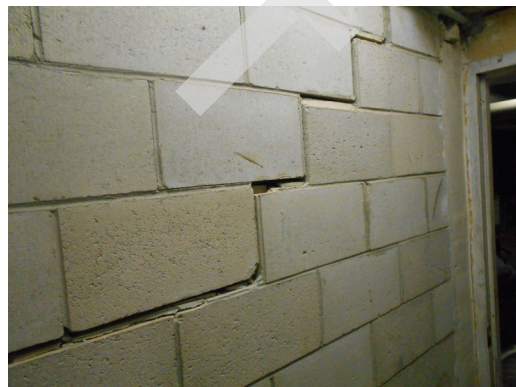
Building 30 basement sink



Building 30 basement, maintenance storage



Building 30 basement, 15 Logan way, cracking CMU-wall (Non-Critical Repair)



Building 30 basement, 15 Logan way, cracking CMU-wall (Non-Critical Repair)



Building 17 basement, cracked (Non-Critical Repair)



Building 17 basement, cracked (Non-Critical Repair)



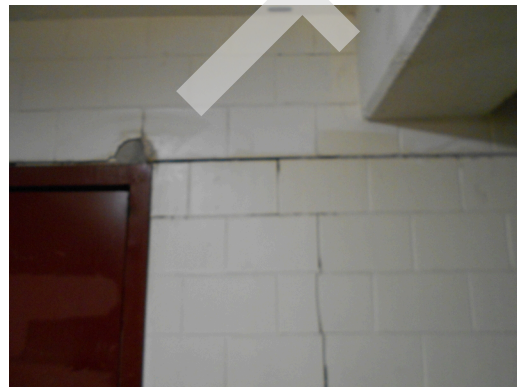
Building 19, 2 Sterling square basement, maintenance woodshop



Building 19, 2 Sterling square basement, maintenance woodshop



Building 23, 2 Logan Way basement, cracking CMU-wall (Non-Critical Repair)



Building 23, 2 Logan Way basement, cracking CMU-wall (Non-Critical Repair)

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	Masonry bearing walls and wood framing	R&M	Good
Secondary Framing Members	Steel lintels at window and door openings	R&M	Good
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	Buildings 30, 17, and 23 were observed with signs of deflection.	IM/RR	Good/Fair

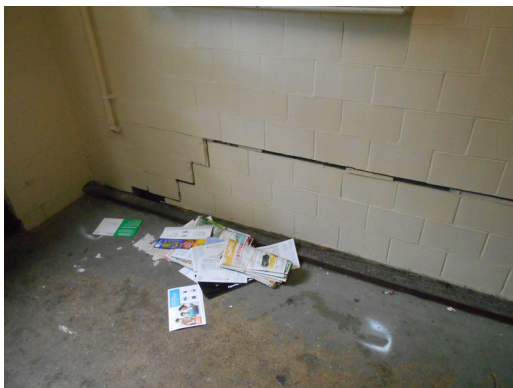
Photographs



Building 30 basement, 15 Logan way, cracking CMU-wall (Non-Critical Repair)



Building 30 basement, 15 Logan way, cracking CMU-wall (Non-Critical Repair)



Building 17 basement, cracked (Non-Critical Repair)



Building 17 basement, cracked (Non-Critical Repair)



Building 23, 2 Logan Way basement, cracking CMU-wall (Non-Critical Repair)



Building 23, 2 Logan Way basement, cracking CMU-wall (Non-Critical Repair)

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	Pitched with attic space at townhouses Low-slope with no attic space	R&M	Good
Roof Framing	Wood rafters	R&M	Good
Roof Deck or Sheathing	Plywood decking	R&M	Good
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs



Building 6 slate tile roofing, shingles falling (Non-Critical Repair)



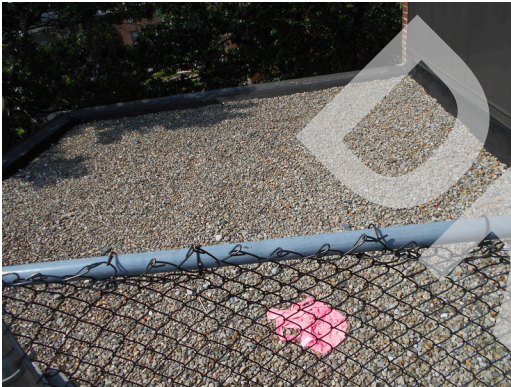
Building 3 rear façade, damaged slate tile roofing (Non-Critical Repair)



Building 32 EPDM Roof with gravel



Building 32 EPDM Roof with gravel



Building 32 EPDM Roof with gravel



Building 31 EPDM Roof with gravel



Building 32 EPDM Roof with gravel



Building 17 EPDM roof with gravel roof



Building 17 EPDM roof with gravel roof



Building 17 EPDM roof with gravel roof

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good condition.

3.3.2.5 ATTICS & EAVES

Access into the attic space was not readily available. However, we were able to obtain general information concerning the attic space by interviewing property management. Based on our interview, the roof framing system consists of engineered wood trusses for the pitched roof system/engineered wood truss joist for the low-sloped roofing system above.

3.3.2.6 INSULATION

For the townhouses access into the attic space was not readily available. However, we were able to obtain general information concerning the attic space by interviewing property management. Based on our interview, the townhouse roof insulation consists the roofs are insulated with blown-in insulation. The depth of the insulation was reported to be approximately 14 inches with a R value of approximately 21.

For the walk-ups, the design of the roofs is low-slope, with no attic space. No information regarding the insulation was obtained.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Balcony framing cantilevers from the exterior wall	IM/RR	Good/Fair
Balcony Deck Material	Precast concrete deck	RR	Good
Balcony Railing	Metal railings	NA	Not applicable
Patio Construction	Not applicable	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Concrete steps at every unit and stairwell entrance	RR	Good

Photographs



Building 1 unit 266, 2br/1ba, vacant - Concrete balcony



Building 2 unit 222, 2br/1ba - Balcony



Building 3 concrete balconies



Building 32, concrete balcony, deterioration on underside (Critical Repair)



Building 32, concrete balcony, deterioration on underside (Critical Repair)

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Item	Description	Action	Condition
Unit Entry Doors	Painted wood	IM/RR	Good/Fair
Service Doors	Steel clad insulated door	RR	Good
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Roll-up, commercial grade doors at leasing office	RR	Good
Common Entrance Doors	Aluminum storefront	RR	Good

Photographs



Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - Unit ID



Building 5 unit 186, 64 O'Callaghan Way, 3br/1ba Townhouse - Rear door, damaged (Non-Critical Repair)



Building 5 unit 186, 64 O'Callaghan Way, 3br/1ba Townhouse - Rear door, damaged (Non-Critical Repair)



Leasing office building entrance



Building 3 stairwell entrance



Building 5 front façade



Leasing office rear façade and maintenance garage storage

3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted Masonry Brick Veneer	RR	Good
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Exposed on townhouse units Otherwise concealed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Last painted 5 years ago.	IM/RR	Fair

Photographs



Leasing office front façade, repaired cracking



Leasing office side façade and driveway



Building 11 side façade



Building 11 rear façade



Building 11 rear façade



Building 5 side façade



Building 12 side façade



Building 32, front façade



Building 32, front façade

3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Single hung windows	IM	Fair/Poor
Window Frame	Aluminum frame	IM	Fair/Poor
Window Panes	Double pane insulated	IM	Fair/Poor

Photographs



Building 1 unit 238, 1br/1ba - Window



Building 1 unit 238, 1br/1ba - Window



Building 1 unit 238, 1br/1ba - Window



Building 3 unit 204, 28 O'Callaghan Way, 3br/1ba Townhouse - window



Building 3 unit 204, 28 O'Callaghan Way, 3br/1ba Townhouse - window



Typical aluminum window

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Townhouse buildings	Slate tiles	68,300 SF	40+ years	0 years	Yes	IM/RR	Fair/Poor
Walk-up buildings	Low slope with EPDM (with stone ballast)	205,570 SF	5 years	15 years	Yes	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
Townhouse buildings	Gutters and downspouts	Not applicable	Not applicable	RR	Good
Walk-up buildings	Scuppers, leaders, and downspouts	Not applicable	Not applicable	RR	Good

Photographs



Building 6 front façade, slate tile roof (Non-Critical Repair)



Building 6 slate tile roofing, shingles falling (Non-Critical Repair)



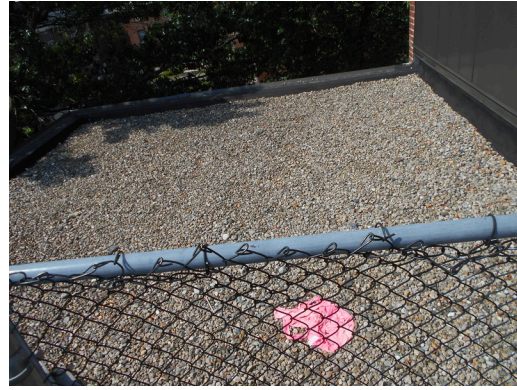
Building 3 rear façade, damaged slate tile roofing (Non-Critical Repair)



Building 32 EPDM Roof with gravel



Building 32 EPDM Roof with gravel



Building 32 EPDM Roof with gravel



Building 31 EPDM Roof with gravel



Building 32 EPDM Roof with gravel



Typical slate tile roof



Typical slate tile roof

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe, galvanized pipe	IM/RR	Fair/Poor

Item	Description	Action	Condition
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe and PVC	IM/RR	Fair/Poor
Domestic Water Circulation Pumps	Domestic water circulation pumps	RR	Good
Domestic Water Heaters	Not applicable	NA	Not applicable
Domestic Water Boilers	Central high-efficiency boiler with separate storage tank	RR	Good
Boiler Peripherals	Central heat exchanger with separate storage tank with an average capacity of 1000 MBH	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



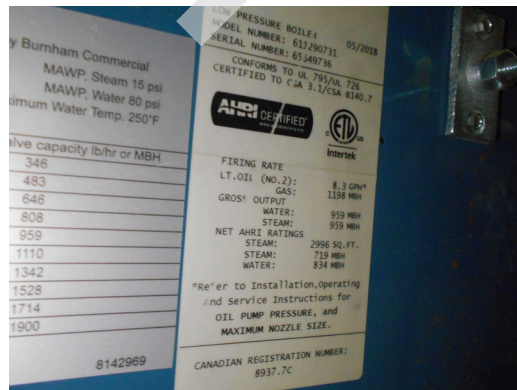
Building 4 mechanical room



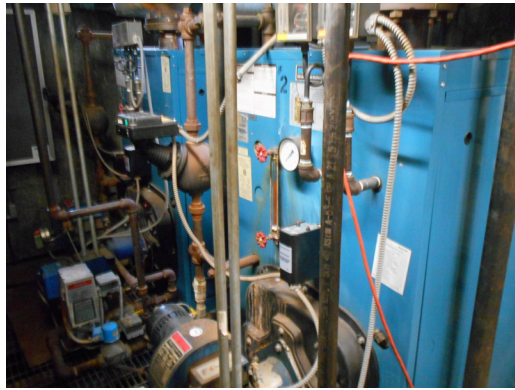
Building 4 mechanical room



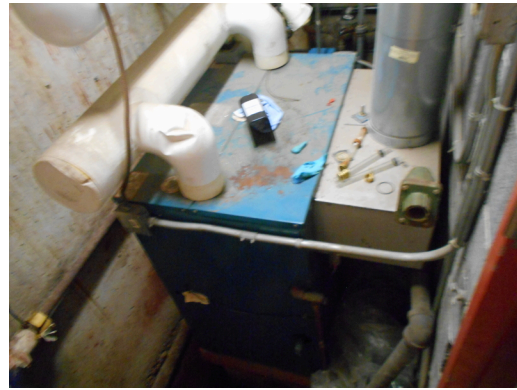
Building 4 mechanical room boilers



Building 4 mechanical room boilers



Typical boilers



Leasing office boiler



Leasing office boiler pump



Building 32 boiler room



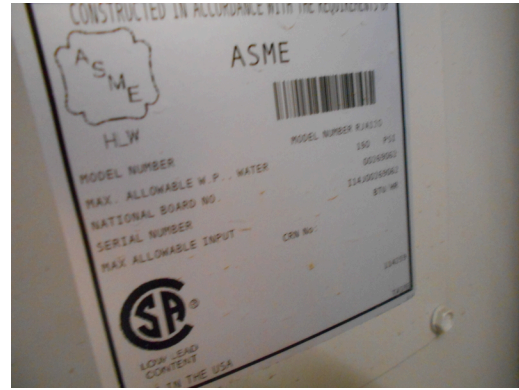
Building 32 boiler room



Building 32 boiler room



Building 32 boiler room hot water tanks



Building 32 boiler room hot water tanks



Building 30 basement, water pump



Building 30 basement, boiler



Building 30 basement, boiler



Building 30 basement, hot water tank



Building 17 basement boiler room, water pooling (Non-Critical Repair)

3.4.2 HVAC SYSTEMS

Item	Description	Action	Condition
Cooling Equipment	Tenants Individual, Tenant-owned, Window-mounted Air-Conditioners Common areas - Individual, window-mounted Air-Conditioners	RR	Good
Heating Equipment	Central Hydronic Boiler with Radiators	RR	Good
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Not applicable	NA	Not applicable
Tonnage of Cooling Equipment	Not applicable	NA	Not applicable
Distribution System	Individual units with no distribution system required	R&M	Good
Controls	Individual controls on each mechanical unit	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

Photographs



Building 1 unit 238, 1br/1ba - Living area steam radiator



Building 1 unit 238, 1br/1ba - Bathroom shower, pipe access



Building 1 unit 238, 1br/1ba - Bathroom shower, vent



Building 1 unit 238, 1br/1ba - Bedroom radiator



Building 1 unit 247, 1br/1ba - Bathroom ceiling



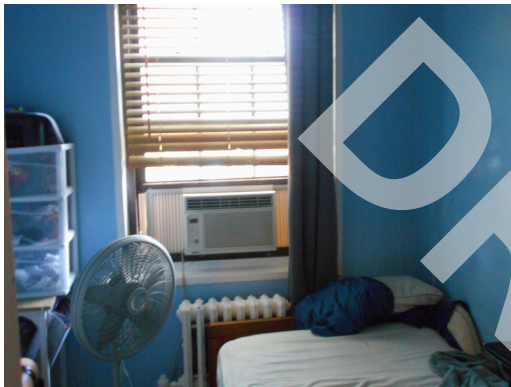
Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - Living area/kitchen radiator



Leasing office



Leasing office, window mounted A/C



Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 2

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	110 Ampere breaker panel	R&M	Good
Panel Manufacturer	Square D, and other varying manufacturers	IM/RR	Good/Fair
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs



Building 1 unit 238, 1br/1ba - Kitchen GFCI



Building 1 unit 238, 1br/1ba - Tenant electrical breaker



Building 3 unit 204, 28 O'Callaghan Way, 3br/1ba Townhouse - Basement electrical breaker



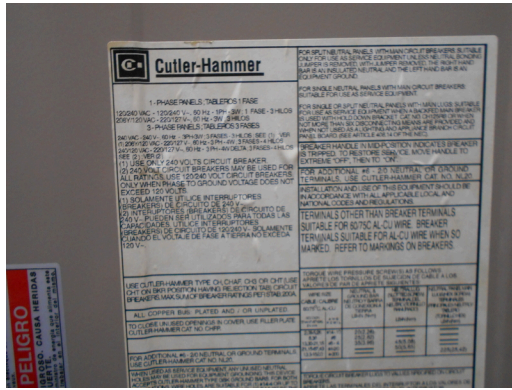
Building 5 unit 186, 64 O'Callaghan Way, 3br/1ba Townhouse - Basement electrical breaker



Building 1 basement electrical panel



Building 1 basement electrical panel



Building 1 basement electrical panel



Building 1 electrical main



Leasing office electrical panel



Leasing office electrical panel

ASSESSMENT / RECOMMENDATION

Building 30 is equipped with an older common area electrical panel that has past its EUL. Federal Pacific Panels are considered obsolete and should be replaced.

The electrical room in the leasing office building was observed with stored items blocking access to the electrical panels. The electrical closet should be cleaned to allow emergency access to the electrical panels.

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
N/A	N/A	N/A	N/A	N/A	N/A	NA	Not applicable

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
N/A	N/A		N/A	NA	Not applicable

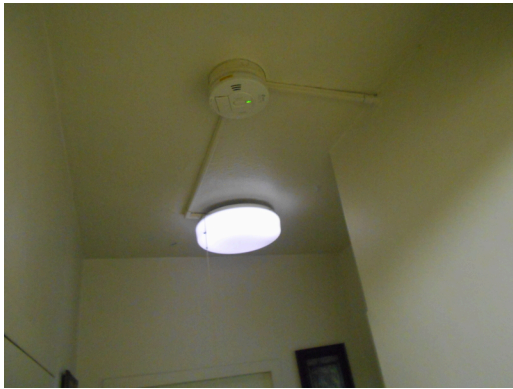
ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

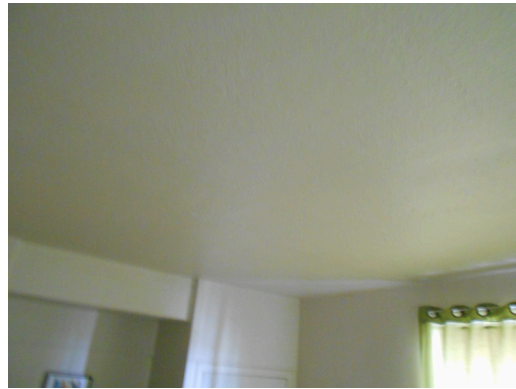
3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	Not applicable	Not applicable	NA
Fire Suppression System Inspection Date	Not applicable	Not applicable	NA
Other Equipment and Devices	<p>Illuminated exit signs</p> <p>Battery back up light fixtures</p> <p>Hard-wired smoke detectors with battery back-up in walk-ups</p> <p>Tamper proof battery smoke detectors in townhouse units in kitchen, basement and upstairs hallways.</p> <p>Neither the walk-ups nor the townhouses had smoke detectors in the unit bedrooms. (Critical Repair)</p>	Poor	IM/RR
Fire Extinguishers	<p>Mounted on mechanical area walls</p> <p>Last inspection completed on April 2022</p>	Good	R&M
Fire Alarms	Not applicable	Not applicable	NA
Fire Alarm Inspection Date	Not applicable	Not applicable	NA
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	The building features interior staircase towers	Not applicable	NA

Photographs



Building 1 unit 238, 1br/1ba - Living area smoke detector



Building 1 unit 238, 1br/1ba - Bedroom ceiling, no smoke detector (Critical Repair)



Building 2 unit 222, 2br/1ba - Kitchen ceiling, water damaged from uncovered stove (Non-Critical Repair)



Building 2 unit 222, 2br/1ba - Kitchen ceiling, water damaged from uncovered stove (Non-Critical Repair)



Building 2 unit 222, 2br/1ba - Living area smoke detector



Building 3 unit 204, 28 O'Callaghan Way, 3br/1ba Townhouse - Basement smoke detector



Community building, task force headquarters, exit sign



Community building, task force headquarters, emergency light



Community building, task force headquarters, smoke detector

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable
Community room	A community room with numerous sofas, chairs, tables, and accessories is located in the community building structure. Finishes include vinyl tile with painted drywall walls and painted drywall ceilings.	RR	Good
Business Center	Not applicable	NA	Not applicable
Common Area Kitchen	A common area kitchen with a refrigerator, stove, microwave, and accessories is located in the community building structure.	RR	Good
Common Area Laundry	Not applicable	NA	Not applicable

Photographs



Community building, task force headquarters, main room



Community building, task force headquarters, main room



Community building, task force headquarters, kitchen



Community building, task force headquarters, kitchen

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

Unit Finishes

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

Photographs



Building 1 unit 238, 1br/1ba - Kitchen



Building 1 unit 238, 1br/1ba - Vinyl tile



Building 1 unit 266, 2br/1ba, vacant - Living area



Building 1 unit 266, 2br/1ba, vacant - Kitchen



Building 1 unit 266, 2br/1ba, vacant - Bedroom 1



Building 1 unit 266, 2br/1ba, vacant - Bedroom 2



Building 1 unit 238, 1br/1ba - Bathroom



Building 1 unit 247, 1br/1ba - Bathroom

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	RR	Good/Fair
Ranges	Units vary in age and condition	RR	Good/Fair
Range hoods	Units vary in age and condition, many of the walk-up units only have the range hood cover, lacking the fan exhaust	RR	Good/Fair
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Each townhouse unit has a washer/dryer connection Not applicable for the walk-up units	R&M	Good

Photographs



Building 1 unit 238, 1br/1ba - Kitchen



Building 1 unit 238, 1br/1ba - Kitchen



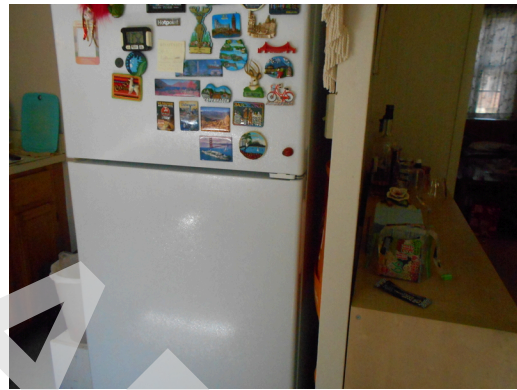
Building 1 unit 238, 1br/1ba - Kitchen refrigerator



Building 1 unit 247, 1br/1ba - Kitchen stove



Building 1 unit 266, 2br/1ba, vacant - Kitchen



Building 3 unit 204, 28 O'Callaghan Way, 3br/1ba Townhouse - Kitchen refrigerator



Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - Kitchen



Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - Kitchen



Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Kitchen exhaust from
overhead



Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen



Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Basement

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	RR	Good/Fair
Bathroom Sink and Countertop	Vanity unit with cultured marble counter with integral sink	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	Metal frame and glass shower enclosure and enamel over steel bathtub with ceramic tile tub surround	RR	Good/Fair
Toilet	Water saver toilet	RR	Good/Fair
Accessories	Medicine cabinet	RR	Good/Fair
	Towel bars		
	Wall mounted mirror		

Photographs



Building 1 unit 238, 1br/1ba - Bathroom



Building 1 unit 238, 1br/1ba - Bathroom sink



Building 1 unit 238, 1br/1ba - Kitchen sink

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

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

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

Isabel Hastie reported that she 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. Isabel Hastie indicated that no formal indoor air quality management plan currently exists at the Property.

ASSESSMENT / RECOMMENDATION

Unit 1013 was observed with suspect Mold growth at the ceiling. The issue should be investigated, repaired, and suspect Mold abated.

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

Units 314 and 354 were observed with pest issues. These units and surrounding units should be treated for pest problems.

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 IV. This map also indicates that the Property is also located in a Hurricane Susceptible Region.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

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

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
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	Property management	07/06/2022
Historical Capital Schedule	Property management	07/06/2022
Rent Roll	Property management	07/06/2022

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Isabel Hastie	Property Manager	Not provided	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 South Boston 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 South Boston 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 H-1: Apartment 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 08/06/2018, during the site visit.

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

Final Score: **60c**

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 is ongoing as of the date of this Report.

DRAFT

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

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

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

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5.	Is any litigation pending related to ADA issues?		✓		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			12 total spaces 3 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		0 van accessible spaces provided 1 van accessible space required (Critical Repair)
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			

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

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

Abbreviated Screening Checklist for UFAS Compliance

Building History		Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?		✓		The entrance to every unit with the exception of unit 220 O'Callaghan Way can only be accessed with the use of stairs.
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?	✓			
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?	✓			
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?			✓	There are no designated handicap units.
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
Fair Housing Act Accessibility Review					
1.	Requirement 1. Are there accessible building entrances on an accessible route? All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✓	
2.	Requirement 2. Are the public and common use areas accessible? Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.			✓	
3.	Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)? All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✓	
4.	Requirement 4. Is there an accessible route into and through the dwelling unit? There must be an accessible route into and through each covered unit.			✓	
5.	Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations? Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✓	
6.	Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars? Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✓	

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

RECOMMENDATIONS

ADAAG Concerns:

- Based upon the twelve (12) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space are required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features three (3) designated handicapped spaces; however the existing spaces were observed without without access aisles, curb-cuts, and neither spaces is van accessible. In order for the existing designated handicapped parking space to comply with ADAAG, the installation of access aisles, curb-cuts and conversion of one (1) space to van accessible is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle. (Critical Repair)
- The common area restrooms in the leasing office and community building were observed without scald and abrasion protection at the roll under sink. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required. (Critical Repair)
- The leasing office public restroom was observed with non-compliant grab bars. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of compliant grab bars is required. (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.

FHA Design Concerns:

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

Photographs



Leasing office handicap ramp



Leasing office handicap ramp rail width



Leasing office handicap ramp rail width, 48"



Leasing office handicap ramp slope



Leasing office handicap ramp slope, compliant



Leasing office handicap ramp slope 2, compliant



Leasing office handicap ramp slope 2, compliant



Leasing office building entrance



Leasing office building entrance, 36"



Leasing office, typical door width, 35"



Leasing office



Leasing office public restroom sink height, 33"



Leasing office public restroom entrance



Leasing office public restroom door width, 36"



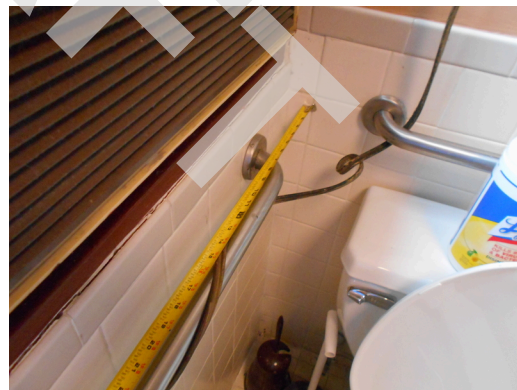
Leasing office public restroom



Leasing office public restroom



Leasing office public restroom sink scald abrasion protection



Leasing office public restroom side grab bar



Leasing office public restroom side grab bar, 48" (Critical Repair)



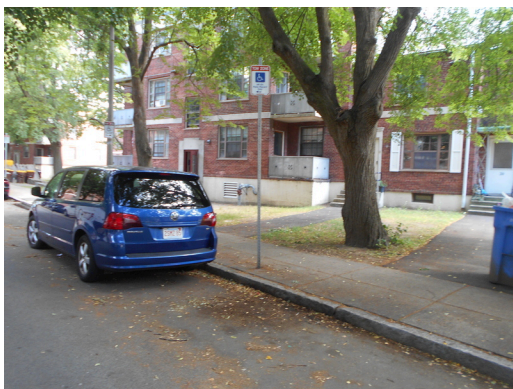
Leasing office public restroom rear grab bar



Leasing office public restroom rear grab bar, 47"



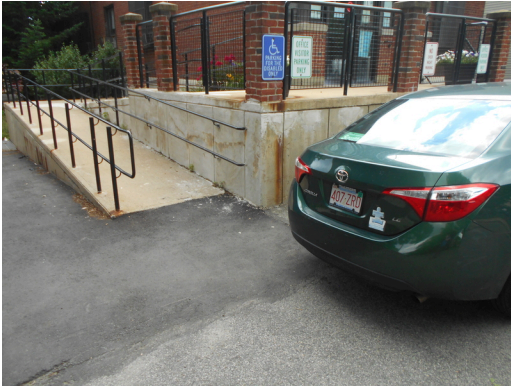
Leasing office public restroom paper towel dispenser height, 45"



Building 3 handicap street parking, no curb cut or access aisle (Critical Repair)



Building 3 handicap street parking, no curb cut or access aisle (Critical Repair)



Leasing office accessible parking space sign, no parking space markings, no access aisle, no horizontal signage (Critical Repair)



Leasing office accessible parking space sign, no parking space markings, no access aisle, no horizontal signage (Critical Repair)



Community building, task force headquarters, side façade



Community building, task force headquarters, side façade



Community building, task force headquarters, kitchen



Community building, task force headquarters, kitchen countertop height, 34"



Community building, task force headquarters, kitchen cabinet height, 60"



Community building, task force headquarters, kitchen roll-under sink



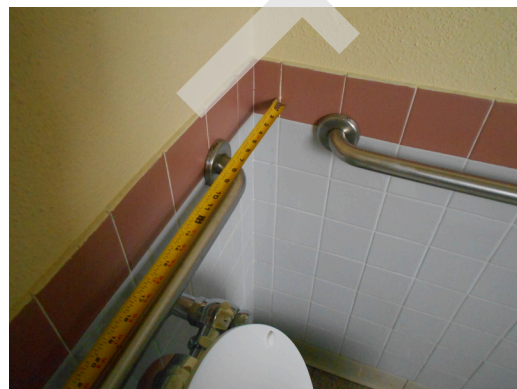
Community building, task force headquarters, kitchen



Community building, task force headquarters, restroom



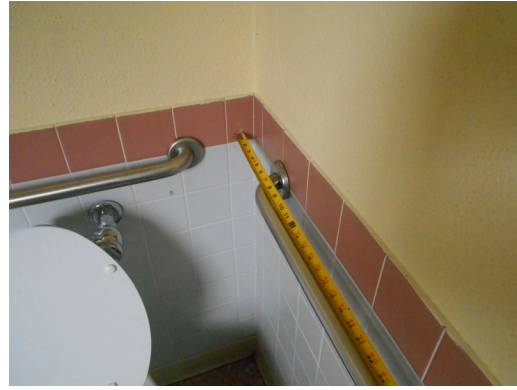
Community building, task force headquarters, restroom



Community building, task force headquarters, restroom, rear grab bar



Community building, task force headquarters, restroom, rear grab bar 48"



Community building, task force headquarters, restroom, side grab bar



Community building, task force headquarters, restroom, side grab bar, 48"



Community building, task force headquarters, restroom, sink height, 33"



Community building, task force headquarters, restroom, entrance door width, 35"



Handicap designated street parking by building 11, 16 Kemp Street, unit 116



Handicap designated street parking by building 11, 16 Kemp Street, unit 116, no access aisle or curb cut (Critical Repair)

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$24,586,217	\$2,420
1-10 Year Inflated Costs	\$29,282,291	\$2,882
11-20 Year Un-Inflated Costs	\$25,133,099	\$2,474
11-20 Year Inflated Costs	\$34,914,163	\$3,436
1-20 Year Un-Inflated Costs	\$49,719,317	\$2,447
1-20 Year Inflated Costs	\$64,196,453	\$3,159

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS									
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments	
CRITICAL REPAIRS (ACCESSIBILITY)									
Striping and Marking	Reconfigure Handicapped Parking (Critical Repair)	Designated handicapped parking	Level 1 Alteration	1	Each	\$ 1,000.00	\$ 1,000.00	Based upon the twelve (12) standard uncovered parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible handicapped parking space are required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features three (3) designated handicapped spaces; however the existing spaces were observed without access aisles, curb cuts, and neither spaces is van accessible. In order for the existing designated handicapped parking space to comply with ADAAG, the installation of access aisles, curb cuts and conversion of one (1) space to van accessible is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.	
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Common area Restrooms	Repair	4	Each	\$ 80.00	\$ 320.00	The common area restrooms in the leasing office and community building were observed without scald and abrasion protection at the roll under sink. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required.	
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Compliant Grab Bars (Critical Repair)	Leasing office public restroom	Level 1 Alteration	1	Each	\$ 250.00	\$ 250.00	The leasing office public restroom was observed with non-compliant grab bars. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of compliant grab bars is required.	
CRITICAL REPAIRS (LIFE SAFETY)									
Concrete	Replace Concrete Sidewalks (Critical Repair)	Sections of damaged concrete was observed around the leasing office, building 7, and building 30	Level 1 Alteration	4000	SF	\$ 5.55	\$ 22,200.00	Sections of damaged concrete was observed around the leasing office, building 7, and building 30. In order to improve the condition of the property and prevent the formation of tripping hazards, the repair of the damaged sidewalk is recommended.	
Concrete	Correct Concrete Sidewalk Trip Hazards (Critical Repair)	Between building 3 and 4, in front of building 4	Level 1 Alteration	12	Each	\$ 500.00	\$ 6,000.00	Select sections of concrete sidewalk between building 3 and 4, in front of building 4, were observed with abrupt elevation changes, resulting in tripping hazards. In order to prevent injury to a resident, repair of trip hazards is required.	
Range, cook top, wall oven	Range/Oven Wall Protection (Dwelling Unit) (Critical Repair)	The dwelling unit kitchen ranges/ovens in the walk-up apartments	Repair	864	Each	\$ 35.00	\$ 30,240.00	The dwelling unit kitchen ranges/ovens in the walk-up apartments were observed without wall protection along the side of the kitchen stoves. In order to prevent damage to the building, and prevent potential fire damage, the installation of a fire resistant material along the side wall is required.	
Unit/building wiring	Electrical Inspection (Critical Repair)	Buildings 1, 2, 3, 4, 5, 6, and 7	Level 1 Alteration	1	Each	\$ 4,000.00	\$ 4,000.00	The tenants of buildings 1, 2, 3, 4, 5, 6, and 7 reported electrical problems involving the breakers tripping constantly. AEI recommends having an electrician inspect the breaker panels.	
Residential smoke detectors	Install HUD Compliant Smoke Detectors (Critical Repair)	Bedrooms	Level 1 Alteration	1417	Each	\$ 30.00	\$ 42,510.00	The dwelling unit bedrooms were observed without smoke detectors. The hallways outside of the sleeping rooms were observed with hard-wired smoke detectors. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all the dwelling unit bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office. (IBC Repair)	
Continuous reinforced concrete footer and CMU stem wall	Conduct Structural Analysis (Critical Repair)	Basements of building 30, building 23 and building 17	Level 1 Alteration	3	Each	\$ 5,000.00	\$ 15,000.00	The basements of building 30, building 23 and building 17 were observed with cracking settling of the CMU-walls. As this is a sign of a potential structural issue, AEI recommends having a licensed structural engineer inspect the buildings.	
Copper Tube, supply	Repair Plumbing and Sewer Leaks (Critical Repair)	Units 314, 462, 483, 612, 804, 830, 981, and 1013	Repair	8	Each	\$ 500.00	\$ 4,000.00	Units 314, 462, 483, 612, 804, 830, 981, and 1013 were observed with leaking pipes or sewer issues. These problems should be evaluated and addressed in the near term.	
Mold-treat-remediate	Abate Mold and Repair Ceiling (Critical Repair)	Unit 1013	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	Unit 1013 was observed with suspect Mold growth at the ceiling. The issue should be investigated, repaired, and suspect Mold abated.	
Pest Control/Integrated Pest Management Plan	Treat Units for Pest Issues (Critical Repair)	Units 314 and 354	Repair	2	Each	\$ 1,000.00	\$ 2,000.00	Units 314 and 354 were observed with pest issues. These units and surrounding units should be treated for pest problems.	
Radiation-steam/hydronic (baseboard or freestanding radiator)	Repair H2O/Heat Issues (Critical Repair)	Unit 572	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	The tenants in Unit 572 complained of lack of hot water and broken radiator. These issues should be addressed in the near term.	
Tenant electrical panel	Remove Debris From Electrical Panel (Critical Repair)	Leasing office electrical room	Repair	1	Each	\$ -	\$ -	The electrical room in the leasing office building was observed with stored items blocking access to the electrical panels. The electrical closet should be cleaned to allow emergency access to the electrical panels.	
Copper Tube, supply	Repair Basement Plumbing Leaking (Critical Repair)	Basement level plumbing leaks observed in Buildings 1 and 17	Repair	2	Each	\$ 1,000.00	\$ 2,000.00	There were basement level plumbing leaks observed in Buildings 1 and 17 at the plumbing lines and boilers. The leaks should be stopped and plumbing lines repaired.	
Balcony/Porch, steel frame or concrete	Repair 3rd Floor Concrete Balconies (Critical Repair)	3rd floor balconies at Building 32	Repair	2	Each	\$ 4,000.00	\$ 8,000.00	The 3rd floor balconies at Building 32 were observed with areas of moisture related deterioration on the bottom side of the concrete deck. These 3rd floor balconies should be evaluated and repaired as necessary.	

Accessibility Subtotal: \$ 1,570.00
 Life Safety Subtotal: \$ 137,950.00
 Total: \$ 139,520.00

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	Overlay Asphalt Parking Lot (Non-Critical Repair)	Parking Area	Level 1 Alteration	8000	SF	\$ 2.99	\$ 23,920.00	The asphalt parking area, where there is striping for cars, was observed deteriorated with areas of damage and past Estimated Use Life (EUL). In order to maintain the driveways and parking areas and improve the condition of the property, the mill, overlay, and restriping of the asphalt driveways and parking areas is recommended.
Asphalt Pavement	Overlay Asphalt walkway (Non-Critical Repair)	The asphalt walkway to the rear of building 3 and 2, rear of building 4, walkway of building 12	Level 1 Alteration	800	SF	\$ 2.99	\$ 2,392.00	The asphalt walkway to the rear of building 3 and 2, rear of building 4, and walkway of building 12 was observed deteriorated with areas of damage and past Estimated Use Life (EUL). In order to maintain the pathways, improve the condition of the property, the mill, overlay, and restriping of the asphalt driveways and parking areas is recommended.
Asphalt Seal Coat	Seal Coat Asphalt Courtyards/Drive Lanes (Non-Critical Repair)	Parking Area	Level 1 Alteration	222244	SF	\$ 0.18	\$ 40,003.92	The asphalt driveway lanes and courtyards' sealcoat was observed deteriorated with select areas of damage and past Estimated Use Life (EUL). In order to maintain the driveways and parking areas and improve the condition of the property, the repair, sealcoat, and restriping of the asphalt driveways and parking areas is recommended.
Fencing, chain-link	Chain-Link Fencing (Non-Critical Repair)	The refuse area by Sterling square drive, building 30, the lawn of unit 16 kemp street unit 116, and the lawn of apartment 120	Repair	100	LF	\$ 31.60	\$ 3,160.00	The chain link fence by the refuse area by Sterling square drive, building 30, the lawn of unit 16 kemp street unit 116, and the lawn of apartment 120 was observed damaged. Repair of the damaged fencing is recommended.
Tot Lot (playground equipment)	Playground (Non-Critical Repair)	The playground area by building 22	Level 1 Alteration	1	Each	\$ 20,000.00	\$ 20,000.00	The playground area by building 22 was observed overgrown and equipment past its Estimated Useful Life (EUL). In order to prevent further damage and improve the condition of the property, the replacement of the playground and improvement of the landscaping is recommended.
Exterior Stairs, Concrete	Exterior Concrete Framed Steps (Non-Critical Repair)	Entrance to building 31, McDonough Way and Building 32, 33 Logan way, building 34, 49 Logan way	Level 1 Alteration	3	Each	\$ 1,200.00	\$ 3,600.00	The concrete stairs at the entrance to building 31, McDonough Way and Building 32, 33 Logan way, building 34, 49 Logan way, were observed damaged or with erosion under the stairs. In order to maintain and improve the condition of the property, the repair of the concrete stairs is recommended.
Paints and stains, exterior	Exterior Painting (Non-Critical Repair)	Along the Leasing office side façade, the entrance to apartment 120, rear entrance of unit 196	Repair	206	Each	\$ 200.00	\$ 41,200.00	Chipping paint was observed along the Leasing office side façade, and around the entrances to approximately 20% of unit entrances. The repainting of the damaged areas is recommended.
Aluminum	Replace Windows (Non-Critical Repair)	Apartment building windows	Level 1 Alteration	4112	Each	\$ 657.00	\$ 2,701,584.00	The metal windows were observed difficult to open, with non-operational clasps or railings and reported as original to the date of construction and past the Estimated Useful Life (EUL). In order to maintain the system, the replacement of the windows is recommended.
Slate shingle	Replace Slate Tile Roofing (Non-Critical Repair)	Roofs of buildings 3 and 6	Level 1 Alteration	70300	SF	\$ 10.40	\$ 731,120.00	The slate tile roofing at the sloped roofs at the property were observed in generally fair to poor condition. Extensive replacement and restoration of the slate roofing is needed to prevent moisture intrusion into the buildings.
Gutters/Downspouts, aluminum	Building awning (Non-Critical Repair)	The awning above 214 O'Callaghan Way, unit 113	Repair	1	Each	\$ 100.00	\$ 100.00	The awning above 214 O'Callaghan Way, unit 113 was observed with plants growing along the awning. The regular cleaning of the unit awnings and gutters is recommended.
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor (Non-Critical Repair)	The vinyl flooring in the leasing office basement	Repair	150	SF	\$ 6.88	\$ 1,032.00	The vinyl flooring in the leasing office basement was observed damaged and deteriorated. In order to prevent further damage and to improve the condition of the property, the replacement of the vinyl flooring is recommended.
Common area interior stairs	Interior Concrete Stairs (Non-Critical Repair)	Common area interior stairwells	Repair	24	Each	\$ 1,200.00	\$ 28,800.00	Multiple interior common area stairwells were observed with damaged stairs, wood planks for replacement treads, and peeling paint on the underside of stairs. In order to improve the condition of the property, the repair of the stairs is recommended.
Interior doors, solid core, wood, metal clad	Unit Entrance Doors (Non-Critical Repair)	Dwelling unit doors	Level 1 Alteration	102	Each	\$ 600.00	\$ 61,200.00	Approximately 10% of dwelling unit entrance doors were observed damaged. In order to improve the condition of the property, the replacement of the damaged doors is recommended.

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Drywall	Repair Damaged Drywall (Non-Critical Repair)	Dwelling units 104 & 606	Repair	254	Each	\$ 500.00	\$ 127,000.00	The drywall in approximately 25% of units was observed with damage. In order to prevent further damage, the repair of the drywall is recommended.
Drywall	Repair Damaged Drywall, Community building (Non-Critical Repair)	Dwelling units 104 & 606	Repair	4	Each	\$ 200.00	\$ 800.00	The Community building/Task force headquarters restroom 2 was observed with damaged drywall, basement of unit 204 28 O'Callaghan Way. The repair of the damaged wall is recommended.
Earthwork, swales, drainways, erosion controls	Bare ground (Non-Critical Repair)	Southwestern edge of the property	Level 1 Alteration	6	Each	\$ 1,500.00	\$ 9,000.00	Areas of bare ground were observed along the southwestern edge of the property. In order to prevent further erosion and to improve the condition of the property, reseeding of the areas of bare ground is recommended.
Earthwork, swales, drainways, erosion controls	Trim foliage (Non-Critical Repair)	Along the chain link fence by the leasing office driveway, buildings 4, 5, 6	Repair	4	Each	\$ 2,000.00	\$ 8,000.00	Foliage along the chain link fence by the leasing office driveway, buildings 6, 5, and 4 were observed overgrown. In order to improve the condition of the property the trimming of the foliage is recommended.
Unit Entry Door, Exterior, solid wood/metal clad	Repair Water Damage (Non-Critical Repair)	Kitchen ceiling of unit 132, 172 O'Callaghan Way	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	Evidence of water intrusion on the kitchen ceiling of unit 132, 172 O'Callaghan Way was observed. In order to prevent further water intrusion and water damage, the source of the water intrusion should be investigated and the repair of any existing water damage is recommended.
Drywall	Repair Fire Damaged Units (Non-Critical Repair)	Units 915, 916, and 1016	Repair	1	Each	\$ 25,000.00	\$ 25,000.00	Units 915, 916, and 1016 were observed with varying degrees of fire damage and require substantial repairs.
Drywall	Refurbish Unit 355 (Non-Critical Repair)	Unit 355	Repair	1	Each	\$ 5,000.00	\$ 5,000.00	Unit 355 was observed in poor condition. Refurbishment and cleaning of these unit is recommended.
Tenant electrical panel	Replace Common Electrical Panel in Building 30 (Non-Critical Repair)	Building 30 electrical panel	Repair	1	Each	\$ 1,400.00	\$ 1,400.00	Building 30 is equipped with an older common area electrical panel that has past its EUL. Federal Pacific Panels are considered obsolete and should be replaced.
Continuous reinforced concrete footer and CMU stem wall	Perform Structural Repairs (Non-Critical Repair)	The basements of building 30, building 23 and building 17	Repair	3	Each	\$ 25,000.00	\$ 75,000.00	The basements of building 30, building 23 and building 17 were observed with cracking settling of the CMU-walls. As this is a sign of a potential structural issue, AEI recommends having a licensed structural engineer inspect the buildings. Upon receiving the findings the repair work should commence to repair the foundation walls.

Total: \$ 3,910,311.92

7.4 REPLACEMENT RESERVES

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7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Building 1	185	Marshall & Swift	10,234,200
Building 2	185	Marshall & Swift	3,648,200
Building 3	185	Marshall & Swift	3,161,650
Building 4	185	Marshall & Swift	5,180,000
Building 5	185	Marshall & Swift	1,295,000
Building 6	185	Marshall & Swift	5,642,500
Building 7	185	Marshall & Swift	5,716,500
Building 8	185	Marshall & Swift	1,295,000
Building 9	185	Marshall & Swift	5,809,000
Building 11	185	Marshall & Swift	2,802,750
Building 12	185	Marshall & Swift	6,312,200
Building 13	185	Marshall & Swift	7,466,600
Building 14	185	Marshall & Swift	4,489,950
Building 15	185	Marshall & Swift	10,073,250
Building 16	185	Marshall & Swift	4,458,500
Building 17	185	Marshall & Swift	8,295,400
Building 18	185	Marshall & Swift	3,677,800
Building 19	185	Marshall & Swift	4,419,650
Building 20	185	Marshall & Swift	8,008,650
Building 21	185	Marshall & Swift	6,680,350
Building 22	185	Marshall & Swift	8,212,150
Building 23	185	Marshall & Swift	8,108,550
Building 24	185	Marshall & Swift	2,471,600
Building 25	185	Marshall & Swift	1,998,000
Building 26	185	Marshall & Swift	1,942,500
Building 27	185	Marshall & Swift	2,645,500
Building 28	185	Marshall & Swift	3,616,750
Building 29	185	Marshall & Swift	3,653,750
Building 30	185	Marshall & Swift	7,620,150
Building 31	185	Marshall & Swift	7,407,400
Building 32	185	Marshall & Swift	6,121,650
Building 33	185	Marshall & Swift	7,109,550
Building 34	185	Marshall & Swift	2,845,300
Building 35	185	Marshall & Swift	3,755,500
Community Building	206	Marshall & Swift	988,800
Leasing office	206	Marshall & Swift	1,194,800
Boiler plant	100	Marshall & Swift	480,000
		TOTAL:	\$ 178,839,100.00

8.0 ASSESSOR QUALIFICATIONS

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

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

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

The site inspection was completed on July 7th & July 8th

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

DRAFT

Christopher Johnson, 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

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:

Access to the townhouse attic spaces was not available. The attics were sealed during a renovation that included the installation of blown-in insulation that making the attics inaccessible without a more invasive inspection.

The boiler plant building was inaccessible due to being defunct.

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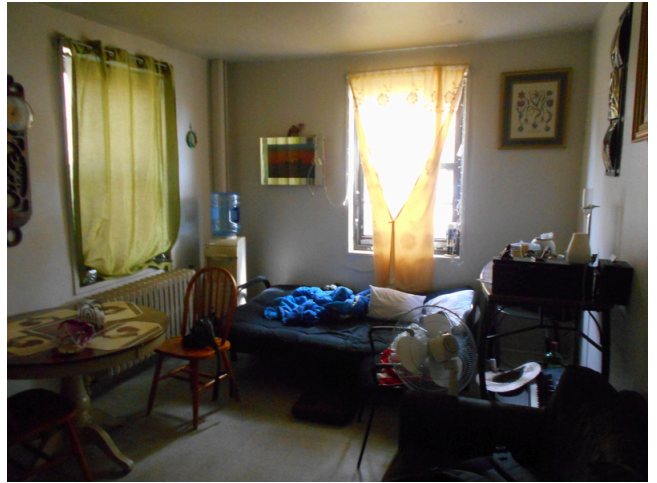
APPENDIX A

Dwelling Unit Photo Documentation

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1. Building 1 unit 238, 1br/1ba - Unit ID



2. Building 1 unit 238, 1br/1ba - Living area



3. Building 1 unit 238, 1br/1ba - Living area steam radiator



4. Building 1 unit 238, 1br/1ba - Living area smoke detector



5. Building 1 unit 238, 1br/1ba - Bathroom



6. Building 1 unit 238, 1br/1ba - Bathroom sink



7. Building 1 unit 238, 1br/1ba - Bathroom toilet



8. Building 1 unit 238, 1br/1ba - Bathroom shower



9. Building 1 unit 238, 1br/1ba - Bathroom shower, pipe access



10. Building 1 unit 238, 1br/1ba - Bathroom shower, vent



11. Building 1 unit 238, 1br/1ba - Kitchen



12. Building 1 unit 238, 1br/1ba - Tenant owned washer/dryer in kitchen



13. Building 1 unit 238, 1br/1ba - Kitchen



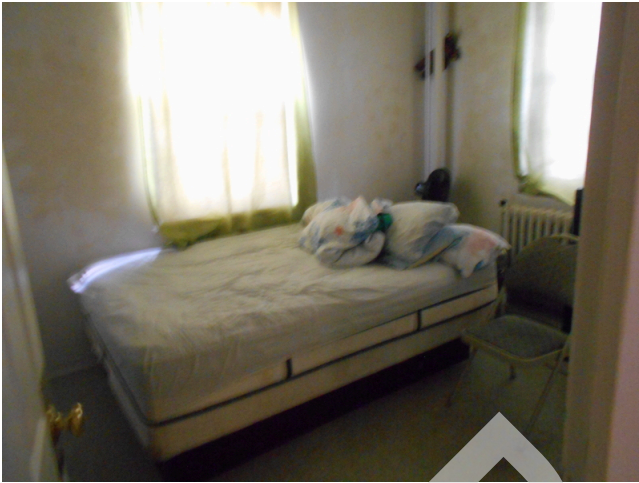
14. Building 1 unit 238, 1br/1ba - Kitchen sink



15. Building 1 unit 238, 1br/1ba - Kitchen refrigerator



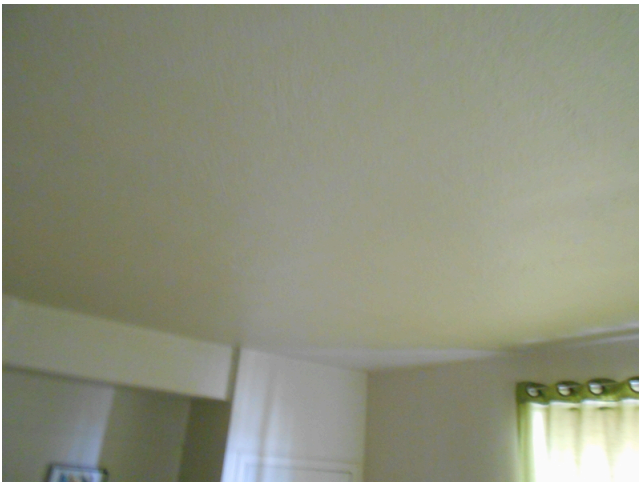
16. Building 1 unit 238, 1br/1ba - Kitchen GFCI



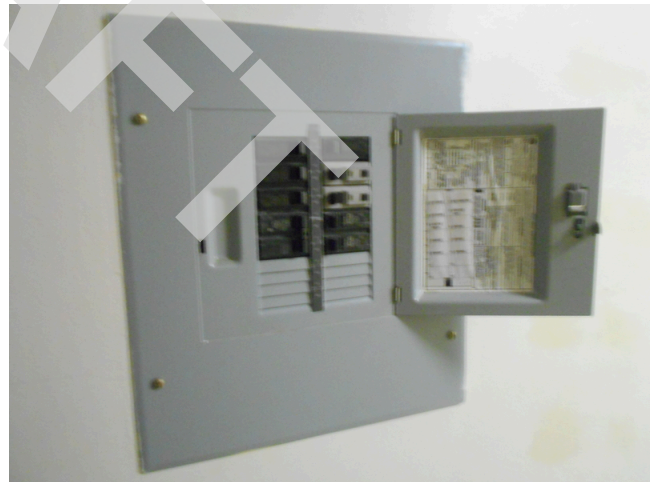
17. Building 1 unit 238, 1br/1ba - Bedroom



18. Building 1 unit 238, 1br/1ba - Bedroom radiator



19. Building 1 unit 238, 1br/1ba - Bedroom ceiling,
no smoke detector (Critical Repair)



20. Building 1 unit 238, 1br/1ba - Tenant electrical
breaker



21. Building 1 unit 238, 1br/1ba - Window



22. Building 1 unit 238, 1br/1ba - Window



23. Building 1 unit 238, 1br/1ba - Window



24. Building 1 unit 238, 1br/1ba - Vinyl tile



25. Building 1 unit 247, 1br/1ba - Unit ID



26. Building 1 unit 247, 1br/1ba - Unit ID



27. Building 1 unit 247, 1br/1ba - Hallway



28. Building 1 unit 247, 1br/1ba - Kitchen, tenant owned washer



29. Building 1 unit 247, 1br/1ba - Kitchen stove



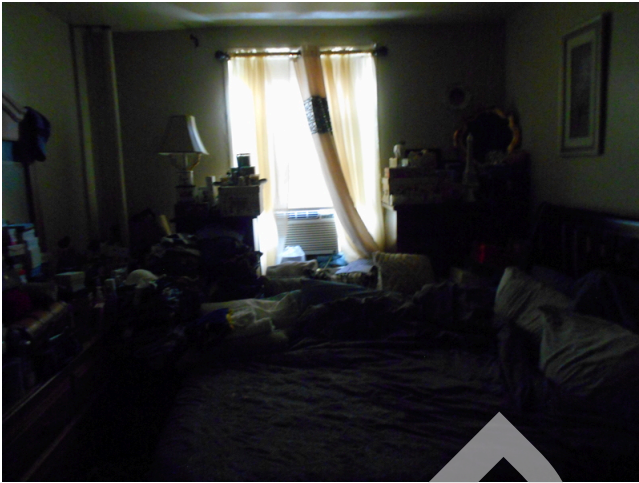
30. Building 1 unit 247, 1br/1ba - Kitchen Sink



31. Building 1 unit 247, 1br/1ba - Bathroom



32. Building 1 unit 247, 1br/1ba - Bathroom ceiling



33. Building 1 unit 247, 1br/1ba - Bedroom



34. Building 1 unit 266, 2br/1ba, vacant - Unit ID



35. Building 1 unit 266, 2br/1ba, vacant - Living area



36. Building 1 unit 266, 2br/1ba, vacant - Concrete balcony



37. Building 1 unit 266, 2br/1ba, vacant - Kitchen



38. Building 1 unit 266, 2br/1ba, vacant - Kitchen



39. Building 1 unit 266, 2br/1ba, vacant - Bathroom



40. Building 1 unit 266, 2br/1ba, vacant - Bedroom
1



41. Building 1 unit 266, 2br/1ba, vacant - Bedroom
2



42. Building 2 unit 222, 2br/1ba - Unit ID



43. Building 2 unit 222, 2br/1ba - Kitchen



44. Building 2 unit 222, 2br/1ba - Kitchen



45. Building 2 unit 222, 2br/1ba - Kitchen ceiling, water damaged from uncovered stove (Non-Critical Repair)



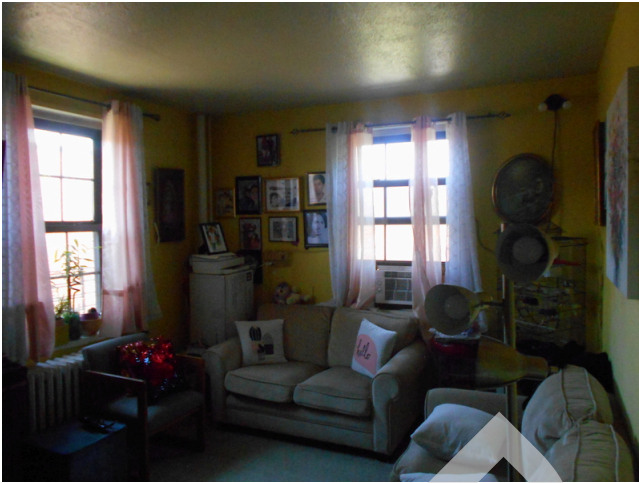
46. Building 2 unit 222, 2br/1ba - Kitchen ceiling, water damaged from uncovered stove (Non-Critical Repair)



47. Building 2 unit 222, 2br/1ba - Kitchen refrigerator



48. Building 2 unit 222, 2br/1ba - Kitchen, tenant washer



49. Building 2 unit 222, 2br/1ba - Living area



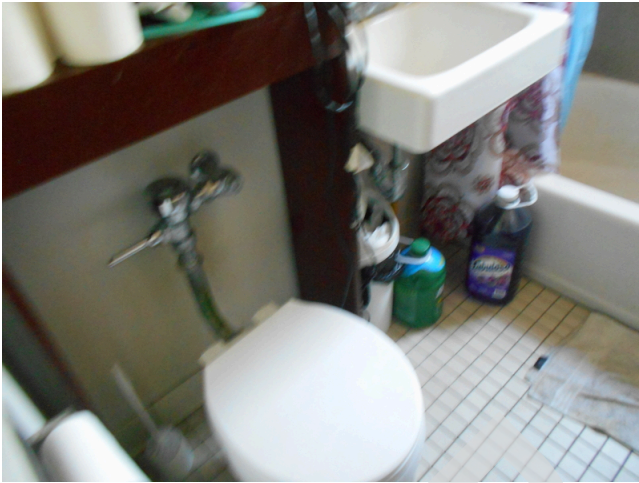
50. Building 2 unit 222, 2br/1ba - Balcony



51. Building 2 unit 222, 2br/1ba - Bedroom 1



52. Building 2 unit 222, 2br/1ba - Bedroom 2



53. Building 2 unit 222, 2br/1ba - Bathroom



54. Building 2 unit 222, 2br/1ba - Bathroom



55. Building 2 unit 222, 2br/1ba - Living area smoke detector



56. Building 3 unit 204, 28 O'Callaghan Way, 3br/1ba Townhouse - Unit ID



57. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Living area dining room



58. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen refrigerator



59. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - window



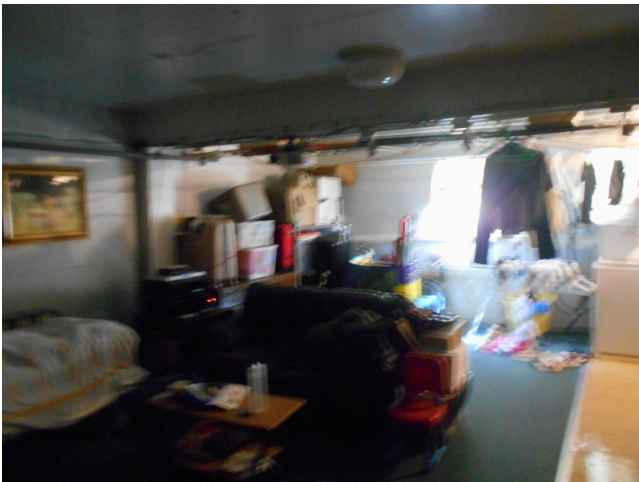
60. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - window



61. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen sink



62. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Stairs to basement



63. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Basement



64. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Basement



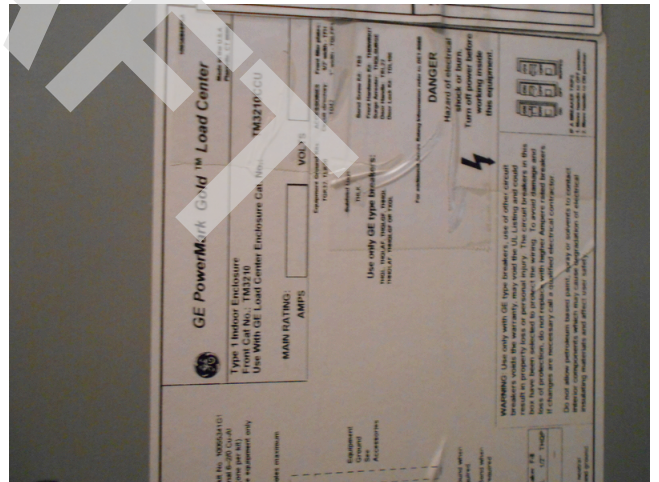
65. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Basement laundry hook-up



66. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Basement smoke detector



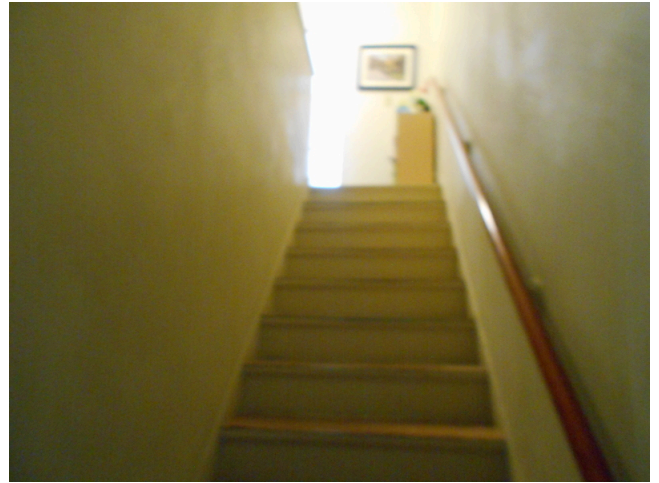
67. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Basement electrical breaker



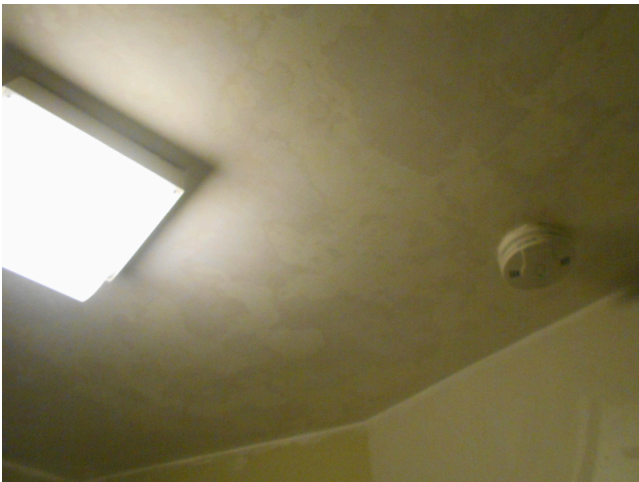
68. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Basement electrical breaker



69. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Basement paint damaged



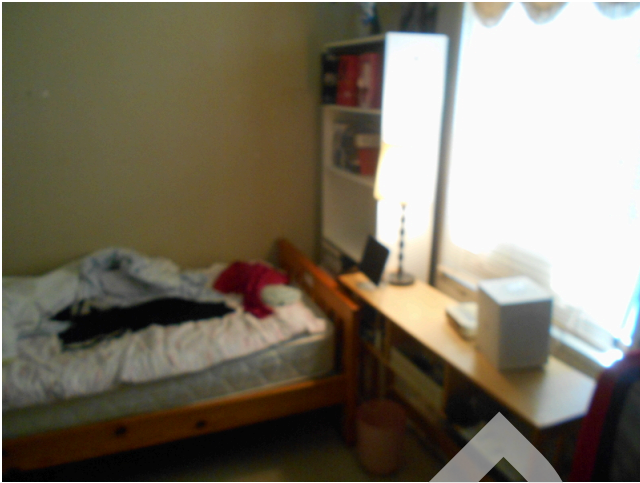
70. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Stairs to upper level



71. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Upper level hallway, smoke
detector



72. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Bathroom



73. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 1



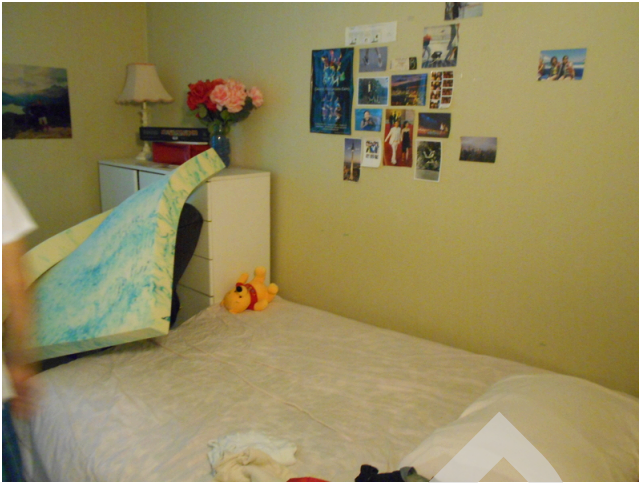
74. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 2



75. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 2, damaged paint (Non-
Critical Repair)



76. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 2, damaged paint (Non-
Critical Repair)



77. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 3



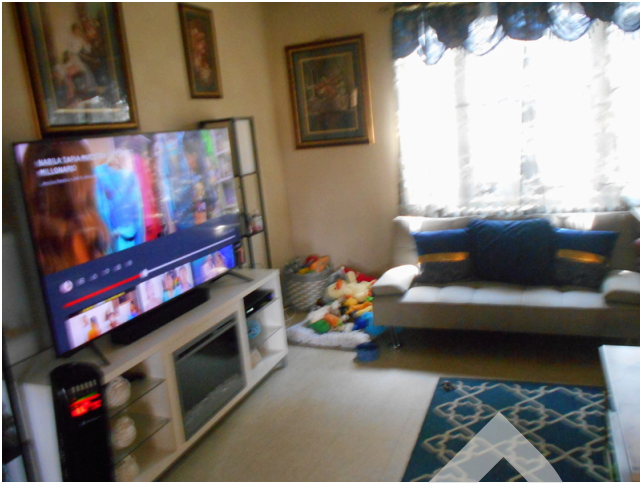
78. Building 3 unit 204, 28 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 3, damaged paint (Non-
Critical Repair)



79. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Unit ID



80. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Dining room



81. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Living area



82. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Living area/kitchen radiator



83. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Kitchen



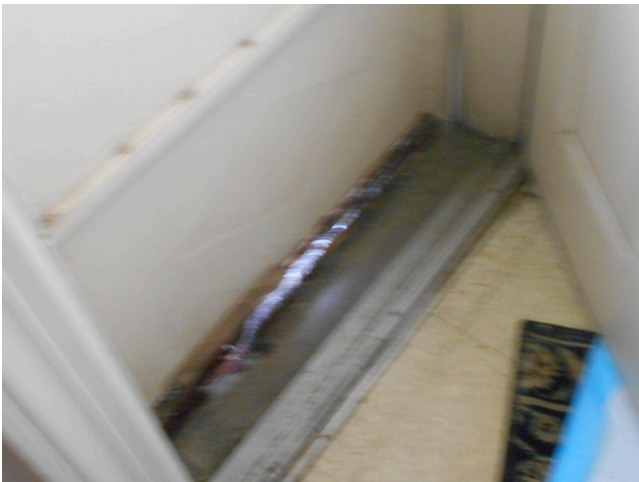
84. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Kitchen



85. Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - Kitchen exhaust from overhead



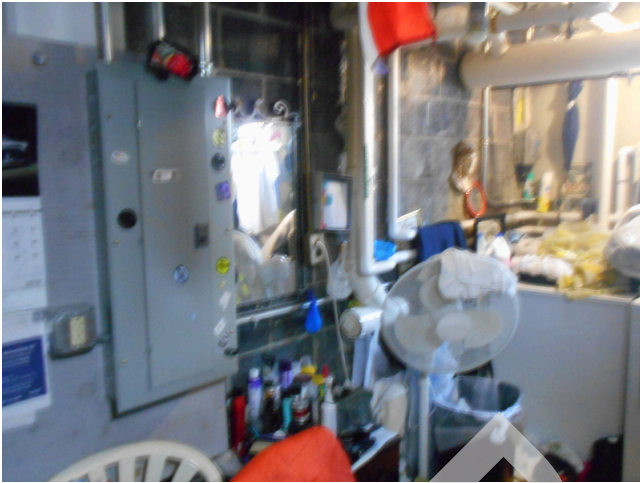
86. Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - rear door (Non-Critical Repair)



87. Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - rear door (Non-Critical Repair)



88. Building 4 unit 201, 34 O'Callaghan Way, 2br/1ba Townhouse - Basement



89. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Basement electrical breakers



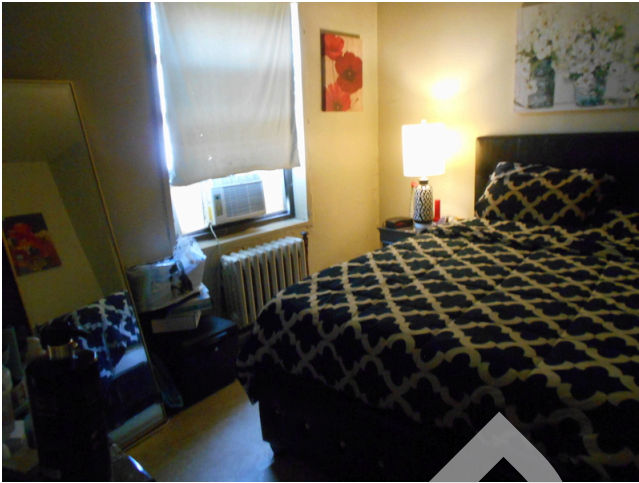
90. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Basement electrical Washer/dryers



91. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Bathroom



92. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Bathroom ceiling



93. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Bedroom 1



94. Building 4 unit 201, 34 O'Callaghan Way, 2br/
1ba Townhouse - Bedroom 2



95. Building 4 unit 200, 36 O'Callaghan Way, 3br/
1ba Townhouse, vacant - Unit ID



96. Building 4 unit 200, 36 O'Callaghan Way, 3br/
1ba Townhouse - Living area



97. Building 4 unit 200, 36 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen



98. Building 4 unit 200, 36 O'Callaghan Way, 3br/
1ba Townhouse - Bathroom



99. Building 4 unit 200, 36 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 1



100. Building 4 unit 200, 36 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 2



101. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Unit ID



102. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Rear door, damaged (Non-Critical
Repair)



103. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Dining room



104. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen



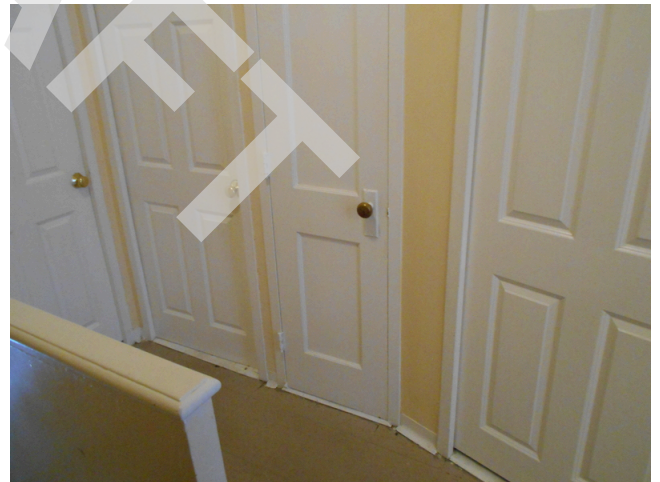
105. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen



106. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen



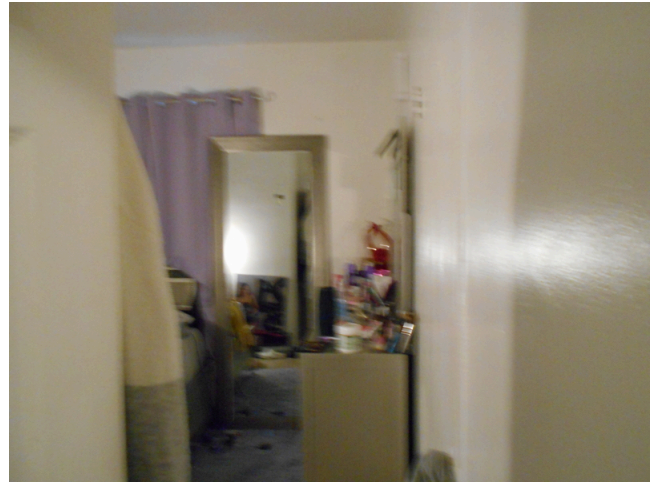
107. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Stairs to 2nd level



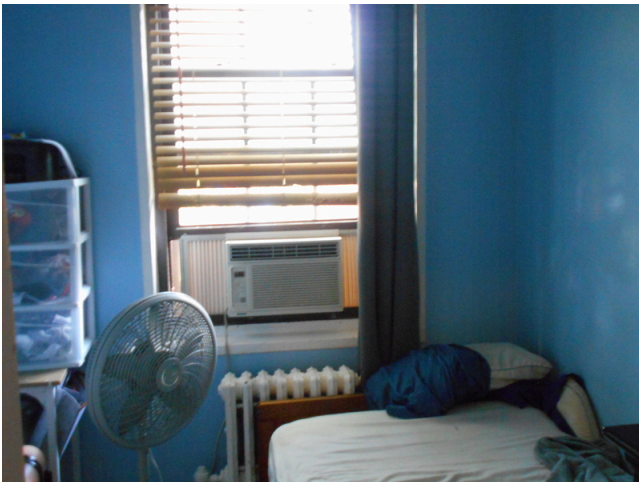
108. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - 2nd level hallway



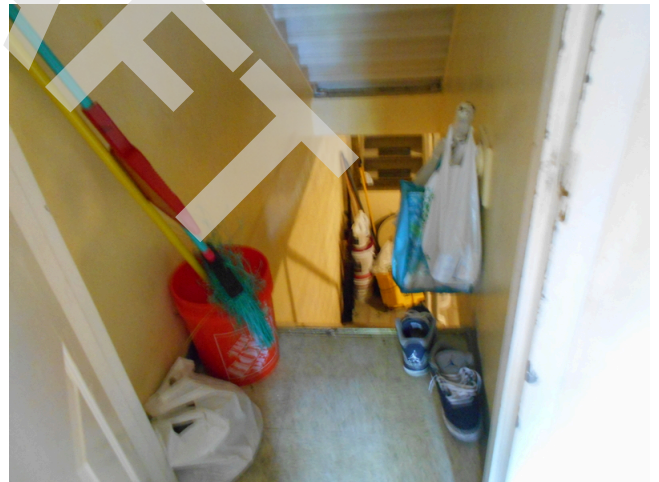
109. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Bathroom



110. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 1



111. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Bedroom 2



112. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Basement stairs



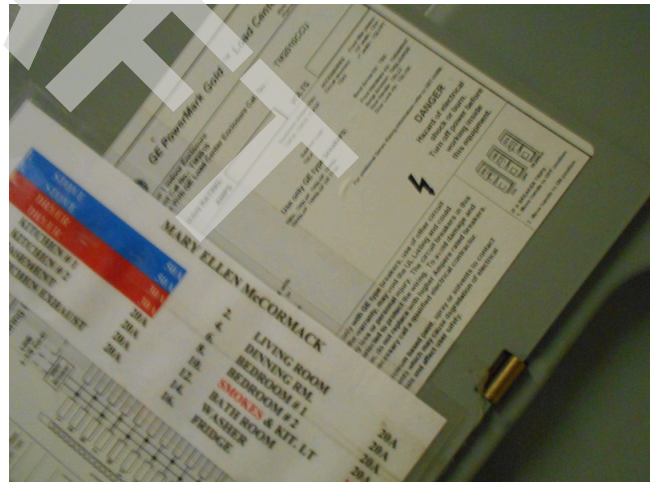
113. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Basement



114. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Basement



115. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Basement electrical breaker



116. Building 5 unit 186, 64 O'Callaghan Way, 3br/
1ba Townhouse - Basement electrical breaker



117. Building 5 unit 186, 64 O'Callaghan Way, 3br/1ba Townhouse - Rear door, damaged (Non-Critical Repair)



118. Building 5 unit 186, 64 O'Callaghan Way, 3br/1ba Townhouse - Rear door, damaged (Non-Critical Repair)



119. Building 5 unit 186, 64 O'Callaghan Way, 3br/1ba Townhouse - Rear door, damaged (Non-Critical Repair)



120. Building 9 unit 132, 172 O'Callaghan Way, 3br/1ba Townhouse - Unit ID



121. Building 9 unit 132, 172 O'Callaghan Way, 3br/
1ba Townhouse - Living area, paint damaged ceiling
(Non-Critical Repair)



122. Building 9 unit 132, 172 O'Callaghan Way, 3br/
1ba Townhouse - Living area, paint damaged ceiling
(Non-Critical Repair)



123. Building 9 unit 132, 172 O'Callaghan Way, 3br/
1ba Townhouse - Kitchen, water damaged ceiling
(Non-Critical Repair)



124. Mold, leak in Unit 1013



125. Units 1016 and 915 have fire damage



126. Units 1016 and 915 have fire damage



127. Units 1016 and 915 have fire damage



128. Units 1016 and 915 have fire damage



129. Units 1016 and 915 have fire damage



130. Units 1016 and 915 have fire damage



131. Units 1016 and 915 have fire damage



132. Units 1016 and 915 have fire damage



133. Units 1016 and 915 have fire damage

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APPENDIX B

General Photo Documentation

DRAFT



1. Leasing office



2. Leasing office side façade



3. Leasing office handicap ramp



4. Leasing office handicap ramp rail width



5. Leasing office handicap ramp rail width, 48"



6. Leasing office handicap ramp slope



7. Leasing office handicap ramp slope, compliant



8. Leasing office handicap ramp slope 2, compliant



9. Leasing office handicap ramp slope 2, compliant



10. Leasing office building entrance



11. Leasing office building entrance, 36"



12. Leasing office concrete stairs, rebar rust (Non-Critical Repair)



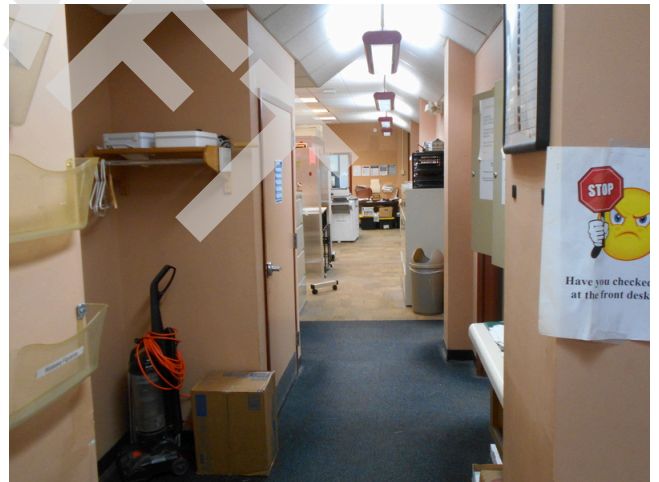
13. Leasing office



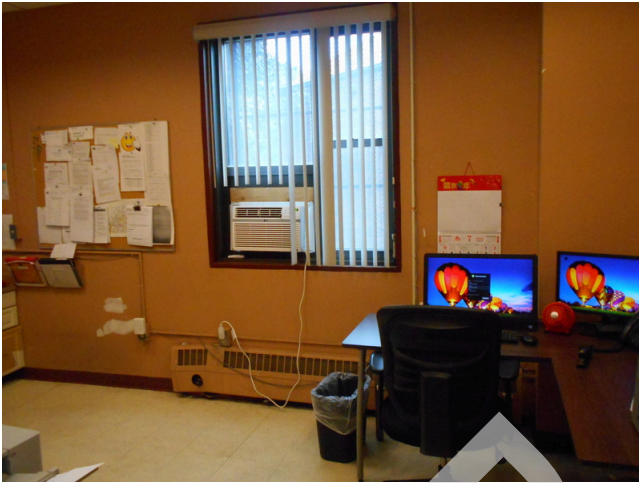
14. Leasing office, window mounted A/C



15. Leasing office, typical door width, 35"



16. Leasing office



17. Leasing office HVAC



18. Leasing office public restroom sink height, 33"



19. Leasing office public restroom entrance



20. Leasing office public restroom door width, 36"



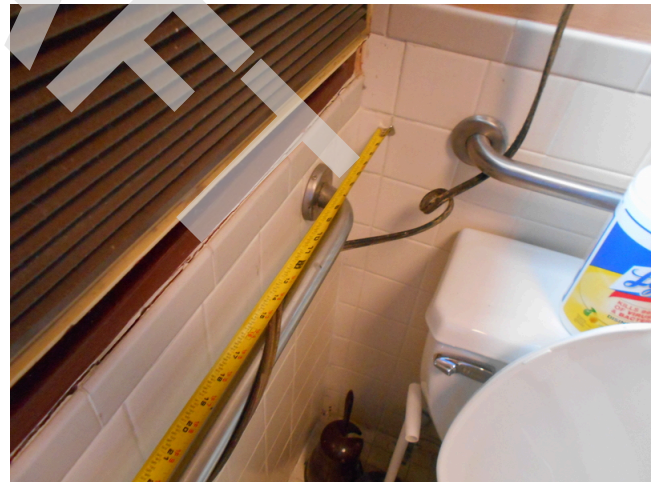
21. Leasing office public restroom



22. Leasing office public restroom



23. Leasing office public restroom sink scald abrasion protection



24. Leasing office public restroom side grab bar



25. Leasing office public restroom side grab bar, 48"
(Critical Repair)



26. Leasing office public restroom rear grab bar



27. Leasing office public restroom rear grab bar, 47"



28. Leasing office public restroom paper towel dispenser height, 45"



29. Leasing office basement staff restrooms



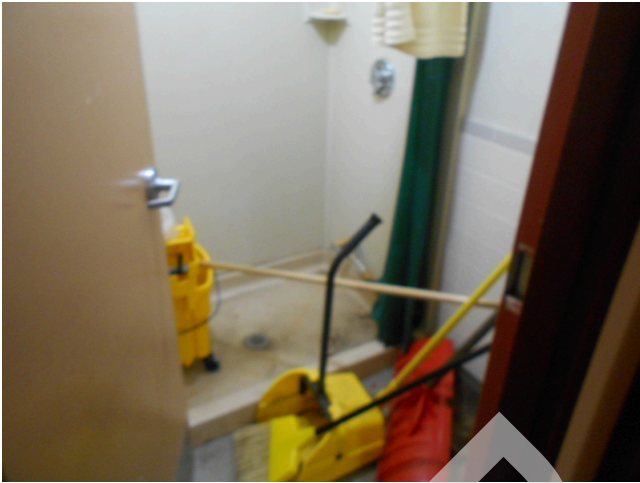
30. Leasing office basement staff restrooms



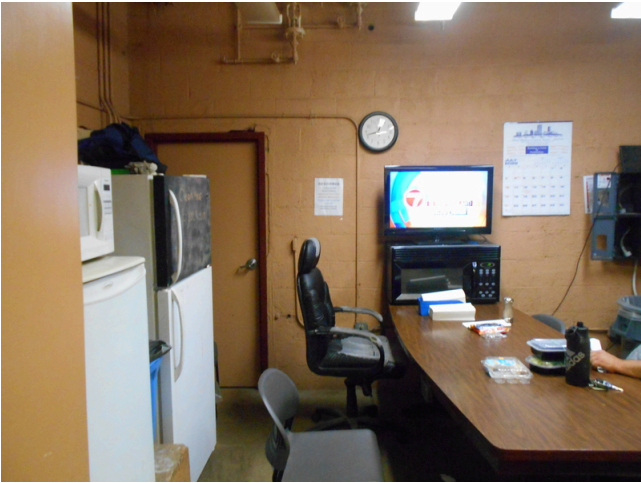
31. Leasing office basement staff restrooms



32. Leasing office basement staff restrooms



33. Leasing office basement staff restrooms



34. Leasing office basement, maintenance area



35. Leasing office basement, maintenance area kitchen



36. Leasing office basement, maintenance area kitchen



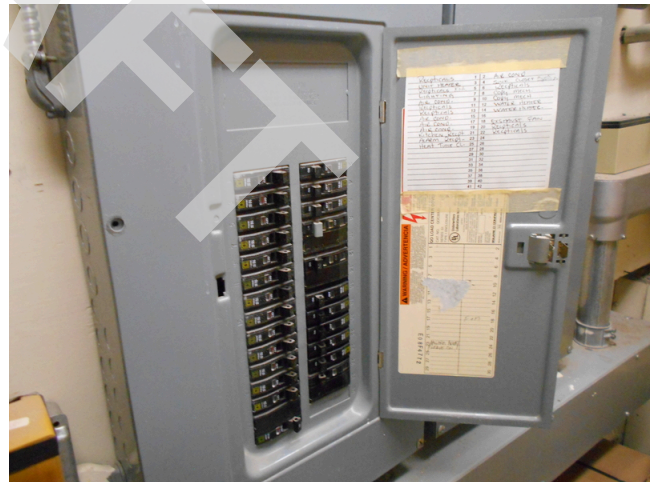
37. Leasing office basement, damaged vinyl tile
(Non-Critical Repair)



38. Leasing office electrical room, remove debris
from the room (Critical Repair)



39. Leasing office electrical panel



40. Leasing office electrical panel



41. Leasing office boiler



42. Leasing office boiler pump



43. Leasing office boiler pump



44. Building 3 handicap street parking, no curb cut or access aisle (Critical Repair)



45. Building 3 handicap street parking, no curb cut or access aisle (Critical Repair)



46. Building 3 front façade



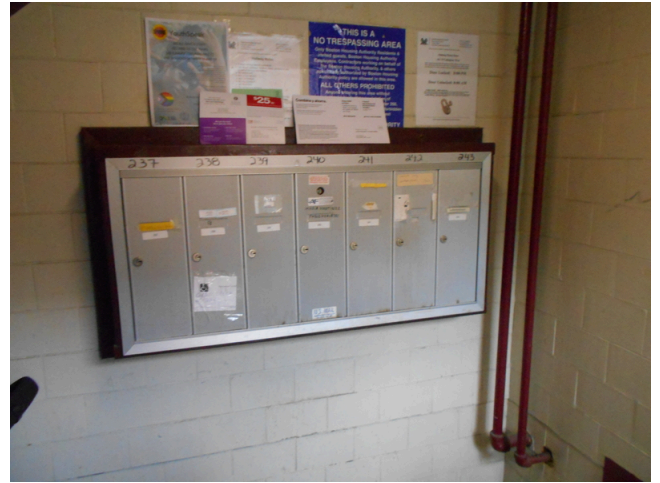
47. Building 3 front façade



48. Building 3 concrete balconies



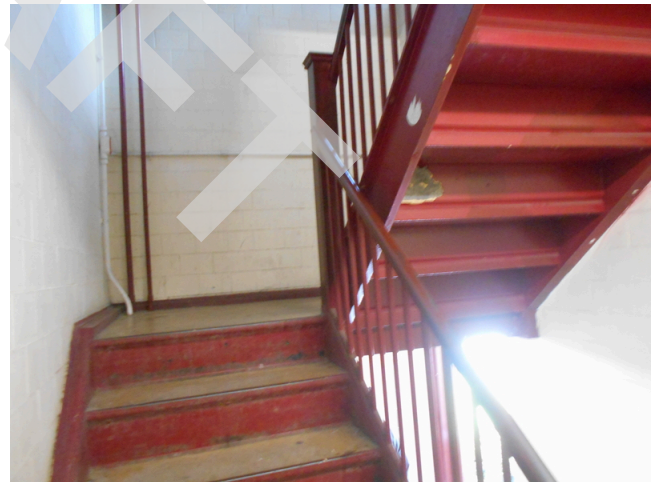
49. Building 3 stairwell entrance



50. Typical Walk-up mailbox in stairwell



51. Typical Walk-up radiator in stairwell



52. Typical stairwell



53. Typical stairwell, paint chipping (Non-Critical Repair)



54. Typical stairwell, stairs damaged (Non-Critical Repair)



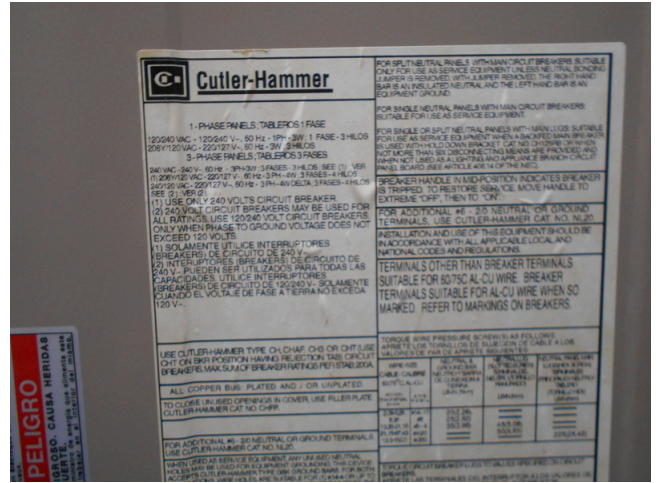
55. Building 1 basement



56. Building 1 basement electrical panel



57. Building 1 basement electrical panel



58. Building 1 basement electrical panel



59. Building 1 basement water intrusion (Non-Critical Repair)



60. Building 1 basement water intrusion (Critical Repair)



61. Building 1 basement water intrusion (Critical Repair)



62. Building 1 electrical main



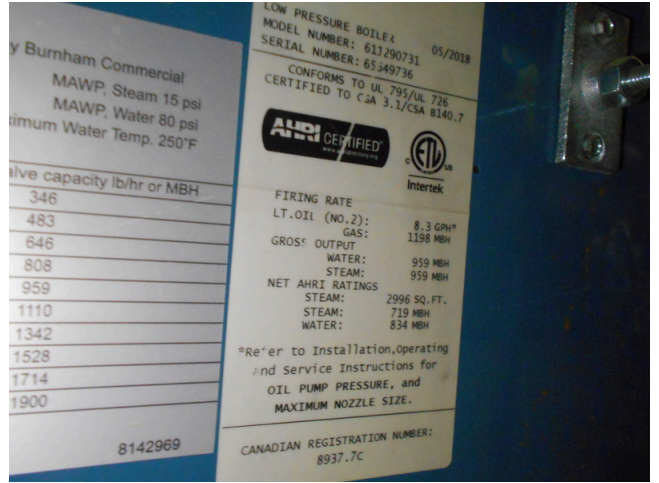
63. Building 4 mechanical room



64. Building 4 mechanical room



65. Building 4 mechanical room boilers



66. Building 4 mechanical room boilers



67. Typical boilers



68. Typical pole mounted lighting



69. Leasing office side façade



70. Leasing office accessible parking space sign, no parking space markings, no access aisle, no horizontal signage (Critical Repair)



71. Leasing office accessible parking space sign, no parking space markings, no access aisle, no horizontal signage (Critical Repair)



72. Leasing office front façade, repaired cracking



73. Leasing office side façade and driveway



74. Paint chipping along side façade of leasing office
(Non-Critical Repair)



75. Paint chipping along side façade of leasing office
(Non-Critical Repair)



76. Paint chipping along side façade of leasing office
(Non-Critical Repair)



77. Paint chipping along side façade of leasing office
(Non-Critical Repair)



78. Leasing office side façade, damaged concrete
(Non-Critical Repair)



79. Leasing office rear façade and maintenance
garage storage



80. Pad mounted electrical transformers



81. Concrete sidewalk by building 7, damaged
(Critical Repair)



82. Chain link fence along leasing office driveway,
overgrown



83. Building 11 side façade



84. Building 11 rear façade



85. Building 11 rear façade



86. Building 11 rear façade, entrance to basement



87. Building 11 side façade



88. Building 11 side façade, repaired facade



89. Building 11 front façade



90. Building 11 front façade



91. Building 11 front façade, chipping paint on door of 198 O'Callaghan Way, Apartment 120 (Non-Critical Repair)



92. Damaged chain link fence by 198 O'Callaghan way, apartment 120 (Non-Critical Repair)



93. Building 6 front façade, need to improve landscaping



94. Building 6 front façade, slate tile roof (Non-Critical Repair)



95. Building 6 side façade



96. Building 6 rear façade



97. Building 6 rear façade



98. Building 6 rear façade, poor condition shingles
(Non-Critical Repair)



99. Building 6 slate tile roofing, shingles falling
(Non-Critical Repair)



100. Building 6 side façade



101. Building 6 side façade



102. Building 5 front façade



103. Building 5 front façade



104. Building 5 side façade



105. Building 5 rear façade



106. Building 5 rear façade, foliage growing along façade (Non-Critical Repair)



107. Building 5 rear façade



108. Building 5 side façade, foliage growing along building façade (Non-Critical Repair)



109. Building 5 side façade, foliage growing along building façade (Non-Critical Repair)



110. Building 4 side façade, foliage growing along building façade (Non-Critical Repair)



111. Building 4 rear façade



112. Building 4 rear façade, poor condition slate tile (Non-Critical Repair)



113. Building 4 rear façade



114. Concrete trip hazard between building 3 and building 4 (Critical Repair)



115. Concrete trip hazard between building 3 and building 4 (Critical Repair)



116. Concrete trip hazard between building 3 and building 4 (Critical Repair)



117. Building 3 side façade



118. Building 3 side façade



119. Building 3 front façade



120. Building 3 rear façade, foliage growing along building façade (Non-Critical Repair)



121. Gravel path to the rear of building 3



122. Building 3 rear façade



123. Building 3 rear façade



124. Building 3 front façade



125. Building 3 rear façade, damaged slate tile roofing (Non-Critical Repair)



126. Concrete trip hazard by building 3 (Critical Repair)



127. Building 3 rear façade, asphalt pathway overgrown and cracked (Non-Critical Repair)



128. Building 3 front façade, trees growing along side building (Non-Critical Repair)



129. Building 3 side façade, trees growing along side building (Non-Critical Repair)



130. Building 4 front façade



131. Building 4 side façade, trees growing along side building (Non-Critical Repair)



132. Building 4 rear façade, Cracked asphalt courtyard (Non-Critical Repair)



133. Building 2 side façade



134. Building 2 side façade archway



135. Building 2 front façade



136. Building 2 front façade



137. Building 2 front façade



138. Building 2 refuse area



139. Building 12 side façade



140. Pad mounted transformer



141. Building 12 side façade asphalt walkway, cracked (Non-Critical Repair)



142. 3 O'Callaghan way entrance, damaged entry (Non-Critical Repair)



143. 3 O'Callaghan way entrance, damaged entry (Non-Critical Repair)



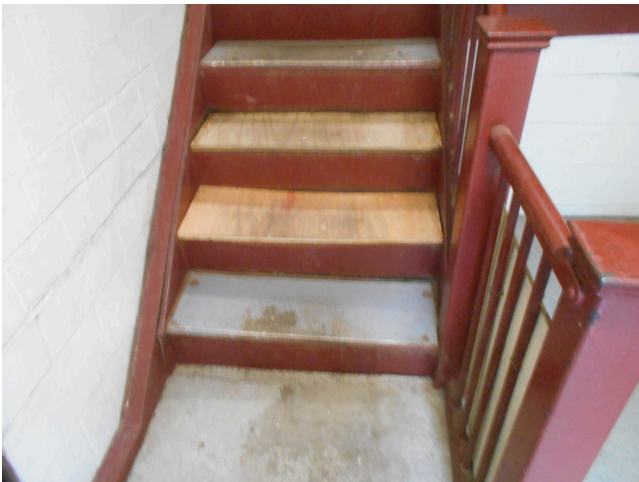
144. Building 12 side façade



145. Building 12 front façade



146. Refuse area by building 12



147. Building 32, 41 Logan way stairwell, damaged stairs (Non-Critical Repair)



148. Building 32, 41 Logan way stairwell, damaged stairs (Non-Critical Repair)



149. Building 32 EPDM Roof with gravel



150. Building 32 EPDM Roof with gravel



151. Building 32 EPDM Roof with gravel



152. Building 31 EPDM Roof with gravel



153. Building 32 EPDM Roof with gravel



154. Building 32, 37 Logan way stairwell, damaged stairs (Non-Critical Repair)



155. Building 32, 37 Logan way stairwell, damaged stairs (Non-Critical Repair)



156. Building 32, 37 Logan way stairwell, damaged stairs (Non-Critical Repair)



157. Building 32 boiler room



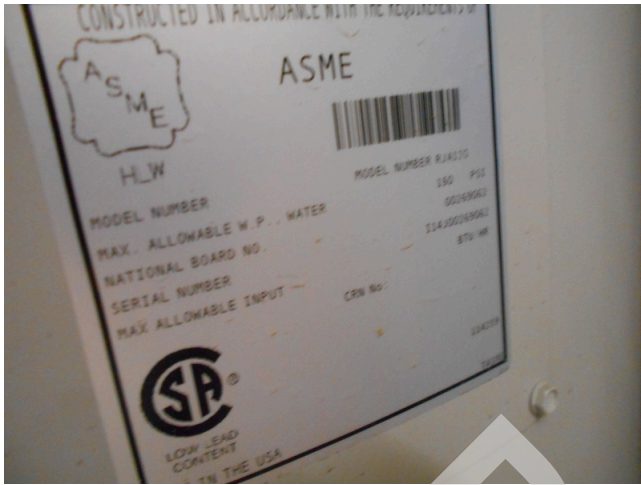
158. Building 32 boiler room



159. Building 32 boiler room



160. Building 32 boiler room hot water tanks



161. Building 32 boiler room hot water tanks



162. Building 30 staff kitchen in basement, not in use



163. Building 30 staff kitchen in basement, not in use



164. Building 30 basement electrical breaker



165. Building 30 basement sink



166. Building 30 basement, maintenance storage



167. Building 30 basement, 15 Logan way, cracking CMU-wall (Non-Critical Repair)



168. Building 30 basement, 15 Logan way, cracking CMU-wall (Non-Critical Repair)



169. Building 30 basement, water pump



170. Building 30 basement, boiler



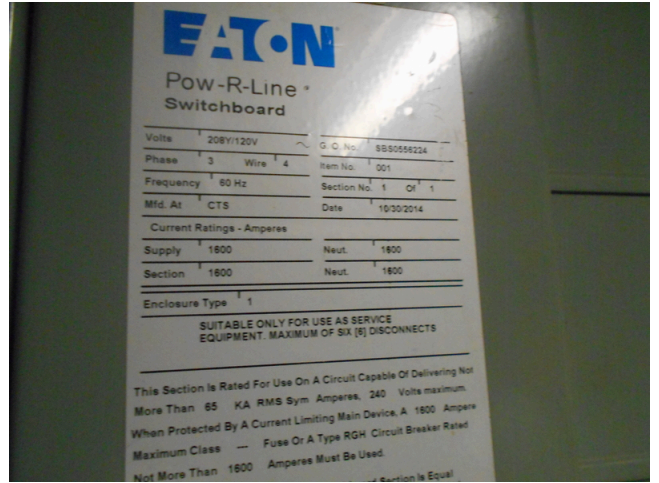
171. Building 30 basement, boiler



172. Building 30 basement, hot water tank



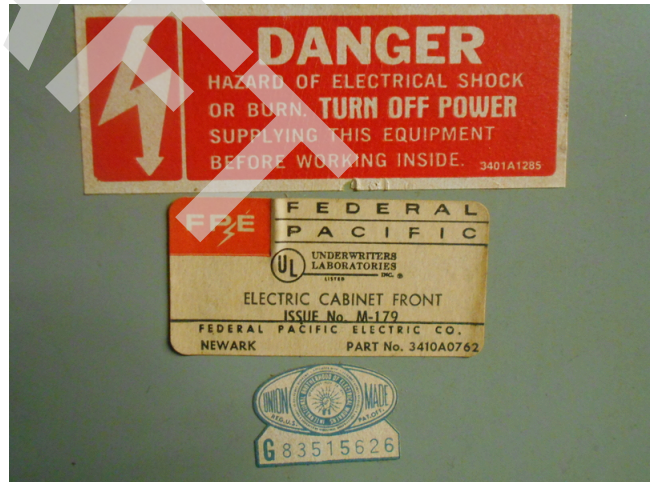
173. Building 30 electrical main



174. Building 30 electrical main



175. Building 30 electrical panel, federal pacific (Non-Critical Repair)



176. Building 30 electrical panel, federal pacific



177. Building 17 basement boiler room, water pooling (Non-Critical Repair)



178. Building 17 basement, cracked (Non-Critical Repair)



179. Building 17 basement, cracked (Non-Critical Repair)



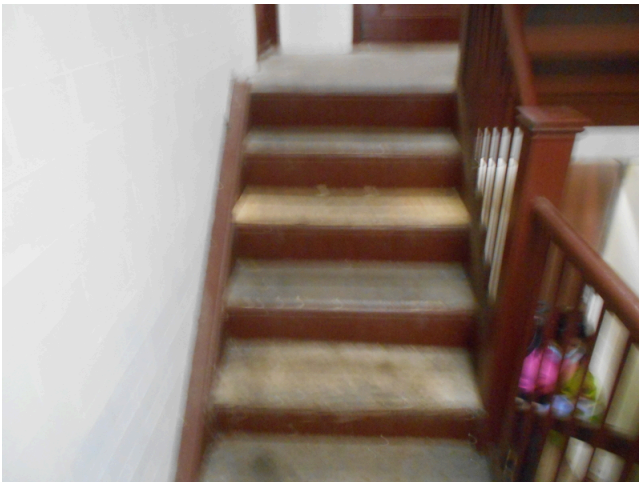
180. Building 17 EPDM roof with gravel roof



181. Building 17 EPDM roof with gravel roof



182. Building 17 EPDM roof with gravel roof



183. Building 19, 2 Sterling square stairwell, damaged stairs (Non-Critical Repair)



184. Building 19, 2 Sterling square stairwell, damaged stairs (Non-Critical Repair)



185. Building 19, 2 Sterling square basement, maintenance woodshop



186. Building 19, 2 Sterling square basement, maintenance woodshop



187. Building 23, 2 Logan Way basement, cracking CMU-wall (Non-Critical Repair)



188. Building 23, 2 Logan Way basement, cracking CMU-wall (Non-Critical Repair)



189. Building 31 rear façade



190. Building 31 rear façade



191. Building 31 side façade



192. Building 31 side façade



193. Building 31, 21 McDonough Way, damaged concrete pad by stairwell entrance (Non-Critical Repair)



194. Refuse area by building 20



195. Refuse area by building 30, damaged fencing (Non-Critical Repair)



196. Refuse area by building 30, damaged fencing (Non-Critical Repair)



197. Refuse area by building 30, damaged fencing
(Non-Critical Repair)



198. Refuse area by building 30, damaged fencing
(Non-Critical Repair)



199. Asphalt parking lot by building 30



200. Asphalt parking lot by building 30



201. Asphalt parking lot by building 30



202. Asphalt parking lot by building 30



203. Asphalt parking lot by building 30, damaged
(Non-Critical Repair)



204. Concrete sidewalk by building 30, damaged
(Critical Repair)



205. Building 34 rear façade



206. Concrete steps for the rear of building 34, 49 Logan Way



207. Concrete sidewalk by building 34, damaged (Critical Repair)



208. Building 34 front façade



209. Building 32 rear façade



210. Building 32 rear façade



211. Building 32 rear façade



212. Pole mounted exterior lighting



213. Building 32, asphalt paved courtyard



214. Building 32, 33 Logan way stairwell entrance, Concrete stairs at entrance eroded (Non-Critical Repair)



215. Building 32, 33 Logan way stairwell entrance, Concrete stairs at entrance eroded (Non-Critical Repair)



216. Building 32, side façade



217. Building 32, side façade



218. Building 32, front façade



219. Building 32, front façade



220. Building 32, front façade



221. Building 32, concrete balcony, deterioration on underside (Critical Repair)



222. Building 32, concrete balcony, deterioration on underside (Critical Repair)



223. Typical aluminum window



224. Asphalt paved rock park path



225. Rock park by building 23



226. Rock park by building 23



227. Playground by building 22, overgrown (Non-Critical Repair)



228. Playground by building 22, overgrown (Non-Critical Repair)



229. Sterling square, plaza



230. Sterling square, plaza



231. Sterling square, plaza, brick pavers



232. Sterling square drive



233. Sterling square drive



234. Sterling square drive



235. Damaged chain link fence by Sterling square drive (Non-Critical Repair)



236. Plants growing on awning of 214 O'Callaghan Way, unit 113 (Non-Critical Repair)



237. Paint chipping along rear entrance of unit 44
O'Callaghan way, unit 196 (Non-Critical Repair)



238. Concrete retaining wall by building 27



239. Wood ramp leading to 220 O'Callaghan Way,
not a designated handicap unit



240. Wood ramp leading to 220 O'Callaghan Way,
not a designated handicap unit



241. Wood retaining wall by buildings



242. Pad mounted electrical transformer



243. Pad mounted electrical transformer



244. Exterior pole mounted lighting



245. Typical slate tile roof



246. Typical slate tile roof



247. Typical refuse area



248. Damaged chain link fencing by 16 Kemp Street, unit 116 (Non-Critical Repair)



249. Handicap designated street parking by building 11, 16 Kemp Street, unit 116



250. Handicap designated street parking by building 11, 16 Kemp Street, unit 116, no access aisle or curb cut (Critical Repair)



251. Community building, task force headquarters, front façade



252. Community building, task force headquarters, side façade



253. Community building, task force headquarters, side façade



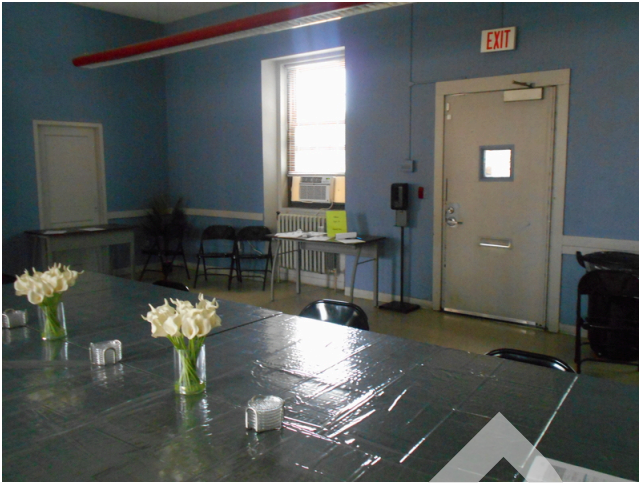
254. Community building, task force headquarters, side façade



255. Community building, task force headquarters, rear façade



256. Community building, task force headquarters, main room



257. Community building, task force headquarters, main room



258. Community building, task force headquarters, ceiling



259. Community building, task force headquarters, kitchen



260. Community building, task force headquarters, kitchen countertop height, 34"



261. Community building, task force headquarters, kitchen cabinet height, 60"



262. Community building, task force headquarters, kitchen roll-under sink



263. Community building, task force headquarters, kitchen



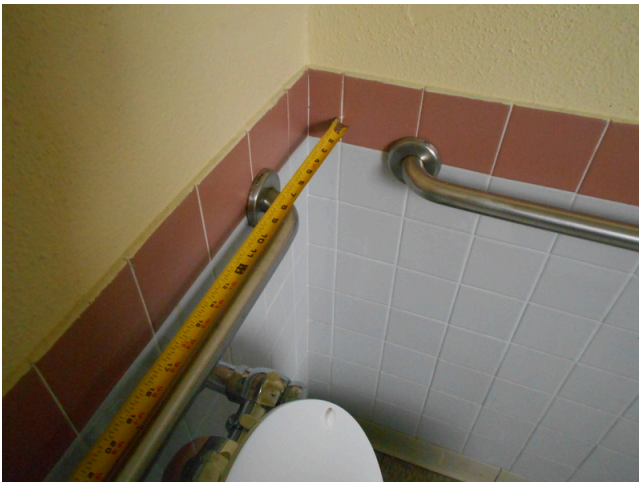
264. Community building, task force headquarters, kitchen radiator



265. Community building, task force headquarters, restroom



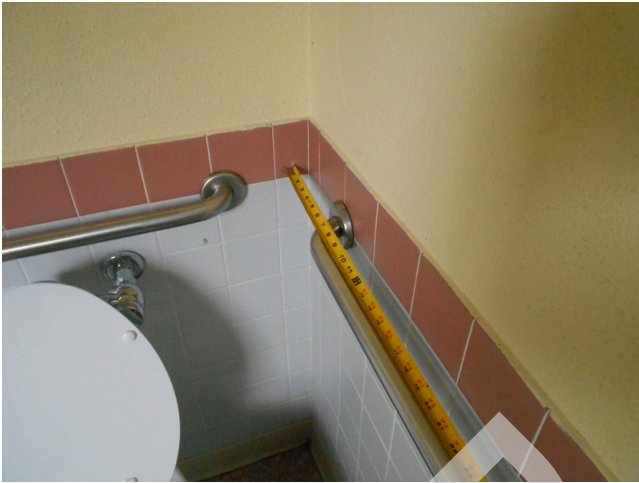
266. Community building, task force headquarters, restroom



267. Community building, task force headquarters, restroom, rear grab bar



268. Community building, task force headquarters, restroom, rear grab bar 48"



269. Community building, task force headquarters, restroom, side grab bar



270. Community building, task force headquarters, restroom, side grab bar, 48"



271. Community building, task force headquarters, restroom, sink height, 33"



272. Community building, task force headquarters, restroom, entrance door width, 35"



273. Community building, task force headquarters, exit sign



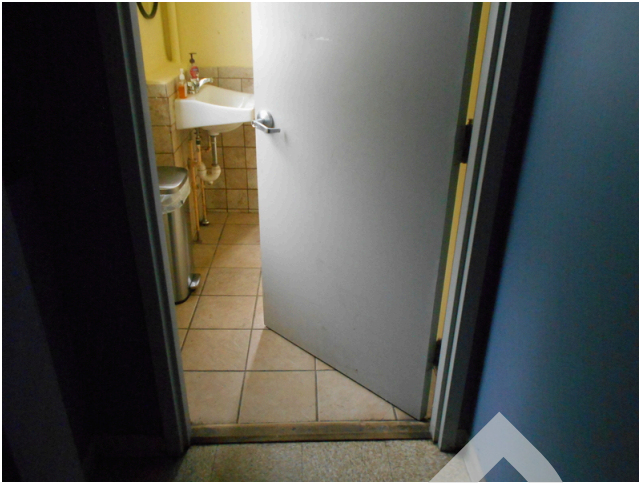
274. Community building, task force headquarters, emergency light



275. Community building, task force headquarters, smoke detector



276. Community building, task force headquarters, A/C unit and radiator



277. Community building, task force headquarters, restroom 2



278. Community building, task force headquarters, restroom 2 entrance door width, 36"



279. Community building, task force headquarters, restroom 2 sink, no scald abrasion protection (Critical Repair)



280. Community building, task force headquarters, restroom 2 sink, height, 33"



281. Community building, task force headquarters, restroom 2 toilet

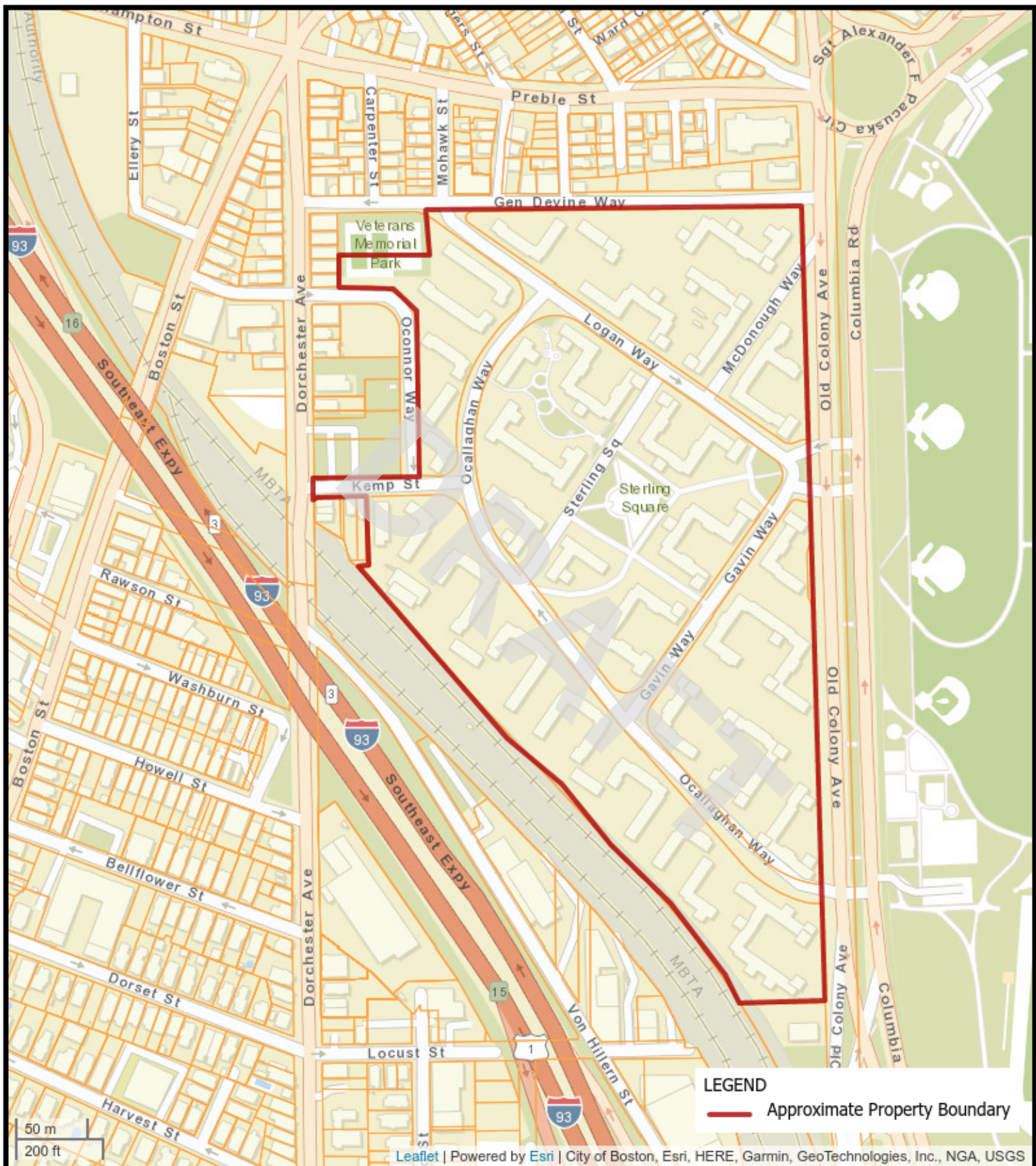


282. Community building, task force headquarters, restroom 2 drywall damaged by door handle (Non-Critical Repair)

APPENDIX C

Street Map and Aerial Photo

DRAFT



Leaflet | Powered by Esri | City of Boston, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



STREET MAP

10 Kemp Street, South Boston, Massachusetts 02127

AEI Project Number: 463360





50 m
200 ft

— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar



AERIAL PHOTO

10 Kemp Street, South Boston, Massachusetts 02127
AEI Project Number: 463360

AEI
Consultants

APPENDIX D

USGS Seismic Design Map

DRAFT



10 Kemp St, Boston, MA 02127, USA

Latitude, Longitude: 42.32662029999999, -71.05622939999999



Date	8/9/2022, 12:01:58 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.213
S ₁	spectral response (1.0 s)	0.068
S _{X_S}	site-modified spectral response (0.2 s)	0.341
S _{X₁}	site-modified spectral response (1.0 s)	0.164
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.239
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.213
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{X_S}	site-modified spectral response (0.2 s)	0.227
S _{X₁}	site-modified spectral response (1.0 s)	0.11

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.129
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.206
S_{X1}	site-modified spectral response (1.0 s)	0.106
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

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

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

DISCLAIMER

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APPENDIX E

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:	Mary Ellen McCormack			STATE	MA
SITE ADDRESS:	10 KEMP STREET	CITY	S. BOSTON		
Number of Apt Buildings:	35	Date of Construction:	1938	Number of Units:	1016
Number of Common Buildings:	35	Renovation Date(s):		Number of Vacant Units:	47
Number of Stories:	3 & 4	Gross Building Area:		Number of Down Units:	23
Site Area in Acres:	acres	Total Number of Parking Spaces:	10 REST CITY ST	Number of HC Parking Spaces:	

GENERAL PROPERTY INFORMATION

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.:

Pointing & Stair work 2018-2019

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

Pavement / Cement , trip hazzards

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

Hallway Stair repair / rebuild. 2022/2023

Please list the designated handicapped dwelling units:

NO HANDICAPPED UNITS

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

Vendor Name		Phone No.	Vendor Name		Phone No.
Roofing	SEVERAL		Painting	BHA IN HOUSE	
Elevator	N/A		HVAC	BHA IN HOUSE	
Fire Protection	N/A		Plumbing	BHA IN HOUSE	
Electrician	BHA IN HOUSE	617-988-5094	Trash Disposal	DBI	
Landscaping	BHA IN HOUSE		Security System	N/A	

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	N/A			3 Bedroom/ 1 Bathroom			4
1 Bedroom/ 1 Bathroom			11	2 Bedroom/ 1 Bathroom			8
1 Bedroom/ 1 1/2 Bath	N/A			4 Bedroom/ 2 Bathroom	N/A		



2 Bedroom/ 1 Bath			Model Unit/Manager Unit	2
2 Bedroom/ 1 1/2 Bath			SAL	

QUESTIONNAIRE	YES	NO	UNKNOWN
<i>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.</i>			
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?		X	
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 accessibility related complaints or pending litigation?		X	
Is a tenant monthly fee charged for common area maintenance (CAM)?		X	
Does the Property experience any site drainage, ground water or flooding problems?			CITY ST
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 exhibit any sewer backups?	X		
Does the Property have any leakage or failures at the roof, walls or cellar?		X	
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?		X	
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?		X	
Are the HVAC systems inadequate and/or non-functioning?		X	
Are there any plumbing leaks or prevalent past leaks?	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?			X
Has retrofitting or replacement of galvanized or polybutylene piping taken place?			X
Are there any electrical problems or inadequate electrical service?		X	
Electrical amperage to each unit is less than 60-amps?			
Is aluminum branch wiring present anywhere in the Property?			
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?		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?		X	
Is common area interior painting performed as part of routine maintenance?	X		
Is there any mold or microbial growth at the Property?	X		
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
Are there any water leaks or damage at the Property?	X		

Please indicate when the following systems have been last inspected:

Fire Sprinkler N/A

Elevators/ Escalators N/A

Fire Alarm QUATERLY B&G INSP

Facades QUATERLY B&G INSP



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: <u>1</u> Yrs.	Sealant/Striping: _____ Yrs.	Exterior Lighting: _____ Yrs.
Landscaping: <u>1</u> Yrs.	Irrigation System: _____ Yrs.	Building Signage: <u>2022</u> Yrs.
Pool Deck: <u>N/A</u> Yrs.	Pool Surfaces: _____ Yrs.	Other _____: _____ Yrs.
Masonry Pointing: <u>3</u> Yrs.	Exterior Paint: _____ Yrs.	EIFS: _____ Yrs.
Windows: _____ Yrs.	Doors: _____ Yrs.	Building Sealants: _____ Yrs.
Roofing: <u>2009/13</u> Yrs.	Other Roofing: <u>2014/16</u> Yrs.	Skylights: <u>N/A</u> Yrs.
HVAC (____): _____ Yrs.	HVAC (____): _____ Yrs.	HVAC (____): _____ Yrs.
Electric Service: _____ Yrs.	Emergency Generator: <u>N/A</u> Yrs.	Water Lines: _____ Yrs.
Water Pumps: _____ Yrs.	Water Heaters: <u>EVERY</u> Yrs.	Sewer Lines _____ Yrs.
Elevator Finishes: <u>N/A</u> Yrs.	Elevator Controller: <u>N/A</u> Yrs.	Elevator Machinery: <u>N/A</u> Yrs.
Escalators: <u>N/A</u> Yrs.	Fire Pump: <u>N/A</u> Yrs.	Central Fire Alarm Panel: <u>N/A</u> Yrs.
Common Areas: _____ Yrs.	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	X	X	
Certificate of Occupancy			
Copy of Open Building Permits or Code Violations			
Copy of Zoning Variances or Easements			
Rent Roll (with unit number, tenant name, unit area and occupancy %)		X	
Reduced Floor Plans		X	
Original construction documents (core and shell)			
List of Mechanical Equipment			
List of Capital expenditures for last 5 years			
List of Planned Capital expenditures			
Local Law #11 Façade Inspection Reports (NYC)			
Roof survey and warranty		X	
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)			N/A
ADA Survey or Barrier Removal Plan			X
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title: Isabel Hastie Property Manager

Date: 7/6/2022

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 Hugesunot Road, Suite 202
 Midlothian VA, 23113

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





**SUFFOLK COUNTY DISTRICT ATTORNEY'S OFFICE
DISTRICT ATTORNEY KEVIN R. HAYDEN**

June 14, 2022

VIA EMAIL

Gregory Banks
Gbanks@aeiconsultants.com

Re: *Public Records Request* #22-0613

Dear Mr. Banks,

On June 13, 2022, this Office received your public records request in which you were seeking information about listed properties in Suffolk County, Massachusetts. Our Office does not have any responsive materials to your request.

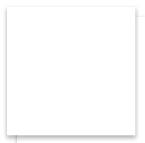
You may want to reach out to the City of Boston to see if they have any responsive materials. Here is the website where you can file your request:

<https://www.boston.gov/departments/public-records>

Should you have further questions, please feel free to contact me directly at claudia.buruca@mass.gov.

Sincerely,
/s/ Claudia Buruca

Claudia Buruca
Records Access Officer



DRAFT

0702853000

 Regulations may apply! Please contact us for more detail. 

 See Street View by StreetSmart 

 Assessing 

Parcel ID 0702853000

Address 10 22 KEMP ST , 02127

Owner BOSTON HOUSING AUTHORITY

[Assessor's Report](#) 

[Property Viewer](#) 

 Zoning 

Zoning District South Boston

Zoning SubDistrict H-1

Subdistrict Type 

Apartment Residential

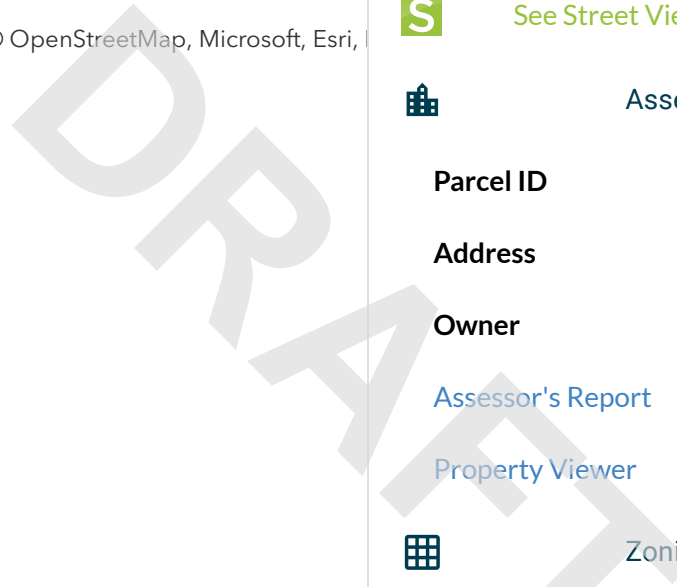
Zoning Overlays 

Restricted Parking District

Coastal Flood Resilience Overlay District



Esri Community Maps Contributors, City of Boston, MassGIS, © OpenStreetMap, Microsoft, Esri,



Map No. 4 

0702853000

 Regulations may apply! Please contact us for more detail. 

 See Street View by StreetSmart 

 Assessing 


Parcel ID 0702853000

Address 10 22 KEMP ST , 02127

Owner BOSTON HOUSING AUTHORITY

[Assessor's Report](#) 

[Property Viewer](#) 

 Zoning 

Zoning District South Boston

Zoning SubDistrict H-1

Subdistrict Type 

Apartment Residential

Zoning Overlays 

Restricted Parking District

Coastal Flood Resilience Overlay District

5-14
8384200

COPY

FP292P1

PERMIT # _____

DATE 1-3-02

City of Boston
Boston Fire Department
Fire Prevention Division

PEMISSION
TO ABANDON UNDERGROUND TANK(S)

In accordance with the Provisions of 527 CMR 9.21 and Section 16.03 (b) of the Boston Fire Prevention Code, permission has been granted to:

FRANKLIN ENVIRONMENTAL SERVICES INC 508-384-6151
(name of person, firm or corporation)

P.O. BOX 617 185 INDUSTRIAL ROAD WRENTHAM MASS 02093
(address) (phone number)

To abandon underground storage tank(s) # 2

size 35,000-GALLONS contents # 6 FUEL OIL

at 10 KEMP STREET SOUTH BOSTON MASS 617-988-4000
(address) (phone number)

for BOSTON HOUSING AUTHORITY
(name of person, firm or corporation)

Maurice Mahoney Jr
Signature & title of official
granting permission



IMMEDIATE RESPONSE ACTION (IRA) TRANSMITTAL FORM

Release Tracking Number

Pursuant to 310 CMR 40.0424 - 40.0427 (Subpart D) 2001 FEB -6 P 12300 19440

A. RELEASE OR THREAT OF RELEASE LOCATION:

Release Name: (optional) _____

CAPITAL DESIGN
AND CONSTRUCTION

Street: 10 Kemp Street

Location Aid: Tank #1 and Tank #2

City/Town: Boston

ZIP Code: 02136-0000

- Check here if a Tier Classification Submittal has been provided to DEP for this Release Tracking Number.
- Check here if this location is Adequately Regulated, pursuant to 310 CMR 40.0110-0114.
Specify Program: CERCLA HSWA Corrective Action Solid Waste Management RCRA State Program (21C Facilities)
- Related Release Tracking Numbers That This IRA Addresses: 3-19441

B. THIS FORM IS BEING USED TO: (check all that apply)

- Submit an IRA Plan (complete Sections A, B, C, D, E, H, I, J and K).
 Check here if this IRA Plan is an update or modification of a previously approved written IRA Plan. Date Submitted: _____
- Submit an Imminent Hazard Evaluation (complete Sections A, B, C, F, H, I, J and K).
- Submit an IRA Status Report (complete Sections A, B, C, E, H, I, J and K).
- Submit a Request to Terminate an Active Remedial System and/or Terminate a Continuing Response Action(s) Taken to Address an Imminent Hazard (complete Sections A, B, C, D, E, H, I, J and K).
- Submit an IRA Completion Statement (complete Sections A, B, C, D, E, G, H, I, J and K).
You must attach all supporting documentation required for each use of form indicated, including copies of any Legal Notices and Notices to Public Officials required by 310 CMR 40.1400.

C. RELEASE OR THREAT OF RELEASE CONDITIONS THAT WARRANT IRA:

Identify Media and Receptors Affected: (check all that apply) Air Groundwater Surface Water Sediments Soil
 Wetland Storm Drain Paved Surface Private Well Public Water Supply Zone 2 Residence
 School Unknown Other Specify: _____

Identify Conditions That Require IRA, Pursuant to 310 CMR 40.0412: (check all that apply) 2 Hour Reporting Condition(s)
 72 Hour Reporting Condition(s) Substantial Release Migration Other Condition(s)
Describe: Threat of Release of #4 fuel oil from (2) 35,000 gallon USTs

Identify Oils and Hazardous Materials Released: (check all that apply) Oils Chlorinated Solvents Heavy Metals
 Others Specify: _____

D. DESCRIPTION OF RESPONSE ACTIONS: (check all that apply)

- Assessment and/or Monitoring Only
- Excavation of Contaminated Soils
- Re-use, Recycling or Treatment
 On Site Off Site Est. Vol.: _____ cubic yards
Describe: _____
- Store On Site Off Site Est. Vol.: _____ cubic yards
- Landfill Cover Disposal Est. Vol.: _____ cubic yards
- Removal of Drums, Tanks or Containers
Describe: _____
- Deployment of Absorbent or Containment Materials
- Temporary Covers or Caps
- Bioremediation
- Soil Vapor Extraction
- Structure Venting System
- Product or NAPL Recovery
- Groundwater Treatment Systems
- Air Sparging
- Temporary Water Supplies

SECTION D IS CONTINUED ON THE NEXT PAGE.



**IMMEDIATE RESPONSE ACTION (IRA) TRANSMITTAL
FORM**

Pursuant to 310 CMR 40.0424 - 40.0427 (Subpart D)

Release Tracking Number

3 - 19440

D. DESCRIPTION OF RESPONSE ACTIONS (continued):

- Removal of Other Contaminated Media
Specify Type and Volume: _____
- Temporary Evacuation or Relocation of Residents
- Fencing and Sign Posting
- Other Response Actions Describe: Pump and Clean USTs
- Check here if this IRA involves the use of Innovative Technologies (DEP is interested in using this information to aid in creating an Innovative Technologies Clearinghouse).
Describe Technologies: _____

E. TRANSPORT OF REMEDIATION WASTE: (if Remediation Waste has been sent to an off-site facility, answer the following questions)

Name of Facility: Murphy's Waste Oil Service, Inc.

Town and State: Woburn, MA

Quantity of Remediation Waste Transported to Date: 4,640 gallons of #4 fuel oil and water

F. IMMINENT HAZARD EVALUATION SUMMARY: (check one of the following)

- Based upon an evaluation, an Imminent Hazard exists in connection with this Release or Threat of Release.
- Based upon an evaluation, an Imminent Hazard does not exist in connection with this Release or Threat of Release.
- Based upon an evaluation, it is unknown whether an Imminent Hazard exists in connection with this Release or Threat of Release, and further assessment activities will be undertaken.
- Based upon an evaluation, it is unknown whether an Imminent Hazard exists in connection with this Release or Threat of Release. However, response actions will address those conditions that could pose an Imminent Hazard.

G. IRA COMPLETION STATEMENT:

- Check here if future response actions addressing this Release or Threat of Release will be conducted as part of the Response Actions planned for a Site that has already been Tier Classified under a different Release Tracking Number, or a Site that is identified on the Transition List as described in 310 CMR 40.0600 (i. e., a Transition Site, which includes Sites with approved Waivers). These additional response actions must occur according to the deadlines applicable to the earlier Release Tracking Number (i. e., Site ID Number).
- State Release Tracking Number (i. e., Site ID Number) of Tier Classified Site or Transition Site: _____

If any Remediation Waste will be stored, treated, managed, recycled or reused at the site following submission of the IRA Completion Statement, you must submit either a Release Abatement Measure (RAM) Plan or a Phase IV Remedy Implementation Plan, along with the appropriate transmittal form, as an attachment to the IRA Completion Statement.

H. LSP OPINION:

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of (i) the standard of care in 309 CMR 4.02(1), (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and (iii) the provisions of 309 CMR 4.03(5), to the best of my knowledge, information and belief,

> if Section B of this form indicates that an Immediate Response Action Plan is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> if Section B of this form indicates that an Imminent Hazard Evaluation is being submitted, this Imminent Hazard Evaluation was developed in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, and the assessment activity(ies) undertaken to support this Imminent Hazard Evaluation complies(y) with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000;

> if Section B of this form indicates that an Immediate Response Status Report is being submitted, the response action(s) that is (are) the subject of this submittal (i) is (are) being implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> if Section B of this form indicates that an Immediate Response Action Completion Statement or a Request to Terminate an Active Remedial System and/or Terminate a Continuing Response Action(s) Taken to Address an Imminent Hazard is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed and implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal.

SECTION H IS CONTINUED ON THE NEXT PAGE.



IMMEDIATE RESPONSE ACTION (IRA) TRANSMITTAL
FORM Pursuant to 310 CMR 40.0424 - 40.0427 (Subpart D)

Release Tracking Number

3 - 19440

H. LSP Opinion (continued):

I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.

Check here if the Response Action(s) on which this opinion is based, if any, are (were) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If the box is checked, you MUST attach a statement identifying the applicable provisions thereof.

LSP Name: Dana A. Simpson LSP #: 3497 Stamp:

Telephone: 781-849-1800 Ext.: 1163

FAX: (optional) 781-794-1760

Signature: *Dana A. Simpson*

Date: 2/13/01



I. PERSON UNDERTAKING IRA:

Name of Organization: Boston Housing Authority

Name of Contact: Scott R. Shelton Title: Project Manager

Street: 52 Chauncy Street

City/Town: Boston State: MA ZIP Code: 02111-0000

Telephone: 617-988-4105 Ext.: _____ FAX: (optional) _____

Check here if there has been a change in the person undertaking the IRA.

J. RELATIONSHIP TO RELEASE OR THREAT OF RELEASE OF PERSON UNDERTAKING IRA: (check one)

RP or PRP Specify: Owner Operator Generator Transporter Other RP or PRP: _____

Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)

Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))

Any Other Person Undertaking IRA Specify Relationship: _____

K. CERTIFICATION OF PERSON UNDERTAKING IRA:

I, Sandra Henriquez, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

By: *Sandra Henriquez* Title: Administrator
(signature)

For: Boston Housing Authority Date: 2/13/01
(print name of person or entity recorded in Section I)

Enter address of the person providing certification, if different from address recorded in Section I:

Street: _____

City/Town: _____ State: _____ ZIP Code: _____

Telephone: 617-988-4100 Ext.: _____ FAX: (optional) _____

YOU MUST COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 DIVISION OF HAZARDOUS MATERIALS
 One Winter Street Boston, Massachusetts 02108

Please print or type. (Form designed for use on elite (12 pitch) typewriter)

UNIFORM HAZARDOUS
 WASTE MANIFEST

Generator's US EPA ID No. **MP6179885072** Manifest Document No. **18002**

Page 1 of 1 Information in this manifest is not required by Federal law

1. Generator's Name and Mailing Address
Boston Housing Authority
10 Kemp Street
Boston, MA, 02110

4. Generator's Phone (617) **988-5072**

5. Transporter 1 Company Name
Clean Harbors ENV SVS INC

7. Transporter 2 Company Name

6. US EPA ID Number
MA00393222SD

8. US EPA ID Number

10. US EPA ID Number

A. State Manifest Document Number
MAM 518002

B. State Gen ID
SAME

C. State Trans. ID
14205-MA

D. Transporter's Phone (781) **849-1800**

E. State Trans. ID

F. Transporter's Phone ()

G. State Facility's ID **NOT REQUIRED**

H. Facility's Phone (781) **985-9066**

9. Dispatch Facility Name and Site Address
MURPHY'S WASTE OIL SERVICE INC
252 SALEM STREET
Woburn, MA, 01866

10. US EPA ID Number
MA0066588005

11. US DOT Description (including Proper Shipping Name, Hazard Class and ID Number)

Petroleum oil, Combustible liquid,
NA 1270 III

12. Container No.	13. Type	14. Total Quantity	15. Unit (Wt/Vol)	16. Waste No.
001	TT	1607	G	MA01

J. Additional Descriptions for Materials Listed Above (include physical state and hazard code.)

a. **(S)(LT) MA STATE REGULATED NO.4 OIL and water.**

K. Handling Codes for Wastes Listed Above

OR

Special Handling Instructions and Additional Information
(ERG # 128)

24 Hr Emergency Contact - 1800-645-8265

SB - 235719

I, the undersigned, hereby declare that the contents of this manifest are fully and accurately described above to the best of my knowledge and belief, and are in all respects in proper condition for transport by motor vehicle, aircraft, rail, water, or other mode of transport, and are in compliance with all applicable Federal, State, and local laws, regulations, and orders.

I, the undersigned, hereby certify that I have a program in place to reduce the volume and toxicity of waste generated by the facility, and that I have selected the practicable method of treatment, storage, or disposal currently available to me which maximizes the protection and future benefit to human health and the environment. If I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the most practicable management method that is available to me.

Signature: **James H. Pallsons**
 Title: **Responsible Party**
 Department: **Department of Receipt of Materials**

Signature: **Patrick T. Dugan**
 Title: **Responsible Party**
 Department: **Department of Receipt of Materials**

Signature: **James H. Palmer**
 Title: **Responsible Party**
 Date: **04/10/00**

Signature: **Patricia Dugan**
 Title: **Responsible Party**
 Date: **04/10/00**

Signature: **Sharon P. Padigan**
 Title: **Responsible Party**
 Date: **04/10/00**

Signature: **[Signature]**
 Title: **Responsible Party**
 Date: **04/10/00**

COPY TO: FACILITY MAILED TO DESTINATION STATE

MW12000

CleanHarbors

STRAIGHT BILL OF LADING

Check One:
 Non-Hazardous Material
 Hazardous Material

f+r-co

DATE <u>8/1 8/00</u>		VEHICLE NUMBER: <u>454</u>	
FROM: Shipper <u>Boston Housing Authority</u>		TO: Consignee <u>MURPHY'S WASTE OIL SERVICES</u>	
Street <u>10 Kemp St</u>		Street <u>252 Salem St</u>	
City <u>SO. Boston.</u> State <u>MA</u>		City <u>Woburn</u> State <u>MA</u>	
Zip Code <u>02127</u>	US EPA ID Number	Zip Code <u>01801</u>	
Name of Carrier: <u>Clean Harbors ENV. SERVICES INC.</u>			
US DOT Description: (Include Proper Shipping Name, Hazard Class, and ID Number) <u>Fuel Oil</u> <u>Combustible Liquid NA 993 PG 111</u>			
Total Quantity	Unit W/Vol	EMERGENCY NUMBER:	
<u>4000</u>	<u>Gal</u> Gal.	1-800-OIL-TANK	
WASTE OIL ANALYSIS: (ACTUAL)		LAB #	
ARSENIC _____ PPM.	LEAD _____ PPM.	BTU's/LB. _____	
CADMIUM _____ PPM.	PCB'S _____ PPM.	BTU's/GAL. _____	
CHROMIUM _____ PPM.	TOTAL HALOGENS _____ PPM.	FLASH POINT _____ °F	
N.D. = NOT DETECTED		SULFUR _____	
WASTE OIL SPECIFICATION: (LIMITS)			
ARSENIC 5.0 PPM. MAX.	LEAD 100 PPM. MAX.		
CADMIUM 2.0 PPM. MAX.	PCB'S N.D. PPM. MAX.		
CHROMIUM 10.0 PPM. MAX.	TOTAL HALOGENS 1,000 PPM. MAX.	FLASH POINT >100 °F	
Shipper's Signature <u>[Signature]</u>	Consignee Signature <u>[Signature]</u>	Transporter's Signature <u>[Signature]</u>	
COMMENTS: <u>Virgin #4 fuel oil</u>			

CleanHarbors

STRAIGHT BILL OF LADING

Check One:

Non-Hazardous Material

Hazardous Material

DATE 8/8/00		VEHICLE NUMBER: 454	
FROM: Shipper Boston Housing Authority		TO: Consignee MURPHY'S WASTE OIL SERVICES INC	
Street 10 Kemp ST		Street 352 Salem ST	
City Boston, MA		City Woburn, MA	
Zip Code 02127	US EPA ID Number	Zip Code 01801	
Name of Carrier: CleanHarbors Env Services Inc			
US DOT Description: (Include Proper Shipping Name, Hazard Class, and ID Number) Fuel Oil Combustible Liquid UN 1993 P 611			
Total Quantity	Unit Wt/Vol	EMERGENCY NUMBER:	
XXXX 4000	GAL Gal.	1-800-OIL-TANK	
WASTE OIL ANALYSIS: (ACTUAL)		LAB #	
ARSENIC _____ PPM.	LEAD _____ PPM.	BTU's/LB. _____	
CADMIUM _____ PPM.	PCB'S _____ PPM.	BTU's/GAL. _____	
CHROMIUM _____ PPM.	TOTAL HALOGENS _____ PPM.	FLASH POINT _____ °F	
N.D. = NOT DETECTED		SULFUR _____	
WASTE OIL SPECIFICATION: (LIMITS)			
ARSENIC 5.0 PPM. MAX.	LEAD 100 PPM. MAX.		
CADMIUM 2.0 PPM. MAX.	PCB'S N.D. PPM. MAX.		
CHROMIUM 10.0 PPM. MAX.	TOTAL HALOGENS 1,000 PPM. MAX.	FLASH POINT >100 °F	
Shipper's Signature <i>[Signature]</i>	Consignee Signature <i>[Signature]</i>	Transporter's Signature <i>[Signature]</i>	
COMMENTS: Virgin #4 Fuel Oil			



DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF HAZARDOUS MATERIALS
One Winter Street Boston, Massachusetts 02108

CUSCO #468

Please print or type. (Form designed for use on elite (12 pitch) typewriter.)

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **MP6179885072**
Manifest Document No. **M7120**

2. Page 1 of 1
Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
**Boston Housing Authority
10 Kemp Street
Boston, MA 02110
617 988-988-5072**

A. State Manifest Document Number
MA M 677120
B. **10 Kemp Street
Boston, MA 02110**

4. Generator's Phone ()
5. **Clean Harbors Waste Services Inc**
6. **MA059732256**

C. State Trans. ID
M13265
D. Transporter's Phone () **781 849-1800**
E. State Trans. ID

7. Transporter 2 Company Name
8. US EPA ID Number

9. Designated Facility Name and Site Address
**Murphy's Waste Oil Services Inc
252 Salem Street
Woburn, MA 01801**
10. US EPA ID Number
MA066588005

F. Transporter's Phone ()
G. State Facility's ID **NOT REQUIRED**
H. Facility's Phone () **781 935-9066**

11. US DOT Description (Including Proper Shipping Name, Hazard Class and ID Number)	12. Containers		13. Total Quantity	14. Unit Wt/Vol	15. Waste No.
	No	Type			
a. PETROLEUM OIL, COMBUSTIBLE LIQUID, NA1270, III					MA01
b.					
c.					
d.					

00MT 3033 G

J. Additional Descriptions for Materials Listed Above (include physical state, and hazard code.)
a. **(1), (1.1), (1.2)**
b. **15.90**
c. **15.90**
d. **15.90**

K. Handling Codes for Wastes Listed Above
a. **S1 D2**
b.
c.
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15.90
**IN EMERGENCY, CALL CHES 1-800-645-8265
WO# SB258742**

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name x Michael D. Zyski	Signature <i>[Signature]</i>	Date Month Day Year 08/19/00
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name Timothy P. Riordan	Signature <i>[Signature]</i>	Date Month Day Year 08/19/00
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name	Signature	Date Month Day Year

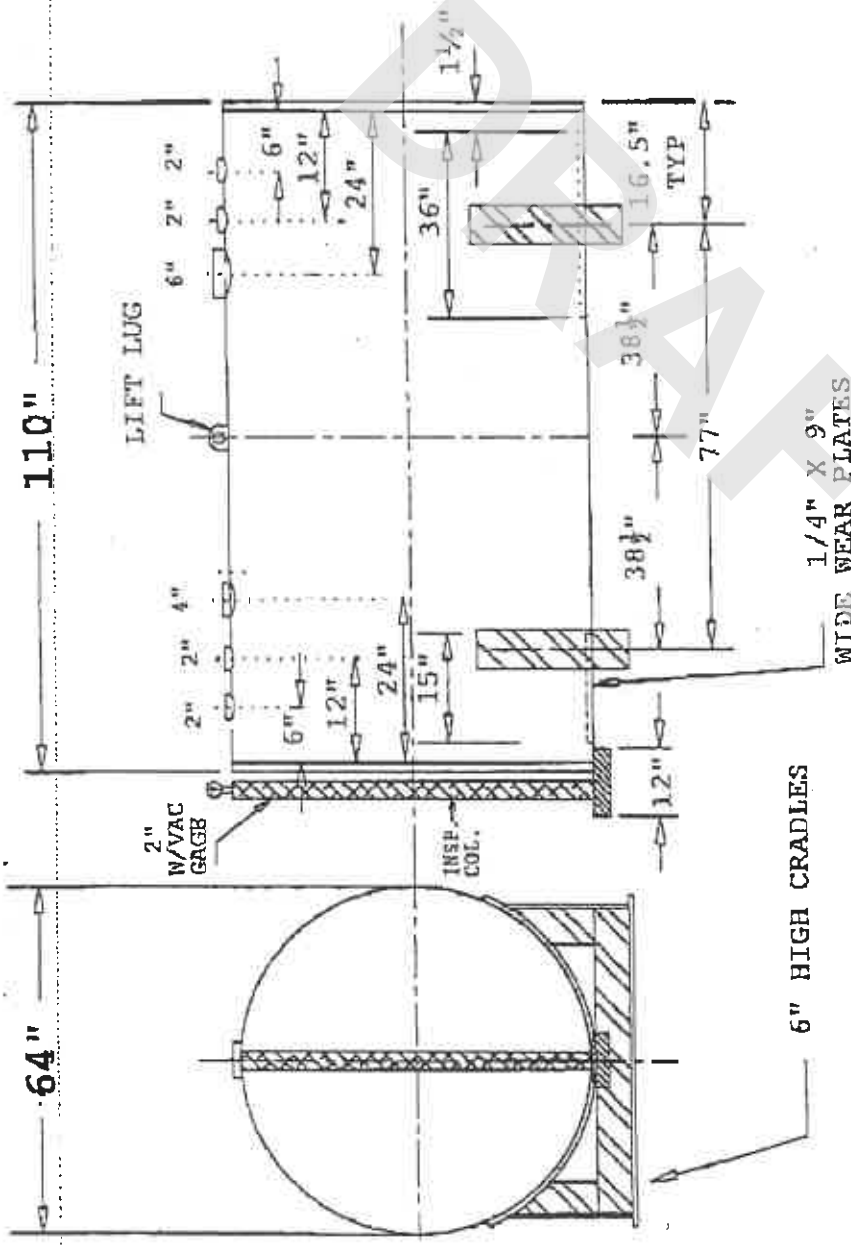
19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name
Jeffrey S. Benedict
Signature
[Signature]
Date
Month Day Year
08/19/00

In case of emergency or spill, immediately call the National Response Center (800) 424-8802.

Form approved OMB No. 2050-1039.
EPA Form 8700-22 (Rev. 9-88) Previous editions are obsolete.

Clean Harbors has appropriate permits for receipt of the waste the generator is shipping.
COPY 4 - FACILITY RETAINS



REVISIONS		DESCRIPTION
NO	BY/DATE	DESCRIPTION
		RED PRIMER
		WELD WERE
1		VAC. GAGE ASSBLY
1		6" HALF CPLG
5		2" 3004 MALE CPLGP
1		4" HALF CPLG
2		6" HIGH CRADLES
1		2" SCH 90 PIPE X 64" LG. (INSP. COL.)
1		LIFT LUG
2		1/4" X 9" WIDE WEAR PLATES
2		10GA X 64" OUTER FLAT FLG HDS
1 1/2		10GA X 72" X 26" OUTER SHELL (CAP)
1 1/2		10GA X 72" X 188" OUTER SHELL
2		7GA X 64" INNER FLAT FLG HDS
1 1/2		7GA X 72" X 202" INNER SHELL

ID#	QTY	DESCRIPTION	NET
LIST OF MATERIALS			

PHONE 508 947-8826
 FAX: 508 947-3342

MASS TANK & ENGINEERING CORP.
 MIDDLEBORO MA 02346

1500 GAL DUAL WALL ABOVEGROUND TANK UL 142
FOR: GILL SERVICES

DRWN	ICC	REV.
CHECKED	JAW	A2050201
SCALE	NONE	DATE 05/02/2000

TANK NO:	GAP	1500	GALS. TYPE	CUSTOMER NO.
DIA	LENGTH	110"	WEIGHT	2900
INNER SHELL	7GA	INNER HEADS	7GA	MATL A-36
OUTER SHELL	10GA	OUTER HEADS	10GA	
CONSTRUCTION	UL-142			
DESIGN PRESS	ATMO	TEST PRESS	5	PSIG
EXTERIOR	COATING	RED PRIMER		
INTERIOR	LINING			
JOB NO.		NO. REQUIRED		
REMARKS		4		

SPECIAL HAZARDS DIVISION
BOSTON FIRE DEPARTMENT
115 SOUTHAMPTON STREET
BOSTON, MA 02118
(617) 343-3028

PERMIT TO INSTALL/MODIFY STORAGE TANKS

DATE May 8, 2000 **EXPIRATION DATE** Nov. 8, 2000

TO Gill Services Inc.
(person, company or corporation)

OF 103 Airport St., North Kingston RI 1-877-oil-tank
(address) (phone)

TO INSTALL/REPLACE (NO. OF TANKS) four **SIZE** 1500 gals.

UNDERGROUND/ABOVEGROUND STORAGE TANK (S), PIPING AND COMPONENTS OR OTHER MODIFICATIONS DESCRIBED IN THE APPLICATION, TO THE STORAGE FACILITY LOCATED AT Kemp St. Old Harbor Village (BHA)
(address)

FOR Boston Housing Authority
(person, company, corporation) (phone)

William Mahony *Capt*
APPROVED **TITLE**

PERMIT MUST BE POSTED ON THE PREMISES UNTIL THE INSTALLATION IS COMPLETED.

(reverse side is for Fire Department use only)



BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111-02375

617-988-4000
TDD 1-800-545-1833 Ext.420

June 8, 2000

Inspector William Donovan
Special Hazards Division
Boston Fire Department
115 Southamptn Street
Boston, MA 02118

RE: Above Ground Storage Tank Installation
Mary Ellen McCormack Development
10 Kemp Street
South Boston, MA

Dear Inspector Donovan:

This letter is in reference to the installation permit to install four (4) 1500 gallon above ground storage tanks in the basement of the boiler plant building at 10 Kemp Street in South Boston. In accordance with the conditions of the Boston Fire Department for the tank installation, the Boston Housing Authority will not store any flammable or corrosive materials in the basement of the boiler room at 10 Kemp Street while the tanks are in service.

Should you have any questions, please call me at (617) 988-4105.

Sincerely,

BOSTON HOUSING AUTHORITY

Scott R. Shelton
Project Manger
Design & Development

cc: George McGrath, BHA-MEM Development Manager
Carol McCaffrey, BHA-Regional Manager
James Orlando, BHA-Heating System Coordinator
Kelley Brennan, BHA-Legal

Gill Services

OVER 50,000 TANKS SERVICED SINCE 1957

Monday, July 17, 2000

Inspector Donovan
Boston Fire Department
115 Southhampton Street
Boston, MA 02118

Re: Tank Design for Old Harbor Village, South Boston

Dear Inspector Donovan,

Gill Services requests approval for the installation of four - fifteen hundred gallon double wall tanks at the power plant of Old Harbor Village.

We have designed the system in accordance with all rules and regulations for aboveground storage tanks as is covered under CMR 9.0. We are confident that the system will provide the City of Boston with an extremely safe oil storage solution for the power plant. As their underground system is about to be taken out of service, we are ready to bring the aboveground storage system online.

The boiler plant burns number four oil which needs to be delivered by gravity drop. This basement installation allows gravity deliveries. To prevent an overflow situation, all tanks are equipped with overflow valves which will cut off delivery at ninety-five percent full. All tanks are double walled for secondary containment and are designed with a vacuum interstitial space for leak detection monitoring.

Fuel supply pump set is located in basement making it ideal for retrofit into existing piping. All tanks are top fed and returned through a manifold system to boilers.

Our research of the building plans indicates that the basement floor is approximately one foot thick reinforced concrete which should adequately support the weight of the tanks and product.

A site diagram including as-built drawings have been included with this letter in order to substantiate our work. The technicians who worked at this site hold master pipefitter licenses as well as oil burner certification. At all times workers have been supervised by Mr. Jim Jamison (G-12 license with the City) while on site. We stand by our work and at this time have no concerns as to the operation of the system.

We would appreciate your final approval on this project and the subsequent issuance of the permit.

Sincerely,

Paul Gill
Vice President
Gil Services, Inc.



Products & Services

Environmental Services
Site Remediation
Emergency Service
Aboveground &
Underground Storage Tanks:
Removal/Upgrade/Installation
Containment Tanks
Double Wall Tanks
Fueling Tank Systems

Proudly Installing Tanks By:

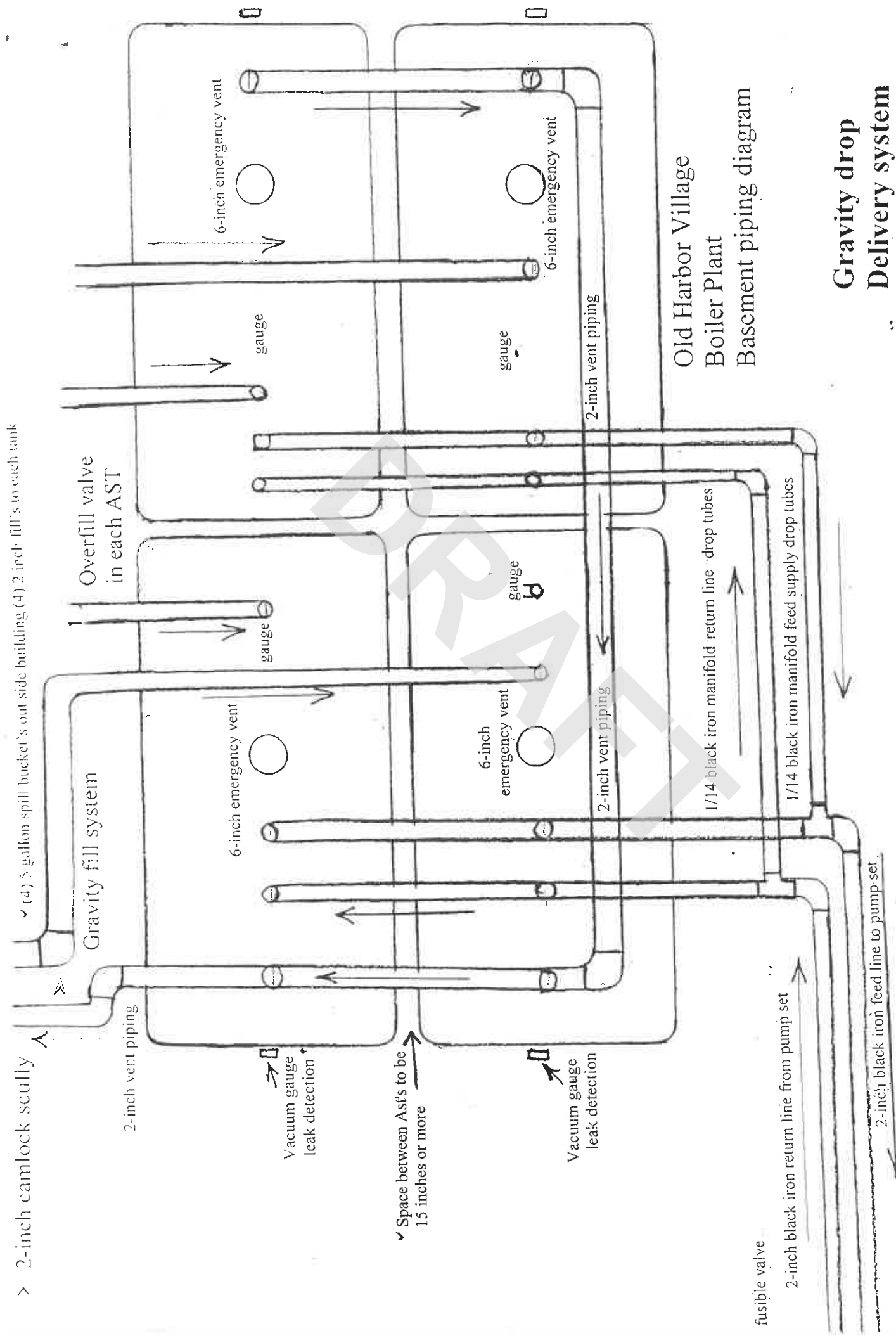
ConVault
Dehoust
Eastern Fuel Vault
Granby Steel
Highland
Hoover
Kerr
Mass. Engineering
Roth
Vaughn

Serving

Homeowners
Businesses
Municipalities
Oil Companies
Schools
Houses of Worship

1-877-OIL TANK
(1-877-645-8265)

103 Airport Street
North Kingstown, RI 02852
401-295-7455
Fax: 401-295-7756
www.GillServices.com



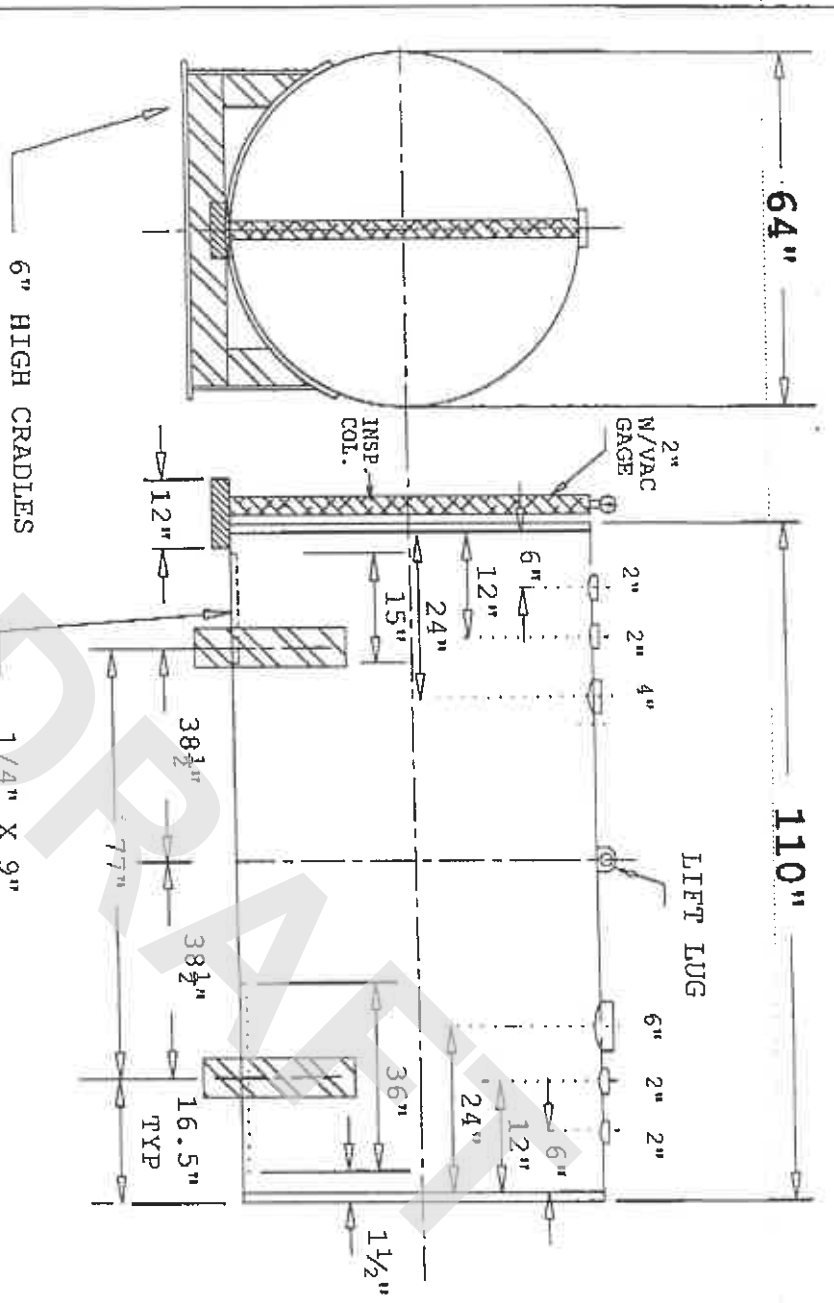
Old Harbor Village
Boiler Plant
Basement piping diagram

**Gravity drop
Delivery system**

Tank installation of (4) 1,500 gallon doublewalled AST's

> 2-inch camlock scully

All pipe to be hug off ridge hangers/pipe straps



TANK NO:	CAP	1500	GALS TYPE	CUSTOMER NO.	
DIA	LENGTH	64"	110"	WEIGHT	2900
INNER SHELL	7GA	INNER HEADS	7GA	MATL	A-36
OUTER SHELL	10GA	OUTER HEADS	10GA	REMARKS	
CONSTRUCTION	UL-142				
DESIGN PRESS	ATMO	TEST PRESS	5	PSIG	
EXTERIOR	COATING	RED PRIMER			
INTERIOR	LINING				

REVISIONS	
NO	BY/DATE

ITEM NO	DESCRIPTION	QTY
1	RED PRIMER	
	WELD WIRE	
	VAC. GAGE ASSEMBLY	
1	6" HALF CPLG	
5	2" 300# HALF CPLGP	
1	4" HALF CPLG	
2	6" HIGH CRADLES	
1	2" SCH90PIPEX64" LG. (INSP. COL.)	
1	LIFT LUG	
2	1/4"x9" WIDE WEAR PLATES	
2	10GAX64" OUTER FLAT FLG HDS	
1 1/2	10GAX72"x26" OUTER SHELL (CAP)	
1 1/2	10GAX72"x188" OUTER SHELL	
2	7GAX64" INNER FLAT FLG HDS	
1 1/2	7GAX72"x202" INNER SHELL	



PHONE (508) 947-8826
 FAX: (508) 947-3342
MASS TANK & ENGINEERING CORP.
 MIDDLEBORO MA 02346

1500 GAL DUAL WALL ABOVEGROUND TANK UL 142
FOR: GILL SERVICES
 DRAWN ICC
 CHECKED DJM
 SCALE NONE
 DATE 05/02/2000
 REV. A2050201

Better By Design

• PREVENTS FUEL SPILLAGE

Universal's Model #49 Overfill Protection Valve prevents overfills when fueling above ground tanks. Reducing the risk of fire, contamination and costly clean-up.

• ELIMINATES LINE SHOCK

When the level of fuel being pumped into the tank reaches a predetermined capacity, the valve is specially designed to shut-off gradually so that no line shock occurs. When there's no line shock - there's no stress is put on the system.

• EVERYTHING YOU WANT IN AN OVERFILL VALVE

Once the valve is shut-off, any fuel left above the valve is automatically drained into the tank. In addition, this unique valve is easily retro-fitted to existing tanks. Operates automatically with no float hang-ups.

• EASY INSTALLATION

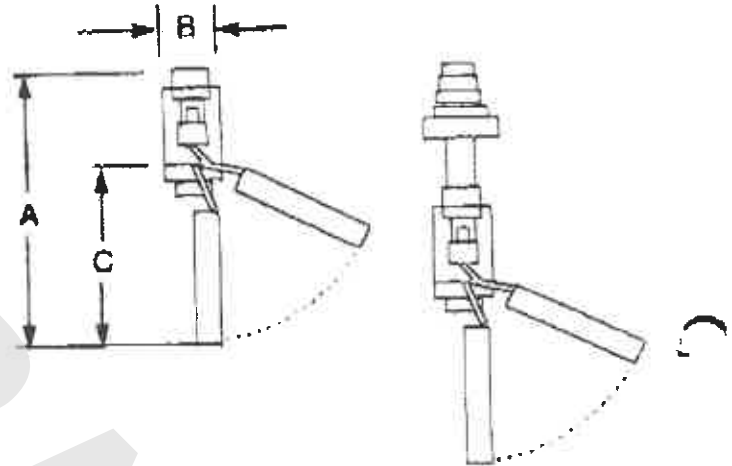
Installing Universal's Model #49 Overfill Protection Valve is simple and cost effective. Just slide the valve into the tank through the fitting on the top of the tank and tighten down the adaptor. Adjust the height of the valve in the tank and tighten the set screws on the collar to hold the valve at the correct level.

- Prevents overfills in above ground tanks.
- Easily retro-fitted to existing tanks
- No line shock, gradual shut-off design.
- No float hang-ups.
- Completely automatic operation.
- Shipped with adaptor.
- Adjustable collar provides simple installation.
- Minimal pressure drop.

Specifications:

- Hard coated aluminum pipe adaptor
- Bronze shut-off sleeve
- Plated steel linkage
- Reinforced closed cell float

Model#	A	B	C
49-02	22 3/8"	3 11/16"	15 3/4"
49-04	27 1/4"	5 5/8"	18 3/4"



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Learn more about other Universal products by contacting us at
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Client#: 21853

GILLS

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
06/13/00

PRODUCER

Mastors & Servant, Ltd.
5700 Post Road
P.O. Box 1158
East Greenwich, RI 02818

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Gill Services, Inc.
103 Airport Street
North Kingstown, RI 02852

INSURERS AFFORDING COVERAGE

INSURER A: Unionamerica c/o Natl Envir
INSURER B: National Grange Mutual Insurance C
INSURER C: USLI c/o Risco, Inc.
INSURER D: Beacon Mutual Insurance Company
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR X BI/PD Ded: 2,500 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BINDERUCO3700011	06/11/00	06/11/01	EACH OCCURRENCE \$2,000,000 FIRE DAMAGE (Any one fire) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
B	AUTOMOBILE LIABILITY	B1K39016	06/11/00	06/11/01	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
C	ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	EXCESS LIABILITY OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	0000018374	12/01/99	12/01/00	WC STATUTORY LIMITS: OTH: ER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
A	OTHER General Liab	BINDERUCO3700011	06/11/00	06/11/01	\$1,000,000 Pollution Co
C	Excess Auto Liab *Except 10 days notice in the event of nonpayment of premium	Binder12345	06/11/00	06/11/01	\$1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

CERTIFICATE HOLDER

City Of Boston

ADDITIONAL INSURED: INSURER LETTER:

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 * DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Joseph A. Servant

Client#: 21853

GILLS

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
06/13/00

PRODUCER
Mastors & Servant, Ltd.
5700 Post Road
P.O. Box 1158
East Greenwich, RI 02818

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INSURED
Gill Services, Inc.
103 Airport Street
North Kingstown, RI 02852

INSURERS AFFORDING COVERAGE

INSURER A: Unionamerica c/o Natl Envir
INSURER B: National Grange Mutual Insurance C
INSURER C: USLI c/o Risco, Inc.
INSURER D: Beacon Mutual Insurance Company
INSURER E:

COVERAGES

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INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI/PD Ded: 2,500 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO- JCTG <input type="checkbox"/> LOC <input type="checkbox"/>	BINDERUCO3700011	06/11/00	06/11/01	EACH OCCURRENCE \$2,000,000 FIRE DAMAGE (Any one fire) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
B C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS GARAGE LIABILITY ANY AUTO EXCESS LIABILITY OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$	BIK39016	06/11/00	06/11/01	COMBINED SINGLE LIMIT (EA accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	0000018374	12/01/99	12/01/00	WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
A C	OTHER General Liab Excess Auto Liab *Except 10 days	BINDERUCO3700011 Binder12345	06/11/00 06/11/00	06/11/01 06/11/01	\$1,000,000 \$1,000,000 Pollution C nonpayment of premium

DESCRIPTION OF OPERATIONS, LOCATIONS, VEHICLES, EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

CERTIFICATE HOLDER

City Of Boston

ADDITIONAL INSURED, INSURER LETTER:

CANCELLATION

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AUTHORIZED REPRESENTATIVE

Joseph A. Servant

FP292A1

Application# _____

Date 10/23/01

City of Boston
Boston Fire Department
Fire Prevention Division

Application for permission to abandon underground tank(s)

In accordance with the provisions of 527 CMR 9.21 and Section 16.03 (b) of the Boston Fire Prevention Code, application is hereby made by:

Franklin Environmental Services Inc. (name of person, firm or corporation) (508)-384-6151 (phone number) 508 806 7881 BEL

P.O. Box 617, 185 Industrial Road, Wrentham MA 02093 (address)

For permission to abandon (number of tanks) 2

sizes 35,000 gallon contents #6 fuel oil

at Boston Housing Authority 20 Kemp Street, South Boston (address) (817)-988-4000 (phone number)

for Boston Housing Authority (name of person, firm or corporation)

Reason you want to abandon tank(s)

Tanks to close Boiler Plant to Remove Safety

Fee _____

By:

Stephen Marland
signature of applicant
Stephen Marland,

CONDITION OF APPROVAL

1. Certification by a structural engineer that removal of the tank(s) would result in structural damage to the building or endanger the structural integrity of another tank that is in service.

Certification received (date) 10-24-01 James F. Mahoney, Inc.

2. Certification that the tank(s) has/have not leaked either by a precision test or borings from around and under the tank.

Certification received (date) 10-24-01 James F. Mahoney, Inc.

3. Certification that the tank(s) has/have been pumped out and cleaned (to include a Hazardous Waste Manifest number) by a licensed contractor.

Certification received (date) 10-24-01 James F. Mahoney, Inc.

4. Two holes in top of tank, as far apart as possible.

Yes Date 10/24/01

5. A letter certifying that the tank(s) has/have been filled with a concrete mix and the tank(s) capped off.

Certification received (date) 1-3-02 James F. Mahoney, Inc.

After all of the above conditions have been met, a statement will be issued for the property owners records indicating the Fire Department gave its permission to abandon the tank(s).

Bio System
Feb - 2008
0 - 208



**Franklin
Environmental
Services, Inc.**

185 Industrial Road
P.O. Box 617
Wrentham, MA 02093
TEL. 508-384-6151
FAX 508-384-6028

Licensed and Permitted in the
United States and Canada
FED. EPA ID #MAD084814136

ENVIRONMENTAL SERVICE PROFESSIONALS

November, 01 2001

Boston Fire Department
Fire Prevention Division
115 Southamton Street
Boston, MA 02118
Attn. Captain Mahoney

RE: UST Closure and Site Restoration
Boston Housing Authority, Mary Ellen McCormack Housing Development
10 Kemp Street
South Boston, MA

Dear Captain Mahoney,

Franklin Environmental Services, Inc. is pleased to submit the attached yardage slips for the concrete that was utilized to fill in place two 35,000 gallon tanks located at the above referenced project. Please send the completed closure permit to my attention at Franklin Environmental Services, Inc..

If you have any questions I can be reached by phone at (508)- 384-6151 or email at smarland.franklinenvironmental.com.

Sincerely,
Franklin Environmental Services, Inc.

A handwritten signature in black ink, appearing to read 'Stephen L. Marland'.

Stephen L. Marland
Project Manager



BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111-02375

617-988-4000
TDD 1-800-545-1833 Ext.420

October 20, 2000

Inspector William Donovan
Special Hazards Division
Boston Fire Department
115 Southampton Street
Boston, MA 02118

RE: Status of Underground Storage Tanks
Mary Ellen McCormack Development
10 Kemp Street
South Boston, MA

Dear Inspector Donovan:


This letter is in reference to our telephone conversation yesterday regarding the status of the two (2) 35,000 gallon underground storage tanks (USTs) and the Immediate Response Action (IRA) at the Mary Ellen McCormack Development. As you are aware, the underground storage tank system was taken offline in August of 2000 when the above ground temporary storage tank system became operational in the boiler plant basement. Both USTs have subsequently been emptied of product and cleaned by Clean Harbors, Inc. An IRA Status Report, prepared by Clean Harbors, was submitted to the DEP in August of 2000 in compliance with the previously submitted IRA Plan and the Massachusetts Contingency Plan. In accordance with the IRA Plan, Clean Harbors installed borings and monitoring wells around the out of service USTs in August of 2000. No obvious sign of a release of fuel oil from the tanks was reported by Clean Harbors. No free-phase product has been detected in monitoring wells installed around the USTs. Our next IRA Status Report is due at DEP in February of 2001.

On September 27, 2000, the Boston Housing Authority issued a Request for Proposal (RFP) for engineering services associated with the design and construction management for the UST removal. A copy of the RFP is enclosed. The pre-bid walkover was conducted on October 16, 2000 and bids are due on October 30, 2000. We anticipate awarding the design contract in December of 2000, putting the construction contract out to public bid in late winter of 2001 and the actual removal in the spring of 2001.

Should you have any additional questions, please feel free to call either myself or Dana Simpson at Clean Harbors. Dana can be reached at (781) 794-1760.

Sincerely,

BOSTON HOUSING AUTHORITY



Scott R. Shelton
Project Manger
Design & Development

cc: George McGrath, BHA-MEM, Development Manager
Shirley Ransom, BHA-D&D, Senior Project Manager
Kelley Brennan, BHA-Legal
Dana Simpson, Clean Harbors



consulting
engineering
construction
operations

One Cambridge Place
50 Hampshire Street
Cambridge, Massachusetts 02139
Tel: 617 452-6000 Fax: 617 452-8000

April 23, 2001

Mr. Maurice J. Mahoney Jr. CFI
Captain
Boston Fire Department
Fire Prevention Division
115 Southampton Street
Boston, MA 02118

Subject: Request for approval for closure in place of underground storage tanks at the Mary Ellen McCormack Housing Development, South Boston

Dear Mr. Mahoney:

Enclosed is the completed application for permission to abandon in place two 35,000-gallon underground storage tanks located at the Mary Ellen McCormack Development boiler plant facility located at 10 Kemp Street in South Boston. Also enclosed is the structural engineering report letter indicating the difficulties and associated costs required to excavate and remove the tanks. The estimated costs for removal of the tanks with and without extenuating circumstances are provided below:

Estimated costs for the removal of the two 35,000-gallon steel underground storage tanks located behind the boiler plant building for the Mary Ellen McCormack Housing Development at 10 Kemp Street, South Boston include the following:

Mobilization/Demobilization (Permits/general conditions/temporary facilities/equipment mob/ demob/site cleanup)	\$10,000
Site Preparation (Fencing/asphalt paving & concrete slab removal) (3days at \$2500/day)	\$7,500
Tank Excavation/Dismantling Removal/Transportation/Disposal (7 days at \$2500/day)	\$17,500
Dewatering (Estimate excavation groundwater volume of 144,000 gallons groundwater unit price disposal cost of \$0.10/gallon and 5 excavation volumes removed)	\$72,000

Mr. Maurice J. Mahoney, Jr.
 April 23, 2001
 Page 2

Backfilling	
Common Fill (Above groundwater table/\$15/CY/150 CY)	\$2,250
Gravel (Below groundwater table /\$20/CY/300CY)	\$6,000
Site Restoration	
Asphalt Paving (\$25/Square Yard/450SY)	\$11,250
Landscaping (Allowance for restoration/seeding of embankment area/south end of tanks)	\$5,000
Unsuitable/contaminated soil disposal (Disposal cost of \$50/CY for unsuitable or contaminated backfill allowance of 100 CY)	\$5,000
Excavation sidewall stabilization (See attached structural engineering letter report)	\$200,000
TOTAL:	\$336,500

The structural engineering letter report indicates the need for a lateral earth support system to protect adjacent structures during removal of the two tanks. The proposed stabilization system will not completely eliminate the risk of damage to these structures and nuisance effects including vibration, noise and dust can be expected to occur.

The estimated cost for closure of the tanks in place includes the following:

Mobilization/Demobilization	\$10,000
Site preparation/accessing tanks	\$ 7,500
Tank filling with flowable fill	\$17,300
Site Restoration including backfilling tank access excavations and paving	\$10,000
Landscaping	\$ 2,000
TOTAL:	\$46,800

Mr. Maurice J. Mahoney, Jr.
April 23, 2001
Page 3

Closure in place significantly reduces the cost of the project by eliminating the need for a costly excavation sidewall stabilization system as well as removing any excavation dewatering system requirements. The Immediate Response Action (IRA) investigation completed by Clean Harbors Inc. did not identify any evidence of a release of fuel oil from the tanks. Filling the tanks in place with a flowable fill will provide a fiscally sound and environmentally safe method for tank closure in compliance with applicable regulations. Closure in place provides the following benefits in addition to the substantial cost savings shown above:

Elimination of the risk of damage to adjacent buildings and structures including the BHA buildings and the MBTA noise abatement barrier and railbed.

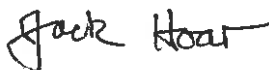
Elimination of site safety risks associated with a deep excavation, and removal, handling, and transportation of the two large and heavy steel tanks.

Elimination of the need for groundwater control. Because of the large excavation necessary and the high groundwater table elevation, the tank removal would require significant and costly efforts (including MWRA permit) to lower the groundwater level to facilitate release of the tanks from the underlying concrete hold down pad.

Please call me at (617) 42-6308 or William Swanson at (617) 452-6274 if you have any questions or need additional information. The cost estimates have been reviewed and verified by an independent reviewer, MECO Environmental Services Inc. an independent contractor with significant experience in tank closures and associated costs. MECO's comments on the cost estimates are attached.)

Very truly yours,

CAMP DRESSER & McKEE INC.



Jack Hoar, P.E.

cc: Scott Shelton, BHA

February 20, 2001

City of Boston
Boston Fire Department
Fire Prevention Division

Subject: Underground Oil Tank Abandonment
 Old Harbor Village
 South Boston, Massachusetts

Dear Sir or Madam:

We have performed a preliminary investigation to evaluate the impact of the removal of two 35,000-gallon underground fuel storage tanks to the existing surrounding structures. The existing boiler building, residential housing development, Massachusetts Bay Transportation Authority commuter rail line and a noise abatement wall surround the underground tanks. Based on the existing drawings, the underground fuel storage tanks are approximately 10.67 feet in diameter and approximately 53 feet long. The tanks are tied down to a reinforced concrete mat foundation approximately 16 feet below existing grade.

The following bound the tanks:

- A boiler building is located about 12 feet to the north. The boiler building, based on existing drawings, was built in the late 1930's and is a steel framed building with a single clear story height of approximately 65 feet. The exterior walls are constructed of brick. The main building floor elevation is approximately 6.5 feet above grade with the basement approximately 5 feet below grade. The basement floor consists of a structural flat slab supported on a caissons and pier footing foundations bearing at a depth of about 18 feet below ground surface on the stiff clay crust. The building has several cracks within the brick façade near the tanks to be abandoned.
- A residential housing development is located about 20 feet to the east of the tank limits. The housing units are two story brick structures presumed with basements extended about 4 feet below grade. The foundations of the housing units are not currently known. The housing units are located on the earth embankment located approximately eight feet above grade around tanks.
- The Massachusetts Bay Transportation Authority commuter rail line is about 21 feet to the west of the tank limits. The commuter rail is a single track at grade.

- Noise abatement wall for the MBTA rail line exists about 11 feet west of the tank limits. The noise abatement wall, based on existing drawings, was constructed of masonry panels, precast concrete beams and straight shaft caissons extending at least 18 feet below existing grade.

Based on the site visit and a preliminary review of the existing documents, it is our opinion that the excavation for the removal of the tanks would have potential effects upon the existing structures. Although it does not appear likely that the excavation will extend below the zone of influence of the adjacent buildings, (defined by a 2 horizontal to 1 vertical line outward and downward from the bottom of the foundation) it does appear to extend into the zone of influence for the railroad. In addition, open cut excavation would reduced the lateral stability of the caissons under the abatement wall, impose unbalanced soil loading against the deep foundation system (caissons and footing) at the boiler building and ramp, and reduce stability of the earth embankment. Given the foregoing, and considering the distress observed to the existing boiler building and the unknown condition of the other foundation, it is recommended that a lateral earth support system be installed to protect the adjacent structures if the tanks are removed.

For cost estimating purposes, we have assumed the top four feet of soil would be excavated, and drilled in soldier piles and lagging would be installed to minimize vibrations around the perimeter. The soil would be excavated, and the tanks and concrete foundation removed. The excavation would be backfilled, lagging removed, and soldier piles left in place and cut off below grade. Settlement monitoring points would be installed on the adjacent structures and railroad ties and settlement readings made each day of excavation. The planning level construction cost estimate for the lateral earth support system and monitoring program is \$200,000.


Although earthwork as described above can be performed with reasonable level of safety, there is an inherent level of risk when working in proximity to existing foundations. Additionally, there is the likelihood of "nuisance" effects, such as vibration, noise, and dust. Based upon the cost, increased risk, and other effects, we recommend that the tanks be abandoned in place rather than removed.

Very truly yours,

CAMP DRESSER & MCKEE INC.



Daniel L. Harris, P.E.
Structural Engineer



Kevin R. Krawiec, P.E.
Principal Structural Engineer



cc: John Hoar

CITY OF BOSTON
BOSTON FIRE DEPT. - FIRE PREVENTION DIVISION

DATE 5/8/00

Application for Approval to Install or Modify an
Underground/Aboveground Storage Facility

In accordance with the provisions of 527 CMR 9.00 application
is hereby made by Gill Services Inc

(person, firm or corporation)

of 103 Airport St 1-877 Oil Tank to install ~~replace~~
(address) (phone no.)

(no. of tanks) 4 size(s) 1,500.

aboveground/~~underground~~ storage tank(s) or other modifications to the
storage facility located at Old Harbor Village
(address)

for Boston Housing Authority
(person, firm or corporation) (phone no.)

Clearly describe the type of construction of any tank and its
components, or other modifications of the storage facility.

INSTALL (4) 1,500. gallon AST'S
200 Feet of piping #4 Fuel oil

Type of precision test to be used upon completion 10 Psi

AIR TIGHT test

List tank(s) approval number(s) _____

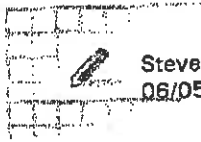
I certify that the underground/aboveground storage tank(s), piping
and other components will be installed in accordance with
527 CMR 9.00

12/12/00
BHA

G12 B016291
EXP 6/11/00

[Signature]
Signed by applicant

RTN 3-19606



Steven P Rourke
06/05/2000 03:57 PM

To: George W Nice/FMO/DFS@DFS
cc:

Subject: UST Exemptions

Thanks for your help.

----- Forwarded by Steven P Rourke/EXO/DFS on 06/05/2000 03:55 PM -----



Stephen D Coan
State Fire Marshal
06/05/2000 09:25:31 AM

To: Steven P Rourke/EXO/DFS@DFS
cc: Barbara H Steele/EXO/DFS@DFS

Subject: UST Exemptions

Steve, Could you please respond to this e-mail, copy me in the response.

----- Forwarded by Stephen D Coan/EXO/DFS on 06/05/2000 09:16 PM -----

James H Palkens <semcoinc@juno.com> on 06/05/2000 09:05:40 AM



To: Stephen.Coan@state.ma.us
cc:

Subject: UST Exemptions

Can you explain to me the logic that would exempt 2 USTs containing 35,000 gallons each of #4 fuel oil, that are in close proximity to Boston Harbor and that have a record of spillage, from regulation by the Commonwealth?

I am addressing specifically the two tanks located at 10 Kemp Street, South Boston, and owned by the Boston Housing Authority.

I reported the severe state of deterioration of these tanks to BHA in February and they are still in use. Clean Harbors performed a cleanup of an old spill in March and there was an instance of oil being sent into the harbor in past years.

I am concerned.
J H Palkens

BHA
Scott Shelton
988-4105

April 7th
DEP was notified
"Threat of Release"
one tank emptied
LSP Danna Symson
#3497
781-849-1800
x1163



Commonwealth of Massachusetts
Executive Office of Environmental Affairs

**Department of
Environmental Protection**
Metro Boston/Northeast Regional Office

William F. Weld
Governor

Trudy S. Coxe
Secretary, EOE

David B. Struhs
Commissioner

JAN 30 1993

Mr. Robert Craig
Boston Housing Authority
10 Kemp Street
Boston, MA 02127

RE: BOSTON - Metropolitan
Boston/Northeast Region
PROPOSED RESTRICTED
EMISSION STATUS APPROVAL
310 CMR. 702(12)
Transmittal No. 119465
App. No. MBR-93-RES-054

Dear Mr. Craig:

Enclosed is a copy of the proposed RESTRICTED EMISSION STATUS APPROVAL (RES) and PUBLIC NOTICE regarding the continuing operation of boilers at the Boston Housing Authority - Maverick, 41 Maverick Street, East Boston, Boston, MA. The Department of Environmental Protection, Bureau of Waste Prevention, has reviewed your application identified as TR# 119465 and proposes to issue an RES APPROVAL for your facility. The issuance of the final RES APPROVAL is subject to the public review process.


Please have the attached PUBLIC NOTICE published in a newspaper of general circulation in the municipality where the project is proposed. It is the applicant's responsibility to forward proof of publication to the attention of James E. Belsky, Permitting Chief, Bureau of Waste Prevention, at the address shown on this letterhead.

The mandatory thirty (30) day public comment period will commence with the date of publication of the PUBLIC NOTICE. It is in the applicant's interest to publish this PUBLIC NOTICE upon receipt and forward proof of publication to the Department as soon as possible to avoid delays in processing your application.

Should you have any questions concerning this matter, please do not hesitate to contact Martha Bolis at (617) 932-7644.

Very truly yours,


Martha Bolis
Environmental Analyst


James E. Belsky
Regional Permit Chief,
Bureau of Waste Prevention

Page 2

cc: Dept. of Health and Hospitals, 1010 Mass Ave., Boston, MA
02118
Fire Headquarters, 115 Southampton St., Boston, MA 02118
Planning Director - Economic Development, One City Hall
Square, Boston, MA 02201
Lynne Hamjian, US EPA, Operating Permit Program
Paragon Environmental Services, Inc., 153 Washington St., E.
Walpole, MA 02032 - Attn: Suzanne O'Brien
Kevin Mahoney, DEP, NERO
Tom Parks, DEP, NERO
Martha Bolis, DEP, NERO
Walter Sullivan, DEP, Boston

cc's w/enclosure: Bolis, DEP NERO
Source
Hamjian, US EPA

PCMAVER.PUB

DRAFT

PUBLIC NOTICE

MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION

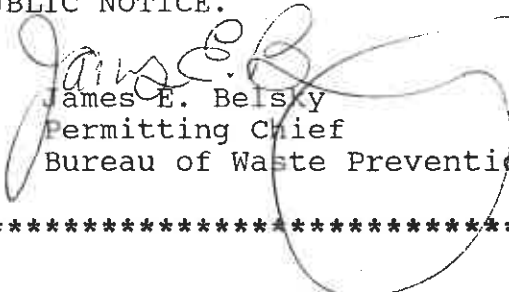
BUREAU OF WASTE PREVENTION
Northeast Region
10 Commerce Way, Woburn, MA 01801

TEL 617-932-7600

Pursuant to Regulation 310 CMR 7.02(12), notice is given of the following application for Restricted Emission Status Approval and the action the Department proposes to take:

CITY/TOWN OF: Boston
FACILITY NAME: Boston Housing Authority -
Maverick
APPLICANT: Boston Housing Authority
LOCATION: 41 Maverick Street, E. Boston, MA
PURPOSE: To restrict the allowable air emissions from
the subject facility for oxides of nitrogen
(NOx) from an annual potential of 53.9 TPY to
24.0 TPY.
TRANSMITTAL NO. 119465
PROPOSED ACTION: RESTRICTED EMISSION STATUS APPROVAL

The above application along with applicable regulations and procedures are available for inspection at the above address. Comments on the proposed action must be received at the above address within 30 days of this PUBLIC NOTICE.


James E. Belsky
Permitting Chief
Bureau of Waste Prevention

INSTRUCTION TO APPLICANT:

The above must be printed as a Legal Notice only once at your expense and a copy of the newspaper clip must be sent by you to the above address. The date and the name of a Newspaper must also be visible on the newspaper clip that is sent to DEP. The above Legal Notice may be printed in a newspaper of your choice but it must appear in a newspaper that has general circulation where your Facility is located.



Commonwealth of Massachusetts
Executive Office of Environmental Affairs

**Department of
Environmental Protection**
Metro Boston/Northeast Regional Office

William F. Weld
Governor

Trudy S. Coxe
Secretary, EOEPA

David B. Struhs
Commissioner

Mr. Robert Craig
Boston Housing Authority
10 Kemp Street
Boston, MA 02127

RE: BOSTON ~ Metropolitan
Boston/Northeast Region
PROPOSED RESTRICTED
EMISSION STATUS APPROVAL
310 CMR 7.02(12)
Transmittal No. 119465
App. No. MBR-95-RES-054

Dear Mr. Craig:

The Department has determined that the referenced Restricted Emission Status Application ("RES") is administratively and technically complete. The Department **proposes to approve** the RES legally limiting the amount of federal potential emissions from your facility through a restriction on the raw materials used and/or another restriction as noted herein.

This PROPOSED RES APPROVAL is being issued in accordance with 310 CMR 7.02(12) of the Air Pollution Control Regulations ("Regulations"), 310 CMR 7.00 as adopted pursuant to M.G.L. c.111, Section 142A-142K.

Included as part of this PROPOSED RES APPROVAL are the following:

- 1) BWPAQ-09 RES Application Form;
- 2) Special Conditions for RES;
- 3) General Conditions for RES; and
- 4) Appeal Rights

Notice of the proposal to approve the RES will be published in a local newspaper in accordance with the requirements of 310 CMR 7.02(12).

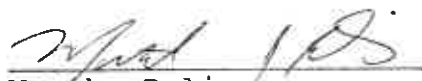
Boston Housing Authority
PROPOSED RES APPROVAL
Transmittal No. 119465
Application No. MBR-95-RES-054
Page 2 of 7

Please review the entire PROPOSED RES APPROVAL carefully as it stipulates the particular conditions the facility owner/operator must comply with for the facility to be operated in compliance with the Regulations.

The Department has determined that the filing of an Environmental Notification Form ("ENF") with the Secretary of Environmental Affairs, for air quality purposes, was not required prior to this action by the Department. Notwithstanding this determination, the Massachusetts Environmental Policy Act and Regulation 310 CMR 11.00, Section 11.03, provide certain "Fail-Safe Provisions" which allow the Secretary to require the filing of an ENF and/or Environmental Impact Report at a later time.

Should you have any questions concerning this PROPOSED APPROVAL, please contact Martha Bolis at (617) 932-7764.

Very truly yours,


Martha Bolis
Environmental Analyst


James E. Belsky
Regional Permit Chief,
Bureau of Waste Prevention

cc: Dept. of Health and Hospitals, 1010 Mass Ave., Boston, MA
02118
Fire Headquarters, 115 Southampton St., Boston, MA 02118
Planning Director - Economic Development, One City Hall
Square, Boston, MA 02201
Lynne Hamjian, US EPA, Operating Permit Program
Paragon Environmental Services, Inc., 153 Washington St., E.
Walpole, MA 02032 - Attn: Suzanne R. O'Brien
Kevin Mahoney, DEP, NERO
Tom Parks, DEP, NERO
Martha Bolis, DEP, NERO
Walter Sullivan, DEP, Boston

cc's w/enclosure: Bolis, DEP NERO
Source
Hamjian, US EPA

RES\BHA465Q.PRO

I.

SPECIAL CONDITIONS FOR RESTRICTED EMISSION STATUS APPROVAL

A. EQUIPMENT DESCRIPTION

Boston Housing Authority (BHA), has submitted information via a BWPAQ 09 RES Application Form which indicates that only the following equipment located at BHA - Maverick, 41 Maverick Street, East Boston, MA emits air pollutants whose current total federal potential emissions rate is "major":

Unit Nos.	Description of Unit	Manufacturer & Model Number	Fuel Used & Maximum Weight Percent Sulfur Content	Maximum Fuel Firing Rate (gph)*	Potential Emissions (TPY)**
					NOx
1	Boiler	Kewanee	#6 oil 0.5% S	75.0 gph*	18
2	Boiler	Kewanee	#6 oil 0.5% S	75.0 gph	18
3	Boiler	Well-McLain 942494	#6 oil 0.5% S	75.0 gph	18
Current Facility-Wide Federal Potential Emissions in TPY**					<u>NOx</u> 54

* gph = gallons per hour
** TPY = tons per year

B. EMISSION LIMITS (SHORT TERM & LONG TERM)

The emissions from the BHA - Maverick Facility located in East Boston, Massachusetts shall be restricted to 2.5 tons of oxides of nitrogen (NOx) per month and 20 tons of NOx per twelve month rolling calendar period.

C. PRODUCTION LIMITS

Not Applicable

D. OPERATING LIMITS

Boston Housing Authority shall restrict its maximum primary fuel usage at the BHA - Maverick, 41 Maverick St., East Boston, MA location as described in the following table:

Unit No.	Fuel Used & Maximum Weight Percent Sulfur Content	Monthly Fuel Restriction	Twelve Month Rolling Calendar Period Fuel Restriction	Twelve Month Rolling Calendar Period Emission Restriction in tons
				NOx
1-3	#6 oil 0.5% S	30,300 gallons	290,909 gallons	24
Facility-Wide Totals in Tons per Twelve Month Rolling Periods				<u>NOx</u> 24

E. MONITORING REQUIREMENTS

See SPECIAL CONDITION F. below.

F. RECORD KEEPING REQUIREMENTS

See GENERAL CONDITION K. below.

Specifically, Boston Housing Authority shall be required to maintain fuel purchase receipts on file and fuel usage logs which must reflect actual fuel usage on a monthly basis. Said fuel usage logs shall also contain: the total fuel usage for each type of fuel burned each month, the actual type of fuel burned, the actual sulfur content of fuel oil used, and the total fuel usage for the previous twelve months for each type of fuel burned (the total from the current month's fuel usage plus the sum of fuel usage for the eleven months preceding the current month). A copy of the fuel usage logs must be kept in the operator's office.

G. REPORTING REQUIREMENTS

See GENERAL CONDITION L. below.

Boston Housing Authority shall be required to submit a Restricted Emission Status Exceedance Report (RESER) to the Department should the facility exceed any limitation/restriction established within this RES approval. Said RESER report shall be submitted to this Office within seven (7) days of documentation of the exceedance of the operational limitation by Boston Housing Authority personnel. The RESER shall include identification, duration and reason for the exceedance, and remedial action plan to prevent future exceedances.

Boston Housing Authority shall also be required to submit an Annual RES Compliance Report (ARESCR) which documents the compliance status of the facility, for the previous Calendar Year, with respect to the limitations/restrictions established within this RES Approval. This ARESCR shall be submitted as part of the annual filing required by General Condition L.

II.

GENERAL CONDITIONS FOR RESTRICTED EMISSION STATUS APPROVAL

- A. OPERATION - No person shall operate this facility except in conformance with the requirements established in this Restricted Emission Status Approval.
- B. SUSPENSION - This approval may be suspended, modified, or revoked by the Department if, at any time, the Department determines that the facility is violating any condition or part of the approval.
- C. OTHER REGULATIONS - This approval does not negate the responsibility of the owner/operator to comply with this or any other applicable federal, state, or local regulations now or in the future. Nor does this approval imply compliance with any other applicable federal, state or local regulation now or in the future.
- D. EXISTING APPROVALS - All plan approvals issued under 310 CMR 7.02(2) prior to the effective date of this RES Approval shall continue to meet the emission rates and approved conditions specified in the applicable plan approval(s) unless specifically altered by this RES Approval.
- E. VISIBLE EMISSIONS - The facility shall be operated in a manner to prevent the occurrence of visible emissions which cause or contribute to a condition of air pollution as defined in Regulation 310 CMR 7.01 and 7.06.
- F. DUST AND ODOR - The facility be operated in a manner to prevent the occurrence of dust or odor conditions which cause or contribute to a condition of air pollution as defined in Regulation 310 CMR 7.01 and 7.09.
- G. NOISE - Noise from the facility during routine operation, including startups and shutdowns, shall not exceed the Department noise guidelines and shall not cause a condition of air pollution as defined in Regulation 310 CMR 7.01 and 7.10.
- H. ASBESTOS - Should asbestos remediation/removal be required as a result of this RES Approval, such asbestos remediation/removal shall be done in accordance with Regulation 310 CMR 7.15.
- I. MONITORING - Equipment or emission monitoring systems installed for the purpose of documenting compliance with this approval shall be installed, calibrated, maintained and operated by the approval in sufficient manner to ensure continuous and accurate operations at all times.
- J. TESTING - Any emission testing to be compared to limitations in this approval must be conducted in accordance with the Environmental Protection Agency test methods as specified in the Code of Federal Regulations, Title 40, Part 60, Appendix A - Standards of Performance for New Stationary Sources or by another method correlated to the above method to the satisfaction of the Department and in accordance with the requirements noted in 310 CMR 7.13.

In accordance with 310 CMR 7.04(4)(a), each fuel utilization facility shall be inspected and maintained in accordance with the manufacturer's recommendations and tested for efficient operation at least once in each calendar year. The results of said inspection, maintenance and testing and the date upon which it was performed shall be recorded and posted conspicuously on or near the permitted equipment.

- K. RECORD KEEPING - A record keeping system shall be established and continued on site by the permittee. All records shall be maintained up-to-date such that year-to-date information is readily available for Department examination. Record keeping shall, at a minimum, include:
 - a) Compliance records sufficient to demonstrate that emissions have not exceeded what is allowed by this RES Approval. Such records may include daily production records, raw material usage rates, fuel purchase receipts, emissions test results, monitoring equipment data and reports.

- b) Maintenance: A record of routine maintenance activities performed on emission unit control equipment and monitoring equipment including, at a minimum, the type or a description of the maintenance performed and the date and time the work was completed.
 - c) Malfunctions: A record of all malfunctions on emission unit control and monitoring equipment including, at a minimum: the date and time the malfunction occurred; a description of the malfunction and the corrective action taken; the date and time corrective actions were initiated; and the date and time corrective actions were completed and the emission unit returned to compliance.
 - d) All records shall be kept on site for three (3) years and shall be made available to the Department upon request.
- L. REPORTING - In accordance with 310 CMR 7.12(7), the facility shall register on a form obtained from the Department such information as the Department may specify including:
- a) The nature and amounts of emissions from the facility.
 - b) Information which may be needed to determine the nature and amounts of emissions from the facility.
 - c) Any other information pertaining to the facility which the Department requires.
 - d) Information required by 310 CMR 7.12(1) a) shall be submitted annually.
 - e) The Regional Bureau of Waste Prevention, Compliance and Enforcement office, must be notified by telephone or fax as soon as possible after the occurrence of any upsets or malfunctions to the facility equipment, air pollution control equipment, or monitoring equipment which result in an excess emission to the air and/or a condition of air pollution.
- M. MODIFICATIONS - Any proposed increase/decrease in emissions above/below the limits contained in this RES Approval must first be approved in writing by the Department pursuant to 310 CMR 7.02(2). In addition, any increase may subject the facility to additional regulatory requirements.
- N. REMOVAL OF AIR POLLUTION CONTROL EQUIPMENT - No person shall cause, suffer, allow, or permit the removal, alteration or shall otherwise render inoperative any air pollution control equipment or equipment used to monitor emissions which has been installed as a requirement of 310 CMR 7.01, other than for reasonable maintenance periods or unexpected and unavoidable failure of the equipment, provided that the Department has been notified of such failure, or in accordance with specific written approval of the Department.

APPEAL OF APPROVAL

This approval is an action of the Department. If you are aggrieved by this action, you may request an adjudicatory hearing. A request for a hearing must be made in writing and postmarked within twenty-one (21) days of the date of issuance of this Approval.

Under 310 CMR 1.01(6)(b), the request must state clearly and concisely the facts which are the grounds for the request, and the relief sought. Additionally, the request must state why the Approval is not consistent with applicable laws and regulations.

The hearing request along with a valid check payable to Commonwealth of Massachusetts in the amount of one hundred dollars (\$100.00) must be mailed to:

Commonwealth of Massachusetts
Department of Environmental Protection
P. O. Box 4062
Boston, MA 02211

The request will be dismissed if the filing fee is not paid, unless the appellant is exempt or granted a waiver as described below.

The filing fee is not required if the appellant is a city or town (or municipal agency) county, or district of the Commonwealth of Massachusetts, or a municipal housing authority.

The Department may waive the adjudicatory hearing filing fee for a person who shows that paying the fee will create an undue financial hardship. A person seeking a waiver must file, together with the hearing request as provided above, an affidavit setting forth the facts believed to support the claim of undue financial hardship.

bha465q.PRO

APPENDIX G

Property Evaluator Qualifications

DRAFT



Christopher Johnson

Project Manager

EDUCATION

- Bachelor of Architecture - Catholic University of America, D.C. 2021
- Bachelor of Civil Engineering - Catholic University of America, D.C. 2021

SUMMARY OF PROFESSIONAL EXPERIENCE

Christopher Johnson is currently working as a project manager for AEI Consultants. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking, and insurance industries. In addition to his project management experience, Mr. Johnson has 2 years of experience in architectural design and construction documentation. Mr. Johnson's understanding of the construction industry comes from his collegiate education from Catholic University of America.

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

PROJECT EXPERIENCE

Project experience for Mr. Johnson includes:

- Multi-Family - New York City, New York; Capital Needs Assessment scope multi-family portfolio with 800 apartment Units per location
- Elderly - Raleigh, North Carolina; Capital Needs Assessment scope multi-family portfolio with 40 apartment Units per location
- Assisted Living & Skilled Nursing Facility - Wooster, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units
- Assisted Living & Skilled Nursing Facility - Parma, Ohio; Property Capital Needs Assessment scope multi-family portfolio with 100 Resident Units



Juan C. Sequeira

Project Manager

EDUCATION

- Bachelor of Architecture - American University, 2008
- Minor in Finance - American University, 2010

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Sequeira has more than 11 years of experience in the architectural design and inspection as project management of residential and hospitality projects domestic and abroad. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking and insurance industries.

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

Prior to joining AEI Consultants, Mr. Sequeira has worked on construction documents, schematic design, design development and project management for many different types of architecture fields including: Corporate, Commercial, Mixed-Use, Retail, Hospitality, and Residential. In addition, these assessments included formulating replacement costs, assessing property and liability risks and providing recommendations.

PROJECT EXPERIENCE

Project experience for Mr. Sequeira includes:

- Numerous multifamily assignments in accordance with Fannie Mae, Freddie Mac, and HUD requirements.
- Multi-Family - Tesora Apartments, Las Vegas, NV; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Cherrydale Apartments, Baltimore, MD; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Arella Forest at Woodland, Conroe, TX; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Forrest Brook Apartments, York, SC; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Lincoln Village Apartments, Lincoln, OR; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Park Manor Apartments, Lebanon, OR; 223(f) Refi-Acq and E-Tool.

- Multi-Family - Willamalane Apartments, Milwaukee, OR; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Pine Tree Apartments, Winston, OR; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Parkside Village, Roseburg, OR; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Primrose of Shadow Creek, Austin, TX; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Ridge at Trinity, Dallas, TX; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Friendship Haven Healthcare Center, Friendswood, TX; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Heritage Square Fort Worth, Fort Worth, TX; 223(f) Refi-Acq and E-Tool.
- In depth experience with multifamily assessments that conform to all GSE (Fannie Mae & Freddie Mac) and HUD requirements for multifamily property condition assessments
- Multi-Family - Greenbriar Mansion, Fort Worth, TX; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Regency Garden Apartments, Bryan, TX; 223(f) Refi-Acq and E-Tool.
- Multi-Family - The Duke Apartments, Victoria, TX; 223(f) Refi-Acq and E-Tool.
- Multi-Family - Castlewood Apartments, Houston, TX; 223(f) Refi-Acq and E-Tool.



Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

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

CERTIFICATIONS

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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

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



Roy Anderson

PE - Seismic Services Manager, Building Assessments

EDUCATION

- University of California, San Diego; BS Structural Engineering 1990

CERTIFICATIONS

- 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)

SUMMARY OF PROFESSIONAL EXPERIENCE

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.

PROJECT EXPERIENCE

Project 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.

DRAFT

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

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

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

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

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



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

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution
- Performing over 200 HUD MAP 223(f) assessments.
- 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





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

Executive Vice President

EDUCATION

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

CERTIFICATIONS

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

SUMMARY OF PROFESSIONAL EXPERIENCE

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

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

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

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

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

PROJECT EXPERIENCE

Project experience for Ms. King includes:

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

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

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

- Maverick Real Estate Partners LLC, Swansea Mall Wastewater Treatment Facility Assessment: As part of due diligence on retail mall property, Ms. King managed and prepared an assessment for a 90,000 gallon per day on-site wastewater treatment facility with groundwater discharge.
- Micron, Wastewater, SPCC, and SWPPP Services: Services included updates to Industrial Wastewater System Operations and Maintenance Manuals, Spill Prevention, Control and Countermeasure Plan and Stormwater Pollution Prevention Plan.
- Town of Milford, Site Development Water Peer Review: Services included peer review of the Water Distribution System Assessment for site development with significant water use.
- Belchertown NPDES Permitting Compliance: Services included management of the review of a draft National Pollutant Discharge Elimination System (NPDES) permit for the Belchertown Wastewater Treatment Facility.
- Marshfield Main Lift Station and Headworks Upgrade: Services included pump station upgrades and a headworks building for handling grit and screenings at a 2.1-mgd wastewater treatment facility in Marshfield, MA. Services included preparation of final design plans for the replacement of pumps at pump station, addition of building for the screenings and grit washing equipment, and addition of vortex grit removal system.
- Marshfield Avon Street and Central Street Pump Stations Upgrade: Services included design of a pump station upgrade for two pump stations in Marshfield, MA.
- Village Greens Wastewater Treatment Facility and Groundwater Discharge: Services included design and construction 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.