



AEI Consultants

September 19, 2022

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

Groveland
15 Mary Moore Beatty Circle
Mattapan, Massachusetts 02126

AEI Project No. 463353
Site Inspection Date: July 7, 2022

Prepared For:

Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:

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Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions



Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: HUD CAPITAL NEEDS ASSESSMENT

Groveland
15 Mary Moore Beatty Circle, Mattapan, Massachusetts 02126
AEI Project No. 463353

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

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Jeb Bonnett
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TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION	6
1.1 Overall Condition Of The Property	7
1.2 Remaining Useful Life	7
1.3 List of Commonly Used Acronyms	7
2.0 PURPOSE AND SCOPE	9
2.1 Purpose	11
2.2 Scope of Work	11
2.3 Site Visit Information	13
2.4 Reliance	14
3.0 OVERALL GENERAL DESCRIPTION	15
3.1 Building and Unit Summary	15
3.2 Site	15
3.3 Structural Frame & Building Envelope	26
3.4 Mechanical & Electrical Systems	43
3.5 Elevators	48
3.6 Life & Fire Safety	48
3.7 Interior Elements	50
4.0 ADDITIONAL CONSIDERATIONS	56
4.1 Moisture and Microbial Growth	56
4.2 Pest Management	56
4.3 Seismic Zone	57
4.4 Wind Zone	57
4.5 Flood Plain	58
4.6 Known Problematic Building Materials	59
5.0 DOCUMENT REVIEW & INTERVIEWS	60
5.1 Documents Reviewed	60
5.2 Interviews	60
5.3 Building Code Compliance	60
5.4 Fire Code Compliance	60
5.5 Zoning Compliance	60
5.6 HUD Real Estate Assessment Center (REAC) Inspection	60
6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS	61
6.1 Accessibility	61
6.2 Intrusive Examinations	68
6.3 Owner Proposed Improvements	68
7.0 OPINIONS OF PROBABLE COST	69
7.1 Financial Recap	69
7.2 Critical Repairs	69
7.3 Non-Critical Repairs	71
7.4 Replacement Reserves	73
7.5 Insurable Value - Replacement Cost	75
8.0 ASSESSOR QUALIFICATIONS	76
9.0 LIMITING CONDITIONS	78

TABLE OF APPENDICES

- APPENDIX A: Dwelling Unit Photo Documentation
- APPENDIX B: General Photo Documentation
- APPENDIX C: Street Map and Aerial Photo
- APPENDIX D: USGS Seismic Design Map

APPENDIX E: Record of all Documents Reviewed, Interviews, and Supporting Information
APPENDIX F: Property Evaluator Qualifications

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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 Groveland located at 15 Mary Moore Beatty Circle in Mattapan, Massachusetts. The property features 48 dwelling units within 4 buildings, which were built in 1970 and are situated on 2.772 acres. The property was observed in good to fair physical condition.

The site initially had four apartment buildings and one community building. Building 4 burned down over ten years ago. There is no plan to rebuild it.

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

Item	Description
Property Type	Multifamily
Number of Floors	2
Number of Apartment Units	48
Total Number of Buildings	4
Number of Apartment Buildings	3
Ancillary Buildings	1: Community/maintenance Building
Parking	21 total spaces 20 regular spaces 1 Van accessible space Source: Site Count
Gross Floor Area	41,988 sqft per Assessor
Net Rentable Floor Area	31,800 sqft per Client provided
Site Area	2.772 acres per Assessor
Year of Construction	1970 per Assessor

1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

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

Overall Condition of the Property

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

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

Recommendations in this Report

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

1.2 REMAINING USEFUL LIFE

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

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

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

1.3 LIST OF COMMONLY USED ACRONYMS

ADA	The Americans with Disabilities Act
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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 Groveland property located at 15 Mary Moore Beatty Circle in Mattapan, 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 7, 2022
Time of Site Visit	10:00 am
Weather Conditions	87 and Clear
Site Assessor	Juan Sequeira
Site Escorts	Mrs. Deborah Huff
Point of Contact	Mrs. Deborah Huff
Total Units Inspected	15

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Building 1	Studio	1F	Occupied
Building 1	1 Bed / 1 Bath	2A	Occupied
Building 1	Studio	2D	Occupied
Building 1	1 Bed / 1 Bath	2G	Occupied
Building 1	1 Bed / 1 Bath	2H	Occupied
Building 2	2 Bed / 1 Bath	1A	Occupied
Building 2	1 Bed / 1 Bath	1B	Down
Building 2	Studio	1D	Occupied
Building 2	Studio	1E	Occupied
Building 2	Studio	2C	Occupied
Building 3	1 Bed / 1 Bath	1B	Occupied
Building 3	Studio	2A	Occupied
Building 3	Studio	2F	Occupied
Building 3	1 Bed / 1 Bath	2G	Occupied
Building 3	1 Bed / 1 Bath	2H	Down

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.

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3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

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

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
Studio	650	27	17,550
1 Bed / 1 Bath	650	19	12,350
2 Bed / 1 Bath	950	2	1,900
Total:		48	31,800

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Building 1	2	12,784
Building 2	2	12,785
Building 3	2	12,784
Community Building	1	3,635
Total GSF:		41,988

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The Property slopes moderately downward across the site and there are retaining walls around the perimeter for the property. There are catch basin storm drains located at strategic areas. No topographic issues were reported or observed.

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Moderate slopes throughout Property	R&M	Good
Retaining Walls	Stone and mortar retaining walls	IM/RR	Good/Fair
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent municipal street	R&M	Good
Foundation Drainage System	Drain boots are at the base of the building.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

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

Photographs



Stormwater Drainage: Typical topography found throughout the site.



Stormwater Drainage: Typical topography found throughout the site.



Stormwater Drainage: Typical retaining wall found throughout the site.



Stormwater Drainage: Typical retaining wall found throughout the site.



Stormwater Drainage: Typical adjoining property found around the site.



Stormwater Drainage: Typical adjoining property found around the site.



Stormwater Drainage: Typical landscaping drainage found throughout site.



Stormwater Drainage: Typical downspout found throughout site.

3.2.3 ACCESS & EGRESS

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

Photographs



Access & Egress: North access drive to the property.



Access & Egress: Southwest access drive to the property.

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	RR	Good
Concrete Pavement	Not applicable	NA	Not applicable
Curbing	Concrete	R&M	Good
Seal Coating	Recently applied	RR	Good
Striping	Pavement painted striping recently applied/ reapplied	RR	Good
Total Number of Parking Spaces	21 spaces in open lots	NA	Not applicable
Number of ADA Spaces	1	IM	Poor

Photographs



Paving, Curbing, & Parking: Typical asphalt pavement found throughout the site.



Paving, Curbing, & Parking: Typical asphalt pavement found throughout the site.



Paving, Curbing, & Parking: Typical concrete curving found throughout the site.



Paving, Curbing, & Parking: Typical striping found throughout the property.



Paving, Curbing, & Parking: Typical accessible parking spaces found throughout the property, missing vertical sign (Critical Repair)



Paving, Curbing, & Parking: Typical parking spaces found throughout the property.

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Asphalt with small sections of concrete	RR	Good
Ramps	Poured in place concrete	RR	Good
Exterior Steps	Concrete steps located along pedestrian walkways due to changes in topography	RR	Good
Handrails	Painted tubular metal handrails protect exterior steps and ramps.	R&M	Good
Loading Docks	Not applicable	NA	Not applicable

Photographs



Flatwork (Walks, Plazas, Terraces, Patios):
Typical asphalt sidewalk found around the property.



Flatwork (Walks, Plazas, Terraces, Patios):
Typical asphalt sidewalk found around the property.



Flatwork (Walks, Plazas, Terraces, Patios):
Typical asphalt sidewalk found around the property.



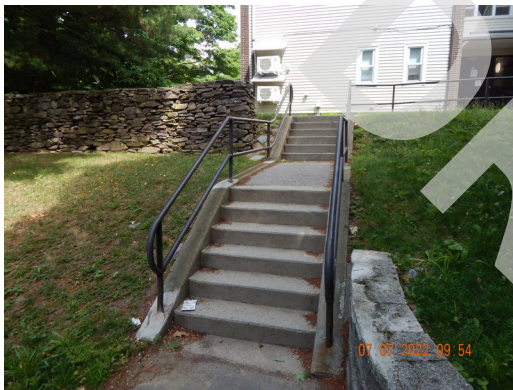
Flatwork (Walks, Plazas, Terraces, Patios):
Poured in place concrete ramp and sidewalks found at the property.



Flatwork (Walks, Plazas, Terraces, Patios):
Poured in place concrete ramp found at the property.



Flatwork (Walks, Plazas, Terraces, Patios):
Concrete steps with steel handrails found at the property.



Flatwork (Walks, Plazas, Terraces, Patios):
Concrete steps with steel handrails found at the property.



Flatwork (Walks, Plazas, Terraces, Patios):
Concrete steps with steel handrails found at the property.



Flatwork (Walks, Plazas, Terraces, Patios):
Typical steel handrails found at the property.

3.2.6 LANDSCAPING & APPURTENANCES

The perimeter masonry wall located on the west side of the property was observed damaged, with sections of plaster missing or falling off. AEI recommends repairing the perimeter wall to prevent further damage. (Non-Critical Repair)

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	R&M	Good
Irrigation	Automatic underground system	R&M	Good
Perimeter Fencing	Masonry wall	IM/RR	Fair/Poor
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Signage	Monument sign	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs



Landscaping & Appurtenances: Typical landscaping found throughout at the property.



Landscaping & Appurtenances: Typical landscaping found throughout at the property.



Landscaping & Appurtenances: Damaged Masonry wall found on the south perimeter of the property. (Non-Critical Repair)



Landscaping & Appurtenances: Damaged Masonry wall found on the south perimeter of the property. (Non-Critical Repair)



Landscaping & Appurtenances: Typical building lighting found throughout the property.



Landscaping & Appurtenances: Typical parking area lighting found throughout the property.



Landscaping & Appurtenances: Monumental signage found on the property.

3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	Not applicable	NA	Not applicable
Bench Areas	One (1) bench area for sitting	R&M	Good
Sport Courts	Not applicable	NA	Not applicable
Tennis Courts	Not applicable	NA	Not applicable
Playground	Not applicable	NA	Not applicable

Photographs



Recreational Facilities: Bench area.

Other Structures

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

3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	Not applicable
Electricity	Eversource
Potable Water	Boston Water & Sewer
Sanitary Sewerage	Boston Water & Sewer
Storm Sewer	Municipal
Fuel Oil	Not Applicable

Photographs



Site Utilities: Central water meter found at the site.



Site Utilities: Sewer system found at the site.

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	R&M	Good
Waste Service Lines	Cast Iron	R&M	Good
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	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



Site Utilities: Typical pad-mounted transformer found at the site.

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Good
Foundation Walls	Shallow foundation (thickened and reinforced concrete slab)	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Pavement abuts the perimeter of the foundation.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

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

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	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	No unusual problems were observed or reported.	R&M	Good

Photographs



Down unit



Framing System, Floors & Walls: Typical wood framing found throughout the site.



Framing System, Floors & Walls: Typical wood framing found throughout the site.



Framing System, Floors & Walls: Typical steel lintels at window and door openings found throughout the site.

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 and 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 in the attic area.	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs



Roof Frame & Sheathing: Typical sloped roofs found throughout the property.



Roof Frame & Sheathing: Typical sloped roofs found throughout the property.



Roof Frame & Sheathing: Typical low-slope roofs found throughout the property.



Roof Frame & Sheathing: Typical wood trusses and plywood decking found throughout the property.



Roof Frame & Sheathing: Typical wood trusses and plywood decking found throughout the property.



Roof Frame & Sheathing: Typical wood trusses and plywood decking found throughout the property.

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good condition.

Photographs



Flashing & Moisture Protection: Typical flashing found throughout the site.



Flashing & Moisture Protection: Typical flashing found throughout the site.



Flashing & Moisture Protection: Typical flashing found throughout the site.

3.3.2.5 ATTICS & EAVES

The attics are ventilated by a combination of ridge vents, roof vents, and perforated eave vents. The ridge vent is aluminum and covered with shingles to match the rest of the roofing.

Photographs



Attics & Eaves: Typical ridge vents found throughout the site.



Attics & Eaves: Typical ridge vents found throughout the site.



Attics & Eaves: Typical roof vents found throughout the site.



Attics & Eaves: Typical perforated eaves vents found throughout the site.

3.3.2.6 INSULATION

The roofs are insulated with fiberglass batts and loose cellulose.

The depth of the insulation was observed to be approximately 18 inches with an R-value of approximately 35.

Photographs



Insulation: Typical blown-in cellulose and fiber glass batt insulation found throughout the site.



Insulation: Typical blown-in cellulose and fiber glass batt insulation found throughout the site.



Insulation: Typical blown-in cellulose and fiber glass batt insulation found throughout the site.

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	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	Not applicable	NA	Not applicable

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

The Boston Housing Authority informed AEI that there are plans to replace all the unit's exterior doors and the common area exterior doors. The client supplied the price of the repair.

Item	Description	Action	Condition
Unit Entry Doors	Metal clad	IM/RR	Fair
Service Doors	Steel clad insulated door	IM/RR	Fair
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Aluminum storefront	IM/RR	Fair

Photographs



Exterior Doors & Entry Systems: Typical metal-clad unit door found throughout the site.



Exterior Doors & Entry Systems: Typical building access door found throughout the site.



Exterior Doors & Entry Systems: Typical service door found throughout the site.



Exterior Doors & Entry Systems: Typical community building access door found throughout the site.

3.3.3 SIDEWALL SYSTEM

Sections of damaged vinyl siding were observed throughout the site but predominantly around the community building and Building 3. Any damaged section of siding can be a source of water intrusion and allow pests to access the building. Therefore, AEI recommends addressing any damaged sections of siding to maintain the building's structural integrity. (Non-Critical Repair)

Sections of damaged wood trim were observed around the windows of the community building. Any damaged or weathered wood trim can be a source of water intrusion and allow pests to access the building. Therefore, AEI recommends addressing any damaged sections of wood trim to maintain the building's structural integrity. (Non-Critical Repair)

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Masonry Brick (Unpainted) and vinyl siding	IM/RR	Good/Fair
Trim Finishes	Painted wood and vinyl	IM/RR	Fair
Soffits/Eaves	Exposed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Not applicable	NA	Not applicable

Photographs



Sidewall System: Typical sidewall vinyl siding and unpainted brick found throughout the site.



Sidewall System: Typical sidewall vinyl siding and unpainted brick found throughout the site.



Sidewall System: Typical sidewall vinyl siding and unpainted brick found throughout the site.



Sidewall System: Typical sidewall vinyl siding found throughout the site.



Sidewall System: Typical sidewall vinyl siding found throughout the site.



Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



Sidewall System: Typical sidewall unpainted brick found throughout the site.



Sidewall System: Typical sidewall unpainted brick found throughout the site.



Sidewall System: Typical sidewall unpainted brick found throughout the site.



Sidewall System: Typical vinyl trim found throughout the site.



Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)



Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)

Photographs



Sidewall System: Building 3 south facade.



Sidewall System: Building 3 west facade.



Sidewall System: Building 3 west facade.



Sidewall System: Building 3 north facade.



Sidewall System: Building 3 east facade.



Sidewall System: Building 3 east facade.



Sidewall System: Building 2 southeast facade.



Sidewall System: Building 2 east facade.



Sidewall System: Building 2 north facade.



Sidewall System: Building 2 north facade.



Sidewall System: Building 2 east facade.



Sidewall System: Building 2 east facade.



Sidewall System: Building 2 southeast facade.



Sidewall System: Building 3 southeast facade.



Sidewall System: Building 3 north facade.



Sidewall System: Building 3 west facade.



Sidewall System: Building 3 north facade.



Sidewall System: Community Building east facade.



Sidewall System: Community Building south facade.



Sidewall System: Community Building south facade.



Sidewall System: Community Building west facade.



Sidewall System: Community Building north facade.



Sidewall System: Community Building east facade.

3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good

Item	Description	Action	Condition
Window Frame	Vinyl	RR	Good
Window Panes	Double pane insulated	RR	Good

Photographs



Windows: Typical single-hung style double-pane vinyl windows found throughout the site.



Windows: Typical single-hung style double-pane vinyl windows found throughout the site.



Windows: Typical single-hung style double-pane vinyl windows found throughout the site.

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Main Roofs	Pitched with asphalt shingles	22,071 SF	7 years	13 years	Yes	RR	Good
Flat Roofs	Low slope with TPO (white)	3,628 SF	7 years	8 years	Yes	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
Main Roofs	Gutters and downspouts	Not applicable	Not applicable	RR	Good
Flat Roofs	Gutters and downspouts	Not applicable	Not applicable	RR	Good

Photographs



Roofing Finish: Typical asphalt shingle roofing found throughout the site.



Roofing Finish: Typical asphalt shingle roofing found throughout the site.



Roofing Finish: Typical asphalt shingle roofing found throughout the site.



Roofing Finish: Typical asphalt shingle roofing found throughout the site.



Roofing Finish: Typical TPO roofing found throughout the site.



Roofing Finish: Typical TPO roofing found throughout the site.



Roofing Finish: Typical gutters and downspouts found throughout the site.

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe	R&M	Good
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Central, electric, commercial-grade, tank-type water heater	RR	Good
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable

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

Photographs



Plumbing: Typical central electric water heater found at the property.



Plumbing: Typical copper distribution pipes found throughout property.



Plumbing: Typical copper distribution pipes found throughout property.



Plumbing: Typical cast iron waste pipes found throughout the property.

3.4.2 HVAC SYSTEMS

While AEI was assessing the property, several tenants complained that their air conditioner systems were not working properly. AEI observed the air conditioner system not functioning in 1/4 of the inspected units. AEI recommends performing a system assessment with a certified company or certified in-house personnel to ensure that all HVAC systems are working correctly. (Non-Critical Repair)

Item	Description	Action	Condition
Cooling Equipment	Individual Heat Pumps (Split Systems) with air-cooled condensers	IM/RR	Fair
Heating Equipment	Individual Heat Pumps (Split Systems) with air-cooled condensers	IM/RR	Fair

Item	Description	Action	Condition
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Not applicable	NA	Not applicable
Tonnage of Cooling Equipment	48 condenser units, each with a rated capacity between 1.5-2 tons	RR	Good/Fair
Distribution System	Individual units with no distribution system required	R&M	Good
Controls	Local Thermostat	R&M	Good
Supplemental Systems	In-wall, ceiling-mounted, and/or baseboard electric heaters in common areas and corridors.	RR	Good
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

Photographs



HVAC Systems: Typical 1.5 ton individual heat pump units found throughout the site.



HVAC Systems: Typical 2 ton individual heat pump units found throughout the site.



HVAC Systems: Typical individual heat pump units found throughout the site.



HVAC Systems: Typical electric baseboard heater found in common areas throughout the site.



HVAC Systems: Typical electric in-wall heater found in common areas throughout the site.



HVAC Systems: Typical electric ceiling mounted heater found in common areas throughout the site.



HVAC Systems: Typical thermostat found throughout the site.



HVAC Systems: Typical kitchen exhaust fan found throughout the site.



HVAC Systems: Typical bathroom exhaust fan found throughout the site.

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	800-Amp, 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	Eaton	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs



Electrical System: Typical pad-mounted transformer found at the site.



Electrical System: Typical central electric panel found throughout the site.



Electrical System: Typical dwelling unit electric panel found throughout the site.



Electrical System: Typical dwelling unit electric panel found throughout the site.

ASSESSMENT / RECOMMENDATION

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

3.5 ELEVATORS

ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

3.6 LIFE & FIRE SAFETY

The fire alarm system did not have inspection tags during the time of the assessment. AEI recommends providing a copy of the latest fire alarm inspection. (Critical Repair)

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	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke detectors with battery back-up. Emergency pull-cords in the bedrooms and bathrooms.	Good	R&M
Fire Extinguishers	Mounted on hallway walls Last inspection completed on May 2022	Good	R&M
Fire Alarms	Hard-wired alarm panel each building	Good	RR
Fire Alarm Inspection Date	Not available	Poor	IM
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



Life & Fire Safety: Typical strobe light found in common areas throughout the site.



Life & Fire Safety: Typical strobe light found in individual units throughout the site.



Life & Fire Safety: Typical illuminated exit sign found throughout the site.



Life & Fire Safety: Typical hardwired smoke detector found throughout the site.



Life & Fire Safety: Typical emergency pull cord throughout the site.



Life & Fire Safety: Typical fire extinguisher found throughout the site.



Life & Fire Safety: Typical fire alarm system pull found throughout the site.



Life & Fire Safety: Fire alarm system found throughout the site (Missing inspection tag). (Critical Repair)

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Community Room	A community room with numerous chairs, tables, and accessories is located in the community building. Finishes include vinyl flooring with painted drywall walls and ceilings.	RR	Good
Community Kitchen	A community kitchen with numerous appliances and accessories is located in the community building. Finishes include vinyl flooring with painted drywall walls and ceilings.	RR	Good
Common Area Laundry	A common laundry room with numerous washers and dryers is located in the community building. Finishes include vinyl flooring with painted drywall walls and ceilings.	RR	Good

Photographs



Common Area Interior Elements: Community Kitchen.



Common Area Interior Elements: Community Kitchen.



Common Area Interior Elements: Common laundry room.



Common Area Interior Elements: Common laundry room.

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

AEI observed two (2) units that had been gutted down to the studs (Unit B2 in Building and unit B# in Building 3). The site personnel informed AEI that the units would be finished shortly. Therefore, AEI recommends that the work be completed, and proof of occupancy be provided. (Critical Repair)

Unit Finishes

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

Photographs



Dwelling Unit Interior Elements: Typical vinyl flooring and sheetrock finish found in dwelling units throughout the site.



Dwelling Unit Interior Elements: Typical vinyl flooring and sheetrock finish found in dwelling units throughout the site.



Dwelling Unit Interior Elements: Typical vinyl flooring and sheetrock finish found in dwelling units throughout the site.



Dwelling Unit Interior Elements: Unit 26 gutted and unfinished. (Critical Repair)



Dwelling Unit Interior Elements: Unit 26 gutted and unfinished. (Critical Repair)



Dwelling Unit Interior Elements: Unit 42 gutted and unfinished. (Critical Repair)



Dwelling Unit Interior Elements: Unit 42 gutted and unfinished. (Critical Repair)



Dwelling Unit Interior Elements: Unit 42 gutted and unfinished. (Critical Repair)

Appliances

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

Photographs



Appliances: Typical appliance package found throughout the site.



Appliances: Typical range found throughout the site.



Appliances: Typical faux rangehood found throughout the site.

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	RR	Good/Fair
Bathroom Sink and Countertop	Wall mounted porcelain sink	RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors	RR	Good/Fair
Bathroom Cabinetry	Not applicable	NA	Not applicable
Bathtub/Shower and Enclosure	Enamel over steel bathtub with ceramic tile tub surround	RR	Good/Fair
Toilet	Water saver toilet	RR	Good/Fair
Accessories	Medicine cabinet	RR	Good/Fair
	Towel bars		
	Wall mounted mirror		

Photographs



Cabinets & Fixtures: Typical dwelling unit kitchen sink, countertop, and wood cabinets found throughout the site.



Cabinets & Fixtures: Typical dwelling unit porcelain sink and toilet found throughout the site.



Cabinets & Fixtures: Typical dwelling unit enamel tub and tile surround found throughout the site.

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.

Mrs. Deborah Huff 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. Mrs. Deborah Huff indicated that no formal indoor air quality management plan currently exists at the Property.

Mrs. Deborah Huff was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or groundwater problems were reported.

ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

4.2 PEST MANAGEMENT

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

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of

exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

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

ASSESSMENT / RECOMMENDATION

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

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether 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.

No further action is recommended.

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. 25025C0089J, dated 03/16/2013, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

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

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

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

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

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

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

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

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

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

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

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

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
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
Construction Drawings	DeCastro/Nelson Associates, INC	Unknown
Rent Roll	Managment	Unknown

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Mrs. Deborah Huff	Property Manager	(617)-988-5167	Provided interview and conducted the site visit
Mr. Mike Hislop	Maintenance Supervisor	(857)-251-0047	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 Mattapan 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 Mattapan Fire Department.

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

5.5 ZONING COMPLIANCE

The property is zoned 1F-5000: One-Family Residential District based on online research.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

No REAC reporting provided.

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?	✓			21 total spaces 1 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?	✓			1 van-accessible space is provided
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?	✓			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓			
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.	✓			
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?	✓			
3.	Does the width between railings appear to be at least 36 inches?	✓			
4.	Are the cross slopes less steep than 1:48?	✓			
5.	Do the ramp runs rise no more than 30-inches?	✓			
6.	Are there level landings at the bottom and top of the ramp runs?	✓			
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			Automatic opener provided at main entrance
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3.	Is there a path of travel that does not require the use of stairs?	✓			

	Building History	Yes	No	N/A	Comments
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2.	Are there visual and audible signals inside cars indicating floor change?			✓	
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✓	✓		The common unisex accessible restroom was observed to not have wheelchair-accessible designation signage.
2.	Are pull handles push/pull or lever type?	✓			
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60"• turning diameter)?	✓			
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32"• wide)?			✓	
6.	Are grab bars provided in toilet stalls?	✓			
7.	Are sinks provided with clearance for a wheelchair to roll under?	✓			
8.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
9.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

	Building History	Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?			✓	
2.	Do the common laundry rooms have a front controlled washing machine?	✓			
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?			✓	
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?			✓	The property does not feature any mobility or sensory 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:

- The common unisex accessible restroom was observed to not have wheelchair-accessible designation signage. Installation of signage is recommended to comply with ADAAG design requirements. (Critical Repair)
- The HDCP parking space is missing a vertical sign (Critical Repair).

UFAS/State Code Concerns:

- UFAS does apply but there are no dedicated mobility units. It is AEI's understanding that the subject property is part of a portfolio of properties that, when added together, meet the requirement of 5% mobility and 2% sensory units as stipulated per section 504 requirements.

If the property were to be separate from the portfolio during a RAD transaction than a UFAS feasibility study would have to be performed at the property. There are steps leading into all sections of the building, as a result, it is not realistic that UFAS compliant could be achieved at the property.

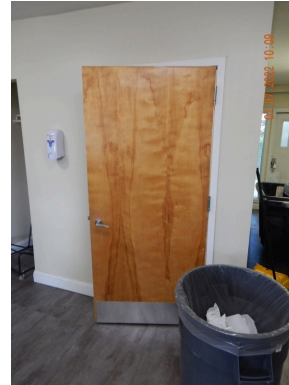
FHA Design Concerns:

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

Photographs



Paving, Curbing, & Parking: Typical accessible parking spaces found throughout the property, missing vertical sign (Critical Repair)



ADA Concern: Accessible restroom without accessibility designation signage. (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. The electrical panels appear to be newer.

6.3 OWNER PROPOSED IMPROVEMENTS

The Boston Housing Authority informed AEI that there are plans to replace all the unit's exterior doors and the common area exterior doors and that there are plans to install a storage shed. (Non-Critical Repairs)

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	\$867,333	\$1,807
1-10 Year Inflated Costs	\$992,397	\$2,067
11-20 Year Un-Inflated Costs	\$1,699,798	\$3,541
11-20 Year Inflated Costs	\$2,426,485	\$5,055
1-20 Year Un-Inflated Costs	\$2,567,132	\$2,674
1-20 Year Inflated Costs	\$3,418,882	\$3,561

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)								
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Accessible Designation Signage (Critical Repair)	Common Accessible Restroom	Repair	1	Each	\$ 125.00	\$ 125.00	The common unisex accessible restroom was observed to not have wheelchair accessible designation signage. Installation of signage is recommended to comply with ADAAG design requirements.
Signage, Roadway / Parking	Install Vertical Sign (Critical Repair)	HDCP Parking	Level 1 Alteration	1	Each	\$ 125.00	\$ 125.00	The existing HDCP parking stall was missing a vertical sign, which is required by ADAAG.
CRITICAL REPAIRS (LIFE SAFETY)								
Cabinets & vanities	Finish Guttered Dwelling Units (Critical Repair)	Down Units	Level 1 Alteration	2	Each	\$ 25,000.00	\$ 50,000.00	AEI observed two (2) units that had been guttered down to the studs (Unit B2 in Building and unit B# in Building 3). The site personnel informed AEI that the units would be finished shortly. Therefore, AEI recommends that the work be completed, and proof of occupancy be provided.
Building fire suppression sprinklers, standpipes	Inspect Fire Alarm System (Critical Repair)	Fire Alarm System	Repair	4	Each	\$ 1,000.00	\$ 4,000.00	The fire alarm system did not have inspection tags during the time of the assessment. AEI recommends providing a copy of the latest fire alarm inspection.

Accessibility Subtotal:	\$	250.00
Life Safety Subtotal:	\$	54,000.00
Total:	\$	54,250.00

7.3 NON-CRITICAL REPAIRS

DRAFT

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Vinyl Siding	Repair Damaged Vinyl Siding (Non-Critical Repair)	Community building and Building 3	Level 1 Alteration	1000	SF	\$ 7.50	\$ 7,500.00	Sections of damaged vinyl siding were observed throughout the site but predominantly around the community building and Building 3. Any damaged section of siding can be a source of water intrusion and allow pests to access the building. Therefore, AEI recommends addressing any damaged sections of siding to maintain the building's structural integrity.
Fascia, Wood, Vinyl	Repair Damaged Wood Trim (Non-Critical Repair)	Building 3	Level 1 Alteration	450	SF	\$ 20.00	\$ 9,000.00	Sections of damaged wood trim were observed around the windows of the community building. Any damaged or weathered wood trim can be a source of water intrusion and allow pests to access the building. Therefore, AEI recommends addressing any damaged sections of wood trim to maintain the building's structural integrity.
Electric heat pump, condenser, pad or rooftop	Repair Non-Functioning Heat Pump Systems (Non-Critical Repair)	General Site	Repair	48	Each	\$ 500.00	\$ 24,000.00	While AEI was assessing the property, several tenants complained that their air conditioner systems were not working properly. AEI observed the air conditioner system not functioning in 1/4 of the inspected units. AEI recommends performing a system assessment with a certified company or certified in-house personnel to ensure that all HVAC systems are working correctly.
Retaining Walls, treated timber	Repair Masonry Perimeter Wall (Non-Critical Repair)	Perimeter Wall	Level 1 Alteration	1200	SF	\$ 18.00	\$ 21,600.00	The perimeter CMU wall located on the west side of the property was observed damaged, with sections of plaster missing or falling off. AEI recommends repairing the perimeter wall to prevent further damage.
Interior doors, solid core, wood, metal clad	Replace Unit Exterior Doors (Non-Critical Repair)	General Site	Level 1 Alteration	1	Each	\$ 83,000.00	\$ 83,000.00	The Boston Housing Authority informed AEI that there are plans to replace all the unit's exterior doors and the common area exterior doors. The client supplied the price of the repair.
Storage sheds	Install Storage Shed (Non-Critical Repair)	General Site	Level 1 Alteration	1	Each	\$ 22,000.00	\$ 22,000.00	The Boston Housing Authority informed AEI that there are plans to install a storage shed. The client supplied the price of the repair.

Total: \$ 167,100.00

7.4 REPLACEMENT RESERVES

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Need Category	Component	Quantity	Unit of Measure	Unit Cost	First Action Cost	Estimated Useful Life	Current Age	RUL	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
Asphalt Pavement	Overlay Asphalt Parking Lot	10104	SF	\$ 3	\$ 30,211	25	0	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot	10104	SF	\$ 0	\$ 1,819	5	0	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,819	
Concrete	Replace Concrete Sidewalks	2000	SF	\$ 6	\$ 11,000	50	0	50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Asphalt Pavement	Replace Asphalt Sidewalks	4500	SF	\$ 3	\$ 13,455	25	0	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Signage, Entrance/Monument	Property Signage	1	Each	\$ 5,688	\$ 5,688	25	12	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Retaining Walls, reinforced concrete masonry unit (CMU)	Concrete Retaining Wall	1200	SF	\$ 65	\$ 78,000	40	20	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,000	\$ 52,000	
Slab, reinforced concrete	Concrete Foundation	22812	SF	\$ 10	\$ 228,120	100	52	48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Vinyl Siding	Vinyl Siding	14015	SF	\$ 7	\$ 98,105	25	22	3	\$ -	\$ -	\$ 32,702	\$ 32,702	\$ 32,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Brick/block veneer	Brick Veneer - Repoint	14015	SF	\$ 5	\$ 63,628	60	52	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,209	\$ 21,209	\$ 21,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl	Vinyl Windows	174	Each	\$ 667	\$ 116,058	30	10	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,212	\$ 69,635	
Asphalt Shingle	Asphalt Shingle Roofing	22071	SF	\$ 3	\$ 66,213	20	7	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,071	\$ 22,071	\$ 22,071	\$ -	\$ -	\$ -	\$ -	\$ -	
Low slope-Thermoplastic membrane, (TPO, vinyl)	TPO Roofing (Low-Rise)	3628	SF	\$ 11	\$ 39,001	15	7	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gutters/Downspouts, aluminum	Gutters and Downspouts	1143	LF	\$ 8	\$ 8,573	20	7	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,858	\$ 2,858	\$ 2,858	\$ -	\$ -	\$ -	\$ -	\$ -	
Soffits, Wood, Vinyl, Metal	Soffits and Fascia	1543	SF	\$ 20	\$ 30,860	20	7	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,287	\$ 10,287	\$ 10,287	\$ -	\$ -	\$ -	\$ -	\$ -	
Cast iron sanitary waste	Sewer Main	4	Each	\$ 9,500	\$ 38,000	75	52	23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boilers, Electric	Central Electric Commercial Water Heaters	7	Each	\$ 6,200	\$ 43,400	20	5	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,467	\$ 14,467	\$ 14,467	\$ -	\$ -	\$ -	
Electric heat pump, condenser, pad or rooftop	1.5-Ton Heat Pump System	46	Each	\$ 3,892	\$ 179,032	15	6	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,677	\$ 59,677	\$ 59,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric heat pump, condenser, pad or rooftop	2-Ton Heat Pump System	2	Each	\$ 4,300	\$ 8,600	15	6	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric furnace/air handler	Resistance Heaters - Commercial	1	Each	\$ 1,800	\$ 1,800	20	6	14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric baseboard heater	Electric Baseboards	16	Each	\$ 175	\$ 2,800	30	6	24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Window or thru-wall air conditioners	Window A/C Units	4	Each	\$ 500	\$ 2,000	10	6	4	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Smoke and fire detection system, central panel	Central Fire Panel	4	Each	\$ 13,077	\$ 52,308	15	8	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,436	\$ 17,436	\$ 17,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor	2691	SF	\$ 7	\$ 18,514	15	8	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,171	\$ 6,171	\$ 6,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area	8	Each	\$ 600	\$ 4,800	30	15	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities - Common	Cabinet Upgrades - Common Area	1	Each	\$ 6,500	\$ 6,500	20	17	3	\$ -	\$ -	\$ -	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	1	Each	\$ 650	\$ 650	15	8	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Range, cook top, wall oven - Common	Range/Oven - Common Area	1	Each	\$ 860	\$ 860	20	10	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Dishwasher - Common	Standard Dishwasher - Common Area	1	Each	\$ 250	\$ 250	10	5	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Common/Public Restroom Accessories	2	Each	\$ 2,875	\$ 5,750	7	4	3	\$ -	\$ -	\$ -	\$ 5,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,750	\$ -	\$ -	\$ -	
Interior doors, solid core, wood, metal clad	Unit Entrance Doors	48	Each	\$ 600	\$ 28,800	30	0	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Entire Space (Dwelling Units) (Older)	24	Each	\$ 1,900	\$ 45,600	15	12	3	\$ -	\$ -	\$ 15,200	\$ 15,200	\$ 15,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,200	\$ 15,200	\$ 15,200	
Resilient tile or sheet floor (vinyl, linoleum)	Vinyl Flooring - Entire Space (Dwelling Units) (Newer)	24	Each	\$ 1,900	\$ 45,600	15	3	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,200	\$ 15,200	\$ 15,200	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units)	48	Each	\$ 5,062	\$ 242,963	20	10	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,593	\$ 48,593	\$ 48,593	\$ 48,593	\$ 48,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	24	Each	\$ 650	\$ 15,600	12	9	3	\$ -	\$ -	\$ -	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ -	\$ -	
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	24	Each	\$ 650	\$ 15,600	12	3	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	24	Each	\$ 869	\$ 20,856	15	12	3	\$ -	\$ -	\$ -	\$ 6,952	\$ 6,952	\$ 6,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,952	\$ 6,952	\$ 6,952	
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Newer)	24	Each	\$ 869	\$ 20,856	15	5	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior doors, solid core, wood, metal clad	Replace Unit Exterior Doors (Non-Critical Repair)	1	Each	\$ 83,000	\$ 83,000	30	0	0	\$ 83,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Storage sheds	Install Storage Shed (Non-Critical Repair)	1	Each	\$ 22,000	\$ 22,000	30	52	0	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tenant electrical panel	Replace Electrical Panels	49	Each	\$ 1,400	\$ 68,600	50	7	43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms	48	Each	\$ 17,500	\$ 840,000	75	52	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,333	\$ 93,333	\$ 93,333	\$ 93,333	\$ 93,333	\$ 93,333	\$ 280,000	
Copper Tube, supply	Plumbing Supply Line Replacement	48	Each	\$ 2,400	\$ 115,200	50	41	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,457	\$ 16,457	\$ 16,457	\$ 16,457	\$ 16,457	\$ 16,457	\$ 32,914	
Lighting - interior common space	Modernize Common Area Exterior/Interior Lighting	4	Each	\$ 600	\$ 2,400	25	6	19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ 800	
Paints, stains, clear finishes, interior - Common	Repaint Common Area Walls/Ceilings	7810	SF	\$ 1	\$ 7,810	15	6	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,603	\$ 2,603	\$ 2,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Paints, stains, clear finishes, interior	Repaint Unit Walls/Ceilings	48	Each	\$ 2,000	\$ 96,000	10	5	5	\$ -	\$ -	\$ -	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Closest/storage specialties, shelving	Replacement Tenant Unit Shelving Systems	48	Each	\$ 450	\$ 21,600	15	12	3	\$ -	\$ 4,320	\$ 4,320	\$ 4,320	\$ 4,320	\$ 4,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Lighting - Tenant Spaces	Modernize Existing Unit Lighting	48	Each	\$ 537	\$ 25,776	20	5	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,155	\$ 5,155	\$ 5,155	\$ 5,155	\$ 5,155	\$ -	\$ -	\$ -	

Total: \$ 105,000 \$ 4,320 \$ 64,374 \$ 95,824 \$ 85,574 \$ 25,

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	\$185.31	RS Means	\$2,369,003.04
Building 2	\$185.31	RS Means	\$2,369,188.35
Building 3	\$185.31	RS Means	\$2,369,003.04
Community Building	\$185.31	RS Means	\$673,601.85
		Total:	\$ 7,780,796.28

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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 7, 2022

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

DRAFT

Juan Sequeira, 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.

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APPENDIX A

Dwelling Unit Photo Documentation

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1. Building 1; Unit: 1F; Floor: 1; Style: Studio:



2. Building 1; Unit: 1F; Floor: 1; Style: Studio:
Kitchen.



3. Building 1; Unit: 1F; Floor: 1; Style: Studio: Living
room.



4. Building 1; Unit: 1F; Floor: 1; Style: Studio: Heat
pump.



5. Building 1; Unit: 1F; Floor: 1; Style: Studio:
Thermostat.



6. Building 1; Unit: 1F; Floor: 1; Style: Studio:
Bedroom.



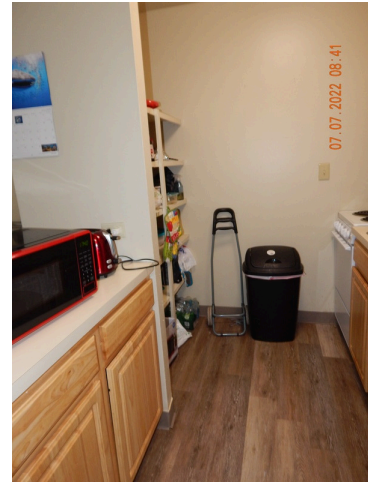
7. Building 1; Unit: 1F; Floor: 1; Style: Studio:
Emergency pull cord.



8. Building 1; Unit: 1F; Floor: 1; Style: Studio:
Bathroom.



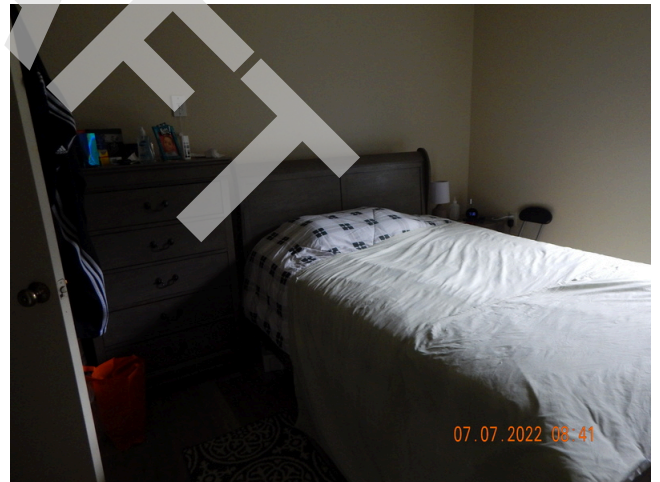
9. Building 1; Unit: 2D; Floor: 2; Style: Studio



10. Building 1; Unit: 2D; Floor: 2; Style: Studio:
Kitchen.



11. Building 1; Unit: 2D; Floor: 2; Style: Studio:
Living room.



12. Building 1; Unit: 2D; Floor: 2; Style: Studio:
Bedroom.



13. Building 1; Unit: 2D; Floor: 2; Style: Studio:
Bathroom.



14. Building 1; Unit: 2G; Floor: 2; Style: 1 Bed / 1
Bath:



15. Building 1; Unit: 2G; Floor: 2; Style: 1 Bed / 1
Bath: Kitchen.



16. Building 1; Unit: 2G; Floor: 2; Style: 1 Bed / 1
Bath: Living room.



17. Building 1; Unit: 2G; Floor: 2; Style: 1 Bed / 1 Bath: Bedroom.



18. Building 1; Unit: 2G; Floor: 2; Style: 1 Bed / 1 Bath: Bathroom.



19. Building 1; Unit: 2H; Floor: 2; Style: 1 Bed / 1 Bath:



20. Building 1; Unit: 2H; Floor: 2; Style: 1 Bed / 1 Bath: Kitchen.



21. Building 1; Unit: 2H; Floor: 2; Style: 1 Bed / 1 Bath: Living room.



22. Building 1; Unit: 2H; Floor: 2; Style: 1 Bed / 1 Bath: Bedroom.



23. Building 1; Unit: 2H; Floor: 2; Style: 1 Bed / 1 Bath: Bathroom.

APPENDIX B

General Photo Documentation

DRAFT



1. Stormwater Drainage: Typical topography found throughout the site.



2. Stormwater Drainage: Typical topography found throughout the site.



3. Stormwater Drainage: Typical retaining wall found throughout the site.



4. Stormwater Drainage: Typical retaining wall found throughout the site.



5. Stormwater Drainage: Typical adjoining property found around the site.



6. Stormwater Drainage: Typical adjoining property found around the site.



7. Stormwater Drainage: Typical landscaping drainage found throughout site.



8. Stormwater Drainage: Typical downspout found throughout site.



9. Access & Egress: North access drive to the property.



10. Access & Egress: Southwest access drive to the property.



11. Paving, Curbing, & Parking: Typical asphalt pavement found throughout the site.



12. Paving, Curbing, & Parking: Typical asphalt pavement found throughout the site.



13. Paving, Curbing, & Parking: Typical concrete curving found throughout the site.



14. Paving, Curbing, & Parking: Typical striping found throughout the property.



15. Paving, Curbing, & Parking: Typical accessible parking spaces found throughout the property, missing vertical sign (Critical Repair)



16. Paving, Curbing, & Parking: Typical parking spaces found throughout the property.



17. Flatwork (Walks, Plazas, Terraces, Patios):
Typical asphalt sidewalk found around the property.



18. Flatwork (Walks, Plazas, Terraces, Patios):
Typical asphalt sidewalk found around the property.



19. Flatwork (Walks, Plazas, Terraces, Patios):
Typical asphalt sidewalk found around the property.



20. Flatwork (Walks, Plazas, Terraces, Patios):
Poured in place concrete ramp and sidewalks found
at the property.



21. Flatwork (Walks, Plazas, Terraces, Patios):
Poured in place concrete ramp found at the property.



22. Flatwork (Walks, Plazas, Terraces, Patios):
Concrete steps with steel handrails found at the property.



23. Flatwork (Walks, Plazas, Terraces, Patios):
Concrete steps with steel handrails found at the property.



24. Flatwork (Walks, Plazas, Terraces, Patios):
Concrete steps with steel handrails found at the property.



25. Flatwork (Walks, Plazas, Terraces, Patios): Typical steel handrails found at the property.



26. Landscaping & Appurtenances: Typical landscaping found throughout at the property.



27. Landscaping & Appurtenances: Typical landscaping found throughout at the property.



28. Landscaping & Appurtenances: Damaged Masonry wall found on the south perimeter of the property. (Non-Critical Repair)



29. Landscaping & Appurtenances: Damaged Masonry wall found on the south perimeter of the property. (Non-Critical Repair)



30. Landscaping & Appurtenances: Typical building lighting found throughout the property.



31. Landscaping & Appurtenances: Typical parking area lighting found throughout the property.



32. Landscaping & Appurtenances: Monumental signage found on the property.



33. Recreational Facilities: Bench area.



34. Site Utilities: Central water meter found at the site.



35. Site Utilities: Sewer system found at the site.



36. Site Utilities: Typical pad-mounted transformer found at the site.



37. Down unit



38. Framing System, Floors & Walls: Typical wood framing found throughout the site.



39. Framing System, Floors & Walls: Typical wood framing found throughout the site.



40. Framing System, Floors & Walls: Typical steel lintels at window and door openings found throughout the site.



41. Roof Frame & Sheathing: Typical sloped roofs found throughout the property.



42. Roof Frame & Sheathing: Typical sloped roofs found throughout the property.



43. Roof Frame & Sheathing: Typical low-slope roofs found throughout the property.



44. Roof Frame & Sheathing: Typical wood trusses and plywood decking found throughout the property.



45. Roof Frame & Sheathing: Typical wood trusses and plywood decking found throughout the property.



46. Roof Frame & Sheathing: Typical wood trusses and plywood decking found throughout the property.



47. Flashing & Moisture Protection: Typical flashing found throughout the site.



48. Flashing & Moisture Protection: Typical flashing found throughout the site.



49. Flashing & Moisture Protection: Typical flashing found throughout the site.



50. Attics & Eaves: Typical ridge vents found throughout the site.



51. Attics & Eaves: Typical ridge vents found throughout the site.



52. Attics & Eaves: Typical roof vents found throughout the site.



53. Attics & Eaves: Typical perforated eaves vents found throughout the site.



54. Insulation: Typical blown-in cellulose and fiber glass batt insulation found throughout the site.



55. Insulation: Typical blown-in cellulose insulation found throughout the site.



56. Insulation: Typical blown-in cellulose and fiber glass batt insulation found throughout the site.



57. Exterior Doors & Entry Systems: Typical metal-clad unit door found throughout the site.



58. Exterior Doors & Entry Systems: Typical building access door found throughout the site.



59. Exterior Doors & Entry Systems: Typical service door found throughout the site.



60. Exterior Doors & Entry Systems: Typical community building access door found throughout the site.



61. Sidewall System: Typical sidewall vinyl siding and unpainted brick found throughout the site.



62. Sidewall System: Typical sidewall vinyl siding and unpainted brick found throughout the site.



63. Sidewall System: Typical sidewall vinyl siding and unpainted brick found throughout the site.



64. Sidewall System: Typical sidewall vinyl siding found throughout the site.



65. Sidewall System: Typical sidewall vinyl siding found throughout the site.



66. Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



67. Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



68. Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site. (Non-Critical Repair)



69. Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site.
(Non-Critical Repair)



70. Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site.
(Non-Critical Repair)



71. Sidewall System: Typical damaged or weathered sidewall vinyl siding found throughout the site.
(Non-Critical Repair)



72. Sidewall System: Typical sidewall unpainted brick found throughout the site.



73. Sidewall System: Typical sidewall unpainted brick found throughout the site.



74. Sidewall System: Typical sidewall unpainted brick found throughout the site.



75. Sidewall System: Typical vinyl trim found throughout the site.



76. Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)



77. Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)



78. Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)



79. Sidewall System: Typical damaged or weathered wood trim found throughout the community building. (Non-Critical Repair)



80. Sidewall System: Building 3 south facade.



81. Sidewall System: Building 3 west facade.



82. Sidewall System: Building 3 west facade.



83. Sidewall System: Building 3 north facade.



84. Sidewall System: Building 3 east facade.



85. Sidewall System: Building 3 east facade.



86. Sidewall System: Building 2 southeast facade.



87. Sidewall System: Building 2 east facade.



88. Sidewall System: Building 2 north facade.



89. Sidewall System: Building 2 north facade.



90. Sidewall System: Building 2 east facade.



91. Sidewall System: Building 2 east facade.



92. Sidewall System: Building 2 southeast facade.



93. Sidewall System: Building 3 southeast facade.



94. Sidewall System: Building 3 north facade.



95. Sidewall System: Building 3 west facade.



96. Sidewall System: Building 3 north facade.



97. Sidewall System: Community Building east facade.



98. Sidewall System: Community Building south facade.



99. Sidewall System: Community Building south facade.



100. Sidewall System: Community Building west facade.



101. Sidewall System: Community Building north facade.



102. Sidewall System: Community Building east facade.



103. Windows: Typical single-hung style double-pane vinyl windows found throughout the site.



104. Windows: Typical single-hung style double-pane vinyl windows found throughout the site.



105. Windows: Typical single-hung style double-pane vinyl windows found throughout the site.



106. Roofing Finish: Typical asphalt shingle roofing found throughout the site.



107. Roofing Finish: Typical asphalt shingle roofing found throughout the site.



108. Roofing Finish: Typical asphalt shingle roofing found throughout the site.



109. Roofing Finish: Typical asphalt shingle roofing found throughout the site.



110. Roofing Finish: Typical TPO roofing found throughout the site.



111. Roofing Finish: Typical TPO roofing found throughout the site.



112. Roofing Finish: Typical gutters and downspouts found throughout the site.



113. Plumbing: Typical central electric water heater found at the property.



114. Plumbing: Typical copper distribution pipes found throughout property.



115. Plumbing: Typical copper distribution pipes found throughout property.



116. Plumbing: Typical cast iron waste pipes found throughout the exterior of the property.



117. HVAC Systems: Typical 1.5 ton individual heat pump units found throughout the site.



118. HVAC Systems: Typical 2 ton individual heat pump units found throughout the site.



119. HVAC Systems: Typical individual heat pump units found throughout the site.



120. HVAC Systems: Typical electric baseboard heater found in common areas throughout the site.



121. HVAC Systems: Typical electric in-wall heater found in common areas throughout the site.



122. HVAC Systems: Typical electric ceiling mounted heater found in common areas throughout the site.



123. HVAC Systems: Typical thermostat found throughout the site.



124. HVAC Systems: Typical kitchen exhaust fan found throughout the site.



125. HVAC Systems: Typical bathroom exhaust fan found throughout the site.



126. Electrical System: Typical pad-mounted transformer found at the site.



127. Electrical System: Typical central electric panel found throughout the site.



128. Electrical System: Typical dwelling unit electric panel found throughout the site.



129. Electrical System: Typical dwelling unit electric panel found throughout the site.



130. Life & Fire Safety: Typical strobe light found in common areas throughout the site.



131. Life & Fire Safety: Typical strobe light found in individual units throughout the site.



132. Life & Fire Safety: Typical illuminated exit sign found throughout the site.



133. Life & Fire Safety: Typical hardwired smoke detector found throughout the site.



134. Life & Fire Safety: Typical emergency pull cord throughout the site.



135. Life & Fire Safety: Typical fire extinguisher found throughout the site.



136. Life & Fire Safety: Typical fire alarm system pull found throughout the site.



137. Life & Fire Safety: Fire alarm system found throughout the site (Missing inspection tag). (Critical Repair)



138. Common Area Interior Elements: Community Kitchen.



139. Common Area Interior Elements: Community Kitchen.



140. Common Area Interior Elements: Common laundry room.



141. Common Area Interior Elements: Common laundry room.



142. Dwelling Unit Interior Elements: Typical vinyl flooring and sheetrock finish found in dwelling units throughout the site.



143. Dwelling Unit Interior Elements: Typical vinyl flooring and sheetrock finish found in dwelling units throughout the site.



144. Dwelling Unit Interior Elements: Typical vinyl flooring and sheetrock finish found in dwelling units throughout the site.



145. Dwelling Unit Interior Elements: Unit 26 gutted and unfinished. (Critical Repair)



146. Dwelling Unit Interior Elements: Unit 26 gutted and unfinished. (Critical Repair)



147. Dwelling Unit Interior Elements: Unit 42 gutted and unfinished. (Critical Repair)



148. Dwelling Unit Interior Elements: Unit 42 gutted and unfinished. (Critical Repair)



149. Dwelling Unit Interior Elements: Unit 42 gutted and unfinished. (Critical Repair)



150. Appliances: Typical appliance package found throughout the site.



151. Appliances: Typical range found throughout the site.



152. Appliances: Typical faux rangehood found throughout the site.



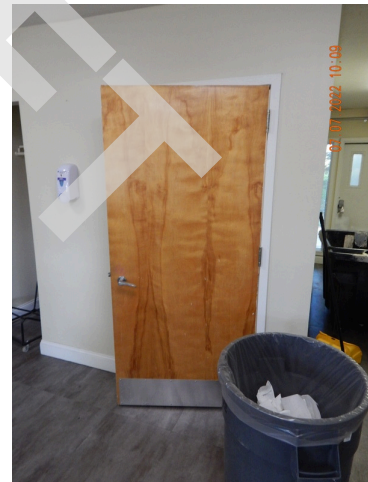
153. Cabinets & Fixtures: Typical dwelling unit kitchen sink, countertop, and wood cabinets found throughout the site.



154. Cabinets & Fixtures: Typical dwelling unit porcelain sink and toilet found throughout the site.



155. Cabinets & Fixtures: Typical dwelling unit enamel tub and tile surround found throughout the site.



156. ADA Concern: Accessible restroom without accessibility designation signage. (Critical Repair)

APPENDIX C

Street Map and Aerial Photo

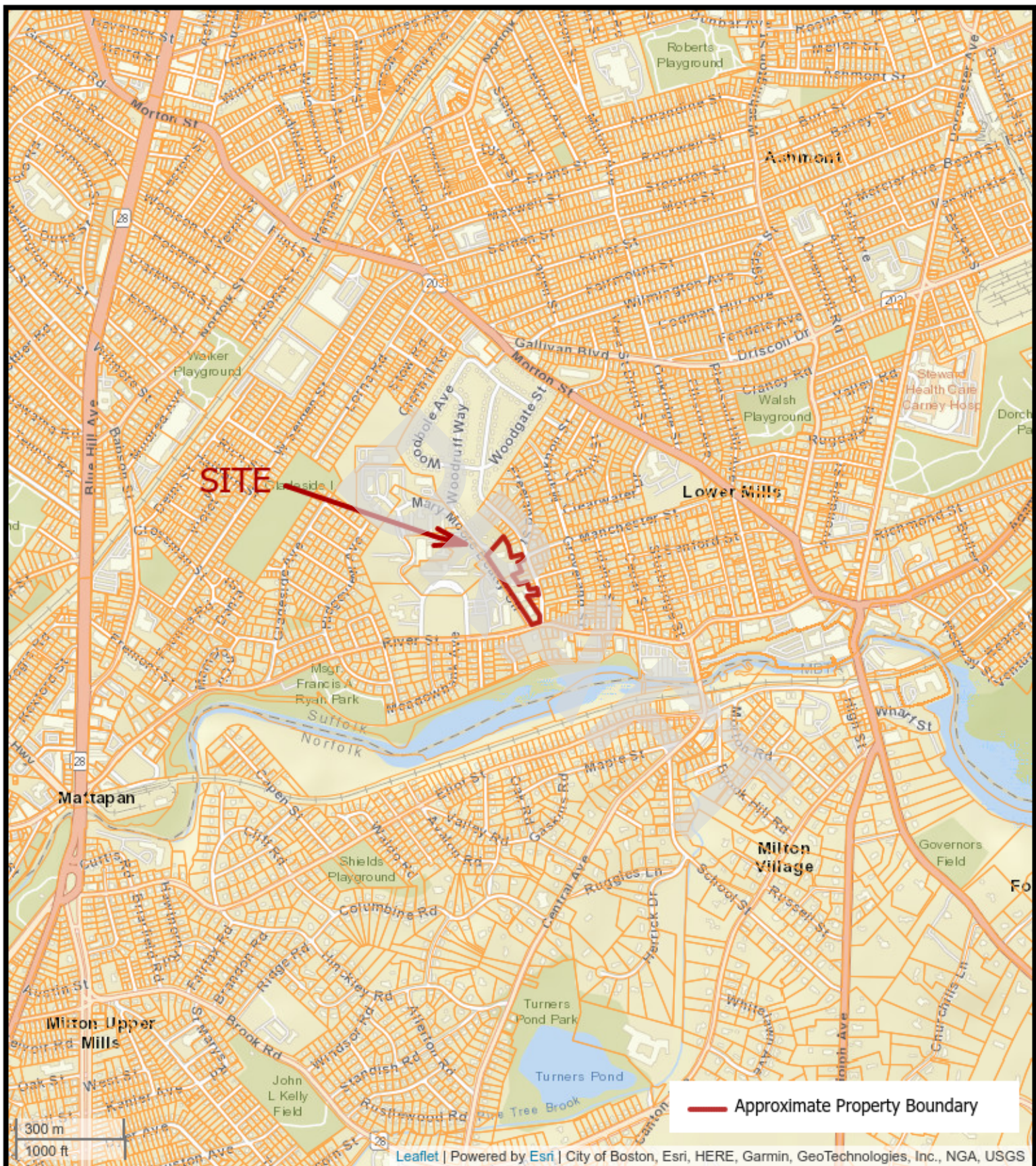
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SITE MAP

15 Mary Moore Beatty Circle, Mattapan, Massachusetts 02126
 AEI Project Number: 463353





SITE

— Approximate Property Boundary

STREET MAP

15 Mary Moore Beatty Circle, Mattapan, Massachusetts 02126
 AEI Project Number: 463353



APPENDIX D

USGS Seismic Design Map

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15 Mary Moore Beatty Cir, Mattapan, MA 02126, USA

Latitude, Longitude: 42.2726997, -71.07945169999999



Date	7/25/2022, 10:18:42 AM
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)	0.207
S_1	spectral response (1.0 s)	0.067
S_{XS}	site-modified spectral response (0.2 s)	0.331
S_{X1}	site-modified spectral response (1.0 s)	0.162
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)	0.232
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.207
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.067
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.221
S_{X1}	site-modified spectral response (1.0 s)	0.108

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.125
S_1	spectral response (1.0 s)	0.043
S_{XS}	site-modified spectral response (0.2 s)	0.201
S_{X1}	site-modified spectral response (1.0 s)	0.104
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)	0.042
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.068
S_{X1}	site-modified spectral response (1.0 s)	0.038
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

While the information presented on this website is believed to be correct, SEAC / OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAC / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.

APPENDIX E

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



From: [Lori Donovan](#)
To: [Gregory Banks](#)
Subject: Re: Gbanks@aeiconsultants.com
Date: Wednesday, June 29, 2022 10:45:30 AM

Hi, At this time there are no records on file with BFD for 15 Mary Moore Beatty Circle

Thanks

Lori Donovan
Senior Administrative Assistant- Fire Marshal Office
Boston Fire Prevention Division
1010 Massachusetts Avenue, 4th Floor
Boston, MA 02118
Direct Line: 617-343-3402
Email: lori.donovan@boston.gov

On Tue, Jun 28, 2022 at 10:12 AM BFD Public Infomation <BFDPublicInfo@boston.gov> wrote:

----- Forwarded message -----

From: **Boston.gov Contact Form** <je9yux703a8g@contactform.boston.gov>
Date: Tue, Jun 28, 2022 at 10:07 AM
Subject: Gbanks@aeiconsultants.com
To: <BFDPublicInfo@boston.gov>

-- REPLY ABOVE THIS LINE --

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property: Groveland, located at: 15 Mary Moore Beatty Circle, Mattapan, MA, 02126. Is this property 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; and
- 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,

This message was sent using the contact form on Boston.gov. It was sent by Gregory Banks from Gbanks@aeiconsultants.com. It was sent from <https://www.boston.gov/departments/fire-operations>.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LIMWA)**. The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Massachusetts State Plane Mainland Zone (FIPS zone 2001). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM is derived from Massachusetts Geographic Information System (MassGIS) digital ortho-photography produced at 45 centimeter (2005) and 30 centimeter (2008) resolution. Aerial photography is dated Spring 2005 and Spring 2008.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data Tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

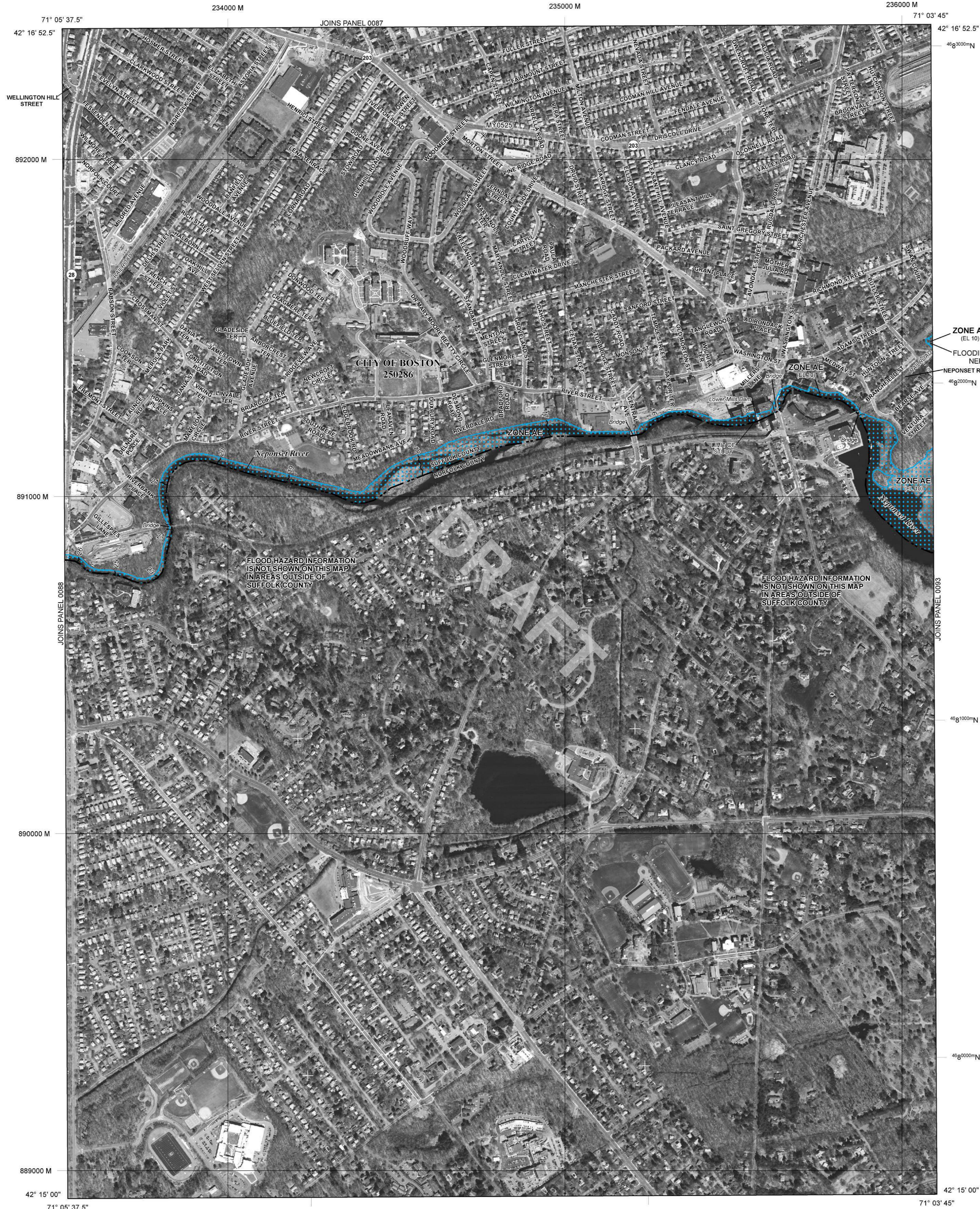
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

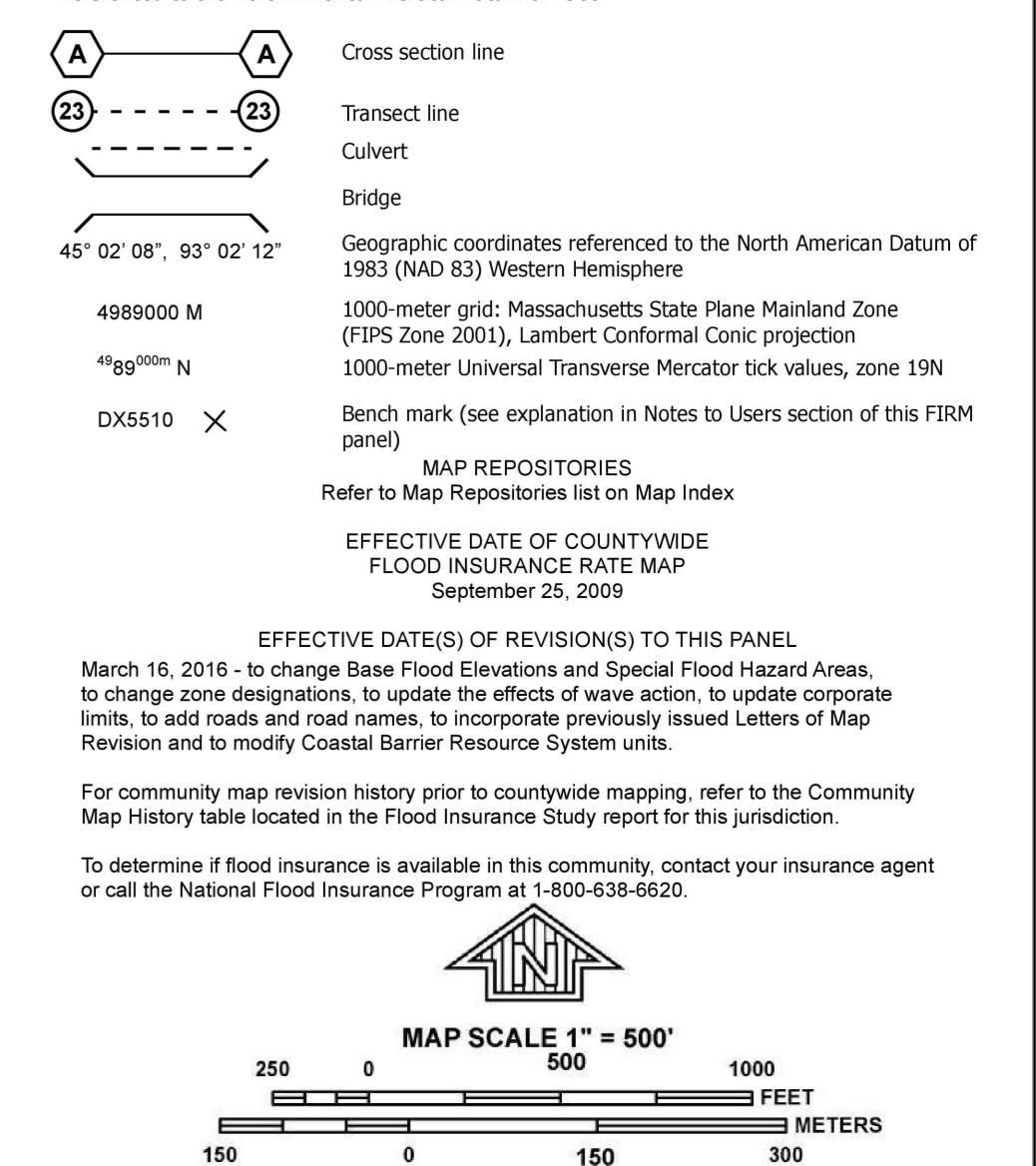
If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/info>.

Only coastal structures that are certified to provide protection from the 1-percent-annual-chance flood are shown on this panel. However, all structures taken into consideration for the purpose of coastal flood hazard analysis and mapping are present in the DFIRM database in S_Gen_Struct.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood area that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
 - ZONE AE** No Base Flood Elevations determined.
 - ZONE AE** Base Flood Elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
 - ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
 - ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
 - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
 - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
 - FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
 - ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - OTHER AREAS
 - ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
 - ZONE D** Areas in which flood hazards are undetermined, but possible.
 - COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
 - OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
 - 0.2% Annual Chance Floodplain Boundary
 - Floodway boundary
 - Zone D boundary
 - CBRS and OPA boundary
 - Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
 - Limit of Moderate Wave Action
 - Limit of Moderate Wave Action coincident with Zone Break
 - Base Flood Elevation line and value; elevation in feet*
 - Base Flood Elevation value where uniform within zone; elevation in feet*
- *Referenced to the North American Vertical Datum of 1988
- Cross section line
 - Transect line
 - Culvert
 - Bridge
- 45° 02' 08" 93° 02' 12"
4989000 M
4989000 N
DX5510 X
MAP REPOSITORIES
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 25, 2009
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
March 16, 2016 - to change Base Flood Elevations and Special Flood Hazard Areas, to change zone designations, to update the effects of wave action, to update corporate limits, to add roads and road names, to incorporate previously issued Letters of Map Revision and to modify Coastal Barrier Resource System units.
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0089J

FIRM
FLOOD INSURANCE RATE MAP
SUFFOLK COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 89 OF 176
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOSTON, CITY OF	250286	0089	J

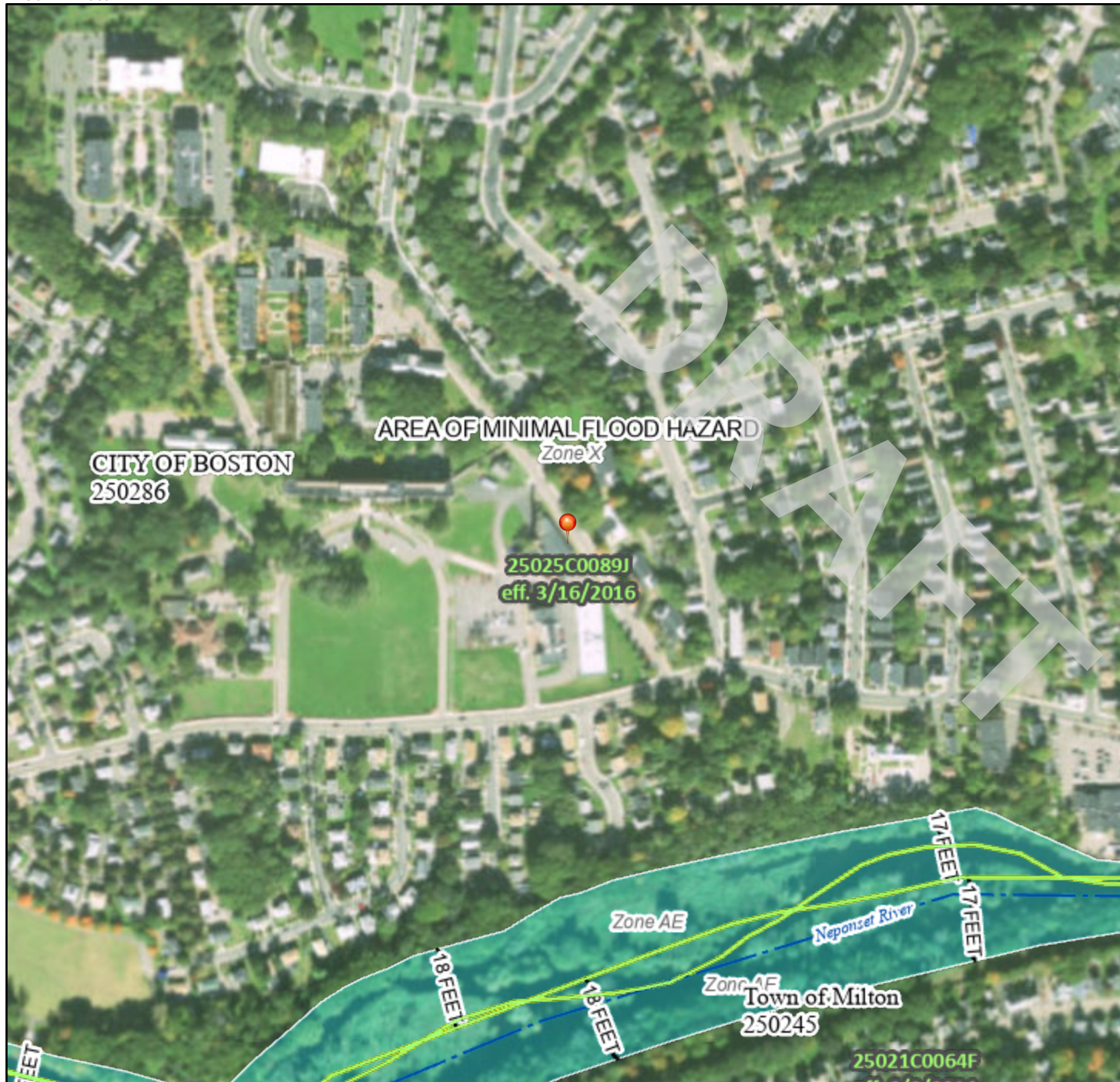
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
25025C0089J
MAP REVISED
MARCH 16, 2016
Federal Emergency Management Agency

National Flood Hazard Layer FIRMMette



71°5'6"W 42°16'35"N



Legend

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

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

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

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

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

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

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2022 at 11:19 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1800112000
Address:	9-15 DR MARY M BEATTY CI BOSTON MA 02126
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	57,440 sq ft
Gross Area:	22,756 sq ft
Year Built:	1970
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	9 DR MARY M BEATTY CI MATTAPAN MA 02126
Residential Exemption:	No
Personal Exemption:	No

Value/Tax	
Assessment as of Friday, January 1, 2021, statutory lien date.	
FY2022 Building value:	\$2,884,600.00
FY2022 Land Value:	\$1,303,000.00
FY2022 Total Assessed Value:	\$4,187,600.00
FY2022 Tax Rates (per thousand):	
- Residential:	\$10.88
- Commercial:	\$24.98
FY2023 Preliminary Tax (Q1 + Q2):	
Estimated Tax:	\$0.00
Community Preservation:	\$0.00
Total Tax, First Half:	\$0.00

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTHORITY

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

Value History		
Fiscal Year	Property Type	Assessed Value *
2022	Exempt	\$4,187,600.00
2021	Exempt	\$4,196,800.00
2020	Exempt	\$3,832,000.00
2019	Exempt	\$3,634,000.00
2018	Exempt	\$3,441,000.00
2017	Exempt	\$3,331,500.00
2016	Exempt	\$2,990,000.00
2015	Exempt	\$2,620,000.00
2014	Exempt	\$1,989,000.00
2013	Exempt	\$1,767,000.00
2012	Exempt	\$1,647,500.00
2011	Exempt	\$1,622,500.00
2010	Exempt	\$1,638,000.00
2009	Exempt	\$1,712,000.00
2008	Exempt	\$1,712,000.00
2007	Exempt	\$1,688,500.00
2006	Exempt	\$1,564,500.00
2005	Apartment Building	\$1,444,000.00
2004	Apartment Building	\$1,514,000.00
2003	Apartment Building	\$1,389,000.00
2002	Exempt	\$1,452,000.00
2001	Exempt	\$1,329,500.00
2000	Exempt	\$1,059,500.00
1999	Exempt	\$1,011,000.00
1998	Exempt	\$1,011,000.00
1997	Exempt	\$1,019,000.00
1996	Exempt	\$972,000.00
1995	Exempt	\$937,500.00
1994	Exempt	\$886,000.00
1993	Exempt	\$886,000.00
1992	Exempt	\$925,500.00
1991	Exempt	\$1,354,500.00
1990	Exempt	\$1,354,500.00
1989	Exempt	\$888,000.00
1988	Exempt	\$728,000.00
1987	Exempt	\$617,000.00
1986	Exempt	\$566,000.00
1985	Exempt	\$500,300.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

View [approved building permits](#) associated with this parcel.

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

DRAFT

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1800112001
Address:	17-23 DR MARY M BEATTY CI BOSTON MA 02126
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	63,298 sq ft
Gross Area:	19,232 sq ft
Year Built:	1970
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	17 DR MARY M BEATTY CI MATTAPAN MA 02126
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2022 Building value:	\$2,186,500.00
FY2022 Land Value:	\$874,100.00
FY2022 Total Assessed Value:	\$3,060,600.00

FY2022 Tax Rates (per thousand):

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

FY2023 Preliminary Tax (Q1 + Q2):

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

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTHORITY

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

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	\$3,060,600.00
2021	Exempt	\$3,073,900.00
2020	Exempt	\$2,913,100.00
2019	Exempt	\$2,780,500.00
2018	Exempt	\$2,623,500.00
2017	Exempt	\$2,551,000.00
2016	Exempt	\$2,312,500.00
2015	Exempt	\$2,030,500.00
2014	Exempt	\$1,531,000.00
2013	Exempt	\$1,340,500.00
2012	Exempt	\$1,246,000.00
2011	Exempt	\$1,221,500.00
2010	Exempt	\$1,233,500.00
2009	Exempt	\$1,298,000.00
2008	Exempt	\$1,298,000.00
2007	Exempt	\$1,284,500.00
2006	Exempt	\$1,194,500.00
2005	Apartment Building	\$1,058,000.00
2004	Apartment Building	\$1,113,500.00
2003	Apartment Building	\$1,012,000.00
2002	Exempt	\$1,075,000.00
2001	Exempt	\$957,500.00
2000	Exempt	\$968,500.00
1999	Exempt	\$920,000.00
1998	Exempt	\$920,000.00
1997	Exempt	\$926,000.00
1996	Exempt	\$884,000.00
1995	Exempt	\$852,500.00
1994	Exempt	\$804,500.00
1993	Exempt	\$804,500.00
1992	Exempt	\$843,000.00
1991	Exempt	\$1,187,000.00
1990	Exempt	\$1,187,000.00
1989	Exempt	\$912,500.00
1988	Exempt	\$748,000.00
1987	Exempt	\$634,000.00
1986	Exempt	\$581,500.00
1985	Exempt	\$511,000.00

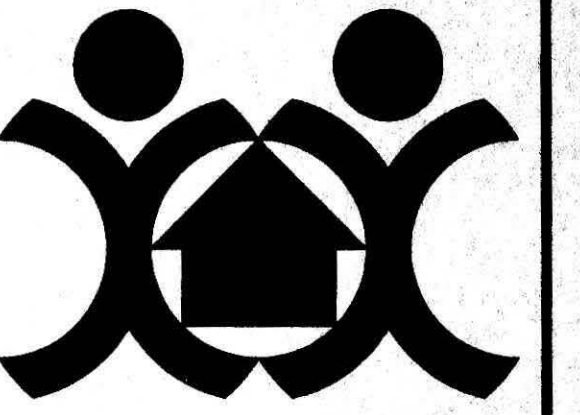
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

View [approved building permits](#) associated with this parcel.

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

DRAFT



**GROVELAND APARTMENTS
 MATTAPAN
 MASSACHUSETTS**

**VARIOUS ELDERLY
 DEVELOPMENTS**
 WINDOW AND DOOR
 REPLACEMENT

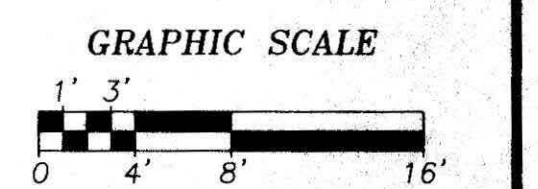
Boston Housing Authority
 Capital Design and
 Construction

Drawing Title:
**BUILDING ONE,
 ELEVATIONS**

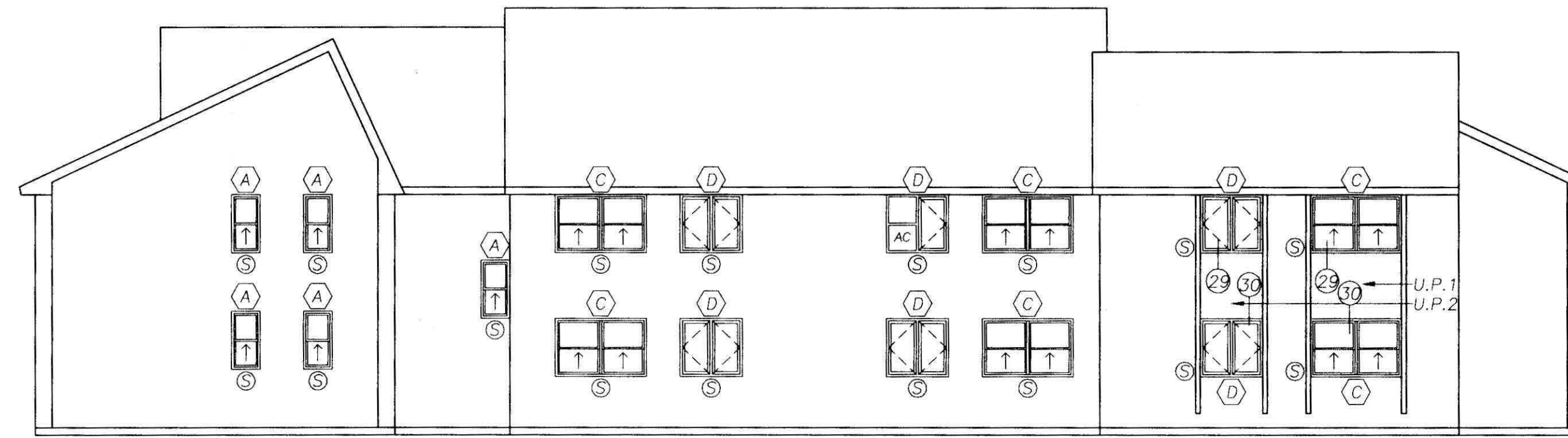
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 Date: 11/16/98

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Project No. BHA 98-081
 Job No. 807490
 Drawing No. A-1



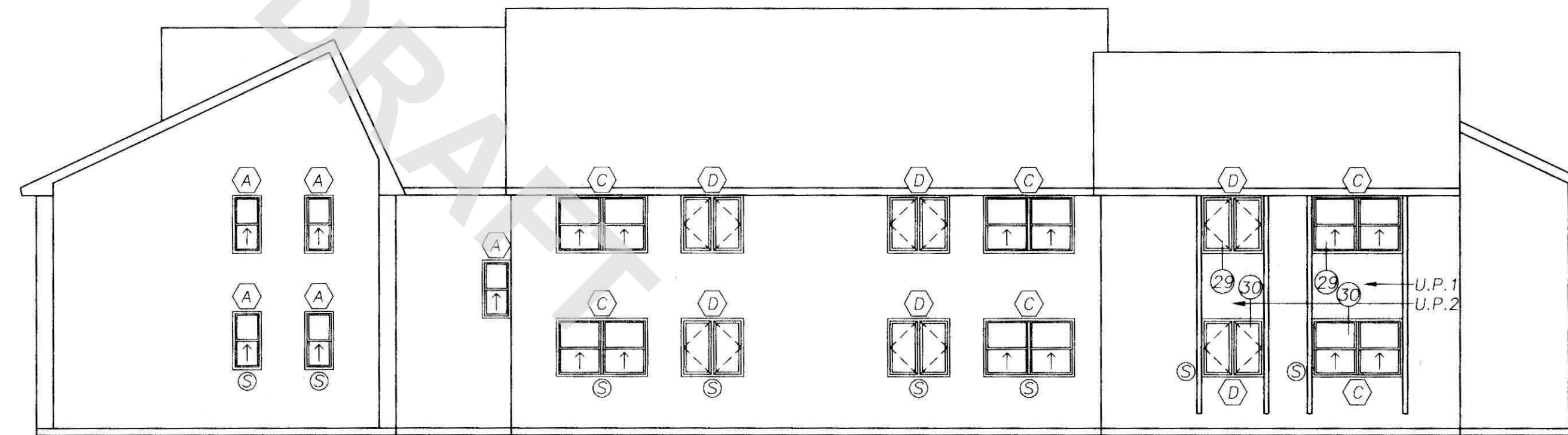
EAST ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1



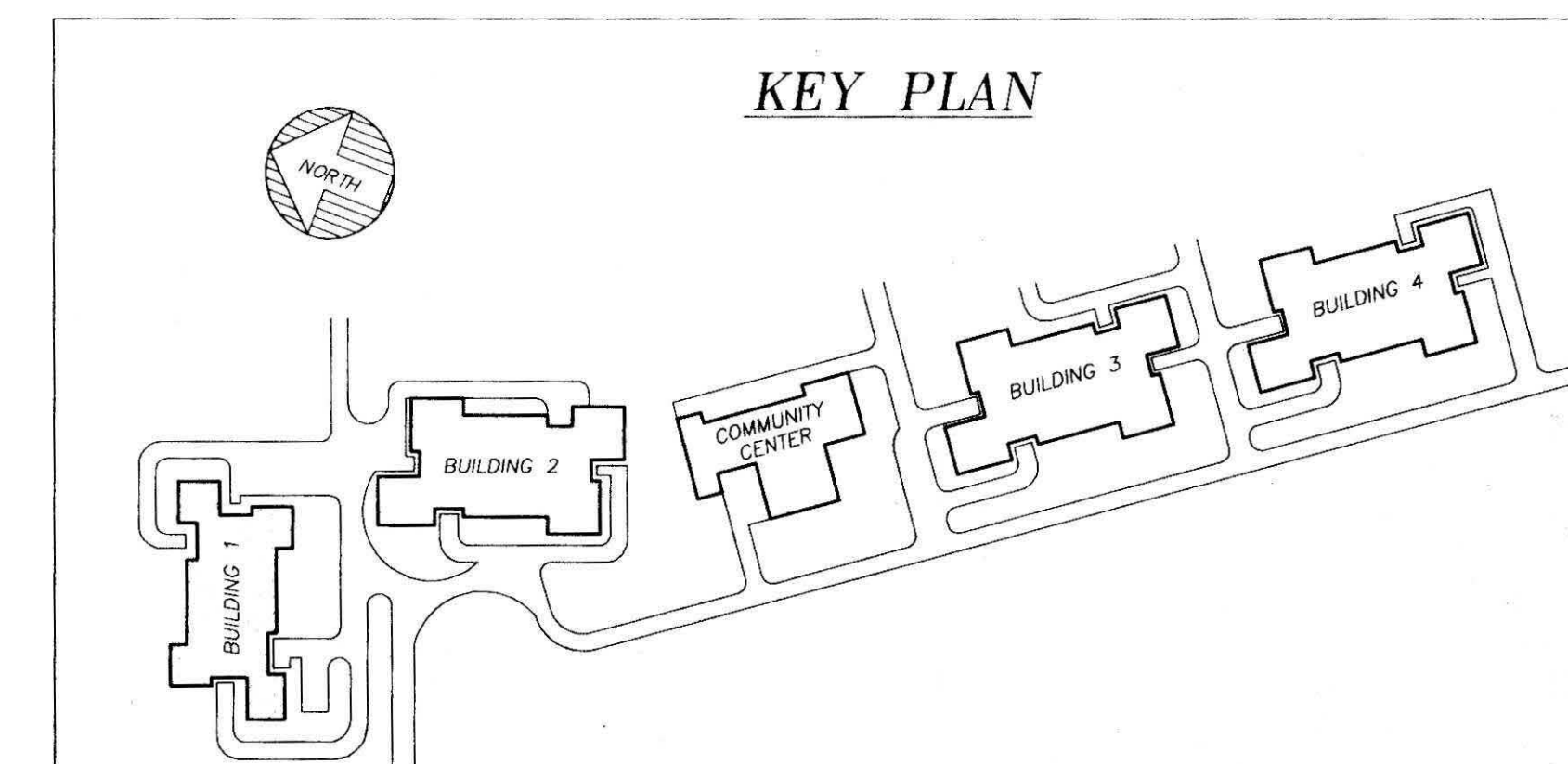
SOUTH ELEVATION - BUILDING 1

GENERAL NOTES

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3. THE WINDOW SIZES VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL WINDOW SIZES IN THE FIELD.
4. ALL WINDOW FRAMES, VERTICAL MULLIONS, CLIPS AND SECUREMENTS SHALL BE DESIGNED TO WITHSTAND A 36 PSF MINIMUM LOAD.

LEGEND

- NOT IN CONTRACT
- WINDOW OPENING WITH EXISTING SECURITY SCREENS TO BE REINSTALLED AFTER WINDOW REPLACEMENT
- WINDOW TYPE INDICATOR
- INSULATED PANEL
- AIR CONDITIONING UNIT
- U.P.# - UNIT PRICE DESIGNATION



NOTES:

DEMOLITION:

1. REMOVE + DISPOSE OF ALL EXIST. PAVING + CONG. CURBING OF PARKING LOT + DRIVEWAY.
2. REMOVE EXIST. GRAVEL SUB-BASE DN. TO UNDISTURBED SOIL OR LEV. E.
3. REMOVE PORTIONS OF BIT. CONG. SIDEWALKS AS SHOWN ON SITE PLAN.
4. MAINTAIN AND PROTECT EXISTING STRUCTURES, INCLUDING CATCH BASIN #1 CONG. STEPS CONG. RETAINING WALL, AND EXIST. CURB CUT ON MM BEATTY CIRCLE.
5. COORDINATE DEMOLITION WITH LANDSCAPE NOTES + PROJECT MANUAL SO AS TO MINIMIZE DAMAGE TO EXIST. SHRUBS AND TREES.

NEW CONSTRUCTION:

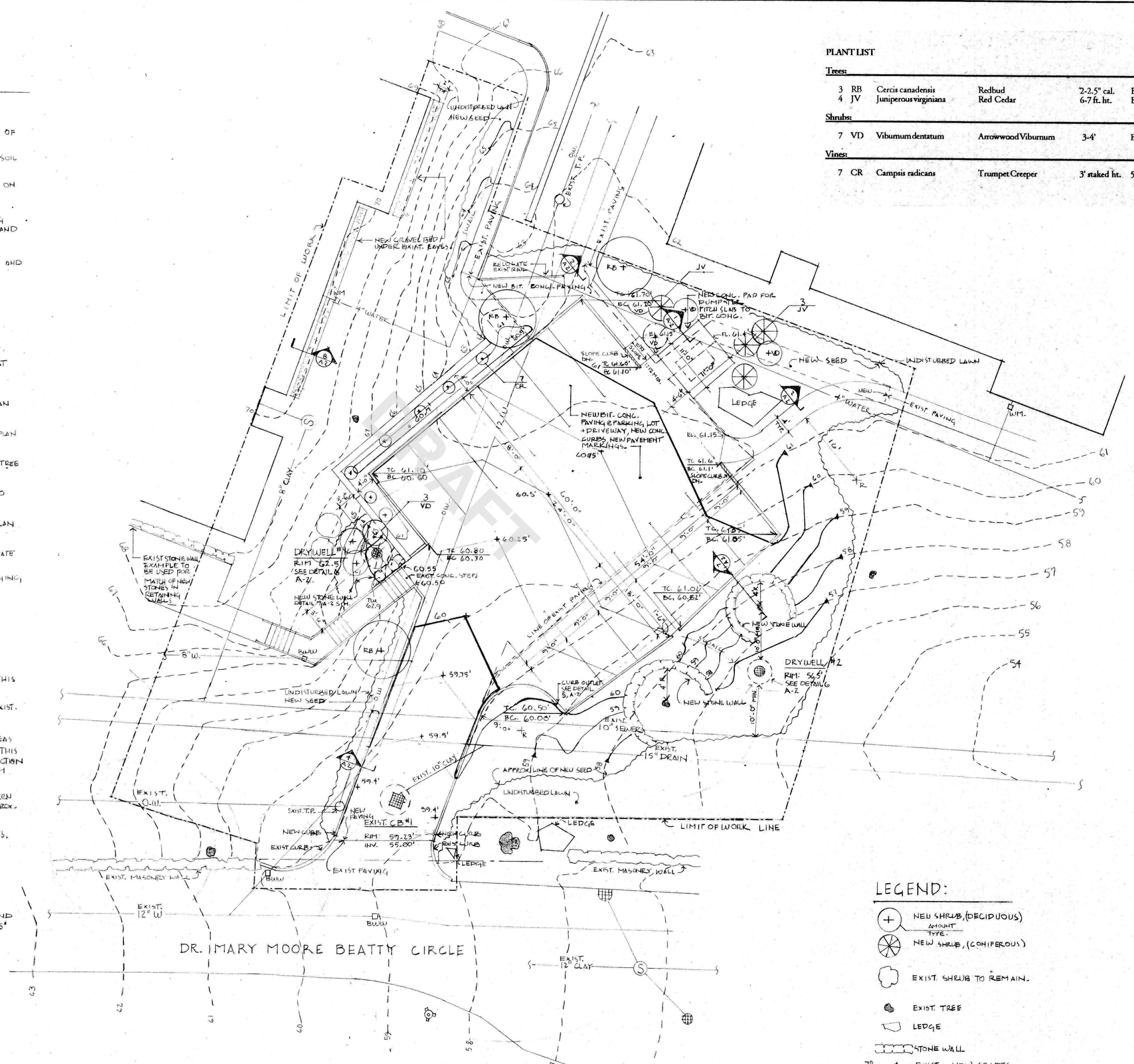
1. PROVIDE NEW PRECAST PAVING CURBING AND PAVING AT PARKING LOT + DRIVEWAY, SEE SITE PLAN AND DETAILS SHEET A-2.
2. PROVIDE NEW SIDEWALK PAVING AS INDICATED ON SITE PLAN AND DETAILED ON A-2.
3. PROVIDE NEW DRYWELLS #1 AND #2 AS INDICATED ON SITE PLAN AND DETAILED ON A-2.
4. CONSTRUCT NEW STONE RETAINING WALLS AS INDICATED AT TREE WELLS AND DRYWELL #1. SEE DETAIL 7/A-2.
5. ADD FILL + TOP SOIL AS SPECIFIED IN THE PROJECT MANUAL TO MEET THE GRADES INDICATED ON THE SITE PLAN.
6. PROVIDE NEW CONG. PAD AT DUMPSTER AS SHOWN ON SITE PLAN AND DETAIL 1/A-2.
7. REUSE PORTION OF EXIST. METAL RAIL, SEE SITE PLAN, COORDINATE SLOPE OF RAIL W/ SLOPE OF WALK.
8. PROVIDE NEW SUB-BASE FOR ALL PAVING, CURBS + RETAINING WALLS.

LANDSCAPING:

1. PROVIDE NEW TREES + SHRUBS AS INDICATED IN PLANT SCHEDULE, THIS SHEET.
2. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT + PRESERVE EXIST. TREES.
3. RE-SEED LAWN AS INDICATED ON SITE PLAN AND DAMAGED AREAS NOT SHOWN THAT HAVE RESULTED FROM CONSTRUCTION OF THIS PROJECT, INCLUDING DAMAGE DUE TO TEMPORARY CONSTRUCTION THAT MAY BE REQ. TO MAINTAIN ACCESS TO BUILDINGS FROM TEMP. PARKING LOCATIONS.
4. PRUNE BACK EXIST. MAPLE CANOPY OVERHANGING SOUTHERN EDGE OF PARKING LOT TO ALLOW VEHICULAR ACCESS, (APPROX. 8'-0" CLEAR.).
5. REFER TO "PLANTING NOTES", SHEET A-2 FOR ADDITIONAL NOTES.

MAINTENANCE:

1. INCLUDED IN THIS WORK, CLEAN OUT EXIST. C.B.#1 AND "ROTO-ROOT" CLEAN EXIST. 10" CLAY TILE LINE TO EXIST. 15" LINE.



PLANT LIST

Trees:					
3	RB	Cercis canadensis	Redbud	2-2.5" cal.	B&B
4	JV	Juniperus virginiana	Red Cedar	6-7 ft. ht.	B&B
Shrubs:					
7	VD	Viburnum dentatum	Arrowwood Viburnum	3-4'	B&B
Vines:					
7	CR	Campsis radicans	Trumpet Creeper	3' staked ht.	5 gal.

LEGEND:

- NEW SHRUB, (DECIDUOUS) AMOUNT TYPE.
- NEW SHRUB, (CONIFEROUS)
- EXIST. SHRUB TO REMAIN.
- EXIST. TREE
- LEDGE
- STONE WALL
- EXIST. + NEW GRADES

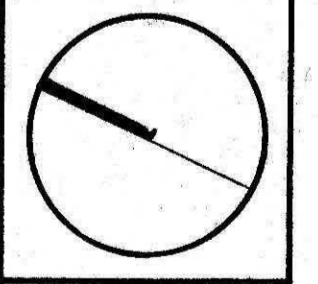


318 Harvard Street, Suite 24
Boston, Massachusetts 02114
Tel. 617 988-5335
Faxline 617 252-2527
E-MAIL: CVM@CVM.COM

C Y M A
2
ARCHITECTURE + PLANNING

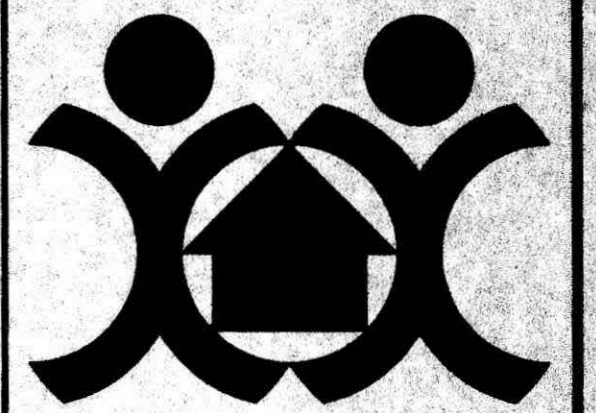
Boston Housing Authority
Elderly and Disabled Housing Program
125 Amory Street
Roxbury, MA 02119
Tel. 617 988-5335
Fax. 617 988-5341

GROVELAND/AMORY
Various Site Improvements
GROVELAND SITE PLAN



date 3/18/78
scale 1" = 10'-0"
job no. 97034

A-1



GROVELAND APARTMENTS
MATTAPAN
MASSACHUSETTS

VARIOUS ELDERLY
DEVELOPMENTS
WINDOW AND DOOR
REPLACEMENT

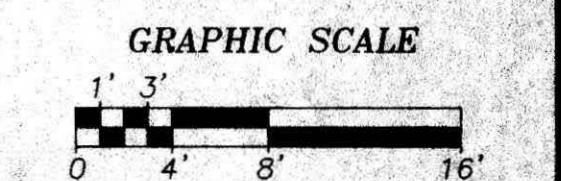
Boston Housing Authority
Capital Design and
Construction

Drawing Title:
BUILDING TWO
ELEVATIONS

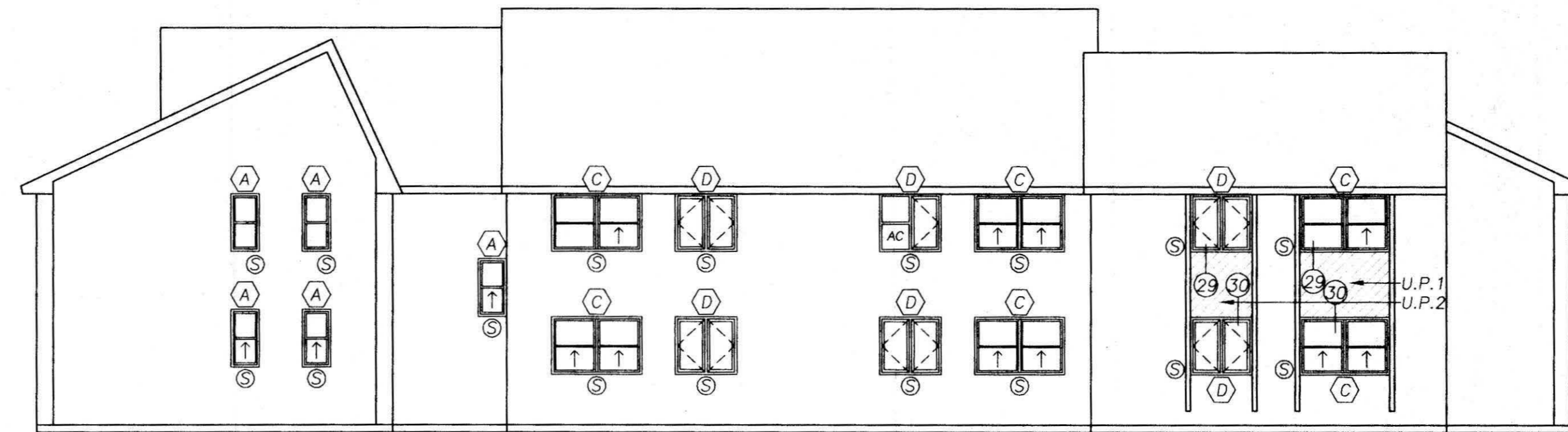
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Project No. BHA 98-081
Drawing No. A-2
Job No. 807490



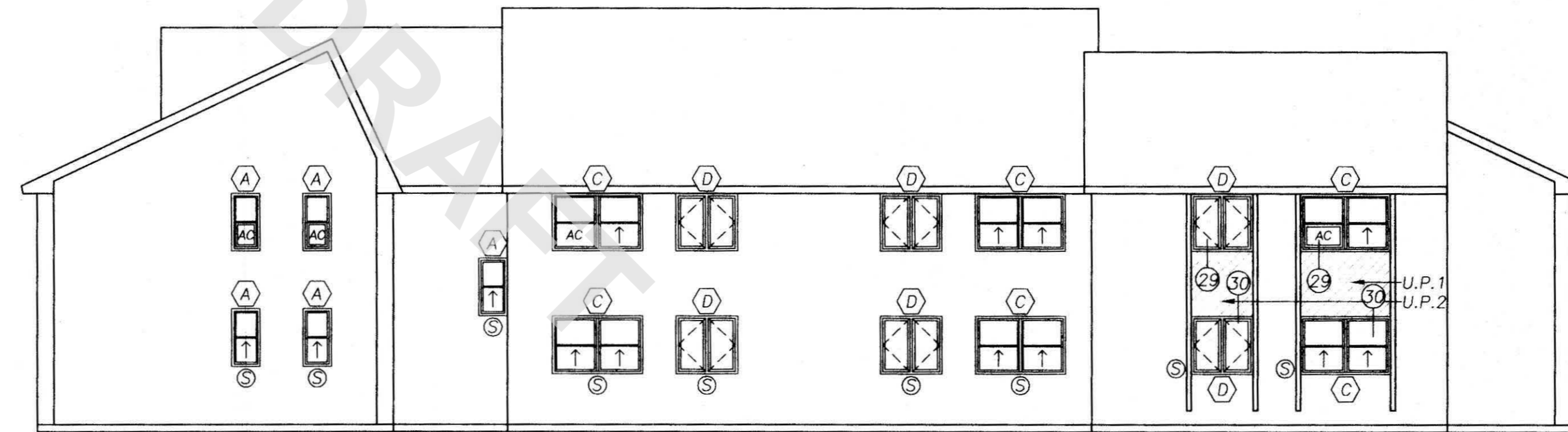
NORTH ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



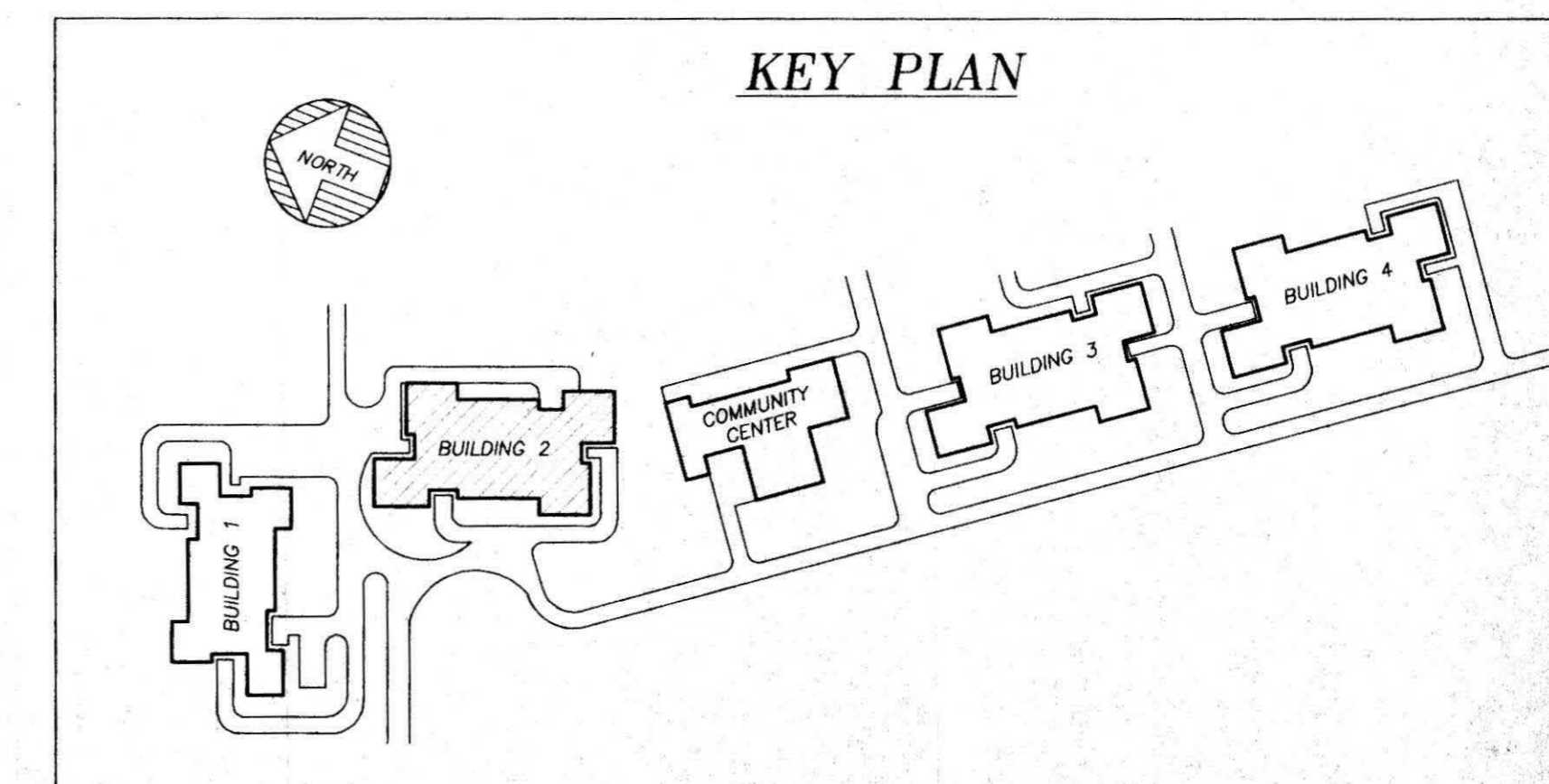
WEST ELEVATION - BUILDING 2

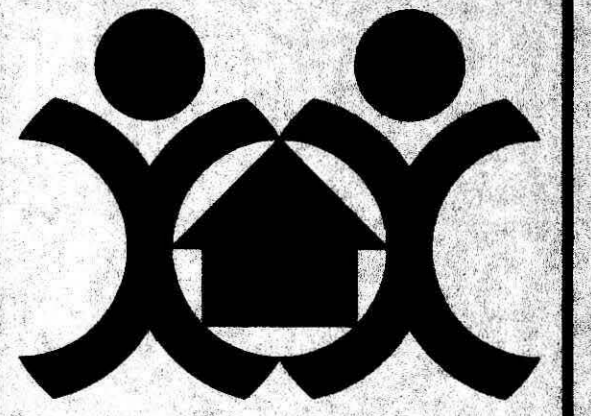
GENERAL NOTES

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LEGEND

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- INSULATED PANEL
- AIR CONDITIONING UNIT
- U.P.# - UNIT PRICE DESIGNATION





GROVELAND APARTMENTS
MATTAPAN
MASSACHUSETTS

VARIOUS ELDERLY DEVELOPMENTS
WINDOW AND DOOR REPLACEMENT

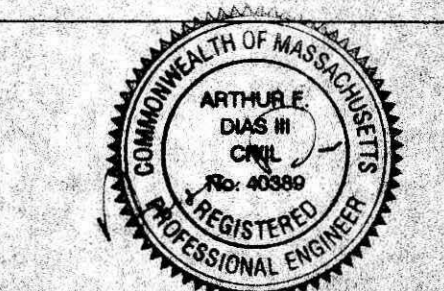
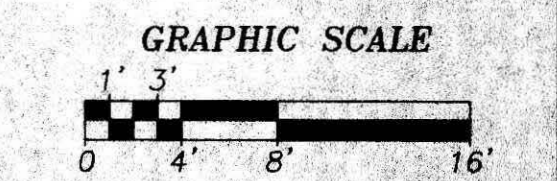
Boston Housing Authority
Capital Design and Construction

Drawing Title:
BUILDING THREE ELEVATIONS

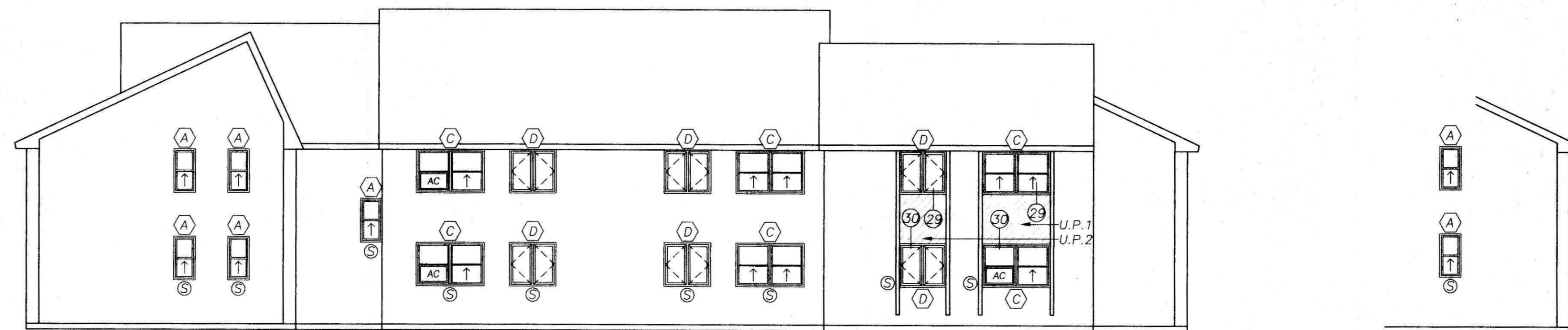
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Project No. BHA 98-081 Drawing No. A-3
Job No. 807490



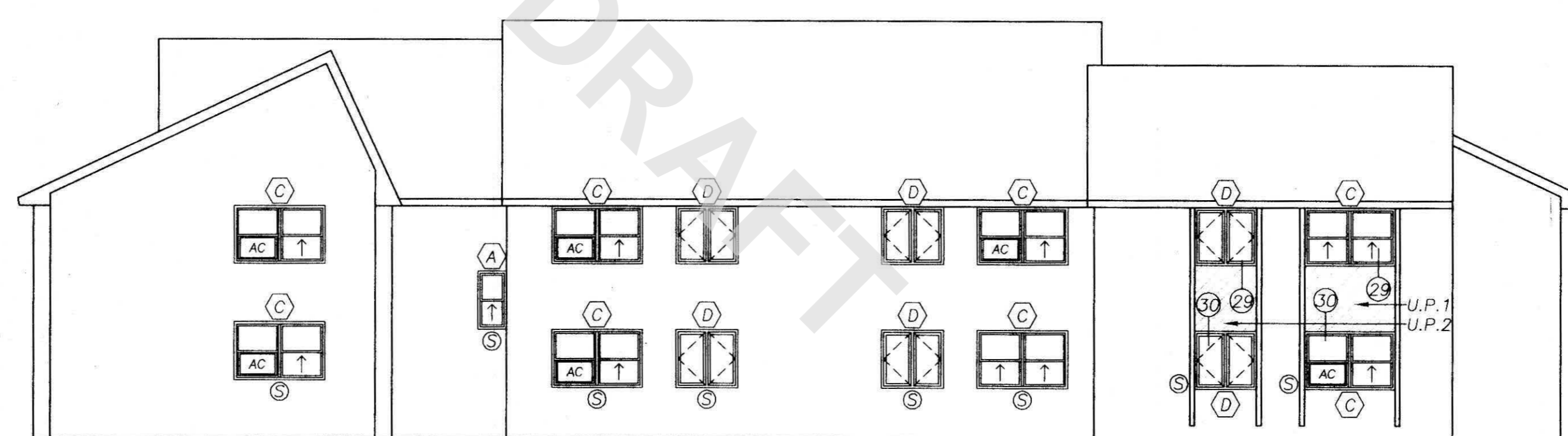
NORTH ELEVATION - BUILDING 3



EAST ELEVATION - BUILDING 3



SOUTH ELEVATION - BUILDING 3



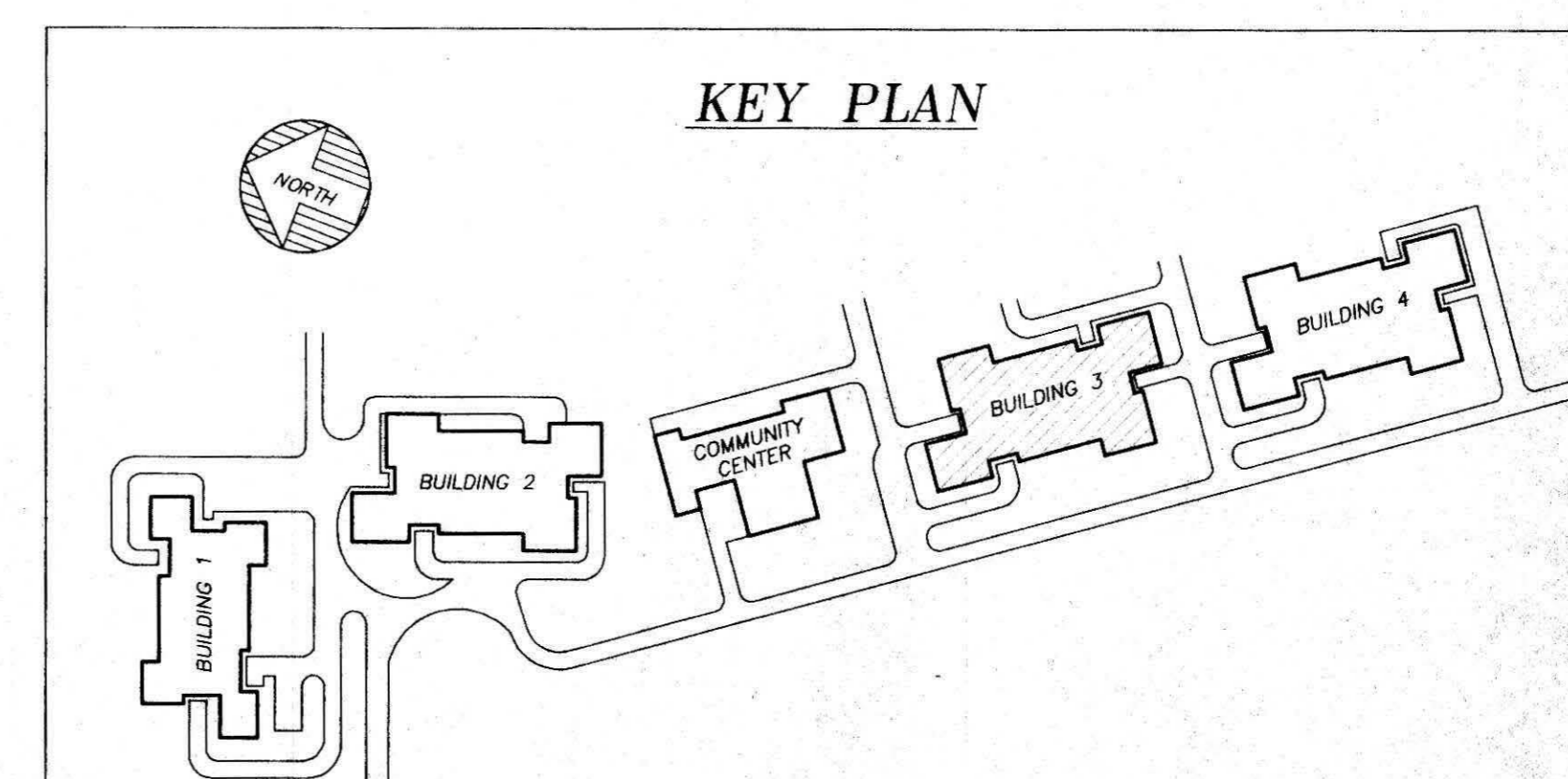
WEST ELEVATION - BUILDING 3

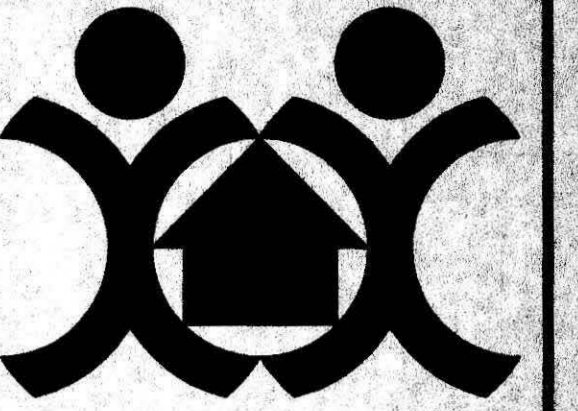
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- AIR CONDITIONING UNIT
- UNIT PRICE DESIGNATION





GROVELAND APARTMENTS
MATTAPAN
MASSACHUSETTS

VARIOUS ELDERLY
DEVELOPMENTS
WINDOW AND DOOR
REPLACEMENT

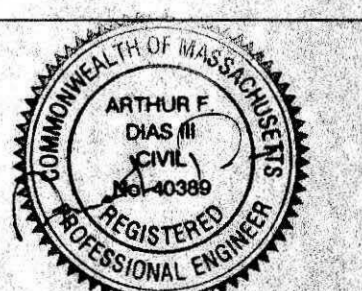
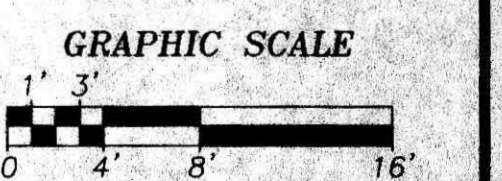
Boston Housing Authority
Capital Design and
Construction

Drawing Title:
BUILDING FOUR
ELEVATIONS

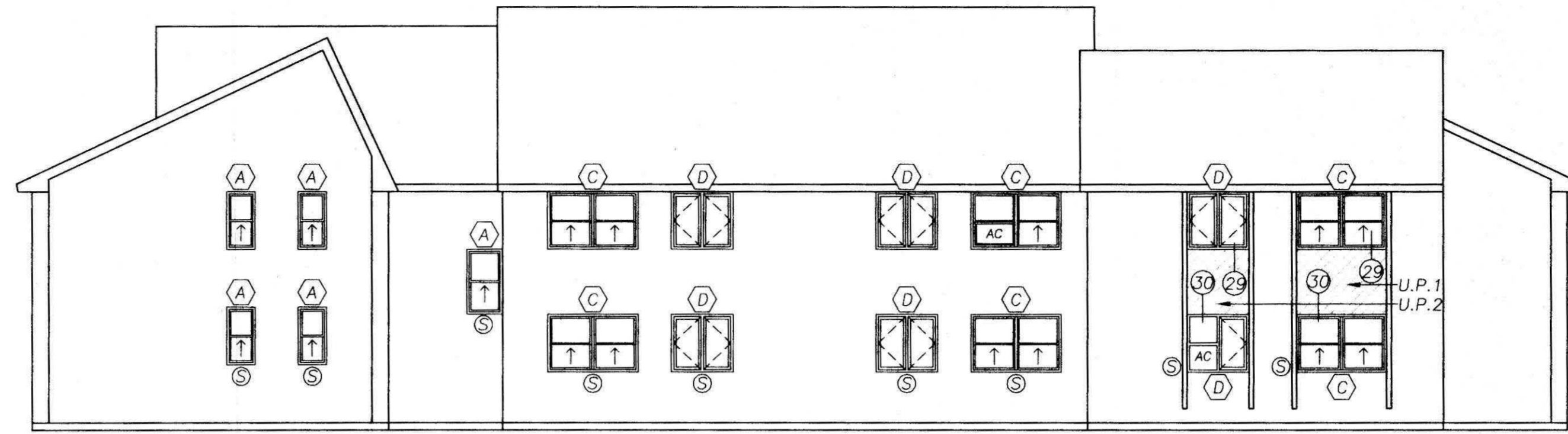
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Date:
11/16/98

Cadd File:
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Project No.
BHA 98-081
Drawing No.
A-4
Job No.
807490



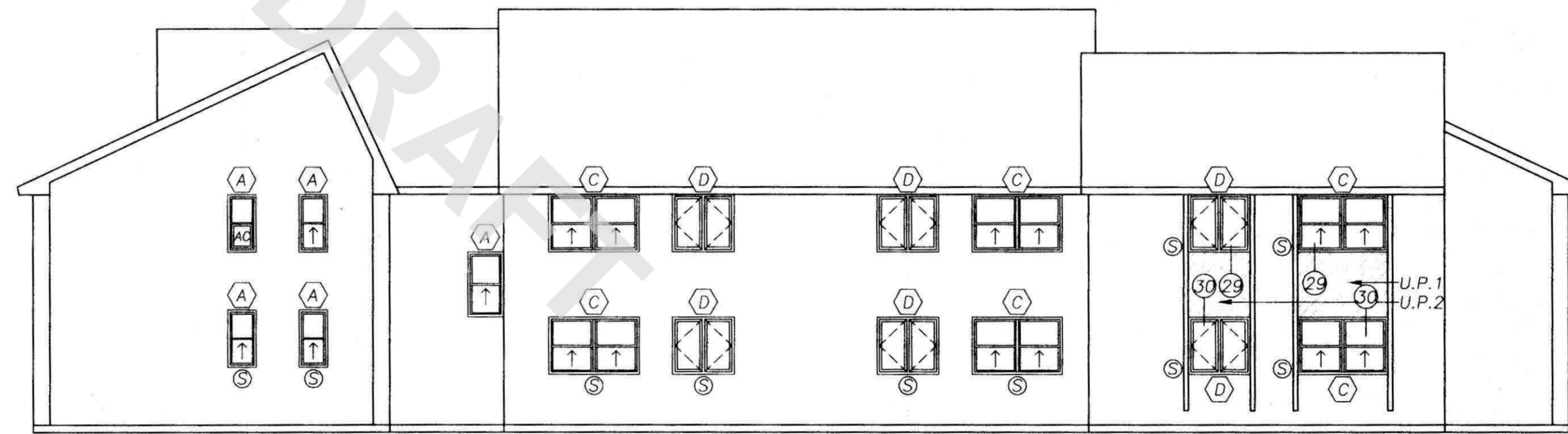
NORTH ELEVATION - BUILDING 4



EAST ELEVATION - BUILDING 4



SOUTH ELEVATION - BUILDING 4



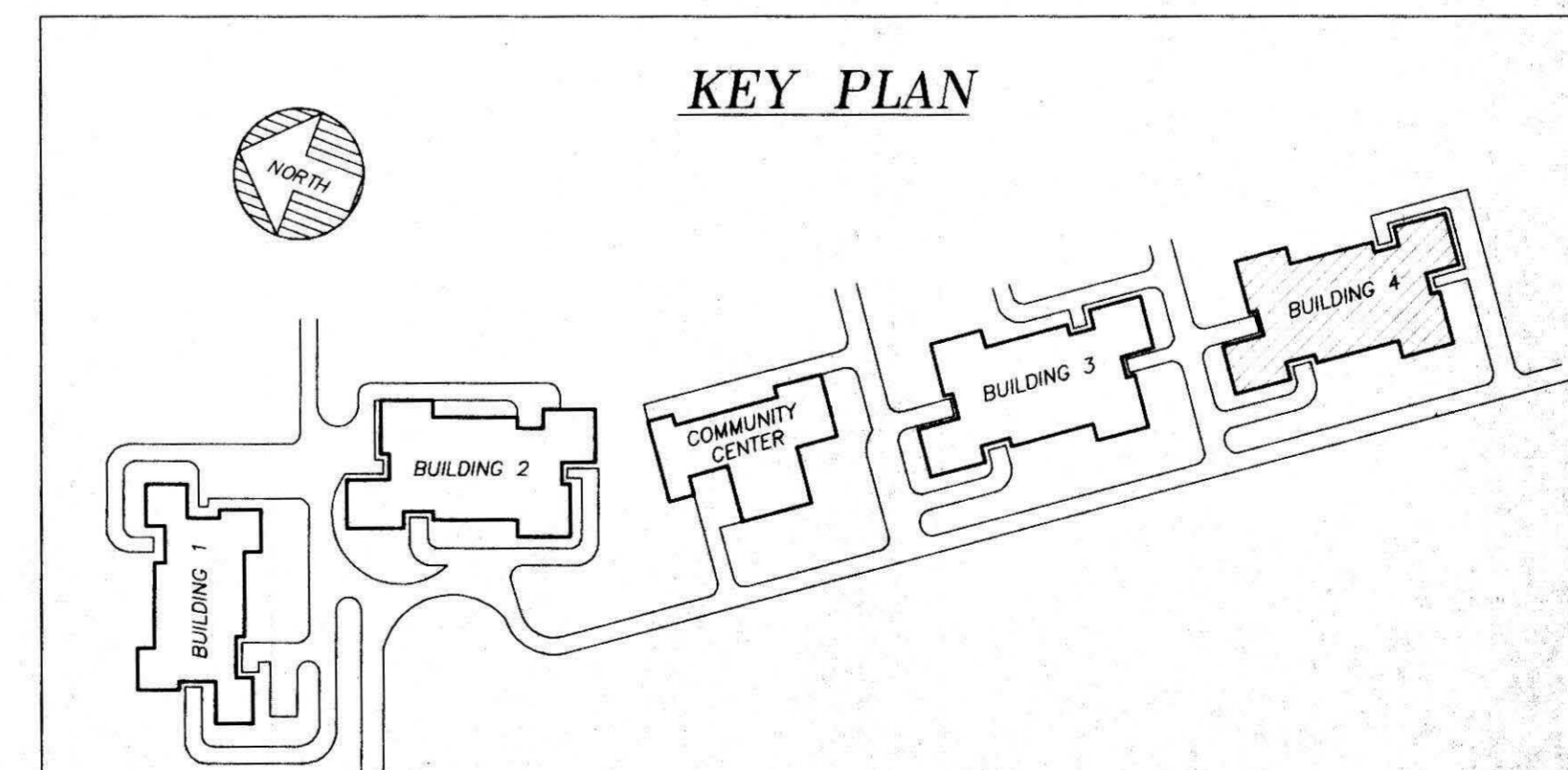
WEST ELEVATION - BUILDING 4

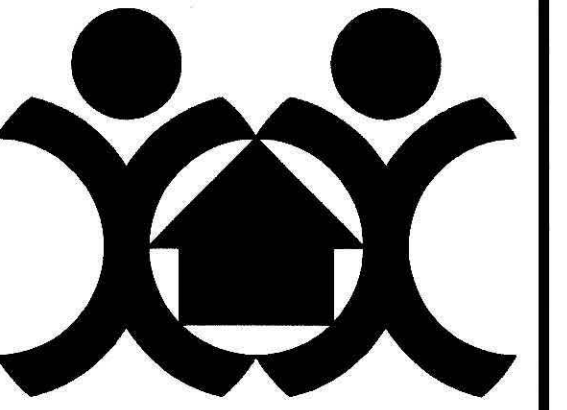
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LEGEND

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- INSULATED PANEL
- AIR CONDITIONING UNIT
- U.P.# - UNIT PRICE DESIGNATION





GROVELAND APARTMENTS
MATTAPAN
MASSACHUSETTS

VARIOUS ELDERLY DEVELOPMENTS
WINDOW AND DOOR REPLACEMENT

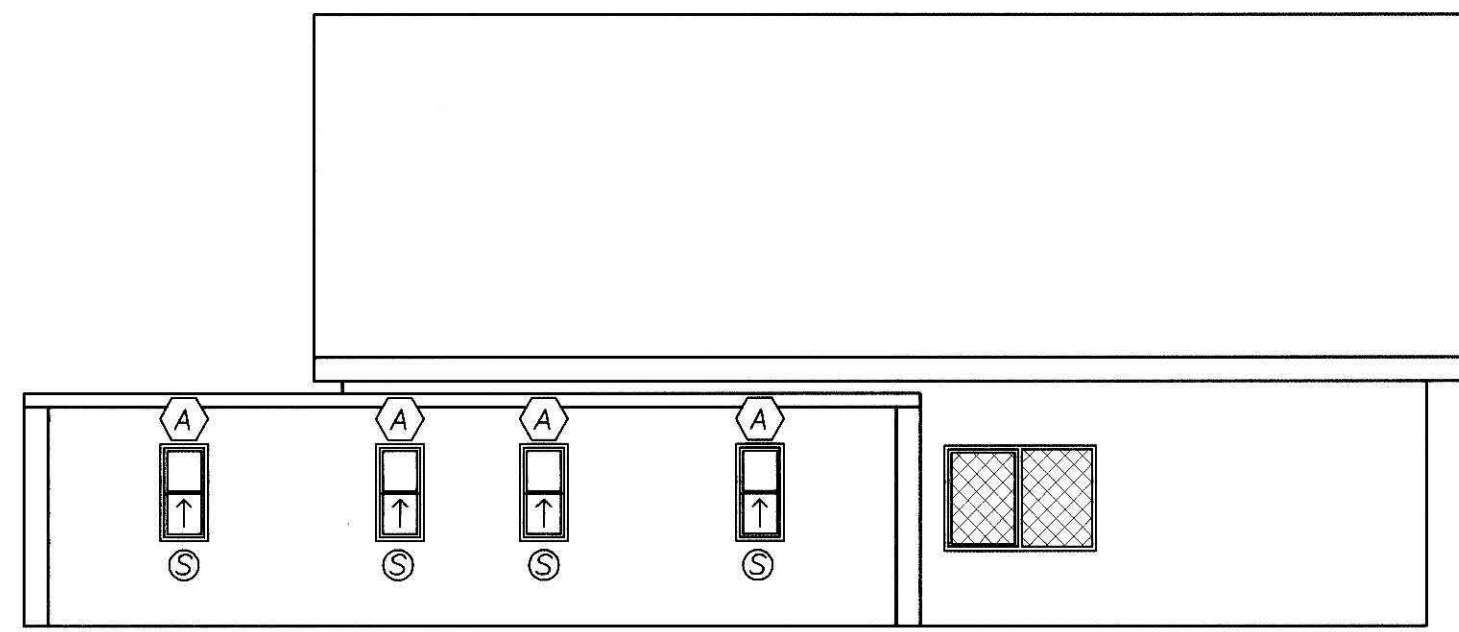
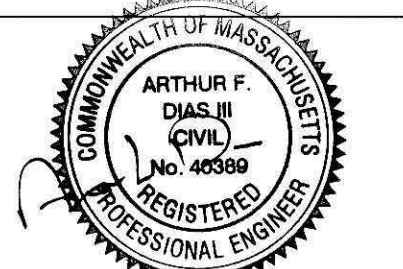
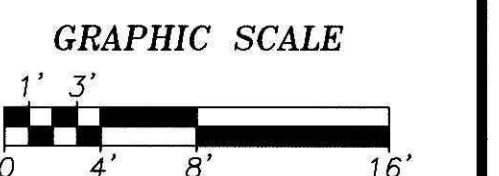
Boston Housing Authority
Capital Design and Construction

Drawing Title:
COMMUNITY CENTER ELEVATIONS

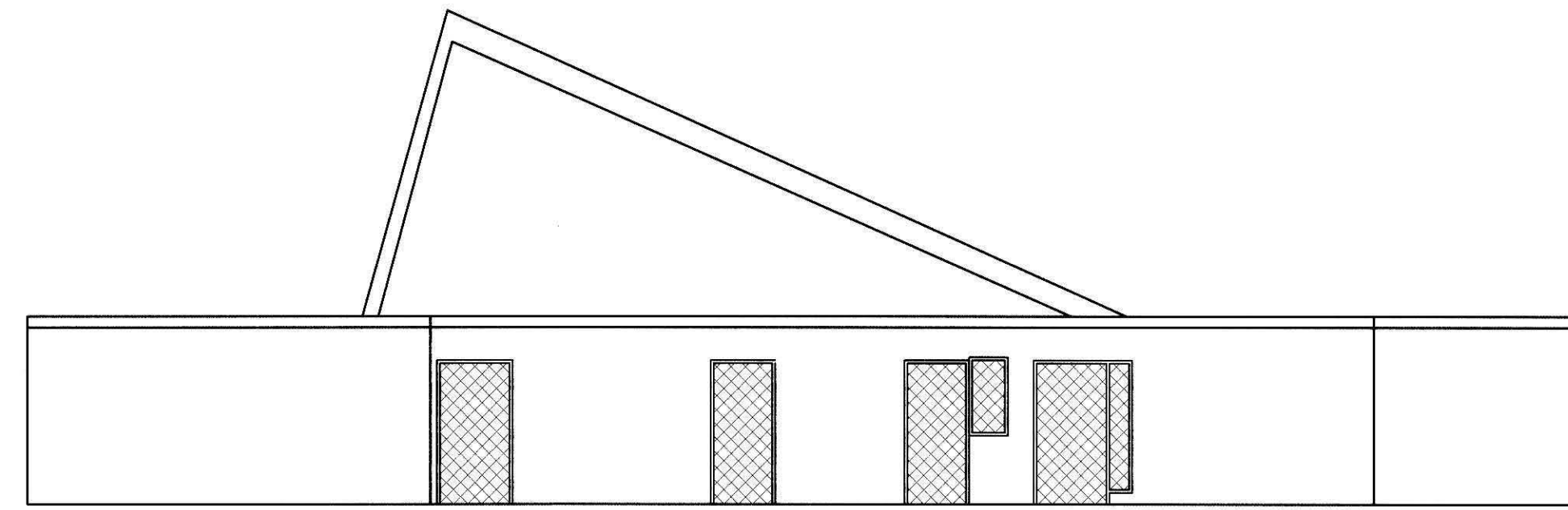
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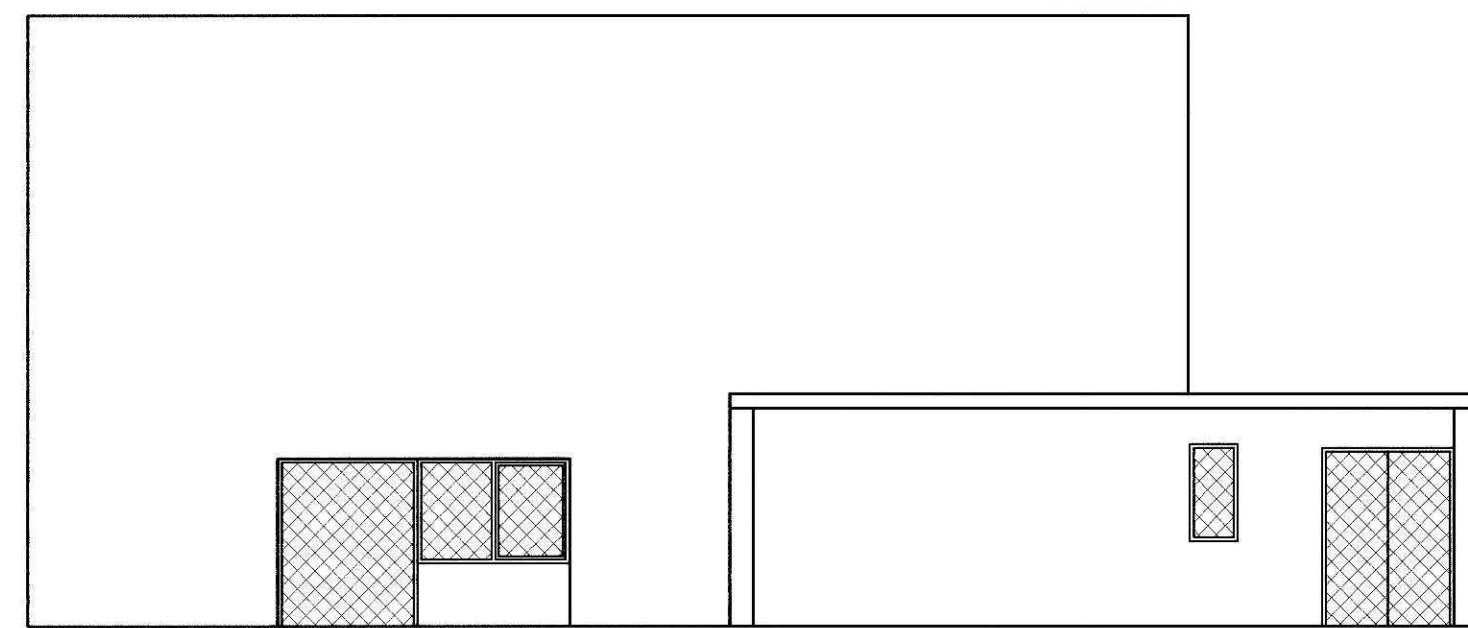
Project No. BHA 98-081	Drawing No. A-5
Job No. 807490	



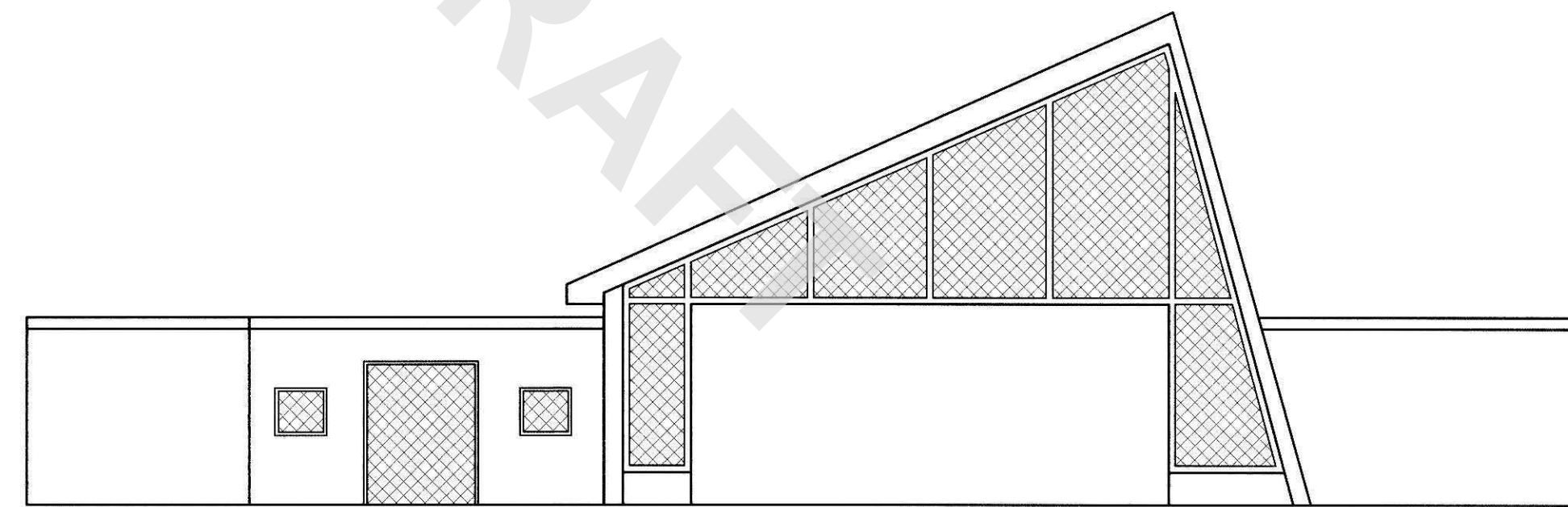
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

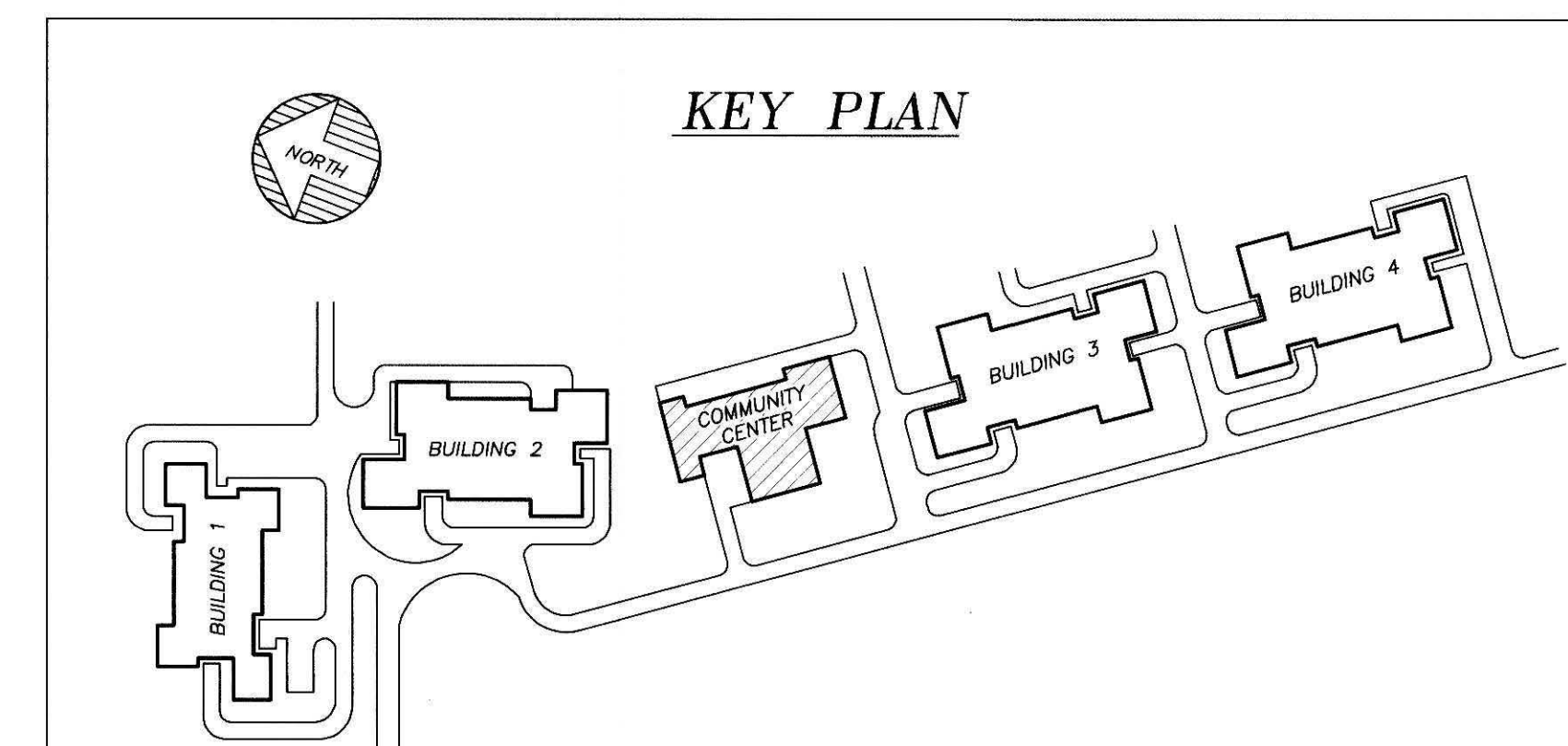
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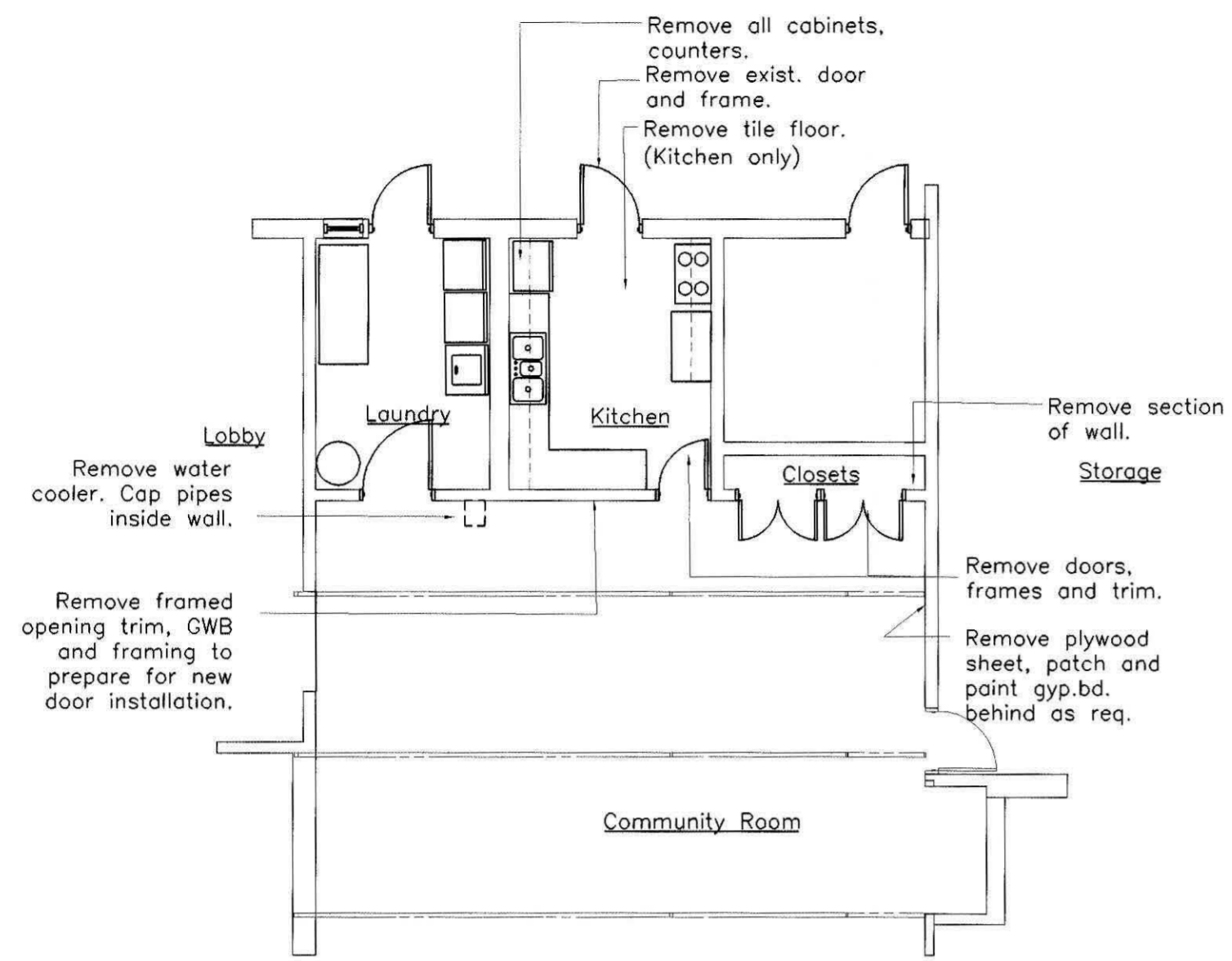
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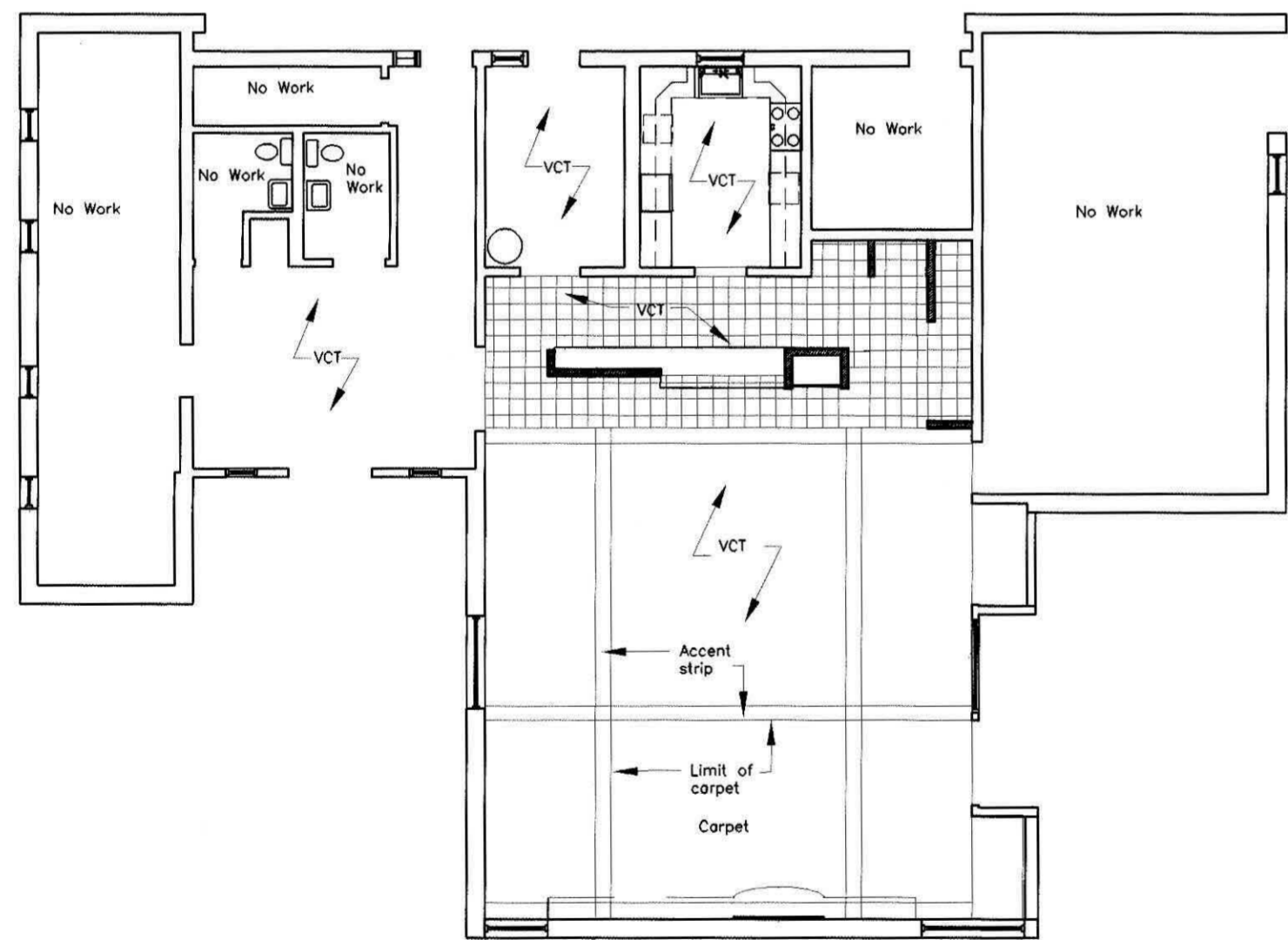
LEGEND

- NOT IN CONTRACT
- WINDOW OPENING WITH EXISTING SECURITY SCREENS TO BE REINSTALLED AFTER WINDOW REPLACEMENT
- WINDOW TYPE INDICATOR
- U.P.# - UNIT PRICE DESIGNATION

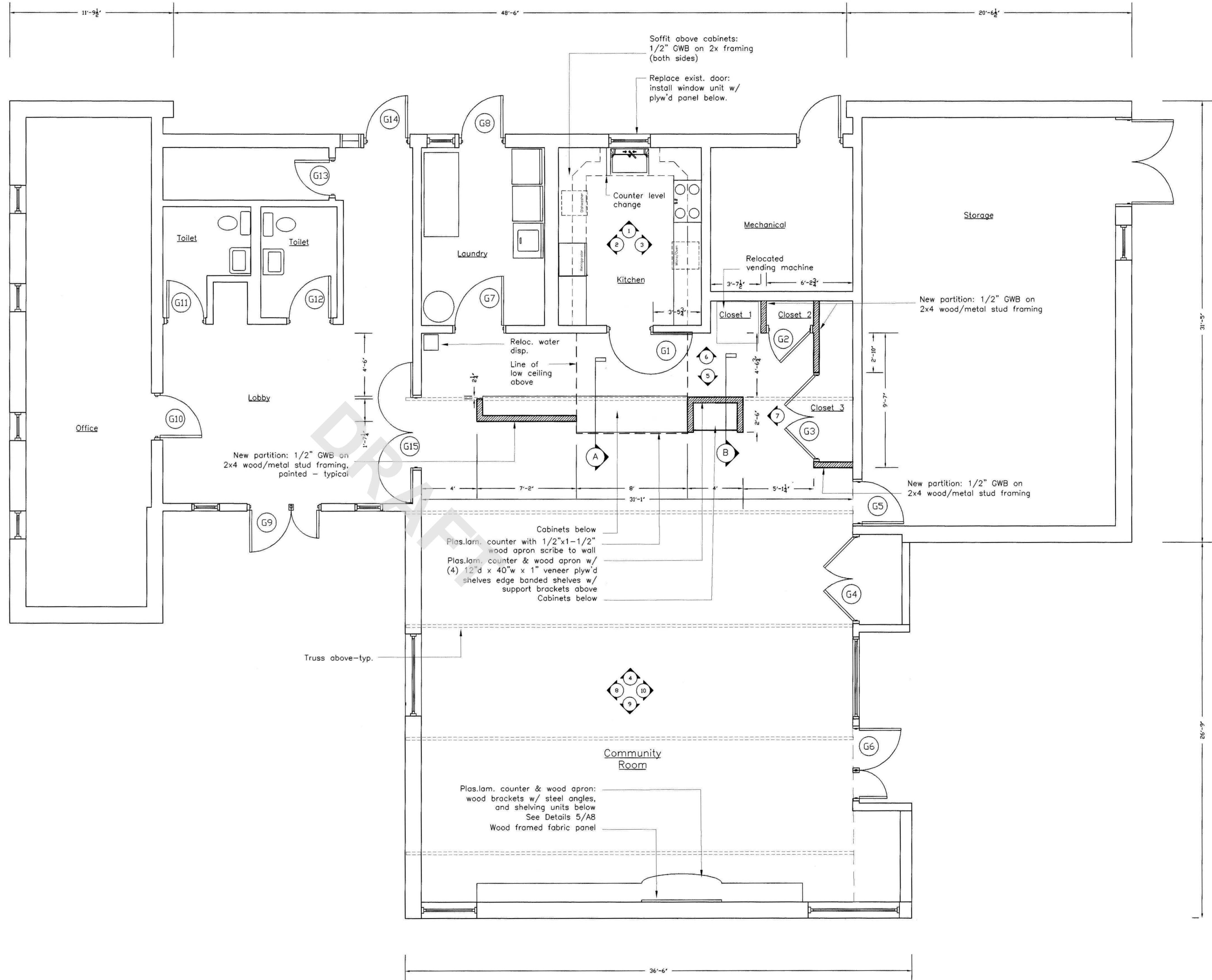




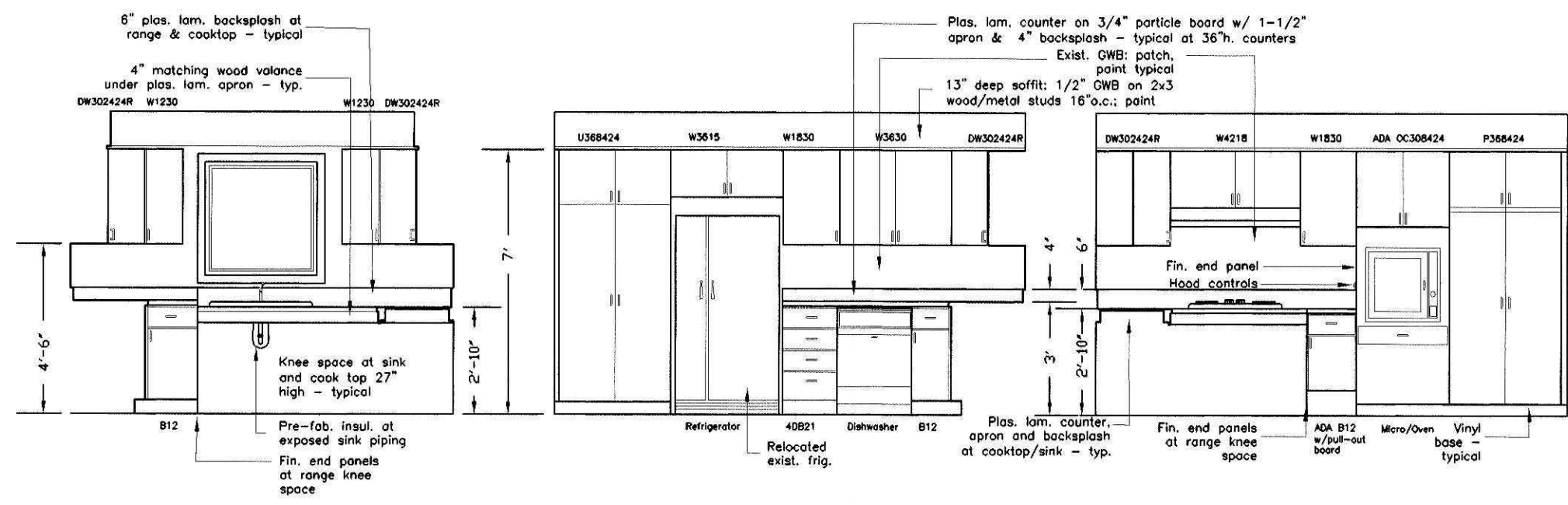
1 EXISTING & DEMOLITION PLAN
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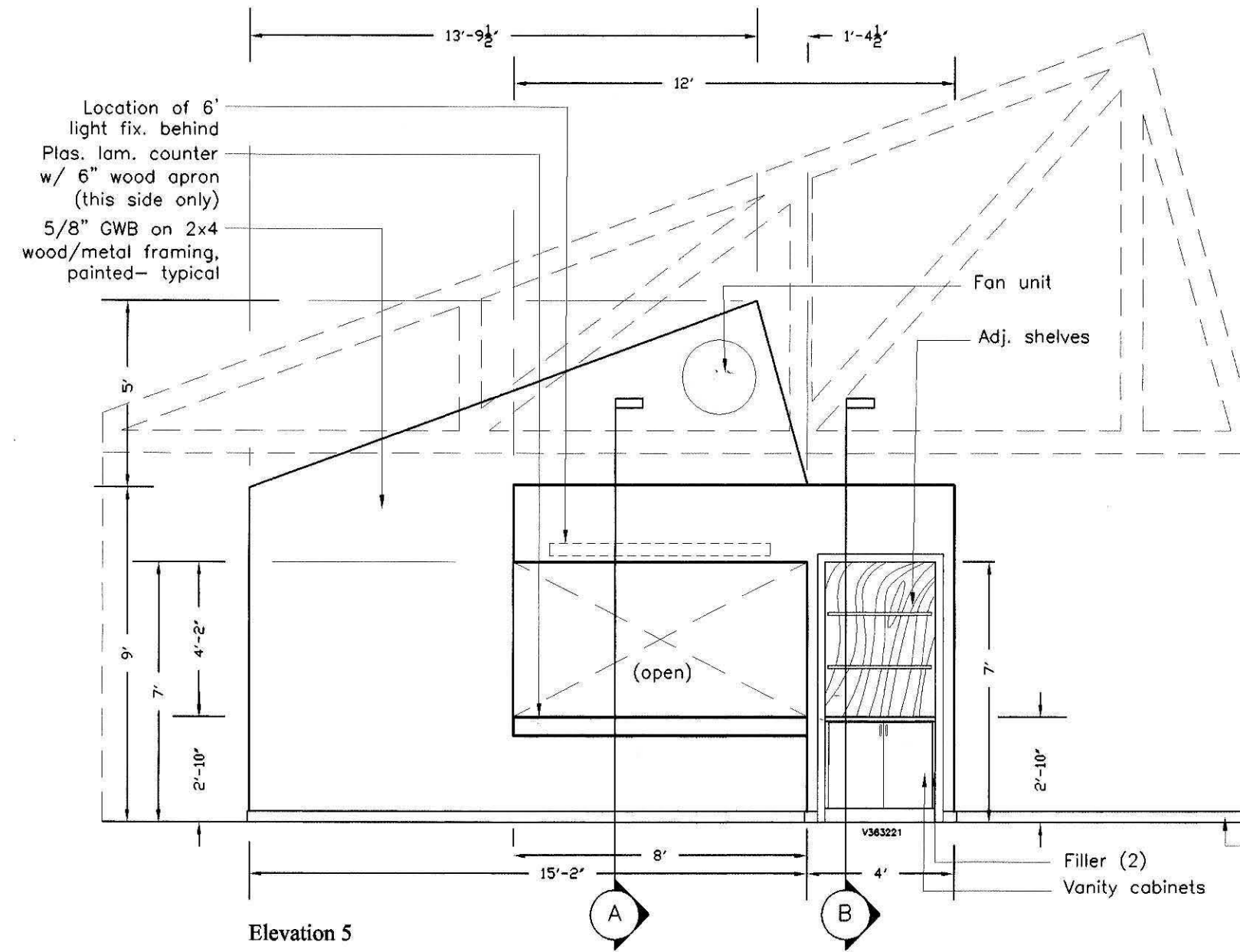
2 FLOOR CARPET & TILE PATTERN PLAN
Scale: 3/16"=1'-0"



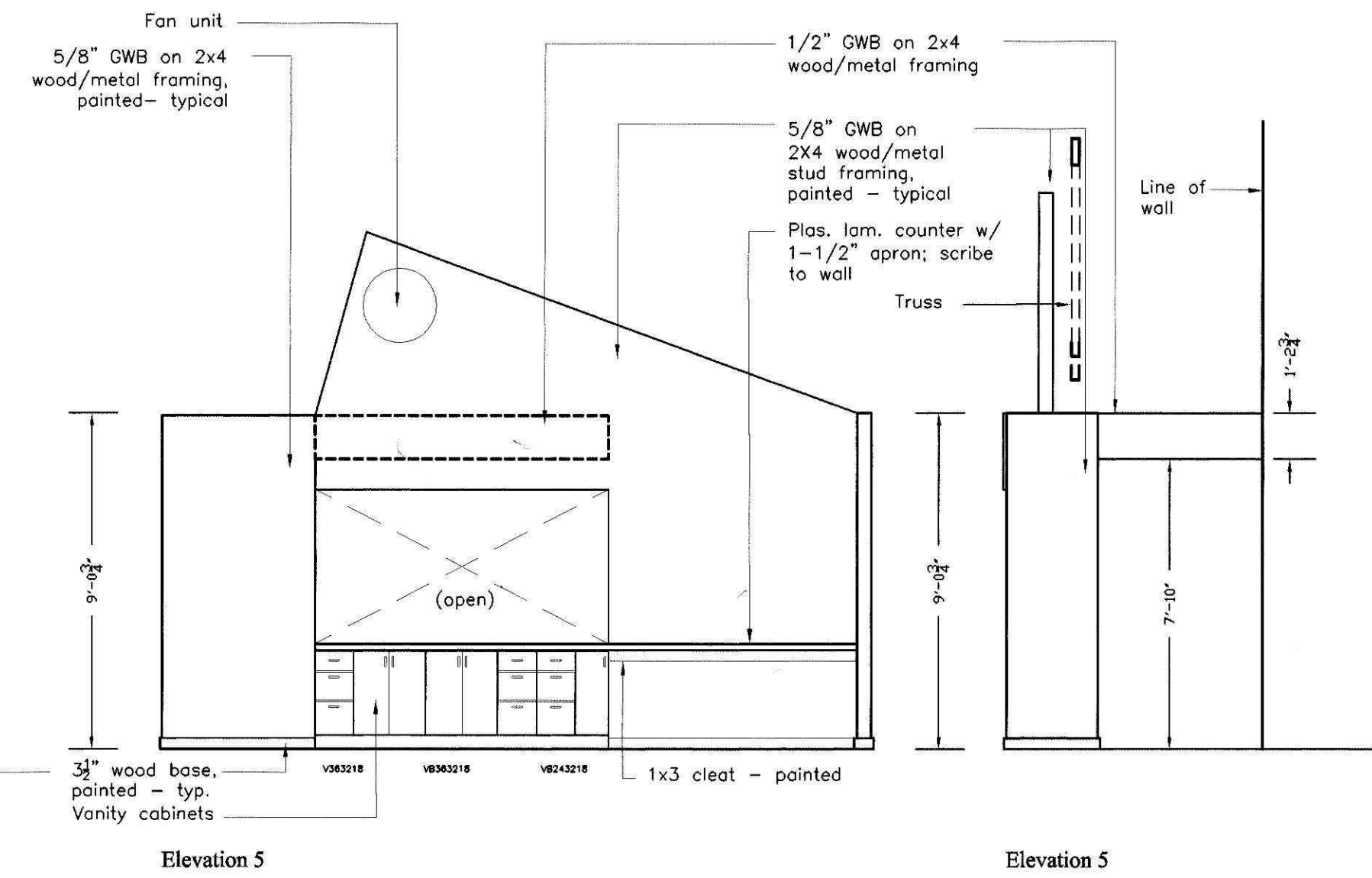
3 FLOOR PLAN
Scale: 1/4"=1'-0"



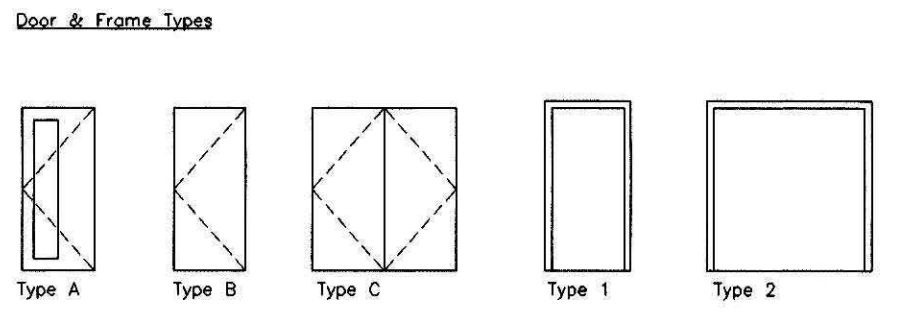
1 KITCHEN ELEVATIONS
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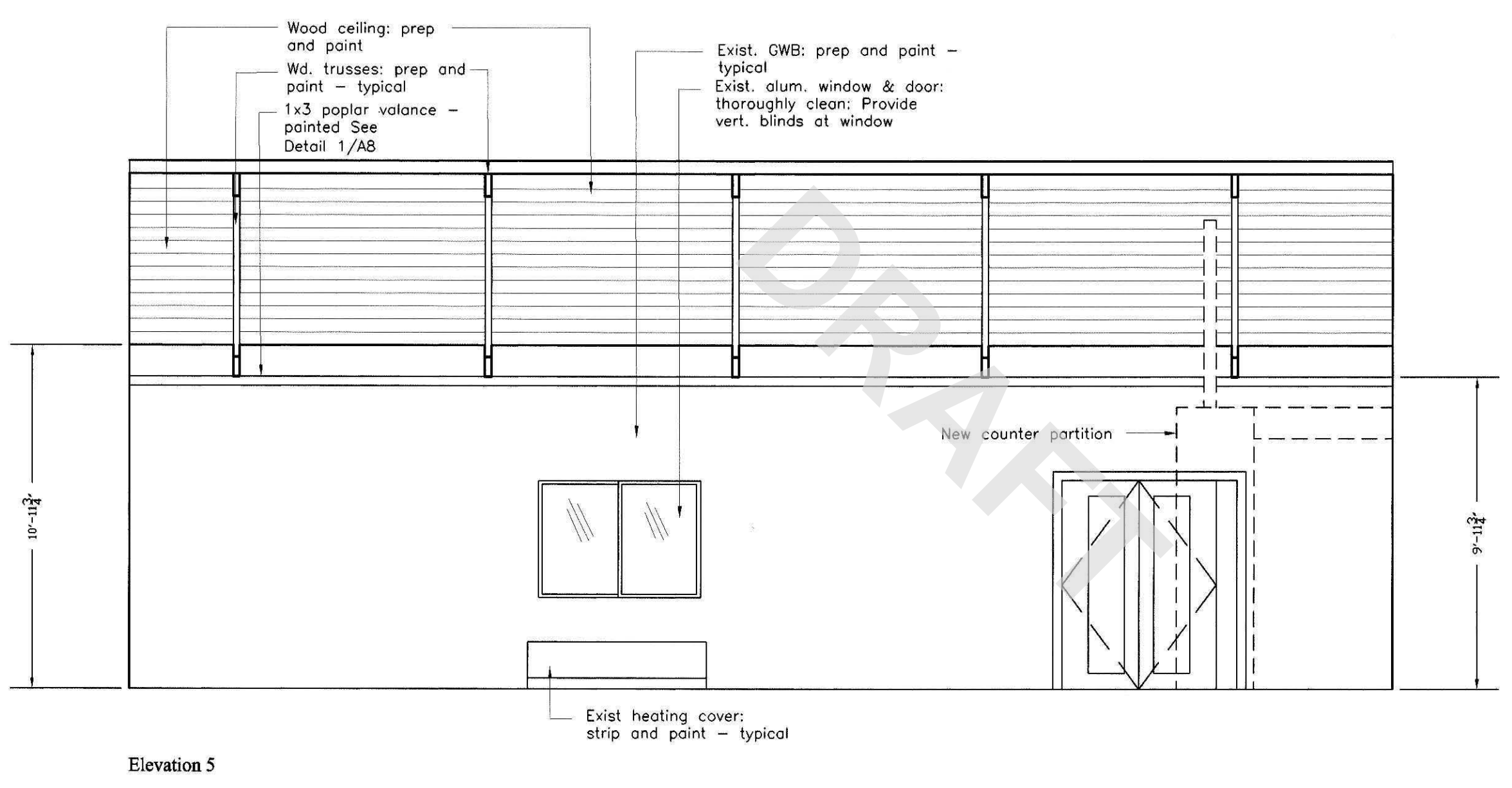
2 COUNTER WALL ELEVATIONS
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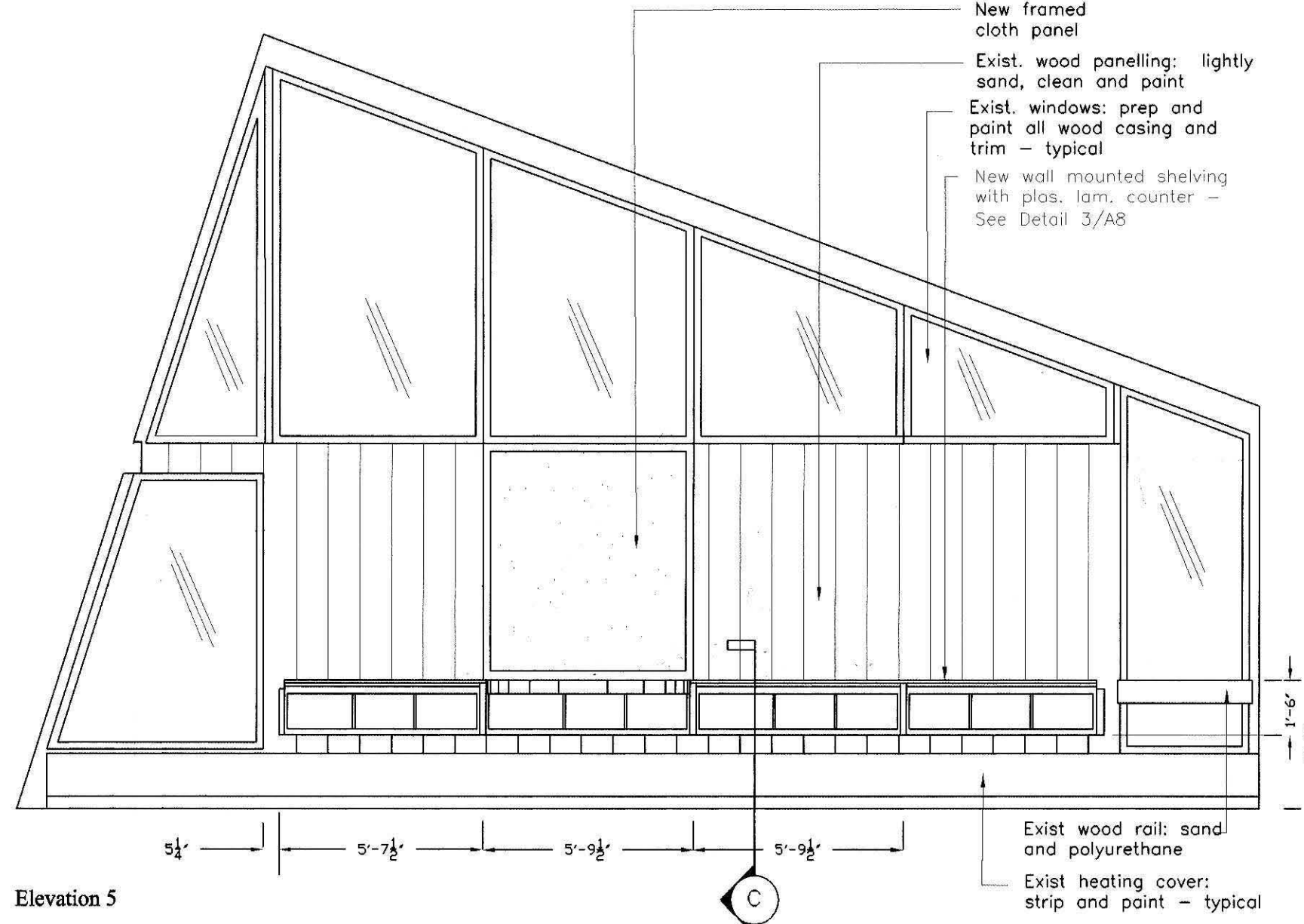
3 COUNTER WALL ELEVATIONS
Scale: 1/4"=1'-0"



3 DOOR & FRAME TYPES
Scale: NTS



4 COMMUNITY ROOM ELEVATIONS
Scale: 1/4"=1'-0"

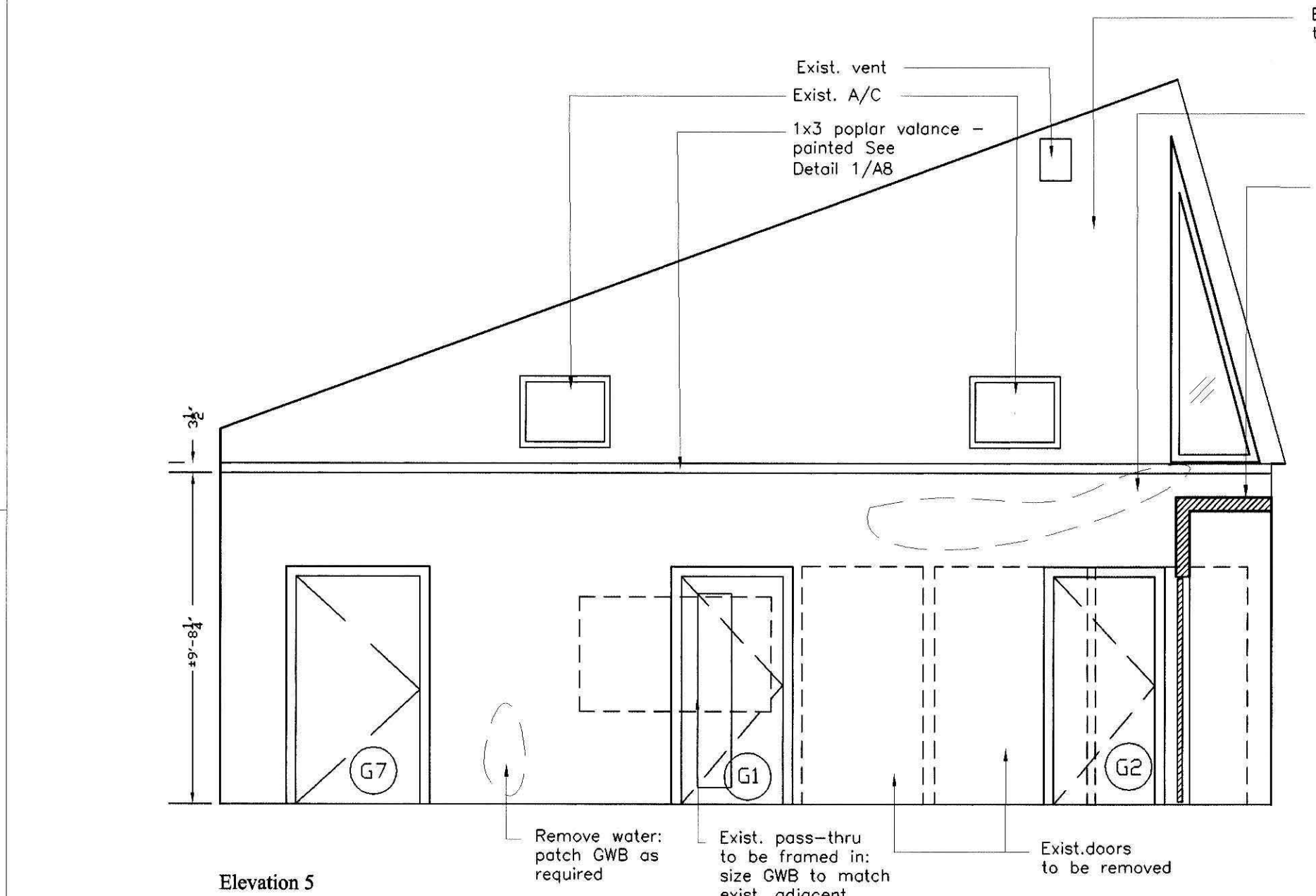


5 COMMUNITY ROOM ELEVATIONS
Scale: 1/4"=1'-0"

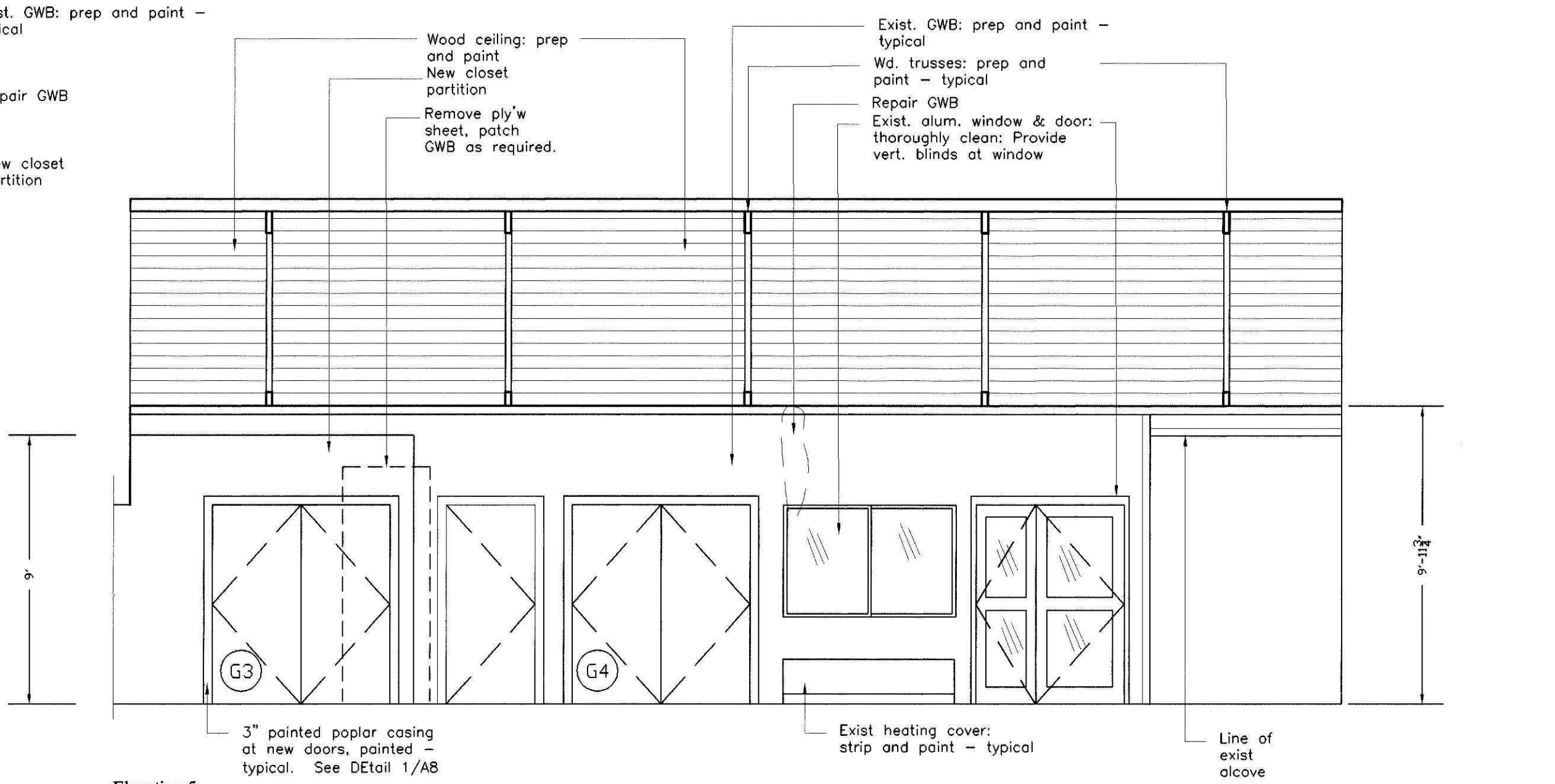
GENERAL NOTES

- Contractor shall verify all dimensions in the field.
- Unless labeled "existing", items designated are new work.
- Thoroughly clean all new and existing surfaces in the Contract Area at the completion of new work.
- Remove all curtain rods at windows in areas designated for work. Properly plug/patch holes and deliver removed items to owner.

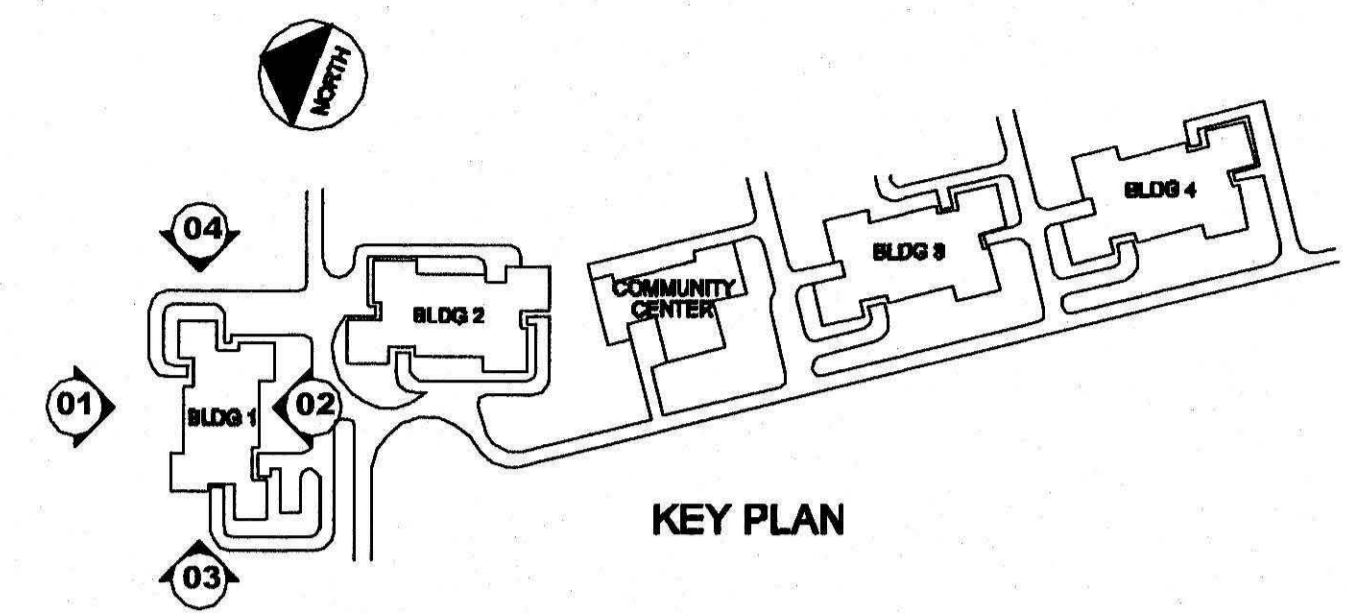
GENERAL NOTES



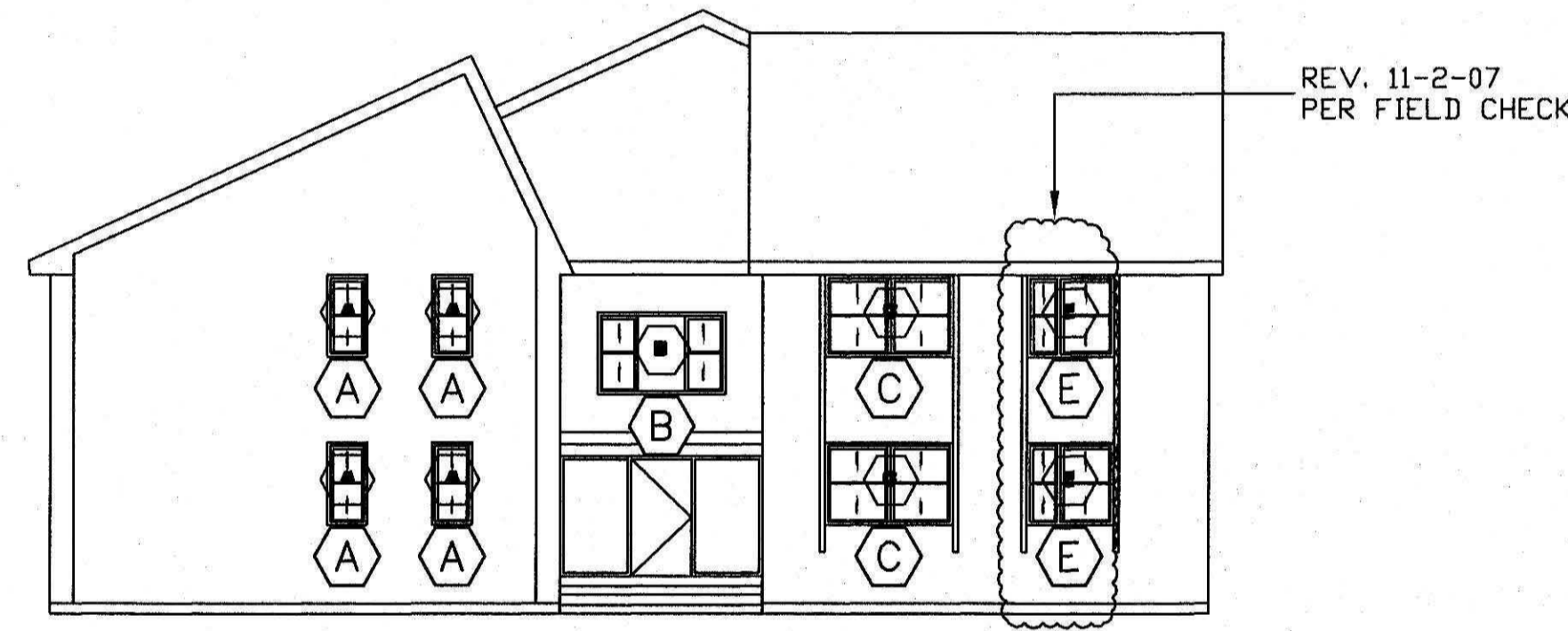
5 COMMUNITY ROOM ELEVATIONS
Scale: 1/4"=1'-0"



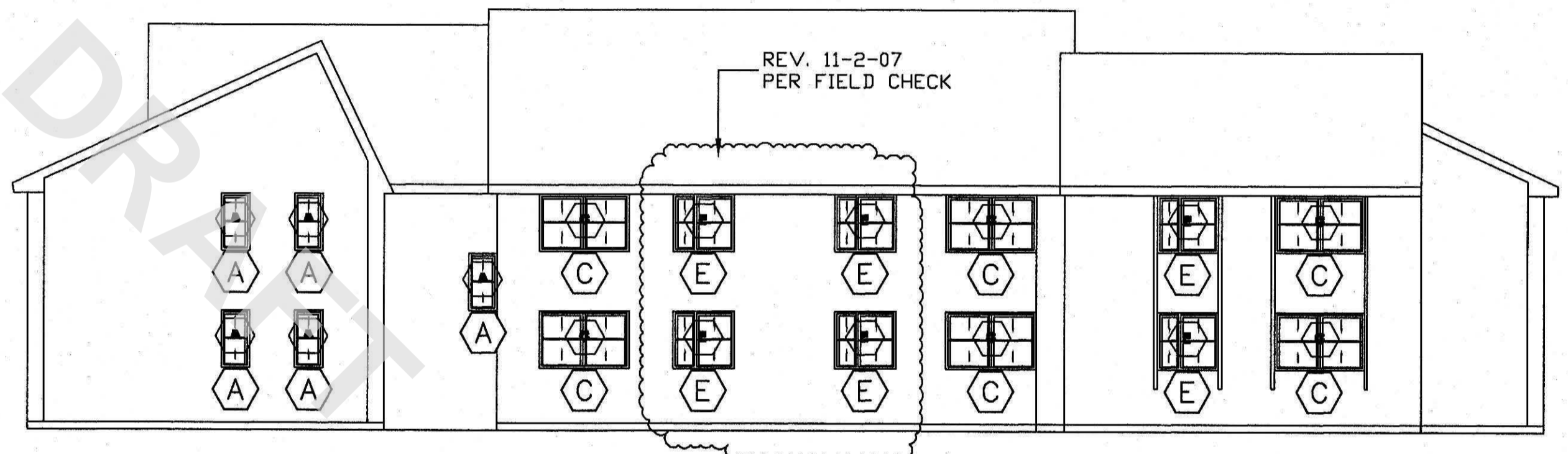
6 COMMUNITY ROOM ELEVATIONS
Scale: 1/4"=1'-0"



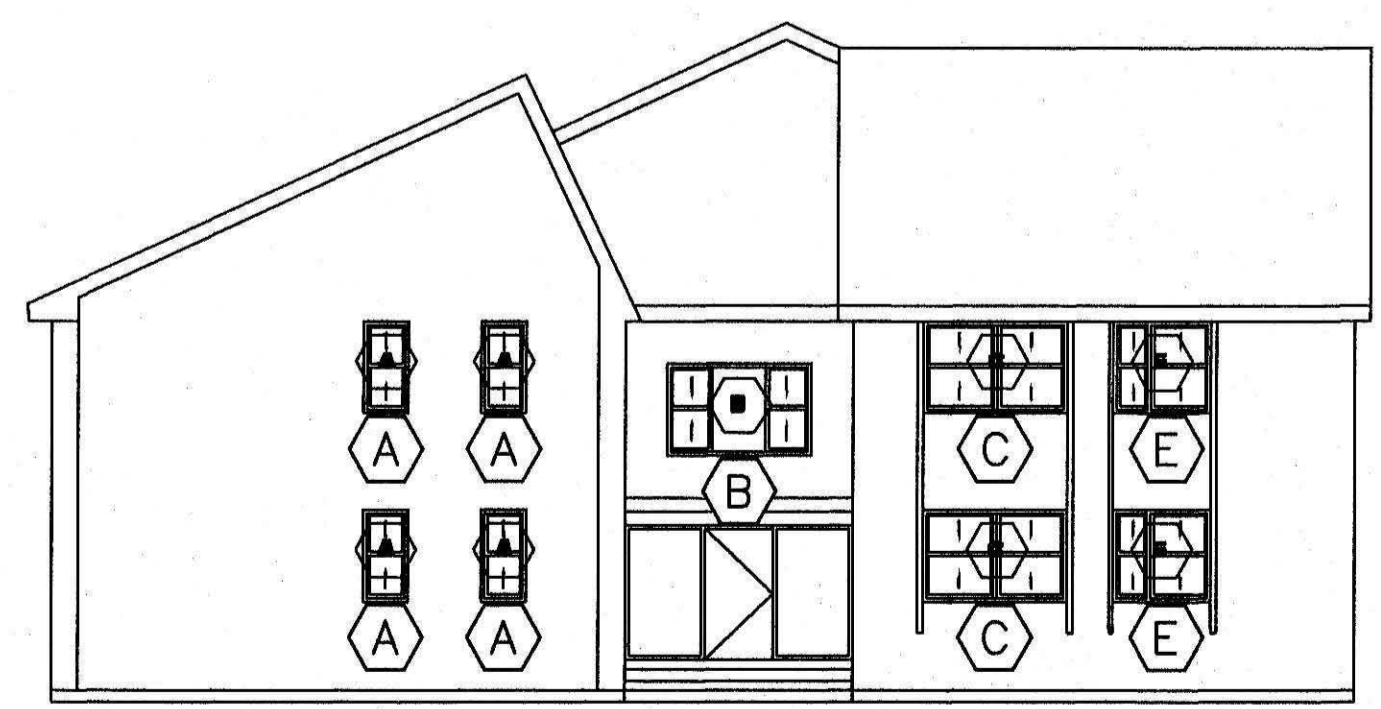
GROVELAND BUILDING 1



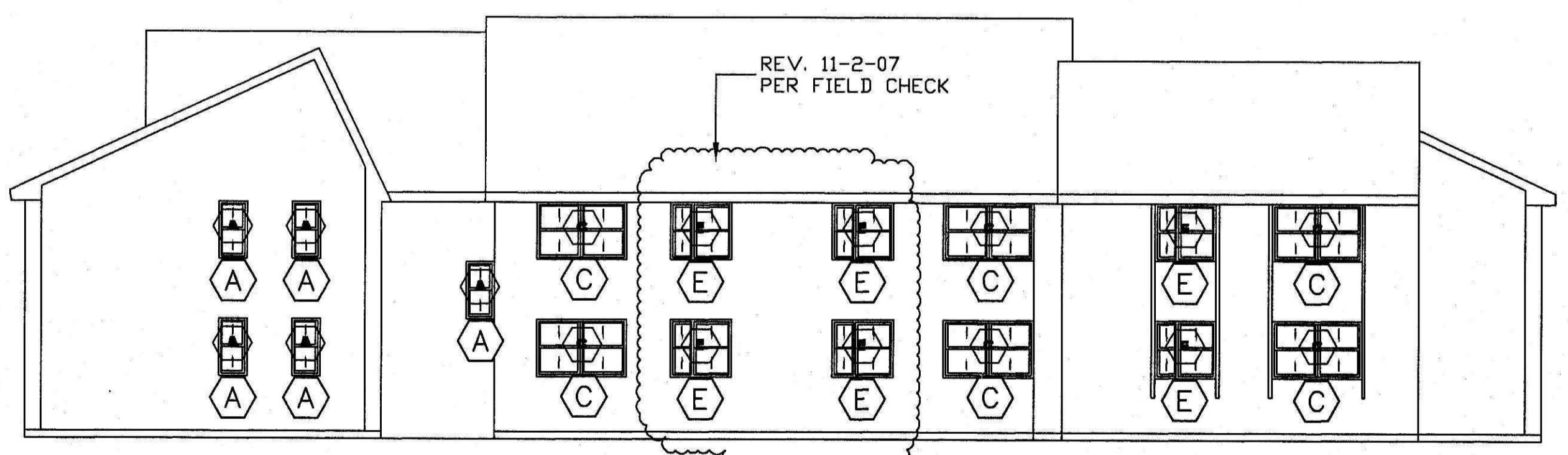
EAST ELEVATION 03



NORTH ELEVATION 01



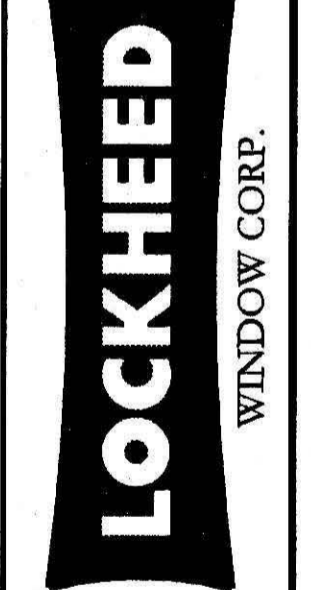
WEST ELEVATION 04



SOUTH ELEVATION 02

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 These drawings are for the exclusive use of Lockheed Window Corp. and are not to be used for any other purpose without the written consent of Lockheed Window Corp. per our contract. These drawings are not to be used by any other trades during construction. Any trades using these drawings for the coordination is at their own risk. Lockheed Window Corp. will not accept or consider any liability and/or charges for corrective work deemed necessary for any errors or omissions these drawings may contain.

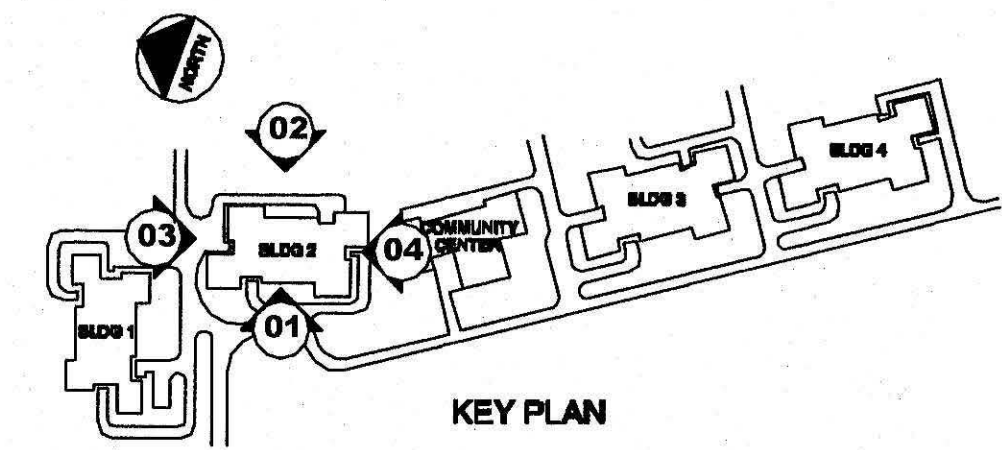
P.O. BOX 166
 ROUTE 100
 PASCOAG, RI 02859
 TEL: (401) 568-3061



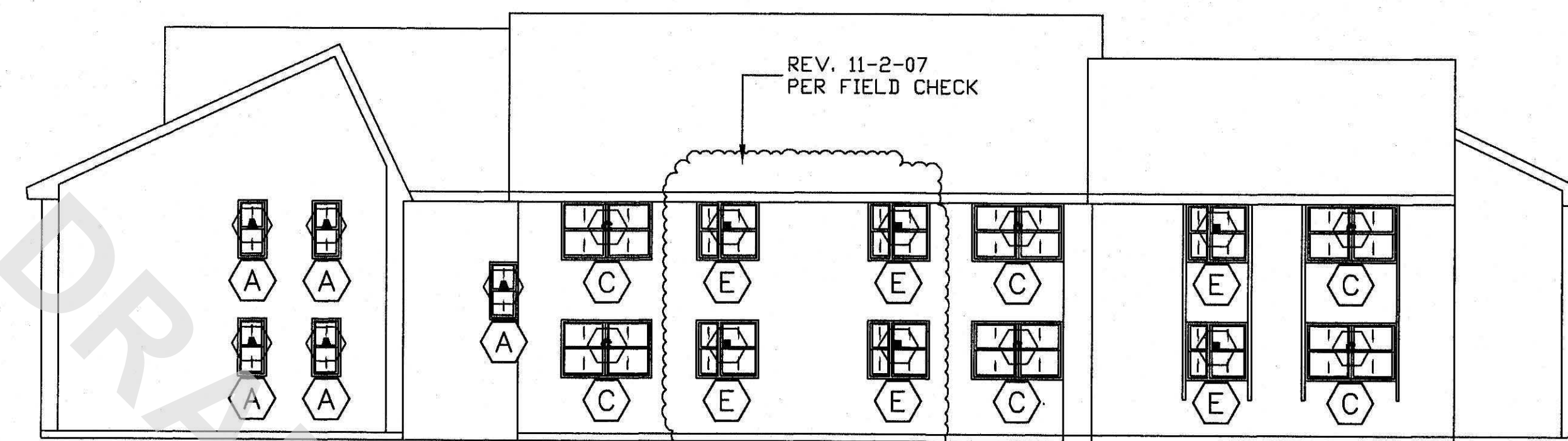
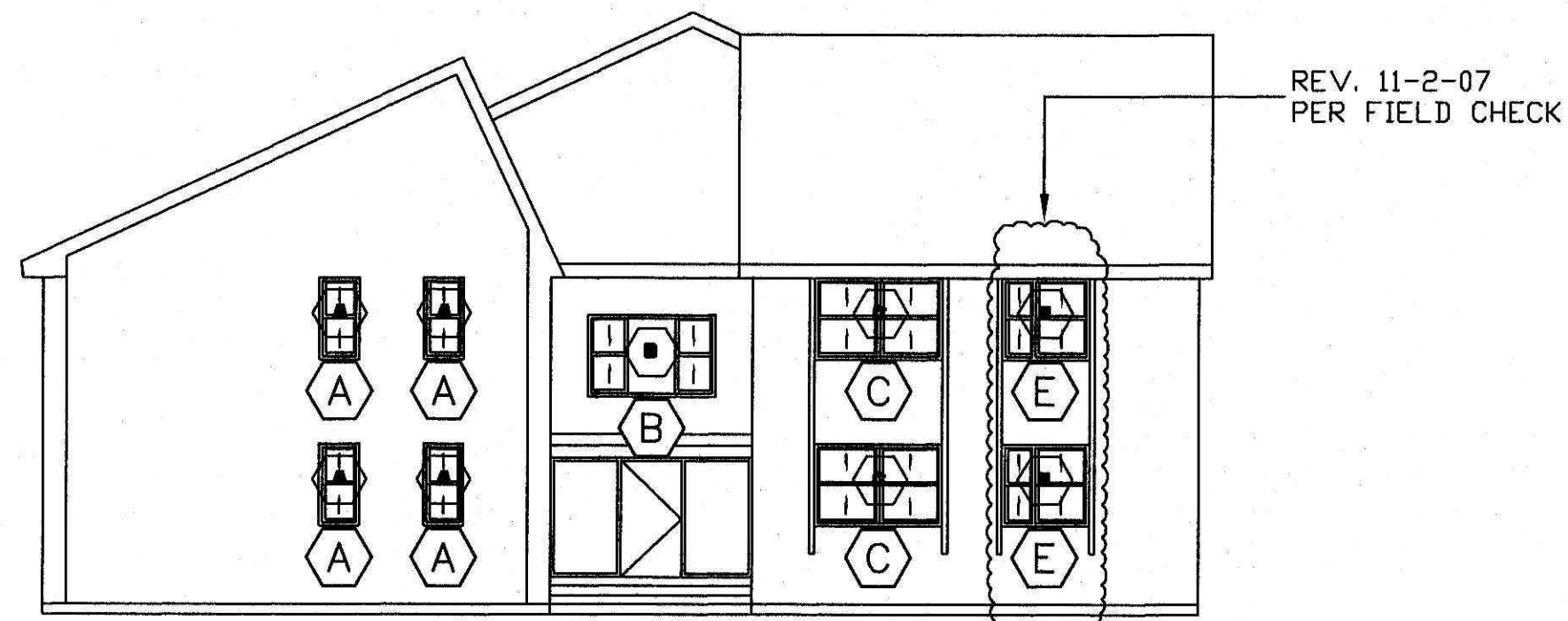
PROJECT: BOSTON HOUSING AUTHORITY
 FIVE ELDERLY DEVELOPMENTS
 ARCHITECT: JONES PAYNE
 GENERAL CONTRACTOR: LOCKHEED WINDOW CORP.

JOB NO.
800715
 DRAWN: DATE:
 M.F. 10/05/2007
 SCALE: N/A
 SHEET
BE6 OF BE9
 GROVELAND

REV	BY	DATE	DESCRIPTION
1	M.F.	10-29-07	REVISED PER INFO RECEIVED



GROVELAND BUILDING 2

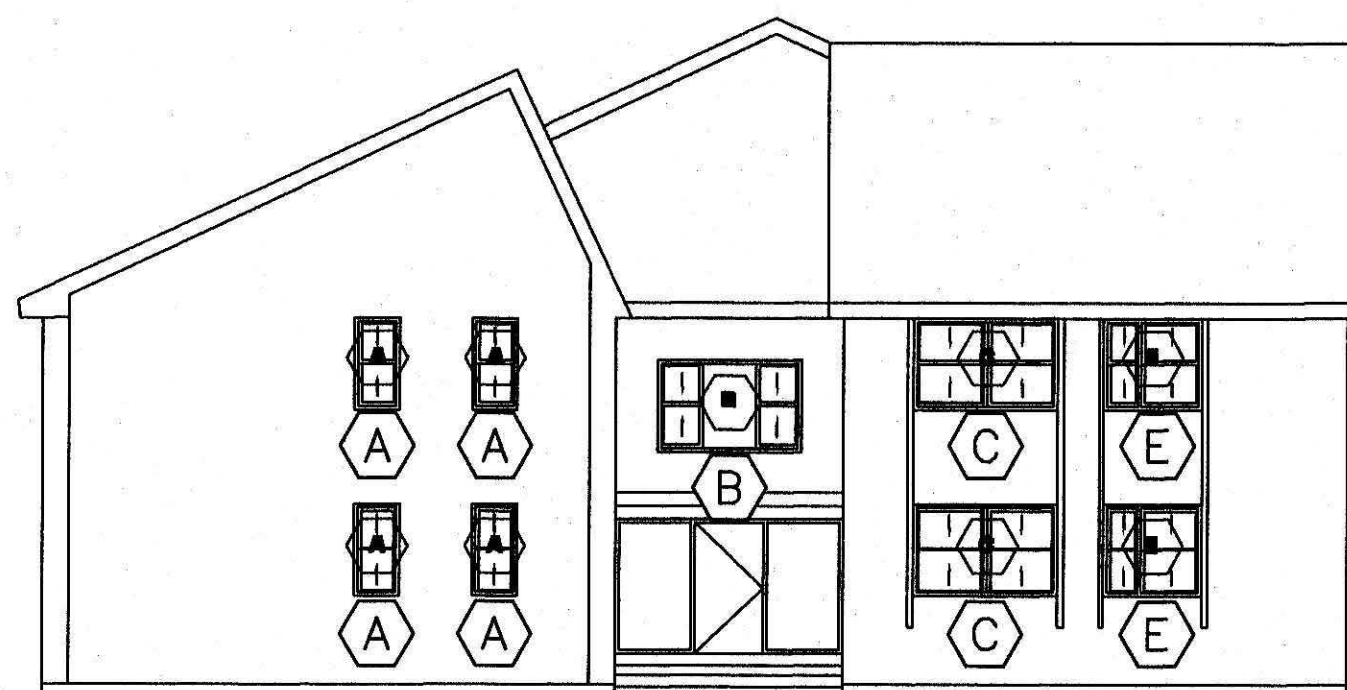


NORTH ELEVATION

03

EAST ELEVATION

01



SOUTH ELEVATION

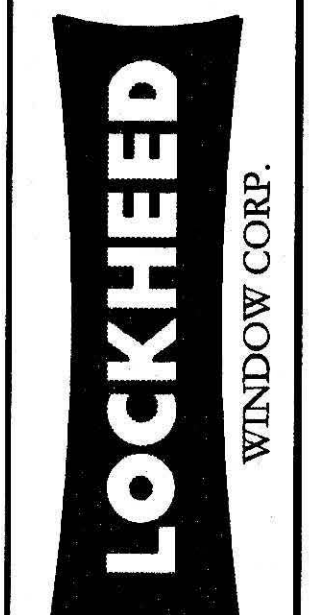
04

WEST ELEVATION

02

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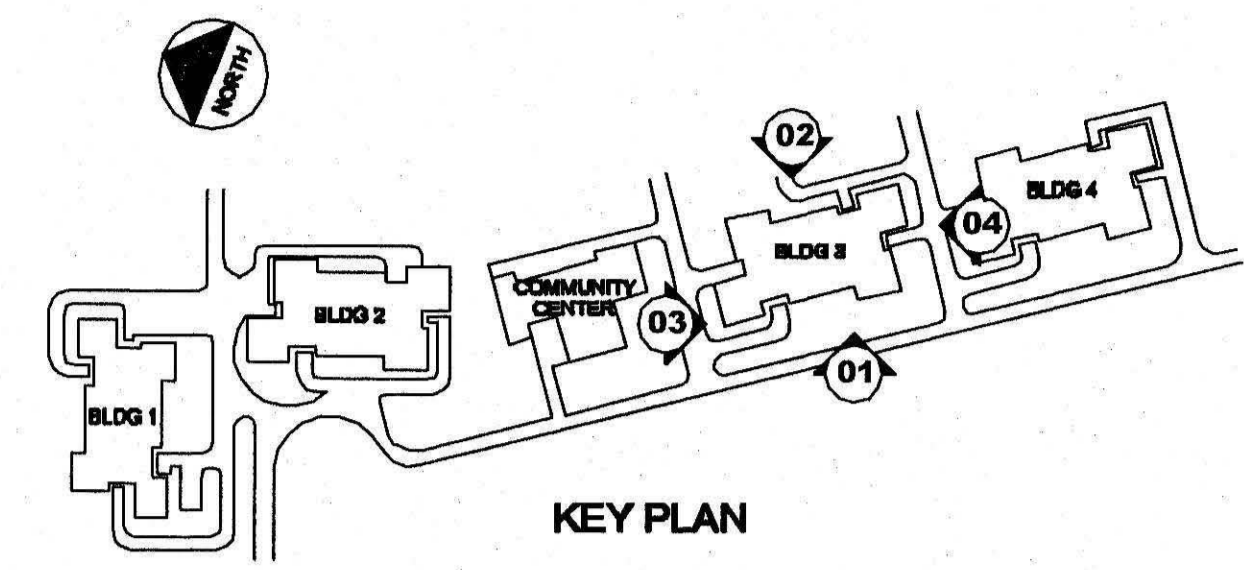
P.O. BOX 166
 ROUTE 100
 PASCOAG, RI 02859
 TEL: (401) 568-3061



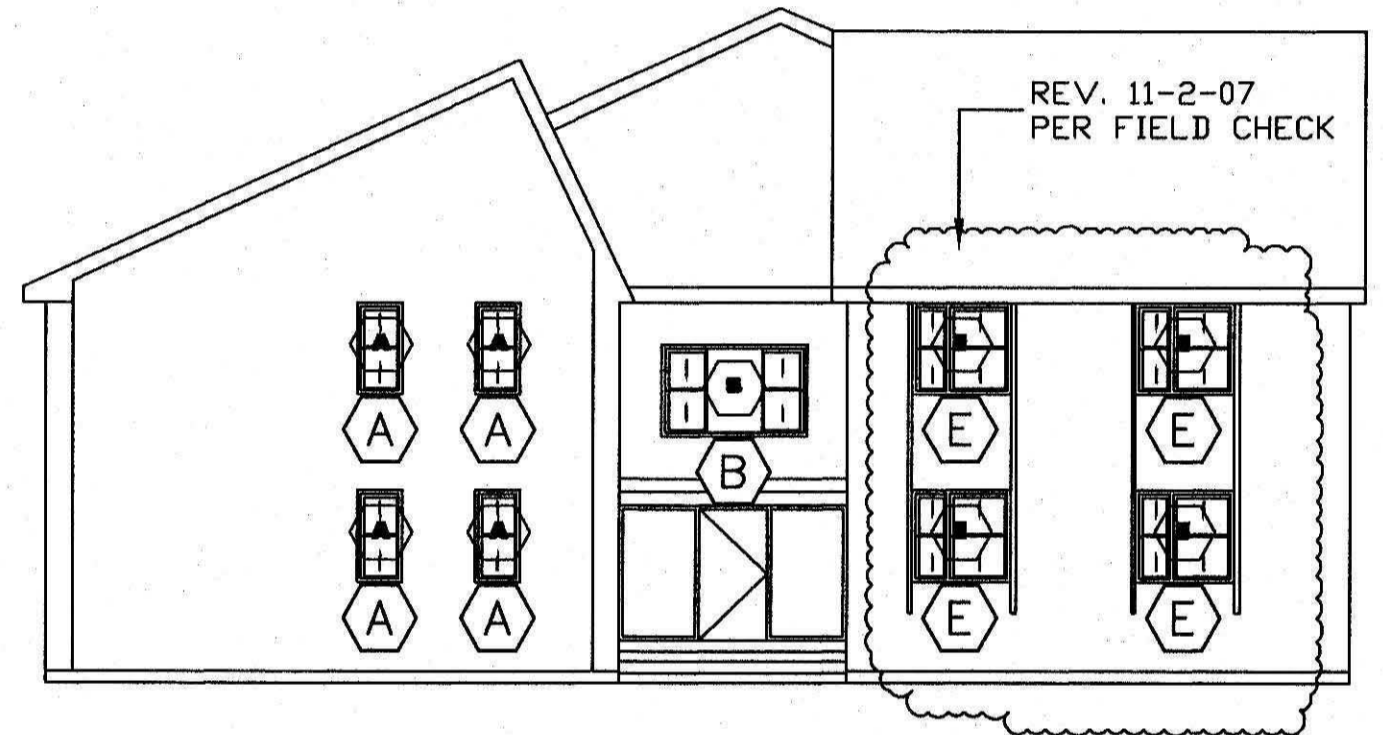
PROJECT: BOSTON HOUSING AUTHORITY
 FIVE ELDERLY DEVELOPMENTS
 ARCHITECT: JONES PAYNE
 GENERAL CONTRACTOR: LOCKHEED WINDOW CORP.

JOB NO.
800715
 DRAWN: DATE:
 M.F. 10/05/2007
 SCALE: N/A
 SHEET
BE7 OF **BE9**
 GROVELAND

REV	BY	DATE	DESCRIPTION
1	M.F.	10-28-07	REVISED PER INFO RECEIVED

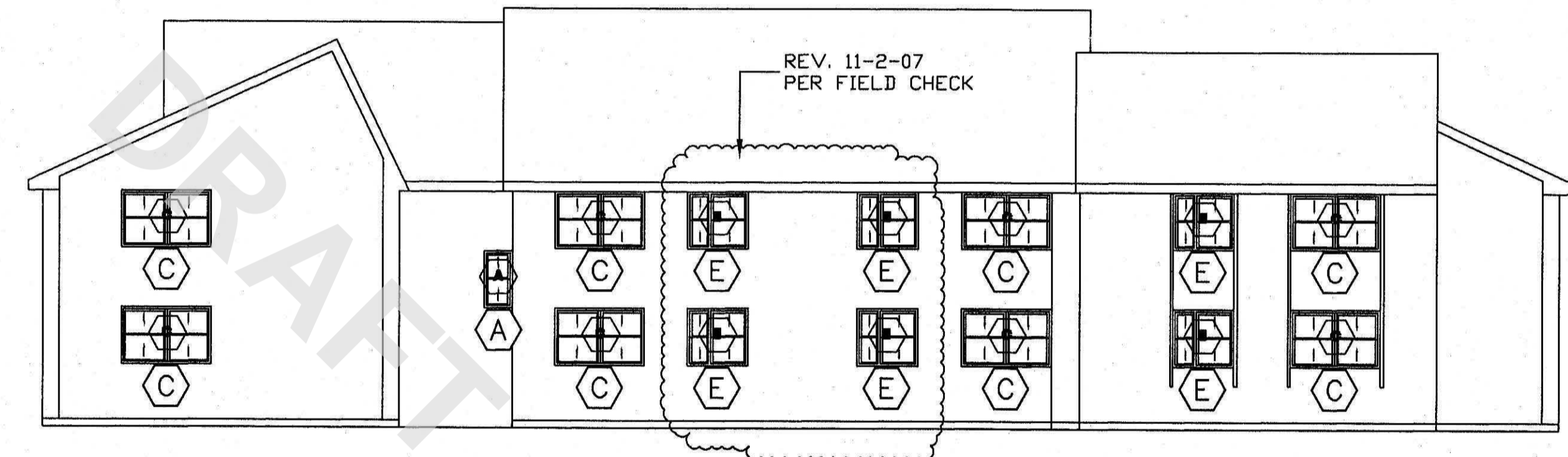


GROVELAND BUILDING 3



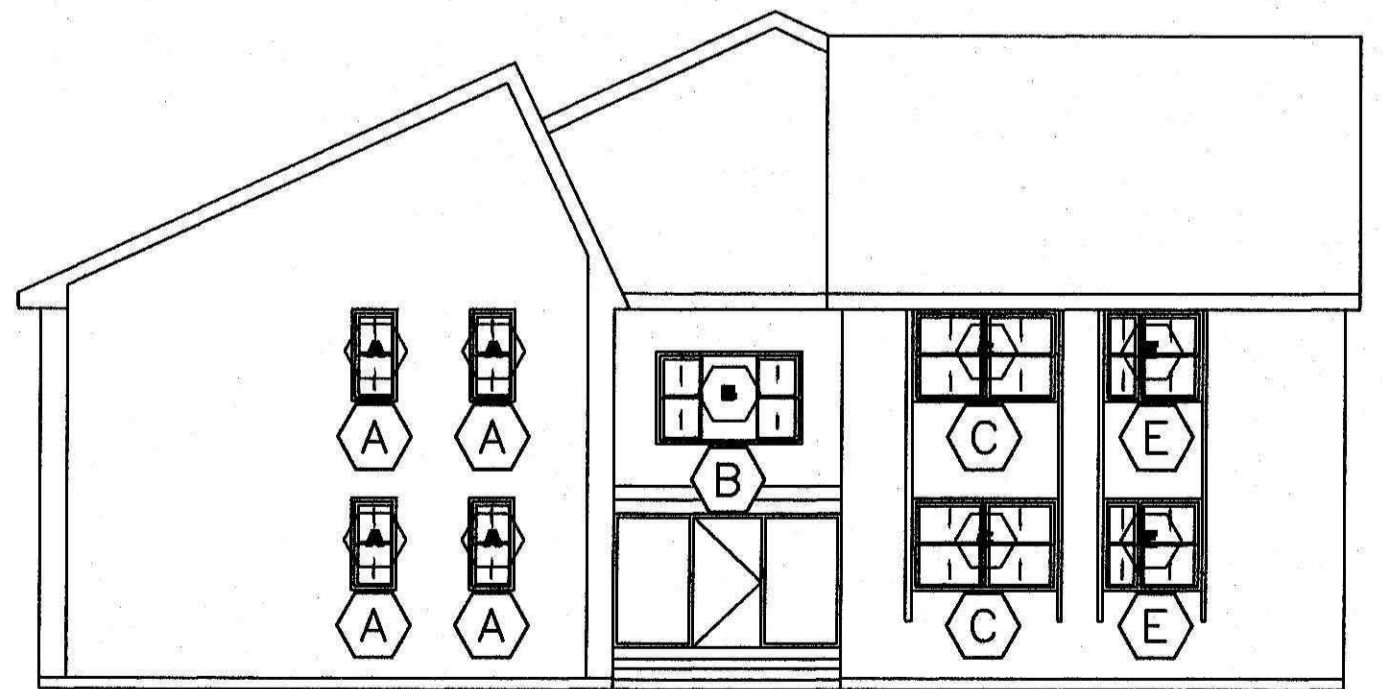
NORTH ELEVATION

03



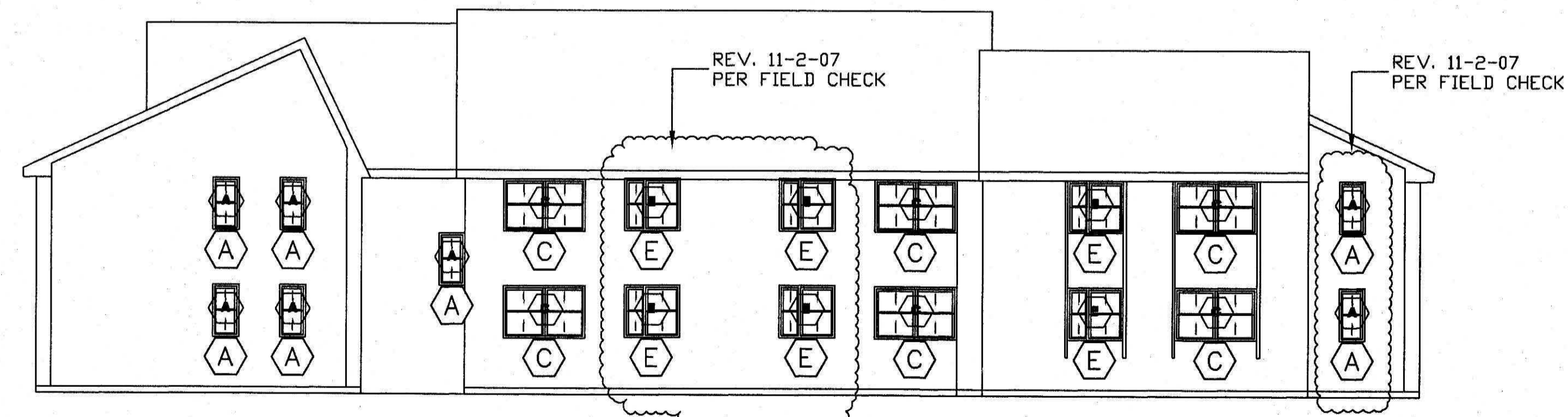
EAST ELEVATION

01



SOUTH ELEVATION

04

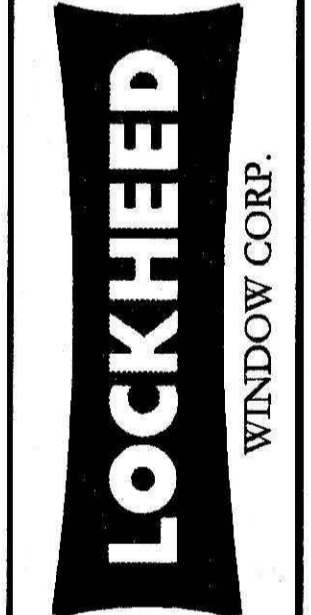


WEST ELEVATION

02

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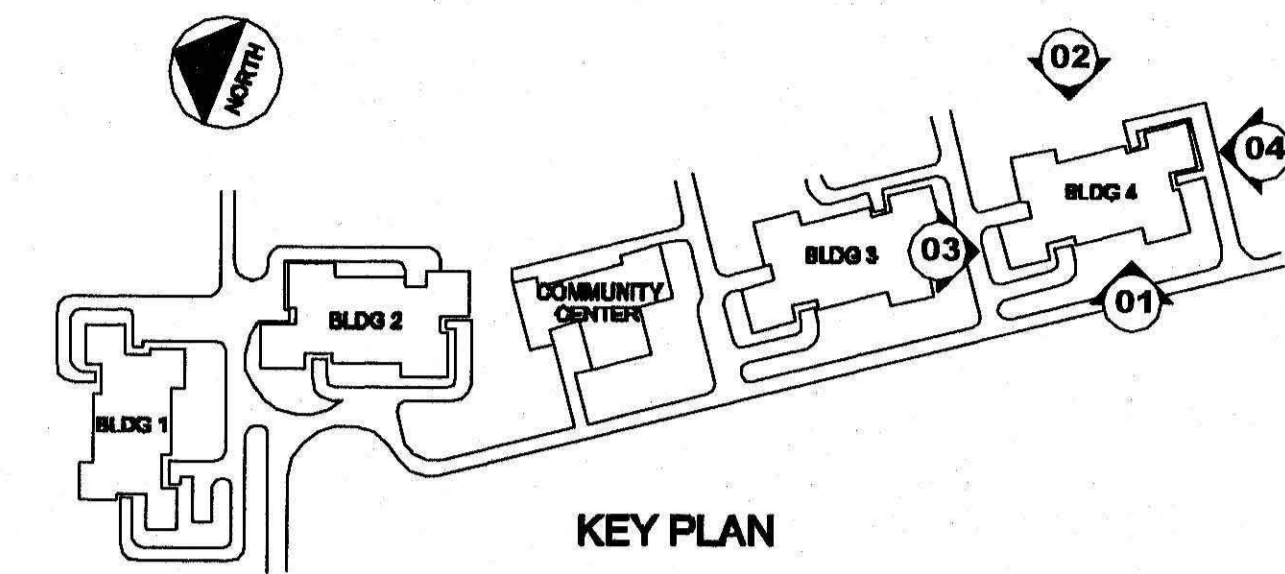
P.O. BOX 166
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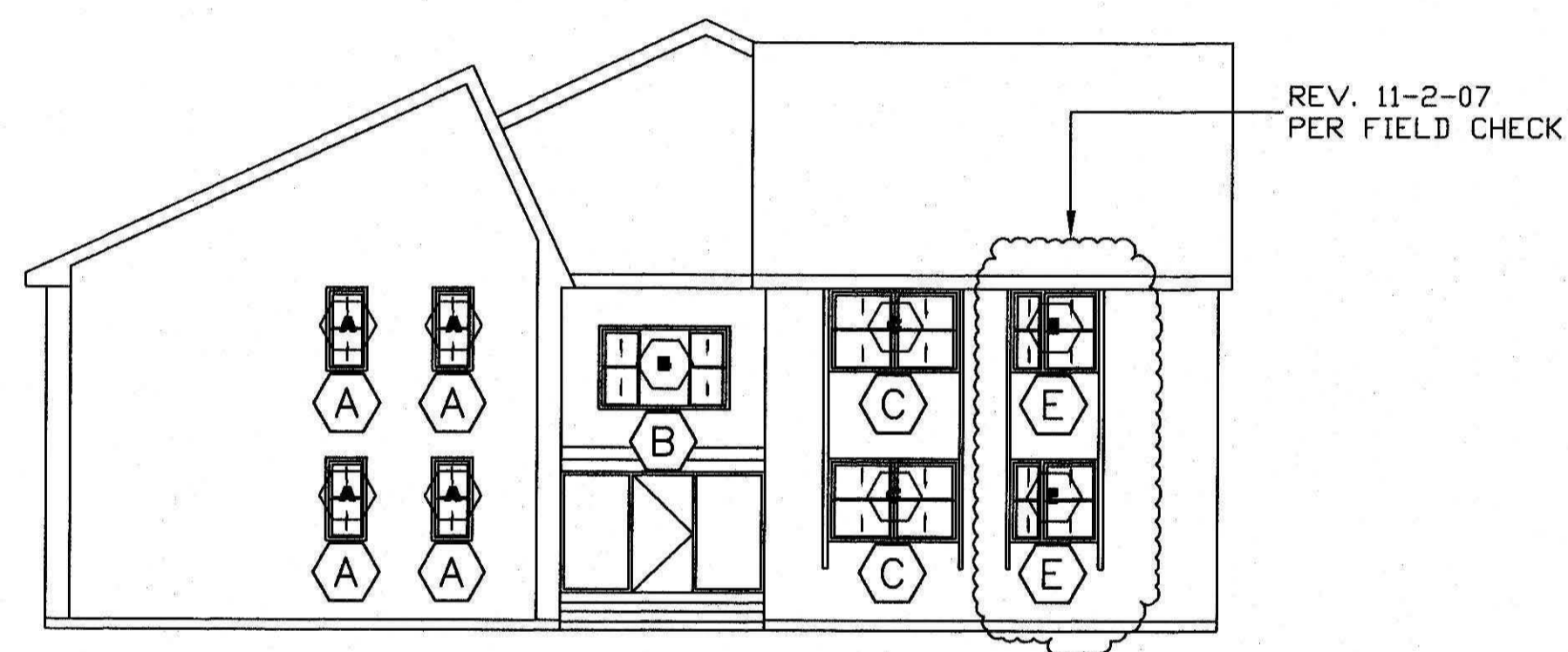
PROJECT: BOSTON HOUSING AUTHORITY
 FIVE ELDERLY DEVELOPMENTS
 ARCHITECT: JONES PAYNE
 GENERAL CONTRACTOR: LOCKHEED WINDOW CORP.

JOB NO.
800715
 DRAWN: DATE:
 M.F. 10/05/2007
 SCALE: N/A
 SHEET
BE8 of BE9
 GROVELAND

REV	BY	DATE	DESCRIPTION

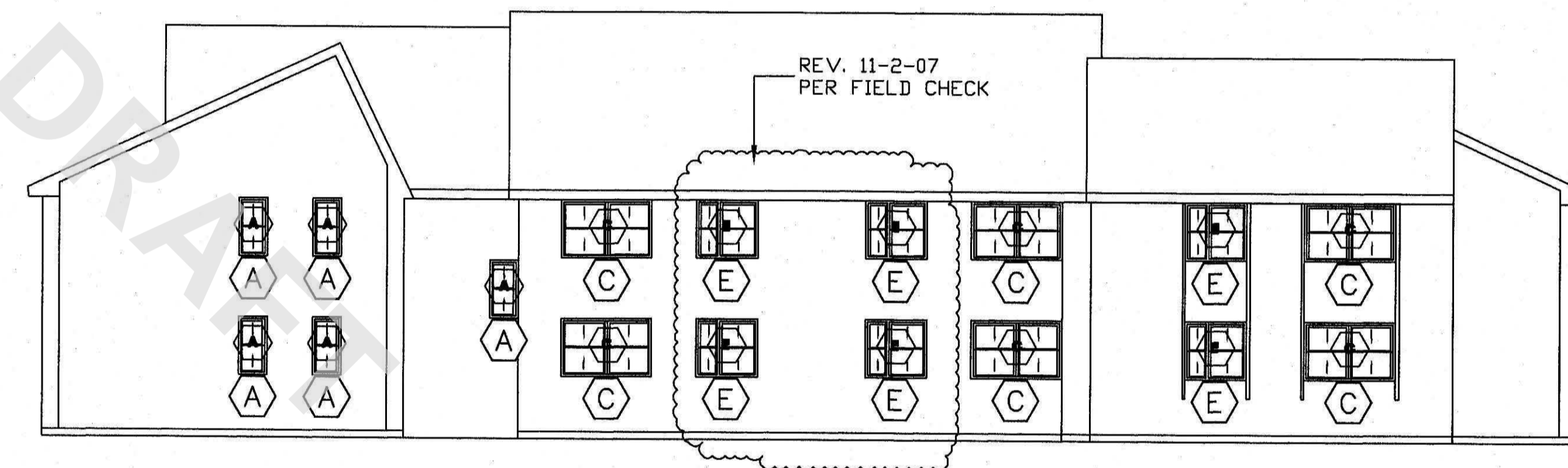


GROVELAND BUILDING 4



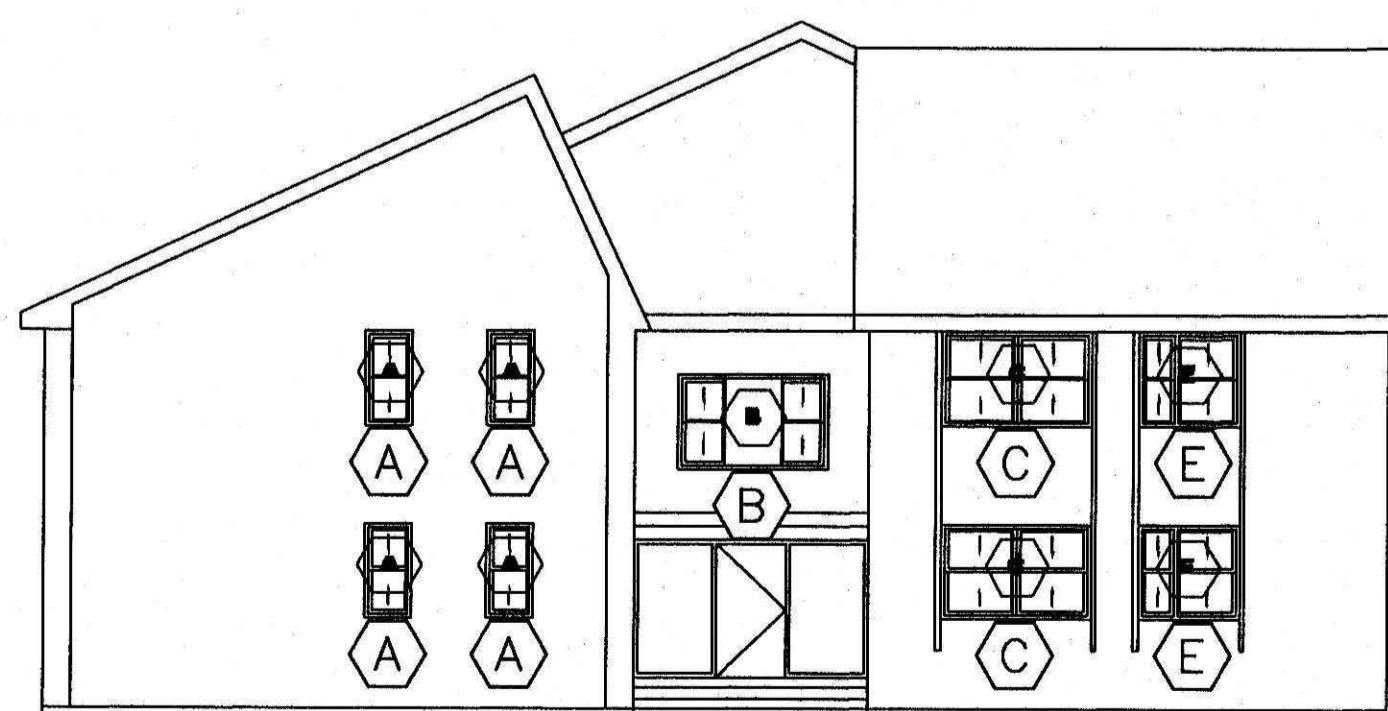
NORTH ELEVATION

03



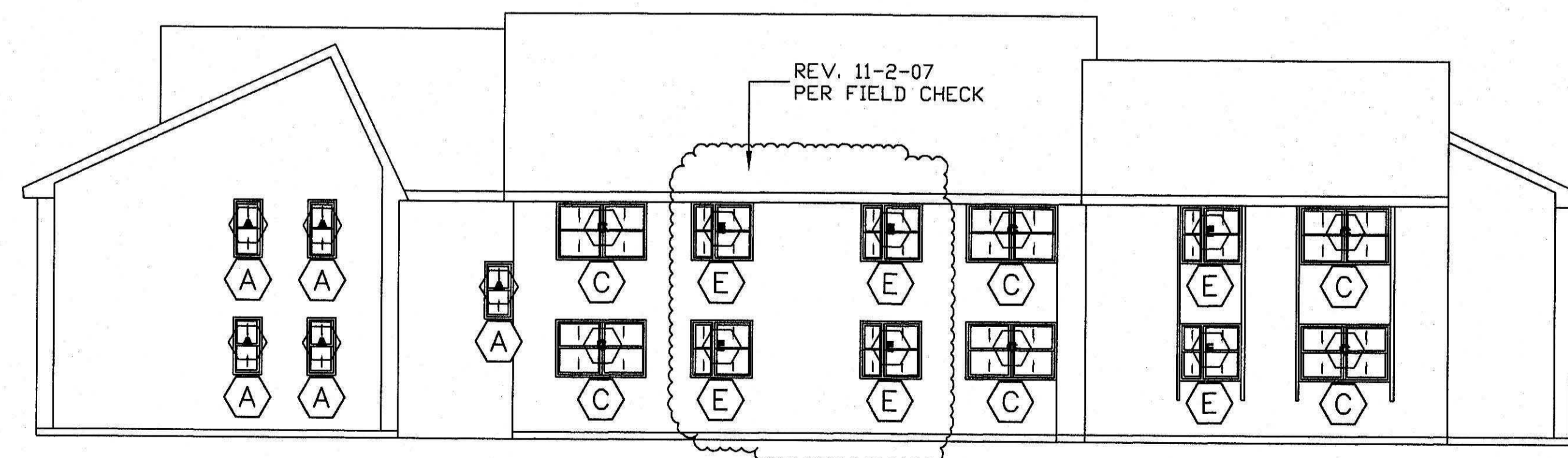
EAST ELEVATION

01



SOUTH ELEVATION

04

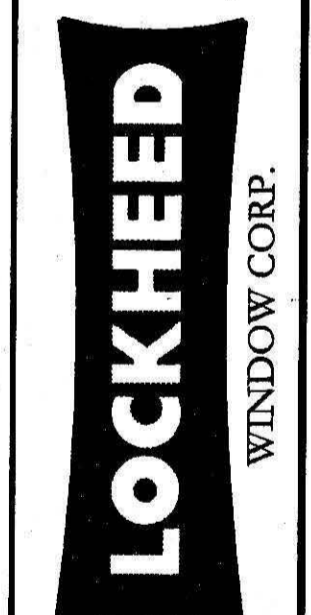


WEST ELEVATION

02

ATTENTION: PLEASE READ
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PROJECT: BOSTON HOUSING AUTHORITY
 FIVE ELDERLY DEVELOPMENTS
 ARCHITECT: JONES PAYNE
 GENERAL CONTRACTOR: LOCKHEED WINDOW CORP.

JOB NO.
800715
 DRAWN: DATE:
 M.F. 10/05/2007
 SCALE: N/A
 SHEET
BE9 OF **BE9**
 GROVELAND

REV	BY	DATE	DESCRIPTION

Square Foot Cost Estimate Report

Date: **7/26/2022**

Estimate Name	Groveland
Building Type	Apartment, 1-3 Story with Stone Veneer / Wood Frame
Location	BOSTON, MA
	2.00
Stories Height	10.00
Floor Area (S.F.)	12,785.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	\$185.31
Total Building Cost	\$2,369,183.03



Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

Assembly Customization Type :

- Added
- Partially Swapped
- Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			6.2%	\$9.28	\$118,631.01
A1010	Standard Foundations			\$5.78	\$73,838.89
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	400.00		\$3.00	\$38,313.60
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide	400.00		\$1.72	\$21,967.60
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	13.64		\$1.06	\$13,557.69
A1030	Slab on Grade			\$3.30	\$42,160.46
	Slab on grade, 4" thick, non industrial, reinforced	6,392.50		\$3.30	\$42,160.46

		Quantity	% of Total	Cost Per SF	Cost
A2010	Basement Excavation			\$0.21	\$2,631.66
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	6,392.50		\$0.21	\$2,631.66
B Shell			34.0%	\$51.13	\$653,677.05
B1010	Floor Construction			\$14.96	\$191,276.15
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	12,785.00		\$0.58	\$7,440.87
	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load	6,392.50		\$11.47	\$146,582.84
	Fireproofing, gypsum board, fire rated, 3 layer, 1.5" thick, 8" steel column, 3 hour rating, 23 PLF	720.00		\$2.91	\$37,252.44
B1020	Roof Construction			\$5.02	\$64,213.94
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	6,392.50		\$5.02	\$64,213.94
B2010	Exterior Walls			\$24.51	\$313,384.70
	Stone wall, ashlar veneer, 4" thick, 8' high, 2x4@16" stud back-up, low priced stone	6,400.00		\$23.54	\$300,936.96
	Insulation, fiberglass batts, 6" thick, R19	6,400.00		\$0.97	\$12,447.74
B2020	Exterior Windows			\$4.88	\$62,328.32
	Windows, aluminum, sliding, standard glass, 5' x 3'	106.67		\$4.88	\$62,328.32
B2030	Exterior Doors			\$0.57	\$7,300.32
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-6" x 7'-0" opening	2.27		\$0.57	\$7,300.32
B3010	Roof Coverings			\$1.19	\$15,173.62
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ	6,392.50		\$1.19	\$15,173.62
C Interiors			26.2%	\$39.52	\$505,274.36
C1010	Partitions			\$8.28	\$105,814.72
	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul	5,682.22		\$2.76	\$35,322.51
	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound attenuation insul	5,682.22		\$4.53	\$57,950.26
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	6,400.00		\$0.58	\$7,445.50
	Add for the following: taping and finishing	6,400.00		\$0.40	\$5,096.45
C1020	Interior Doors			\$11.02	\$140,934.66
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	96.86		\$9.93	\$126,995.73

		Quantity	% of Total	Cost Per SF	Cost
C1030	Doors, interior fire door, drywall frame, 1-3/8" thick, 3'-0" x 7'-0"	10.65		\$1.09	\$13,938.93
	Fittings			\$5.71	\$73,033.47
	Cabinets, residential, base, hardwood, 1 top drawer & 1 door below x 24" W	64.78		\$2.65	\$33,884.63
	Cabinets, residential, wall, two doors x 48" wide	32.39		\$2.29	\$29,295.36
C2010	Cabinets, residential, counter top-laminated plastic, stock, economy	228.00		\$0.77	\$9,853.48
	Stair Construction			\$0.76	\$9,714.83
	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers	3.41		\$0.76	\$9,714.83
C3010	Wall Finishes			\$3.19	\$40,803.95
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	21,592.44		\$1.79	\$22,910.45
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	6,400.00		\$0.53	\$6,790.66
C3020	Ceramic tile, thin set, 4-1/4" x 4-1/4"	1,136.44		\$0.87	\$11,102.84
	Floor Finishes			\$5.19	\$66,387.34
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz	6,776.05		\$2.58	\$33,003.43
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	3,196.25		\$0.92	\$11,699.43
	Vinyl, composition tile, maximum	1,534.20		\$0.40	\$5,165.65
C3030	Tile, ceramic natural clay	1,278.50		\$1.29	\$16,518.83
	Ceiling Finishes			\$5.36	\$68,585.39
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured finish, 7/8"resilient channel furring, 24" OC support	12,785.00		\$5.36	\$68,585.39
D Services			32.7%	\$49.21	\$629,157.90
D2010	Plumbing Fixtures			\$7.40	\$94,560.10
	Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl	10.80		\$1.63	\$20,828.34
	Laundry sink w/trim, plastic, on wall or legs, 18" x 23" single compartment	2.27		\$0.25	\$3,169.79
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	1.70		\$0.54	\$6,854.00
	Bathroom, three fixture, 2 wall plumbing, lavatory, water closet & bathtub, stand alone	10.80		\$4.98	\$63,707.97
D2020	Domestic Water Distribution			\$7.31	\$93,490.70
	Electric water heater, commercial, 100< F rise, 50 gallon tank, 9 KW 37 GPH	10.80		\$7.31	\$93,490.70
D2040	Rain Water Drainage			\$0.52	\$6,658.81

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, DWV PVC, 4" diam, diam, 10' high	2.84		\$0.33	\$4,171.46
	Roof drain, DWV PVC, 4" diam, for each additional foot add	68.19		\$0.19	\$2,487.35
D3010	Energy Supply			\$8.66	\$110,749.42
	Apartment building heating system, fin tube radiation, forced hot water, 20,000 SF area, 200,000 CF vol	12,785.00		\$8.66	\$110,749.42
D3030	Cooling Generating Systems			\$9.62	\$122,984.80
	Packaged chiller, air cooled, with fan coil unit, medical centers, 20,000 SF, 46.66 ton	12,785.00		\$9.62	\$122,984.80
D5010	Electrical Service/Distribution			\$5.06	\$64,673.54
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A	1.00		\$1.06	\$13,525.58
	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	150.00		\$2.45	\$31,350.98
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	1.00		\$1.55	\$19,796.98
D5020	Lighting and Branch Wiring			\$8.69	\$111,126.48
	Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 watts per SF	12,785.00		\$3.52	\$45,065.97
	Wall switches, 2.5 per 1000 SF	12,785.00		\$0.68	\$8,656.08
	Miscellaneous power, 2 watts	12,785.00		\$0.64	\$8,246.20
	Central air conditioning power, 3 watts	12,785.00		\$0.70	\$8,914.21
	Motor installation, three phase, 200 V, 15 HP motor size	1.00		\$0.28	\$3,580.73
	Incandescent fixtures recess mounted, type A, 1 watt per SF, 8 FC, 6 fixtures per 1000 SF	12,785.00		\$2.87	\$36,663.29
D5030	Communications and Security			\$1.95	\$24,914.05
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.57		\$1.03	\$13,136.82
	Fire alarm command center, addressable without voice, excl. wire & conduit	1.00		\$0.27	\$3,503.43
	Internet wiring, 2 data/voice outlets per 1000 S.F.	11.51		\$0.65	\$8,273.80
E Equipment & Furnishin			1.0%	\$1.46	\$18,642.07
E1090	Other Equipment			\$1.46	\$18,642.07
	Architectural equipment, appliances, range, 30" free standing, 1 oven, gas, average	10.80		\$0.95	\$12,208.54
	Architectural equipment, appliances, dish washer, built-in, 2 cycles, economy	10.80		\$0.50	\$6,433.53
F Special Construction			0.0%	\$0.00	\$0.00
G Building Sitework			0.0%	\$0.00	\$0.00

	Quantity	% of Total	Cost Per SF	Cost
Sub Total		100%	\$150.60	\$1,925,382.39
Contractor's Overhead & Profit		15.0%	\$22.59	\$288,807.36
Architectural Fees		7.0%	\$12.12	\$154,993.28
User Fees		0.0%	\$0.00	\$0.00
Total Building Cost			\$185.31	\$2,369,183.03

DRAFT

Audit Trail Notes

Date Time	Action	Description	User Name
07/26/2022 04:27:16	Assembly Removed	D40104100600 Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF - quantity: 4219.05	jbonnett@aeiconsultants.com
07/26/2022 04:27:07	Assembly Removed	D40104100720 Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF - quantity: 8565.95	jbonnett@aeiconsultants.com
07/26/2022 04:26:49	Assembly Removed	D10101109050 Hydraulic passenger elevator, 3500 lb., 3 floors, 10' story height, 125 FPM - quantity: 0.56	jbonnett@aeiconsultants.com

DRAFT

APPENDIX F

Property Evaluator Qualifications

DRAFT



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.

Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059

California Licensed General Contractor, B641049, Inactive

ATC First Responder Training, California OES Volunteer

Redwood Empire Remodelers Association, Board Member, Past President

Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman

Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios

American Society of Civil Engineers (ASCE)

Structural Engineers Association of Northern California (SEAONC)

Earthquake Engineering Research Institute (EERI)

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

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

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

Key experience for Mr. Anderson includes:

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

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



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.



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.