

Condominium Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Bay Square Condominium Trust & Thayer Associates
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Bay Square Condominiums
Cambridge, MA

May 24, 2011

Final Report

Bay Square Condominiums: Property Overview

Total Buildings: 1

Total Units: 113

	# Bldgs
Elevator	1
Walk-up	-
Townhouse	-
Total Units	113

Occupancy: Family

Financing: Condo

Property/Development Age: 23

Year of Construction: 1988

City & State: Cambridge, MA

Addresses: 950 Massachusetts Avenue

OSI Project Number: 10278

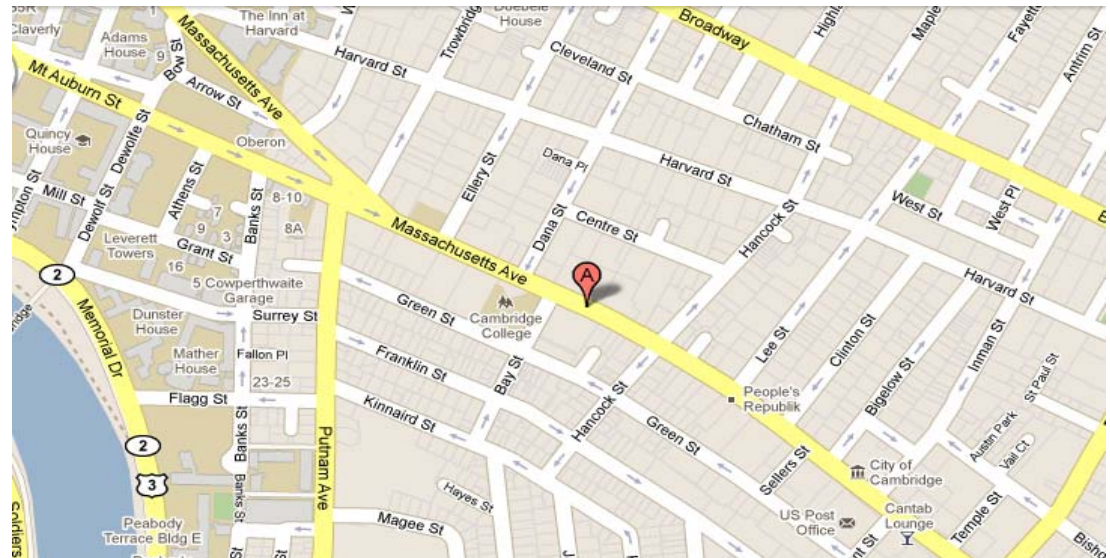
Inspection Date: January 7, 2011

Inspection Conditions: Mostly Cloudy, Temperatures in the 20s

Inspector: Craig Torres

Property Description:

The Bay Square Condominium development is located in a mixed residential and commercial neighborhood along Massachusetts Avenue in Cambridge, MA. The property provides underground parking for residents who occupy a total of 113 units. Commercial spaces at the first floor of the building include a convenience store and restaurant.



Executive Summary

Bay Square Condominiums

Cambridge, MA

Bay Square Condominiums is a 113 unit condominium development that was originally built in 1988. Located along Massachusetts Avenue, the development is situated in a mixed residential and commercial neighborhood of Cambridge. Commercial spaces located at the first floor of the building include a convenience store and restaurant. Finishes and most mechanical equipment serving these spaces are reportedly the responsibility of the lessee. Overall, the building and associated site features are in good condition. The common spaces, building envelope, and various building systems are adequately appointed and maintained. That said, the property faces substantive capital expenditures in the coming years as a number of systems and components are at or approaching the end of their useful lives. Anticipated near-term needs include courtyard planter repairs to alleviate water infiltration problems; window and sliding door replacement for increased energy efficiency; common area redecorating work including renovations of the locker room facilities; replacement of the rooftop cooling tower; elevator upgrade work; and relocation of the emergency generator's diesel fuel tank.

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. Costs for the first three years of the plan total \$1,052,613. Costs for the twenty-year plan total \$4,909,406, or \$49,094 per percentage of beneficial interest in current dollars (\$6,530,605, or \$65,306 per percentage of beneficial interest in future dollars). At current funding levels (referenced as Plan #1), annual contributions of \$236,501 per year (\$2,365/per percentage of beneficial interest) and the replacement reserve (which was estimated to be at \$811,862 or \$8,119 per percentage of beneficial interest as of December 31st, 2010) will be in most years of the plan. Reserve balances are minimal in Year 5, requiring some supplemental funding to the reserves. An infusion of capital of \$150,000 (\$1,500 per percentage of beneficial interest) is shown in Year 4 of plan #2.

Site

1. **Costs for the development's site related elements total \$442,150 or \$4,422 per percentage of beneficial interest in inflated dollars.** The building occupies most of the site footprint. Fenced in patio areas for some of the lower floor units are located along Green Street.
2. ***Courtyard Areas, Planters, Walks, Pool Deck*** - Two courtyard areas (the front Mass. Ave. courtyard and the rear south facing courtyard and pool area) provide exterior common areas for the residents. The front courtyard area along Mass. Ave. has a network of concrete walks that display minimal cracking and spalling. Periodic repair allowances are shown in the plan. The south courtyard and pool deck areas have several garden planters that are bordered by low brick retaining walls. These south courtyard and pool deck areas are located above the parking garage below. At least one of the planters is allowing water to infiltrate down into the garage spaces. Per discussions with site staff, deconstruction and re-building of the suspect planter structure is anticipated in 2011, and budgeted costs are shown accordingly. Future allowances for addressing anticipated garden planter water infiltration problems are shown in Years 5, 13, and 17. Brick pavers and concrete in the south courtyard area and concrete decking surrounding the pool/spa are included for repair, as needed, as part of the anticipated future planter work.
3. ***Fencing*** - Wood basket weave fencing partitioning the pool area from the south courtyard area is in deteriorating condition. Some leaning and damage were observed. Repairs and painting are handled from operations. Costs to replace this fencing are shown in Year 1. PVC privacy fencing was recently installed at the Green Street unit patio areas. Repair and powerwashing of this fencing would be handled from operations. Future replacement is shown in Year 18.
4. ***Site Lighting*** - Bollard type lighting fixtures are found at the Mass. Ave. courtyard area. Fixtures are also mounted to the brick piers flanking the entrance walkway to the building. These fixtures are reportedly original, and no operation problems were reported. Replacement/updating of these fixtures is shown in Year 5.
5. ***Landscaping & Irrigation*** - The lawn areas at the Mass. Ave. courtyard and some of the south courtyard's planters are served by an irrigation system. Landscaping initiatives and repairs to the irrigation system are seen as operating expenses.
6. ***Pool & Spa*** - The pool and spa were covered for the winter. A future allowance for replacement of the pool/spa cover is shown in Year 9. The pool was reportedly re-plastered/refinished in 2005. There were no reported surface problems with the pool. A future resurfacing allowance is shown in Year 10. The hot tub/spa was reportedly resurfaced in 2010, and future costs to resurface are shown in Year 14. Occasional drain leak concerns would be addressed, as needed, from operations.

7. **Site Distribution Systems** - Site distribution systems include natural gas, water, sewer/sanitary waste, electricity, telephone, and cable television. There were no observed or reported problems with any of these typically long-lived distribution lines. No capital costs are anticipated.

Mechanical Room

8. **Costs related to the development's boilers and boiler room systems total \$374,211 or \$3,742 per percentage of beneficial interest in inflated dollars.**
9. **Heating Boilers** - The RayPak swimming pool and spa heating boilers were recently replaced. Future costs for replacement are shown in Year 17. The building's primary heating is provided by an H.B. Smith boiler, located in a rooftop mechanicals penthouse. This boiler, rated at 3,825 MBH, is maintained under a service and maintenance contract. Future replacement/updating of this boiler plant, including replacement of the heating/cooling loop's heat exchanger and the system's controls, is shown in Year 10. The expansion/pressurization tank which hangs from the ceiling in the boiler room, was observed to be leaking, and site staff anticipates replacement in the near future. Costs for replacement are shown in Year 1.
10. **Pumps** - Several pumps that serve the building's heating/cooling loop, circulate cooling tower water, and circulate hot water throughout the facility vary in age. These pumps are generally re-built, as needed, as operating expenses. Site staff noted that the two 5HP hot water circulation pumps are to be replaced in the near future, and costs for this work are shown in Year 1. Periodic allowances for replacement of the higher horsepower pumps serving the building are shown, as needed, throughout the plan. Site staff noted that variable frequency drives (VFDs) may be installed to help moderate overall usage of the higher horsepower pumps, helping control the motors serving these pumping systems. Electricity savings are the desired goal of this possible installation. Costs are shown, pending discussion at client review, for VFD installations. The Syncro-Flo cold water pressure tank and pumps are maintained as operating expenses. Future tank replacement is shown in Year 10.
11. **Domestic Hot Water Equipment** - Domestic hot water (DHW) for the facility is produced by two Lochinvar boilers, rated at 500 MBH each. These were recently replaced, and future costs for replacement are anticipated in Year 17. The original, Lochinvar DHW storage tank was reportedly re-lined in 2008. Future allowances to inspect, clean, and re-line this storage tank are shown in Years 7 and 17.
12. **Sauna and Pool/Spa Equipment** - The restroom/locker facility sauna heaters have recently been replaced. Future costs for replacement are shown in Year 13. The pool and spa filtration, autochlorination, and pumping equipment were replaced in 2005. This equipment is maintained as an operating expense. Future equipment replacement is shown in Year 10.

13. *Emergency Generator* - The emergency generator's diesel fuel storage tank is located underground, along the Green Street yard area. This tank is to be removed, and a new storage tank is to be installed in the parking garage. Budgeted costs for this work are shown in Year 1.

Building Mechanical and Electrical Systems

14. Costs related to the development's mechanical and electrical systems total \$1,747,247 or \$17,472 per percentage of beneficial interest in inflated dollars.

15. *Trash Compactor* - The chute fed trash compactor is original and exceeding its expected useful life. Costs to replace this equipment are shown in Year 3.

16. *Fire Suppression / Sprinklers* - Fire suppression is provided by a "wet" sprinkler system for the building, and a "dry" system for the garage levels of the building. These systems are maintained under a service and testing contract with Simplex Grinnell. The "wet" system has a 75 horsepower fire pump motor. Periodic pump motor re-building allowances are shown in Years 3 and 20.

17. *Building Distribution Systems* - Distribution systems throughout the building include heating/cooling water, domestic hot and cold water, sanitary waste, and natural gas. There were no observed or reported problems with these typically long-lived systems. Periodic sanitary line clogs are jetted as needed.

18. *Whalen/Fan Coil Units* - The building's heating/cooling distribution system is tied to Whalen heating/cooling units in the condominiums and in some common areas. Site staff reported that approximately forty of the Whalen unit wall assemblies have been replaced, as they have failed. Costs to continue this replacement work are shown in Years 1-13, with future allowances for those models replaced starting once again in Year 14 of the plan.

19. *Rooftop Cooling Tower / HVAC Units* - The rooftop cooling tower, which provides air conditioning to most of the facility, is original equipment, displaying spot rusting. This cooling tower is maintained under a service contract, and it is exceeding its expected useful life. Costs for replacement are shown in Year 2 of the plan. The packaged make-up air HVAC units that serve the common hallways have recently been replaced. Future replacement costs are shown in Year 14.

20. *Rooftop Exhaust and Ventilation* - The rooftop smoke exhaust / ventilation equipment is original. These are maintained by site staff, and replacement is shown in Years 4-6. Oscillating and power roof exhaust fans primarily serve the unit kitchen and bathroom ventilation needs. Annual allowances for as needed motor and belt maintenance/replacement are shown throughout the plan. The garage levels are served by two intake and two exhaust fans. Their operation is triggered by several carbon monoxide detectors. Motor, belt, and controls servicing allowances are shown in Years 2-5 and again starting in Year 14.

- 21. Building Electrical & Emergency Generator** - The building's electrical switchgear and panels are primarily GE equipment. Infrared scanning of the building's electrical equipment discovered few problems, which have been addressed by the building's electrician. The Caterpillar emergency generator, rated at 300 kW and 375 kva, is located in the rooftop penthouse, and it is protected from the weather elements. The generator is maintained under a service contract, and it is tested regularly. An engine re-building allowance is shown in Year 7. Future replacement of the generator is shown in Year 17 of the plan.
- 22. Fire Detection / Monitoring System** - The Simplex main fire panel and peripheral detection and notification equipment are maintained under a service and testing contract. The building's main fire panel has recently been updated, and future a future update allowance is shown in Year 20.
- 23. Building Security** - The building is served by a twenty-four hour concierge service, located in the main lobby. Resident communication is via an intercom/buzzer system from the concierge desk. The building's security system includes several cameras, a digital recording system, and a card access system for the garage entrances. Periodic allowances are shown in the plan for equipment updates and replacements, as needed.
- 24. Elevators** - The building's east and west elevators provide access to each floor of the building, including the garage levels. The original Dover hoist-type equipment is maintained under a full service contract with Advance Elevator. Site staff reported that cab panel and button updates were done in 2005. An evaluation of the elevators by Elevator Consulting Associates recommends updating/upgrading these elevator systems in the near future. Costs for this work are shown in Years 3 and 4 of the plan. The work would include elevator cab upgrades. Future allowances for cab upgrades are shown in Year 18.

Building Architectural Systems

- 25. Costs related to the development's architectural systems total \$3,966,997 or \$39,670 per percentage of beneficial interest in inflated dollars.**
- 26. Building Structural & Garage** - The building is of steel, concrete, and masonry construction. There were no observed or reported structural concerns with the building. Two parking garage levels are located below the building footprint. Small elevator lobbies at the garage levels provide residents access to the residential floors of the facility. The garage's two levels have ceiling tiles that vary in condition. Minimal painting of walls has been done. Ceiling tile and painted surface maintenance is seen as an operating concern. The upper floor deck of the garage had a waterproofing epoxy coating installed in 2007. Good conditions were observed, and future allowances for addressing this coating are shown in Years 7 and 18.

- 27. Exterior Common, Service, and Unit Doors** - Metal and glass single and double leaf common doors are reportedly original, exhibiting good overall conditions. Future replacement/updating of these door assemblies are shown in Years 8-10. The commercial space storefronts and door assemblies are reportedly the responsibility of the lessees. Flush metal service doors are painted from operations. Future replacement allowances are shown starting in Year 10. The garage doors were recently replaced with fiberglass models. Allowances for opening device replacements are shown starting in Year 3 and 13. The doors are shown for future replacement in Year 15. Most condominium units have sliding glass doors that are being replaced with more energy efficient and better operating doors. The unit owners are responsible for the costs of the doors, while the Association is responsible for labor costs for replacement. Costs to continue this replacement work are shown in Years 1-7.
- 28. Windows** - Fixed glazed windows at the commercial spaces, lobby areas, and at the garage levels exhibit good overall conditions. These are maintained as operating expenses. Management representatives noted that unit windows may be replaced with more energy efficient and better operating window units in the near future. Window replacement, which is the Association's responsibility and pending specifications for the new window units, will be performed starting in Year 3 of the plan. Interim window glazing repair allowances are shown in Years 1 and 2.
- 29. Building Envelope** - The building's exterior is primarily clad in brick. Sealant filled control/expansion joints were observed around the building. Management representatives noted that the building's envelope was addressed in 2005. This work included spot masonry pointing and replacement of all sealant joints. Good overall conditions were observed, and site staff reported no water infiltration problems. Future costs for inspecting the building envelope, making necessary masonry repairs, and replacement of the sealant joints are shown in Year 14 of the plan. The pergola structure at the south facing courtyard was recently installed, and maintenance is seen as an operating concern.
- 30. Railings & Balconies** - Railings at many of the units' sliding glass doors have recently been refinished with the Rhinoshield ceramic coating system. This finishing system is reported to have a lifetime warranty. However, the long-term condition of this finishing system may be questionable. Future allowances for refinishing these railing systems are shown in Years 17-20. There are several unit balconies and patios at the upper floors of the building. The penthouse level balconies have recently had their underlying membrane systems replaced concurrent with the main roofing work. Future replacement is shown in Year 20. The Mass. Ave. roof deck/balcony reportedly had its membrane system replaced concurrent with the building envelope work in 2005. Future costs are shown in Year 14. The south facing lower roof deck/balcony, with an extensive network of pavers, was reportedly addressed in 1999 when the decks were installed. Future membrane replacement is shown in Year 8.

- 31. Exterior Lighting** - Exterior lighting is provided by several HID, recessed, and building mounted fixtures. Allowances for lighting updates are shown throughout the plan, as needed, starting in Year 2.
- 32. Roof Coverings** - The main (upper) roof surface was recently replaced with a Sarnafil PVC membrane system. Spot ponding and ice build-up were observed on this roof surface. The roofing system reportedly has a twenty year warranty, and repairs would be addressed through the warranty. Future replacement of this main roof area is anticipated near the end of the plan, and costs are shown in Year 20 accordingly. The south facing lower roof and ventilation tower roofing surfaces have similar PVC membrane systems to that of the main roof. Future replacement is shown in Year 17 of the plan. The pitched mansard type roofing system is covered with a cementitious (faux slate) type roofing shingle system, some of which displays shingle slippage, shifting, and displacement. Periodic allowances for inspection and repair of these pitched roofing surfaces are shown throughout the plan. Roof drainage systems are cleaned and maintained as an operating concern.
- 33. Skylights** - Several skylights at the main roof level have experience leak problems over the years. Site staff noted that two skylights are to be replaced in the near future, and costs are shown in Year 1 for this work. Future allowances for select replacements are shown in Years 11 and 20. The mansard roofs have skylights that mostly serve the penthouse level condominiums. Site staff noted minimal leak concerns with these skylights (commonly referred to as windows by the unit owners). Costs for replacement are shown concurrent with the building's window replacement program.
- 34. Roof Access Doors** - Metal service doors at the main roof level provide access to the penthouses. These doors are painted/maintained as operating expenses. Replacement allowances are shown throughout the plan, as needed.
- 35. Interior Common Area Wall & Ceiling Finishes** - Interior common areas include common hallways, lower stair/halls, main lobby and entrance vestibule, a fitness center, restroom/locker room, kitchenette, library/meeting room, and laundry rooms. Walls and ceilings are primarily painted. Overall, finishes conditions are good, and future redecoration scopes of work are anticipated in Years 5 and 20 of the plan.
- 36. Interior Common Area Flooring** - Most floors are carpeted. The lobby and vestibule have stone tile flooring. The restroom/locker room facilities have ceramic tile and carpet flooring. Rubber matt flooring is found in the fitness center, and the laundry rooms and kitchenette have vinyl tile flooring. Management representatives noted that a major redecorating scope of work was completed for most of the building's common areas in 2001. Overall, flooring conditions were good, and future redecoration scopes of work are anticipated in Years 5 and 20 of the plan that include flooring replacement. Rubber matt flooring in the fitness center is shown for replacement in Year 17 as well. Flooring in the laundry rooms is shown for replacement starting in Year 3.

37. Interior Common Area Fixtures, Furnishings, & Equipment - The kitchenette serving the fitness center and library/meeting room is shown being updated in Year 5. Annual allowances for fitness equipment replacements are shown throughout the plan. Management representatives noted that the restroom/locker room facilities are to be renovated in 2011. Finishes, fixtures, and overall layout modifications are pending. Costs for this work are shown in Year 1.

Additional Notes:

1. The Physical Inspection of the property was conducted on Friday, January 7th, 2011. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Mr. Philip Renzi, Mr. Joe Andrade, and the Bay Square site staff for their assistance.
2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
3. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Overhead view of pool area and south courtyard. Note planters.



2. Deterioration and leaning of pool area fencing.



3. South courtyard platform and planters, source of leak concerns.



4. PVC privacy fencing at Green Street patios.



5. RayPak heating boilers serving the pool and spa.



6. Pool and spa filtration and pumping equipment.



7. H.B. Smith heating boiler plant.



8. Expansion-pressurization tank leaking, to be replaced.



9. Lochivar DHW boilers, recently installed.



10. Lochivar DHW storage tank, recently re-lined.



11. Hot water circulation pumps, to be replaced.



12. Heating-cooling loop circulation pumps.



13. Rooftop cooling tower structure.



14. Rooftop make-up air packaged units serving common hallways.



15. Whalen units serving condos. and common areas.



16. Garage intake and exhaust fans.



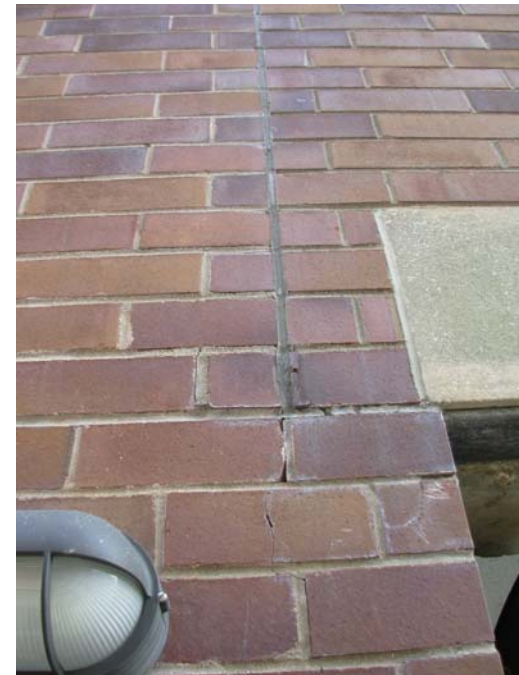
17. View of the Caterpillar emergency generator.



18. Building's main fire detection system monitoring panel.



19. Elevator machine room equipment.



20. Minimal masonry cracking and mortar deterioration.



21. Sealant-control joints recently replaced.



22. Overhead doors serving garage egress and entrances.



23. Unit sliding glass doors, being replaced over time.



24. Railings recently refinished with Rhinoshield system.



25. Main roofing surface, recently replaced.



26. Mansard roofing sections.



27. Lower roof with unit patios.



28. South facing unit roof deck with pavers.



29. View of the lobby and sitting area finishes and furnishings.



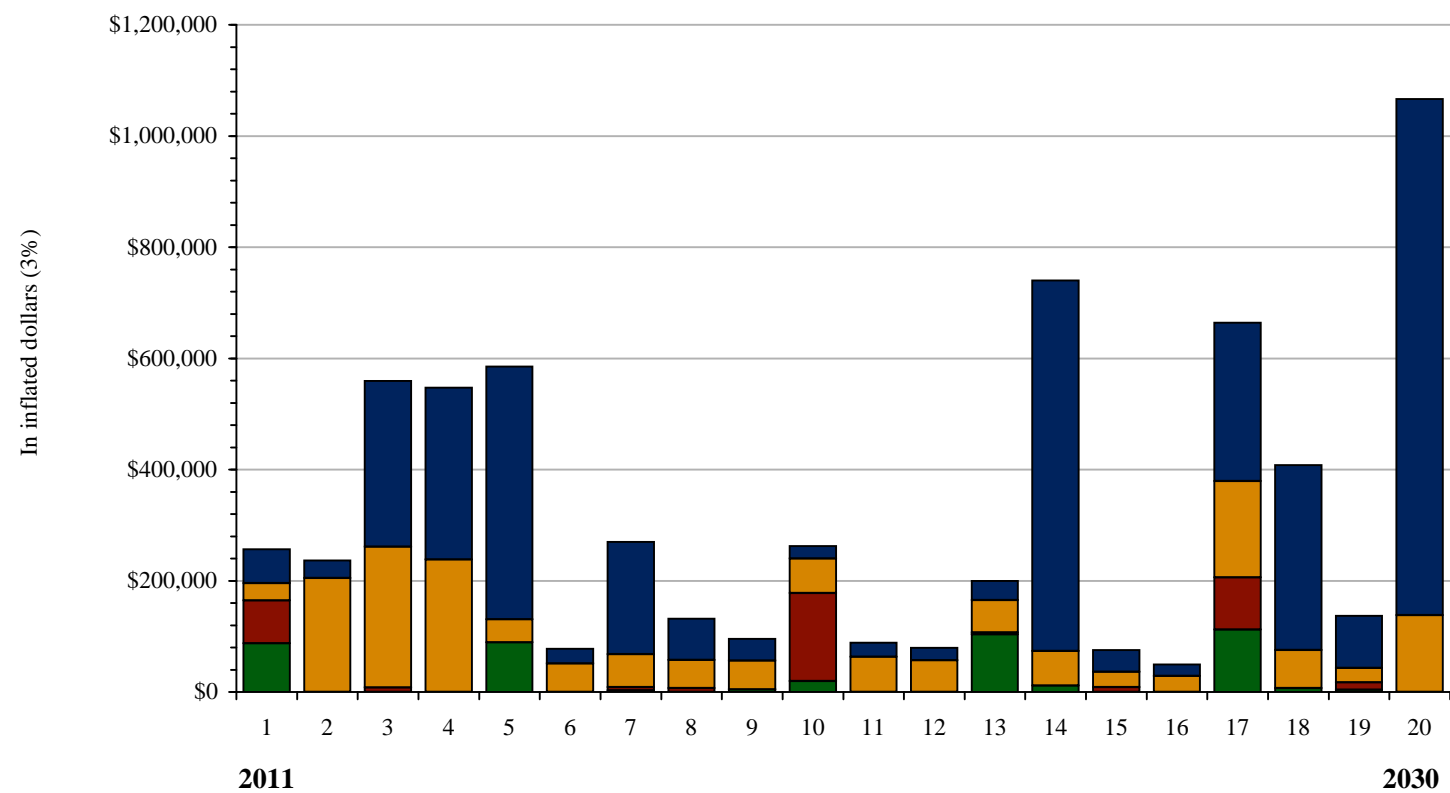
30. View of the fitness center finishes and equipment.



31. View of the restroom - locker room facilities, to be renovated.

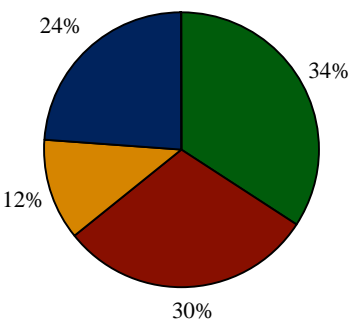


32. Common hallway finishes. Note minimal carpet staining.

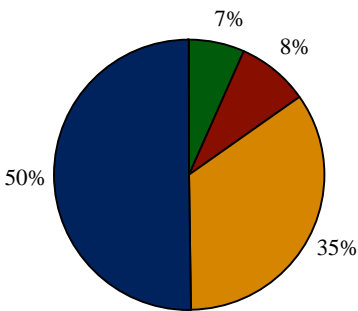


Total Costs by Building System

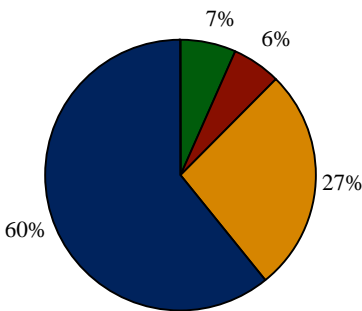
	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$87,500 or \$875/%B.I.	\$203,631 or \$2,036/%B.I.	\$442,150 or \$4,422/%B.I.
Mechanical Room	\$76,950 or \$770/%B.I.	\$255,996 or \$2,560/%B.I.	\$374,211 or \$3,742/%B.I.
Building Mech. & Elec.	\$31,027 or \$310/%B.I.	\$1,043,827 or \$10,438/%B.I.	\$1,747,247 or \$17,472/%B.I.
Building Architectural	\$60,929 or \$609/%B.I.	\$1,519,095 or \$15,191/%B.I.	\$3,966,997 or \$39,670/%B.I.
In inflated dollars:	\$256,406 or \$2,564/%B.I.	\$3,022,549 or \$30,225/%B.I.	\$6,530,605 or \$65,306/%B.I.
In current dollars:	\$256,406 or \$2,564/%B.I.	\$2,711,226 or \$27,112/%B.I.	\$4,909,406 or \$49,094/%B.I.



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

Capital Needs Summary

Bay Square Condominiums Cambridge, MA

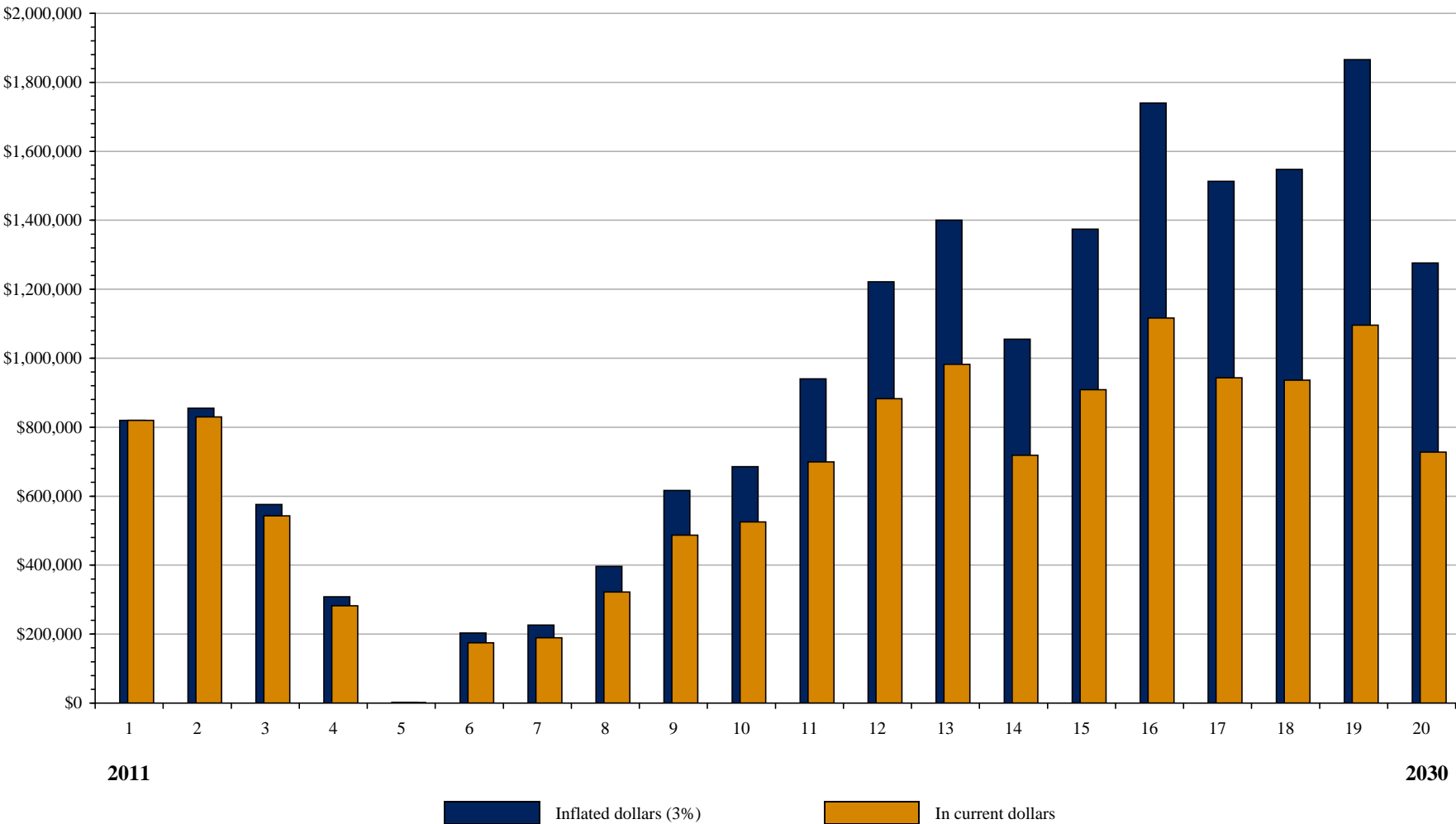
OSI Ref: 10278
Property Age: 23 Years
Financing: Condo

Residential Buildings: 1
Total Number of Units: 113

	2011 Year 1	2012 Year 2	2013 Year 3	2014 Year 4	2015 Year 5	2016 Year 6	2017 Year 7	2018 Year 8	2019 Year 9	2020 Year 10
Site Systems										
Surface	\$87,500	\$0	\$0	\$0	\$89,140	\$0	\$2,985	\$0	\$4,434	\$19,572
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Sub-Total	\$87,500	\$0	\$0	\$0	\$89,140	\$0	\$2,985	\$0	\$4,434	\$19,572
Mechanical Room										
Boilers	\$41,950	\$0	\$7,957	\$0	\$0	\$0	\$0	\$6,887	\$0	\$145,482
Boiler Room Systems	\$35,000	\$0	\$0	\$0	\$0	\$0	\$5,672	\$0	\$0	\$13,048
Mechanical Sub-Total	\$76,950	\$0	\$7,957	\$0	\$0	\$0	\$5,672	\$6,887	\$0	\$158,530
Building Mech. & Electrical										
Mechanical	\$31,027	\$204,998	\$61,030	\$40,460	\$41,674	\$51,039	\$48,988	\$50,458	\$51,972	\$53,531
Electrical	\$0	\$0	\$6,631	\$6,830	\$0	\$0	\$10,149	\$0	\$0	\$8,155
Elevators	\$0	\$0	\$185,658	\$191,227	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$31,027	\$204,998	\$253,319	\$238,517	\$41,674	\$51,039	\$59,138	\$50,458	\$51,972	\$61,686
Building Architectural										
Structural / Garage and Exterior	\$19,429	\$21,514	\$270,410	\$278,522	\$286,878	\$14,940	\$189,951	\$62,109	\$16,943	\$9,884
Roof Systems	\$11,500	\$0	\$16,338	\$18,576	\$25,774	\$0	\$0	\$0	\$9,501	\$0
Halls, Stairs, Lobbies/Concierge	\$0	\$0	\$0	\$0	\$116,354	\$0	\$0	\$0	\$0	\$0
Fitness / Library-Mtg. / Restrooms-Locker	\$30,000	\$10,300	\$11,373	\$11,714	\$25,540	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
Building Architectural Sub-Total	\$60,929	\$31,814	\$298,120	\$308,812	\$454,546	\$26,532	\$201,892	\$74,407	\$39,112	\$22,931
Total Capital Costs	\$256,406	\$236,811	\$559,396	\$547,329	\$585,360	\$77,572	\$269,686	\$131,753	\$95,517	\$262,719
	-	-	\$1,052,613	- Total Capital Costs Years 1-3						

Costs on these two pages are aggregated by category from the Capital Needs worksheets which follow. Total capital costs on these two pages are carried forward to line F of the Replacement Reserve Analysis(es) that follow.

2021 Year 11	2022 Year 12	2023 Year 13	2024 Year 14	2025 Year 15	2026 Year 16	2027 Year 17	2028 Year 18	2029 Year 19	2030 Year 20	
\$0	\$0	\$103,368	\$11,748	\$0	\$0	\$112,329	\$6,818	\$4,256	\$0	Site Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Surface Site Distribution Systems
\$0	\$0	\$103,368	\$11,748	\$0	\$0	\$112,329	\$6,818	\$4,256	\$0	Site Sub-Total
\$0	\$0	\$0	\$0	\$8,471	\$0	\$21,744	\$0	\$12,768	\$0	Mechanical Room
\$0	\$0	\$3,422	\$0	\$0	\$0	\$71,811	\$0	\$0	\$0	Boilers Boiler Room Systems
\$0	\$0	\$3,422	\$0	\$8,471	\$0	\$93,554	\$0	\$12,768	\$0	Mechanical Sub-Total
\$55,137	\$56,791	\$58,495	\$61,991	\$27,700	\$28,531	\$29,387	\$25,310	\$26,069	\$41,756	Building Mech. & Electrical
\$8,399	\$0	\$0	\$0	\$0	\$0	\$144,022	\$10,330	\$0	\$96,443	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,057	\$0	\$0	Electrical Elevators
\$63,536	\$56,791	\$58,495	\$61,991	\$27,700	\$28,531	\$173,409	\$68,697	\$26,069	\$138,199	Mechanical & Electrical Sub-Total
\$6,260	\$6,448	\$9,493	\$651,644	\$24,138	\$5,387	\$75,474	\$316,069	\$76,666	\$98,100	Building Architectural
\$5,376	\$2,215	\$10,693	\$0	\$0	\$0	\$180,529	\$0	\$0	\$460,252	Structural / Garage and Exterior Roof Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$349,211	Halls, Stairs, Lobbies/Concierge
\$13,439	\$13,842	\$14,258	\$14,685	\$15,126	\$15,580	\$28,984	\$16,528	\$17,024	\$20,481	Fitness / Library-Mtg. / Restrooms-Locker
\$25,075	\$22,505	\$34,444	\$666,330	\$39,264	\$20,967	\$284,988	\$332,598	\$93,690	\$928,043	Building Architectural Sub-Total
\$88,611	\$79,296	\$199,728	\$740,069	\$75,434	\$49,498	\$664,281	\$408,113	\$136,784	\$1,066,242	Total Capital Costs



Reported Reserve Balance as of 11/30/2010 **\$792,154**
Estimated Reserve Balance as of 12/31/2010 **\$811,862**
Current annual contributions to reserves **\$236,501**

At the end of Year One, Reserve Balances are projected to be: \$819,861
At the end of Year 20, Reserve Balances are projected to be: \$1,276,173
Anticipated Expenditures Met Throughout the Plan.

1. Reported replacement reserve balance of \$792,154 as of November 30th, 2010. For purposes of this report, an estimated reserve balance of \$811,862 is shown as of December 31st, 2010.
2. Annual contributions to reserves are reported to be \$236,501 (\$19,708.42 per month) (\$2,365 per percentage of beneficial interest). Contributions are shown being indexed at 3% for inflation annually.
3. Reserves are adequate in most years of the plan. Reserve balance is minimal in Year 5.

Replacement Reserve (RR) Analysis: *Plan One*

Bay Square Condominiums

<div> <div>Reserve Funding In Year 1</div> <div> Replacement Reserve (RR) analysis starts here with the starting RR balance reported, or imputed, to have been on hand at the start of Year 1, and current annual RR contributions. The projections below reflect Starting RR Balance (Line A), plus the Total Annual RR Contributions (Line D) and Interest Earnings on RR (Line E), minus Total Annual Capital Costs (Line F), taken from the CNS above. This is expressed arithmetically as (A+D+E)-F=G, Year-End Balances, then carries forward to Line A of the following Year. </div> </div>										
Start replacement reserve balance:		\$811,862 or \$8,119/%B.I.								
Contributions to Reserves:		\$236,501 or \$2,365/%B.I.								
	2011 Year 1	2012 Year 2	2013 Year 3	2014 Year 4	2015 Year 5	2016 Year 6	2017 Year 7	2018 Year 8	2019 Year 9	2020 Year 10
(A) Reserve Balances										
Starting Replacement Reserves	\$811,862	\$819,861	\$854,895	\$575,814	\$308,067	\$2,125	\$202,899	\$225,930	\$396,185	\$616,640
(B) Annual Funding										
Contributions Indexed at 3%	\$2,365	\$2,436	\$2,509	\$2,584	\$2,662	\$2,742	\$2,824	\$2,909	\$2,996	\$3,086
(C) Additional Contributions										
	2,365	2,436	2,509	2,584	2,662	2,742	2,824	2,909	2,996	3,086
(D) Total Annual Reserve Funding	\$236,501	\$243,596	\$250,904	\$258,431	\$266,184	\$274,170	\$282,395	\$290,866	\$299,592	\$308,580
(E) Interest on Reserves at 3%	\$27,903	\$28,250	\$29,410	\$21,151	\$13,235	\$4,176	\$10,323	\$11,141	\$16,379	\$23,128
Total Funds Available	\$1,076,267	\$1,091,707	\$1,135,210	\$855,396	\$587,485	\$280,471	\$495,617	\$527,938	\$712,157	\$948,348
(F) Total Capital Cost	\$256,406	\$236,811	\$559,396	\$547,329	\$585,360	\$77,572	\$269,686	\$131,753	\$95,517	\$262,719
(G) Reserve Balances	\$819,861	\$854,895	\$575,814	\$308,067	\$2,125	\$202,899	\$225,930	\$396,185	\$616,640	\$685,629
Outside Capital:										
Adjusted Reserve Balances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Notes:

1. Reported replacement reserve balance of \$792,154 as of November 30th, 2010. For purposes of this report, an estimated reserve balance of \$811,862 is shown as of December 31st, 2010.
2. Annual contributions to reserves are reported to be \$236,501 (\$19,708.42 per month) (\$2,365 per percentage of beneficial interest). Contributions are shown being indexed at 3% for inflation annually.
3. Reserves are adequate in most years of the plan. Reserve balance is minimal in Year 5.

*ANNUAL RR CONTRIBUTIONS are shown being indexed for inflation at the % specified above except when Additional Contributions are called for.

Line C, Additional Contributions allows for material adjustments in annual RR funding that would enable the property to meet all projected needs out of reserves through Year 20.

**INTEREST EARNINGS ON RESERVES are calculated on 100% of starting balances and on 50% of the total annual contribution for the year at the rate shown

Replacement Reserve (RR) Analysis: *Plan One*

Bay Square Condominiums

Reserve Funding In Year 20

Projected replacement reserve balance is **\$1,276,173**

This is \$12,762 per % B.I. in inflated dollars or \$7,278 per % B.I. in uninflated dollars

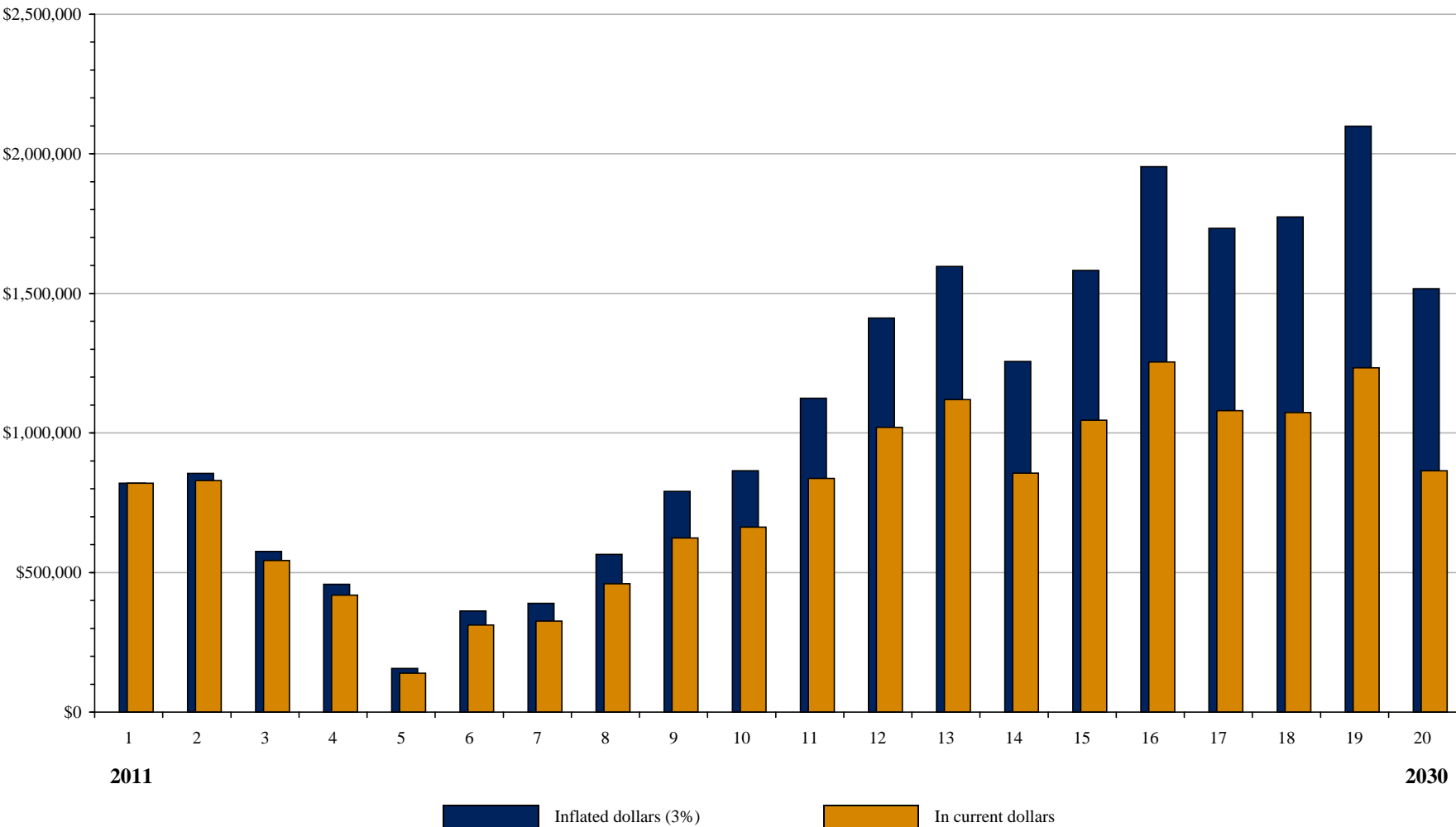
Projected annual funding to reserves is **\$414,706**

This is \$4,147 per % B.I. in inflated dollars or \$2,365 per % B.I. in uninflated dollars

2021 Year 11	2022 Year 12	2023 Year 13	2024 Year 14	2025 Year 15	2026 Year 16	2027 Year 17	2028 Year 18	2029 Year 19	2030 Year 20	
										Reserve Balances (A)
\$685,629	\$940,192	\$1,221,386	\$1,400,551	\$1,055,018	\$1,374,329	\$1,740,049	\$1,513,177	\$1,547,223	\$1,865,522	Starting Replacement Reserves
										Annual Funding (B)
\$3,178	\$3,274	\$3,372	\$3,473	\$3,577	\$3,685	\$3,795	\$3,909	\$4,026	\$4,147	Contributions Indexed at 3%
										Additional Contributions (C)
3,178	3,274	3,372	3,473	3,577	3,685	3,795	3,909	4,026	4,147	
\$317,838	\$327,373	\$337,194	\$347,310	\$357,729	\$368,461	\$379,515	\$390,900	\$402,627	\$414,706	Total Annual Reserve Funding (D)
\$25,336	\$33,116	\$41,699	\$47,226	\$37,016	\$46,757	\$57,894	\$51,259	\$52,456	\$62,186	Interest on Reserves at 3% (E)
\$1,028,803	\$1,300,681	\$1,600,279	\$1,795,087	\$1,449,764	\$1,789,547	\$2,177,458	\$1,955,336	\$2,002,306	\$2,342,415	Total Funds Available
\$88,611	\$79,296	\$199,728	\$740,069	\$75,434	\$49,498	\$664,281	\$408,113	\$136,784	\$1,066,242	Total Capital Cost (F)
\$940,192	\$1,221,386	\$1,400,551	\$1,055,018	\$1,374,329	\$1,740,049	\$1,513,177	\$1,547,223	\$1,865,522	\$1,276,173	Reserve Balances (G)
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Replacement Reserve (RR) Analysis: *Plan Two*

Bay Square Condominiums



<i>Reported Reserve Balance as of 11/30/2010</i>	\$792,154	At the end of Year One, Reserve Balances are projected to be: \$819,861
<i>Estimated Reserve Balance as of 12/31/2010</i>	\$811,862	At the end of Year 20, Reserve Balances are projected to be: \$1,516,879
<i>Current annual contributions to reserves</i>	\$236,501	<i>All projected capital needs are met throughout the plan</i>

1. Reported replacement reserve balance of \$792,154 as of November 30th, 2010. For purposes of this report, an estimated reserve balance of \$811,862 is shown as of December 31st, 2010.
2. Annual contributions to reserves are reported to be \$236,501 (\$19,708.42 per month) (\$2,365 per percentage of beneficial interest). Contributions are shown being indexed at 3% for inflation annually.
3. An infusion of capital of \$150,000 (\$1,500 per percentage of beneficial interest) is shown in Year 4. This would bolster reserves and meet anticipated capital expenditures in all years of the plan.

Replacement Reserve (RR) Analysis: *Plan Two*

Bay Square Condominiums

	<div>Reserve Funding In Year 1</div> <div>Replacement Reserve (RR) analysis starts here with the starting RR balance reported, or imputed, to have been on hand at the start of Year 1, and current annual RR contributions. The projections below reflect Starting RR Balance (Line A), plus the Total Annual RR Contributions (Line D) and Interest Earnings on RR (Line E), minus Total Annual Capital Costs (Line F), taken from the CNS above. This is expressed arithmetically as (A+D+E)-F=G, Year-End Balances, then carries forward to Line A of the following Year.</div>									
	2011 Year 1	2012 Year 2	2013 Year 3	2014 Year 4	2015 Year 5	2016 Year 6	2017 Year 7	2018 Year 8	2019 Year 9	2020 Year 10
(A) Reserve Balances										
Starting Replacement Reserves	\$811,862	\$819,861	\$854,895	\$575,814	\$458,067	\$156,625	\$362,034	\$389,839	\$565,011	\$790,531
(B) Annual Funding										
Contributions Indexed at 3%	\$2,365	\$2,436	\$2,509	\$2,584	\$2,662	\$2,742	\$2,824	\$2,909	\$2,996	\$3,086
(C) Additional Contributions										
	2,365	2,436	2,509	2,584	2,662	2,742	2,824	2,909	2,996	3,086
(D) Total Annual Reserve Funding	\$236,501	\$243,596	\$250,904	\$258,431	\$266,184	\$274,170	\$282,395	\$290,866	\$299,592	\$308,580
(E) Interest on Reserves at 3%	\$27,903	\$28,250	\$29,410	\$21,151	\$17,735	\$8,811	\$15,097	\$16,058	\$21,444	\$28,345
Total Funds Available	\$1,076,267	\$1,091,707	\$1,135,210	\$855,396	\$741,985	\$439,606	\$659,526	\$696,764	\$886,048	\$1,127,456
(F) Total Capital Cost	\$256,406	\$236,811	\$559,396	\$547,329	\$585,360	\$77,572	\$269,686	\$131,753	\$95,517	\$262,719
(G) Reserve Balances	\$819,861	\$854,895	\$575,814	\$308,067	\$156,625	\$362,034	\$389,839	\$565,011	\$790,531	\$864,737
Outside Capital (Assessment):				\$150,000						
Adjusted Reserve Balances	\$0	\$0	\$0	\$458,067	\$0	\$0	\$0	\$0	\$0	\$0

Notes:

1. Reported replacement reserve balance of \$792,154 as of November 30th, 2010. For purposes of this report, an estimated reserve balance of \$811,862 is shown as of December 31st, 2010.
2. Annual contributions to reserves are reported to be \$236,501 (\$19,708.42 per month) (\$2,365 per percentage of beneficial interest). Contributions are shown being indexed at 3% for inflation annually.
3. An infusion of capital of \$150,000 (\$1,500 per percentage of beneficial interest) is shown in Year 4. This would bolster reserves and meet anticipated capital expenditures in all years of the plan.

*ANNUAL RR CONTRIBUTIONS are shown being indexed for inflation at the % specified above except when Additional Contributions are called for.

Line C, Additional Contributions allows for material adjustments in annual RR funding that would enable the property to meet all projected needs out of reserves through Year 20.

**INTEREST EARNINGS ON RESERVES are calculated on 100% of starting balances and on 50% of the total annual contribution for the year at the rate shown

Replacement Reserve (RR) Analysis: *Plan Two*

Bay Square Condominiums

Reserve Funding In Year 20

Projected replacement reserve balance is **\$1,516,879**

This is \$15,169 per % B.I. in inflated dollars or \$8,651 per % B.I. in uninflated dollars

Projected annual funding to reserves is **\$414,706**

This is \$4,147 per % B.I. in inflated dollars or \$2,365 per % B.I. in uninflated dollars

2021 Year 11	2022 Year 12	2023 Year 13	2024 Year 14	2025 Year 15	2026 Year 16	2027 Year 17	2028 Year 18	2029 Year 19	2030 Year 20	
										Reserve Balances (A)
\$864,737	\$1,124,673	\$1,411,401	\$1,596,267	\$1,256,606	\$1,581,964	\$1,953,913	\$1,733,457	\$1,774,111	\$2,099,218	Starting Replacement Reserves
										Annual Funding (B)
\$3,178	\$3,274	\$3,372	\$3,473	\$3,577	\$3,685	\$3,795	\$3,909	\$4,026	\$4,147	Contributions Indexed at 3%
										Additional Contributions (C)
3,178	3,274	3,372	3,473	3,577	3,685	3,795	3,909	4,026	4,147	
\$317,838	\$327,373	\$337,194	\$347,310	\$357,729	\$368,461	\$379,515	\$390,900	\$402,627	\$414,706	Total Annual Reserve Funding (D)
\$30,710	\$38,651	\$47,400	\$53,098	\$43,064	\$52,986	\$64,310	\$57,867	\$59,263	\$69,197	Interest on Reserves at 3% (E)
\$1,213,285	\$1,490,697	\$1,795,995	\$1,996,675	\$1,657,399	\$2,003,411	\$2,397,738	\$2,182,224	\$2,236,001	\$2,583,121	Total Funds Available
\$88,611	\$79,296	\$199,728	\$740,069	\$75,434	\$49,498	\$664,281	\$408,113	\$136,784	\$1,066,242	Total Capital Cost (F)
\$1,124,673	\$1,411,401	\$1,596,267	\$1,256,606	\$1,581,964	\$1,953,913	\$1,733,457	\$1,774,111	\$2,099,218	\$1,516,879	Reserve Balances (G)
										Outside Capital
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Additional Capital

Bay Square Condominiums

SITE SYSTEMS

SITE SYSTEMS				(Expected Useful Life)		Replacement Schedule		
Replacement Items	Quantity	Cost per unit in 2011 \$\$	Total Cost in 2011 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project	Notes	
SURFACE								
Roadways/Parking	_____ sf	_____	_____	_____	_____	_____	See "Parking Garage" below.	
Pool Area Decking	2,300 sf	_____	\$0	23	30+	_____	Concrete decking surrounding pool area. Good overall surface conditions. Future deck repair included w/ "Pool".	
Courtyard/Patio Area	1,400 sf	_____	\$0	23	25+	_____	South courtyard area - concrete with brick paver platform. Some efflorescence, paver damage. See "Garden Planters".	
Pedestrian Walks	2,600 sf	_____	_____	_____	_____	_____	At Mass. Ave. courtyard area. Minimal cracking, note cracking/spalling near commercial space door. Repair \$\$\$.	
	1 ls	2500.00	\$2,500	23	30+	1 /7 /13 /19 in 1 Year	Walls bordering planters - see "Garden Planters" below.	
Retaining Walls	75 lf	_____	\$0	23	30+	_____	Wall along Bay Street - recently re-pointed. Monitor.	
	7 ea	Preliminary Bid Costs	_____	_____	_____	_____	South courtyard garden planters - 1 planter to be re-built in Yr 1 to address water infiltration into garage. Future allows.	
Garden Planters	1 ls	70000.00	\$70,000	23	30+	1 /5 /13 /17 in 1 Year	Wood basket weave fencing and gates at pool area.	
		High Costs per Mgmnt.	_____	_____	_____	_____	Spot deterioration, leaning, damage. Repaired - Optg. Replace.	
Fencing (Wood)	115 lf	130.43	\$15,000	23	20+	1 in 1 Year	Metal fencing along perimeter of Mass. Ave. courtyard.	
Fencing (Metal)	175 lf	_____	\$0	23	50+	_____	Good overall conditions. Repair and painting - operating.	
Fencing (PVC)	110 lf	37.50	\$4,125	1	15+	18 in 1 Year	PVC privacy fencing, recently installed at patios along Green St. Interim repair and powerwashing - operating. Future replace.	
Site Lighting (Bollards)	7 ea	1100.00	\$7,700	23	25+	5 in 1 Year	Bollard type light fixtures at Mass. Ave. courtyard. No reported operation problems. Future costs to replace/update fixtures.	
Site Lighting (Pier Fixtures)	2 ea	750.00	\$1,500	23	25+	5 in 1 Year	Fixtures mounted on piers along Mass. Ave. courtyard's main walk. Costs to replace/update fixtures.	
Landscaping	1 ls	_____	\$0	varies	_____	_____	Lawn area at Mass. Ave. courtyard, mature plantings and trees.	
Irrigation System	1 ls	_____	\$0	6	15+	_____	Planters w/ mature trees/plantings at pool area. Maintain - Optg.	
		Costs per Mgmnt.	_____	_____	_____	_____	Irrigation serving lawn areas and some planters.	
Pool	1 ea	15000.00	\$15,000	6-23	15+	10 in 1 Year	System maintained - operating.	
		Costs per Mgmnt.	_____	_____	_____	_____	Covered on day of inspection. Reportedly re-plastered in 2005.	
Hot Tub / Spa	1 ea	8000.00	\$8,000	1-23	15	14 in 1 Year	No reported surface problems. Future resurface allowance.	
		_____	_____	_____	_____	_____	Hot tub / spa covered on day of inspection. Reportedly resurfaced in 2010. No reported surface problems. Future \$\$\$.	
Pool/Spa Winter Cover	1 ea	3500.00	\$3,500	6	15	9 in 1 Year	L-shaped pool/spa cover.	
		_____	_____	_____	_____	_____	No reported problems. Future replacement costs.	
SITE DISTRIBUTION SYSTEMS								
Gas Lines	1 ls	_____	\$0	23	60	_____	Utility supplied service, line to building reportedly from Mass. Ave. No observed or reported service line problems. Monitor.	
Sanitary Lines	1 ls	_____	\$0	23	60	_____	Publicly supplied service, line from building reportedly out to Green St. No observed or reported service line problems.	
Cold Water Lines	1 ls	_____	\$0	23	60	_____	Publicly supplied service, line to building reportedly from Mass. Ave. No observed or reported service line problems. Monitor.	
Electric Distribution	1 ls	_____	\$0	23	60	_____	Utility supplied service, lines to building reportedly from Mass. Ave. No observed or reported service line problems. Monitor.	
Telephone / Cable TV	1 ls	_____	\$0	varies	20	_____	Utility supplied services, resident's responsibility. Monitor.	

Projected Capital Needs Over Twenty Years

Bay Square Condominiums

SITE SYSTEMS

Replacement Items	Costs inflated at 3%																			
	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	Year 11 2021	Year 12 2022	Year 13 2023	Year 14 2024	Year 15 2025	Year 16 2026	Year 17 2027	Year 18 2028	Year 19 2029	Year 20 2030
	SURFACE																			
Roadways/Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Area Decking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Courtyard/Patio Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Walks	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,985	\$0	\$0	\$0	\$0	\$0	\$3,564	\$0	\$0	\$0	\$0	\$0	\$4,256	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garden Planters	\$70,000	\$0	\$0	\$0	\$78,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,803	\$0	\$0	\$0	\$112,329	\$0	\$0	\$0
Fencing (Wood)	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing (Metal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing (PVC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,818	\$0	\$0
Site Lighting (Bollards)	\$0	\$0	\$0	\$0	\$8,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting (Pier Fixtures)	\$0	\$0	\$0	\$0	\$1,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hot Tub / Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,748	\$0	\$0	\$0	\$0	\$0	\$0
Pool/Spa Winter Cover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SITE DISTRIBUTION SYSTEMS																			
Gas Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone / Cable TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Bay Square Condominiums

MECHANICAL ROOM

				(Expected Useful life)		Replacement Schedule		
Replacement Items	Quantity	Cost per unit in 2011 \$\$	Total Cost in 2011 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project		Notes
BOILERS								
Boilers (Pool/Spa)	2 ea	6775.00	\$13,550	3	20	17	in 1 Year	RayPak boilers, rated at 399 MBH each, serving the heating needs for the pool and spa. Recently replaced. Future costs.
		<i>Costs pending Engineering and Spec.</i>						
Boilers (Building Heat)	1 ea	76500.00	\$76,500	23	30+	10	in 1 Year	H.B. Smith heating boiler - rated at 3,825MBH. Under service/maintenance contract. Future replace/update.
Expansion Tank	1 ea	4500.00	\$4,500	23	25+	1	in 1 Year	Expansion/pressurization tank, leaking. To replace in 2011. Costs for replacement include some plumbing.
		<i>Costs pending Engineering and Spec.</i>						
Heat Exchanger	1 ea	20000.00	\$20,000	4-23	25+	10	in 1 Year	Serving heating and cooling loop. Serviced/cleaned in 2007. Future replacement concurrent with boiler plant.
		<i>Costs pending Engineering and Spec.</i>						
Controls	1 ea	7500.00	\$7,500	varies	15+	10	in 1 Year	Original controls system, periodically updated. Replace/update controls system w/ boilers in Yr 10.
		<i>Costs pending Spec.</i>						
Variable Frequency Drives	1 ea	24000.00	\$24,000	ADD	20	1	in 1 Year	May add VFD devices to the heating/cooling loop pump motors and cooling tower pump motors? <i>Discuss at client review.</i>
	2 ttl							
Heating/Cooling Loop Pumps	1 ea	7500.00	\$7,500	varies	15	3 /10 /19	in 1 Year	Two 40HP heating/cooling loop pumps. Re-built and motors replaced, as needed. Future allowances.
	2 ttl							
Cooling Tower Water Pumps	1 ea	5600.00	\$5,600	varies	15	1 /8 /15	in 1 Year	Two 20HP cooling tower water circulation pumps. Re-built and motors replaced, as needed. Periodic allowances.
Hot Water Circulation Pumps	2 ea	3925.00	\$7,850	varies	15	1	in 1 Year	Two 5HP hot water circulation pumps. Have been re-built, as needed. Site staff to replace in near term. Future re-build - Optg.
Flue Exhaust	1 ls		\$0	varies	30+			Metal flue. Replacement and reconfiguration included with "Boilers" work.
BOILER ROOM SYSTEMS								
Boiler Room Piping/Valves	1 ls		\$0	varies	25+			No observed or reported leak problems. Monitored and maintained - operating.
Cold Water Booster System	1 ea	2500.00	\$2,500	8->15	15+	10	in 1 Year	Syncro-Flo cold water pressure tank and pumping system. Tank replaced in 2003. Pumps re-built/replaced - Optg.
Heat Exchanger for Bldg. Heat	ea							See "Heat Exchanger" above.
		<i>High Costs per Mgmnt.</i>						
Domestic Hot Water Generation	2 ea	20000.00	\$40,000	3	20	17	in 1 Year	Lochinvar DHW boilers, rated at 500MBH each. Recently replaced. Future costs should include plumbing.
Domestic Hot Water Storage	1 ea	4750.00	\$4,750	3-23	10	7 /17	in 1 Year	Lochinvar DHW storage tank, 1,000 gallons. Reportedly re-lined in 2008. Future allows. to inspect, clean, re-line.
Sauna Heaters	2 ea	1200.00	\$2,400	2	15	13	in 1 Year	At restroom/locker rooms for fitness center. Heaters recently replaced. Future allowances.
Boiler Room Piping Insulation	1 ls		\$0	varies	25			Maintained - operating.
		<i>Budget per Mgmnt.</i>						
Fuel Oil Storage	1 ea	35000.00	\$35,000	23	25+	1	in 1 Year	Underground diesel fuel storage tank, exceeding EUL. To be removed and new above ground tank to be installed in garage.
	2							
Pool/Spa Filtration Equipment	1 ls	7500.00	\$7,500	6	15+	10	in 1 Year	Pool and spa filtration and pump equipment, autochlorinators, etc. Maintained - operating. Future equipment replace/update.
Combustion Air	2 ea		\$0	23	30+			Louvered intake, serving boiler room penthouse. Monitored/maintained - operating.

Projected Capital Needs Over Twenty Years

Bay Square Condominiums

MECHANICAL ROOM

Replacement Items	Costs inflated at 3%																			
	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	Year 11 2021	Year 12 2022	Year 13 2023	Year 14 2024	Year 15 2025	Year 16 2026	Year 17 2027	Year 18 2028	Year 19 2029	Year 20 2030
BOILERS																				
Boilers (Pool/Spa)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,744	\$0	\$0	\$0
Boilers (Building Heat)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expansion Tank	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variable Frequency Drives	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating/Cooling Loop Pumps	\$0	\$0	\$7,957	\$0	\$0	\$0	\$0	\$0	\$0	\$9,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,768	\$0
Cooling Tower Water Pumps	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$6,887	\$0	\$0	\$0	\$0	\$0	\$0	\$8,471	\$0	\$0	\$0	\$0	\$0
Hot Water Circulation Pumps	\$7,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BOILER ROOM SYSTEMS																				
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Booster System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Bldg. Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,188	\$0	\$0	\$0
Domestic Hot Water Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$5,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,622	\$0	\$0	\$0
Sauna Heaters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,422	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Piping Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Oil Storage	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool/Spa Filtration Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Combustion Air	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Bay Square Condominiums

BUILDING MECHANICAL AND ELECTRICAL

BUILDING MECHANICAL				(Expected Useful life)		Replacement Schedule			Notes
Replacement Items	Quantity	Cost per unit in 2011 \$\$	Total Cost in 2011 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project			
BUILDING MECHANICAL									
Compactors	1 ea	15000.00	\$15,000	23	20+	3	in 1 Year		Chute fed compactor with 2cy dumpsters. Exceeding EUL. Costs to replace/update.
Building Fire Suppression	1 ls	8500.00	\$8,500	23	50+	3 /20	in 1 Year		Building served by a "wet" system, garage by a "dry" system. 75HP fire pump motor. Service contract. Future pump re-build.
Building Heating/Cooling Distrib.	1 ls		\$0	23	50+				No observed or reported distribution piping problems. Monitor.
Domestic Hot/Cold Water Dist.	1 ls		\$0	9-23	50+				No observed or reported distribution piping problems. Monitor. Water filtration system, maintained - operating.
Building Sanitary Waste & Vent. Dist.	1 ls		\$0	23	75				No observed or reported distribution piping problems. Site staff reports minimal clogs, jetted as needed. Monitor.
Building Gas Distribution	1 ls		\$0	23	75				No observed or reported distribution piping problems. Monitor.
Building Air Conditioning	1 ea	165000.00	\$165,000	23	20	2	in 1 Year		Marley cooling tower. Original equip. under service contract Planned replacement in 2012, costs per budget estimate.
Unit/Common Area HVAC	238 ea	2500.00	\$595,000	23	20	1	over 13 Years		Whalen units in residences and in common areas. Several unit assemblies replaced by site staff. Costs to continue.
Common Area HVAC	2 ea	11950.00	\$23,900	6	20	14	in 1 Year		Packaged make-up air HVAC units serving common hallways. Located at rooftop, recently replaced. Future replace costs.
Smoke Exhaust / Ventilation	3 ea	3000.00	\$9,000	23	30+	4	over 3 Years		Smoke exhaust/ventilation equipment at stairwells. Maintained - operating. Future equipment replacement/update.
Ventilation/Exhaust (Rooftop)	44 ea	350.00	\$15,400	varies	15	1 /16	over 15 Years		Oscillating and power exhaust fans at rooftop, mostly for unit kitchen and bath exhaust. Allows. for motor/belt maintenance.
Ventilation/Exhaust (Garage)	4 ea	3000.00	\$12,000	varies	10+	2 /14	over 4 Years		Garage exhaust fans (2 intake and 2 exhaust fans). Tied to CO sensors throughout garage. Motor, belt, controls servicing.
BUILDING ELECTRICAL									
Building Power Wiring	1 ls		\$0	23	60+				Mostly GE panels and switchgear. Units individually metered for electricity. Infrared scanning of equipment recently performed by Infrared Analyzers. Few problems reported, and repairs/ maintenance would be handled from operations.
Emergency Lighting	1 ls	8500.00	\$8,500	varies	20	7			Caterpillar emergency generator, rated at 300 kW and 375 kva. Interior location. Under service contract. Engine re-build in Yr 7. Future replacement of generator in Yr 17.
Emergency Generator	1 ea	83500.00	\$83,500	23	35+	17	in 1 Year		Simplex 4100 series main panel and peripherals - future update. 24 hour concierge, intercom/buzzer wall panels in units - Optg.
Smoke / Fire Detection	1 ls	55000.00	\$55,000	2	20+	20	in 1 Year		11 cameras, DVR, card system for garage. Periodic updates.
Signaling/Communication/Security	1 ls	12500.00	\$12,500	4	<10	3 /10 /17	over 2 Years		
BUILDING ELEVATORS									
Shafts and Doorways	2 ea		\$0	23	30				Dover, hoist type elevator systems. Under full service contract w/ Advance Elevator. See "Machine Room Equipment" below.
Cabs	2 ea	10000.00	\$20,000	23	15+	18	in 1 Year		Original cab interior finishes, panels/buttons updated in 2005. Costs to upgrade finishes included below. Future allowance.
Controller/Dispatcher	2 ea		\$0	6-23	20				Panels/buttons updated in 2005, most components original. Costs to update/upgrade controls included below.
Machine Room Equipment	2 ea	175000.00	\$350,000	23	25+	3	over 2 Years		Analysis of elevator systems by Elevator Consulting Associates. Recommended update/upgrade of elevator systems/equipment.

Projected Capital Needs Over Twenty Years

Bay Square Condominiums

BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Costs inflated at 3%																			
	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	Year 11 2021	Year 12 2022	Year 13 2023	Year 14 2024	Year 15 2025	Year 16 2026	Year 17 2027	Year 18 2028	Year 19 2029	Year 20 2030
BUILDING MECHANICAL																				
Compactors	\$0	\$0	\$15,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Fire Suppression	\$0	\$0	\$9,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,905
Building Heating/Cooling Distrib.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Air Conditioning	\$0	\$169,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit/Common Area HVAC	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$46,371	\$47,762	\$49,195	\$50,671	\$52,191	\$53,757	\$55,369	\$57,030	\$20,979	\$21,609	\$22,257	\$22,925	\$23,613	\$24,321	\$25,051
Common Area HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,098	\$0	\$0	\$0	\$0	\$0	\$0
Smoke Exhaust / Ventilation	\$0	\$0	\$0	\$3,278	\$3,377	\$3,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ventilation/Exhaust (Rooftop)	\$1,027	\$1,058	\$1,090	\$1,122	\$1,156	\$1,191	\$1,226	\$1,263	\$1,301	\$1,340	\$1,380	\$1,422	\$1,464	\$1,508	\$1,553	\$1,600	\$1,648	\$1,697	\$1,748	\$1,801
Ventilation/Exhaust (Garage)	\$0	\$3,090	\$3,183	\$3,278	\$3,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,406	\$4,538	\$4,674	\$4,814	\$0	\$0	\$0
BUILDING ELECTRICAL																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$10,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,993	\$0	\$0	\$0
Smoke / Fire Detection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,443
Signaling/Communication/Security	\$0	\$0	\$6,631	\$6,830	\$0	\$0	\$0	\$0	\$0	\$8,155	\$8,399	\$0	\$0	\$0	\$0	\$0	\$10,029	\$10,330	\$0	\$0
BUILDING ELEVATORS																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,057	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$185,658	\$191,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Bay Square Condominiums

BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2011 \$\$	Total Cost in 2011 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
STRUCTURAL / GARAGE							
Foundation	815 lf		\$0	23	75+		Concrete foundation. Includes garage foundation walls. No observed or reported structural concerns. Monitor.
Framing	1 ls		\$0	23	75+		Steel and masonry construction. No observed or reported structural concerns. Monitor.
Garage Level Lobbies	210 sf 4 doors		\$0	varies			Metal and glass doors, painted walls/ceilings, VCT flooring. Doors and finishes, maintained - operating.
Garage	51,335 ttl sf 25,425 sf	5.75	\$146,194	4-23	10+	7 /18 in 1 Year	Upper and lower garage levels, concrete decking. Upper deck epoxy coated in 2007. Future costs to prepare and coat deck.
BUILDING EXTERIOR							
Exterior Common Doors	5 ea	1750.00	\$8,750	23	30+	8 over 3 Years	Metal and glass single leaf doors out to south courtyard, 1 door to north courtyard. Maintained - operating. Replace/update.
Exterior Common Doors	2 ea	4500.00	\$9,000	23	30+	9 in 1 Year	Metal and glass double leaf doors and storefronts at main entrance & vestibule. Maintained - Optg. Future replace/update.
Commercial Storefronts/Doors	6 ea		\$0	23	35		Metal and glass storefronts and entrance doors at commercial spaces. Reported responsibility of lessees. Monitor.
	<i>Avg. Costs per Door Assembly</i>						
Service Doors (Garage & 1st. Flr.)	8 ea	1600.00	\$12,800	23	30+	10 over 4 Years	Mostly single leaf, flush metal service doors. Two double leaf. Access to garage levels, service spaces. Paint - Optg. Replace.
Garage Doors	5 ea	2500.00	\$12,500	5	20	15 in 1 Year	Fiberglass overhead garage doors to garage levels. Recently replaced. Future costs for anticipated replacement.
Garage Doors - Openers	5 ea	2000.00	\$10,000	varies	10	3 /13 over 5 Years	Opening devices for each door. Motors and assemblies vary in age. Periodic replacement/update allowances.
	40	<i>Labor Costs per Site Staff</i>		<6			
Unit Sliding Glass Doors	66 ea	1000.00	\$66,000	23	25+	1 over 7 Years	Unit sliding glass doors, being replaced with more energy efficient and better operating models. <i>Unit owner resp. for mtrls.</i>
	+/-						
Exterior Walls	56,800 sf	7.25	\$411,592	6-23	20	14 in 1 Year	Brick masonry exterior with sealant filled control joints. Spot pointing and sealant replacement in 2005. Future work scope.
Caulking / Sealant Joints	1 ls		\$0	6	20		Window and door surrounds, control joints. Good, pliable conditions. See "Exterior Walls" above.
Exterior Ceilings	1,200 sf		\$0	varies	15		Painted surfaces above garage entrances, at pool/patio area, at front entrance canopy. Paint/maintain - operating.
	<i>Avg. Costs per Window</i>		<i>Costs pending New Window Spec.</i>		<i>Association's Responsibility</i>		
Window Frames (Units)	363 ea	2000.00	\$726,000	23	25+	3 over 3 Years	Aluminum slider-type windows, some difficult to operate. Glazing failures a continual maintenance concern. To replace.
Window Frames (Common/Cmcl.)	47 ea		\$0	23	35+		Mostly fixed glazed window units at common areas and some commercial spaces. Glazing maintained - operating.
	410 ttl.						
Window Repairs	1 ls	10000.00	\$10,000	varies	20+	1 <i>Repair Allowances Years 1 & 2</i>	Glazing failures and subsequent replacement allowances.
Pergola	1 ls		\$0	2	20+		Pergola structure at south facing courtyard area. Framed from Azek composite material. Maintain - operating.
Balcony Railings	84 ea	2075.00	\$174,300	1-23	<i>Lifetime?</i>	17 over 4 Years	Metal railings at unit sliding glass doors, recently refinished with RhinoShield finish (lifetime warranty?). Anticipated future refinish.
	9 ea			<i>Balcony Pavers/Hardscape - Unit Owner's responsibility</i>			
Penthouse Level Balconies	485 sf	22.50	\$10,913	2	20+	20 in 1 Year	Penthouse level unit balconies. Membrane replaced concurrent with main roofing work. Future membrane replacement.
	1 ea			<i>Balcony Pavers/Hardscape - Unit Owner's responsibility</i>			
Mass. Ave. Roof Deck/Balcony	1,275 sf	22.50	\$28,688	6	20	14 in 1 Year	Lower, Mass. Ave. roof deck/balcony. Membrane reportedly replaced w/ building envelope work in 2005. Future replace.
				<i>Balcony Pavers/Hardscape - Unit Owner's responsibility</i>			
South Roof Deck/Balcony	2,050 sf	22.50	\$46,125	12	20	8 in 1 Year	Lower, south facing roof deck/balcony. Membrane reportedly replaced in 1999 when patio blocks installed. Future replace.
	+/-	<i>Avg. Costs per Fixture</i>					
Bldg. Mounted Lighting	35 ea	625.00	\$21,875	varies	15+	2 /17 over 15 Years	High intensity discharge (HID), recessed fixtures, building mounted carriage lamp and other fixtures. Allowances to update, as needed.

Projected Capital Needs Over Twenty Years

Bay Square Condominiums

BUILDING ARCHITECTURE

Replacement Items	Costs inflated at 3%																			
	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	Year 11 2021	Year 12 2022	Year 13 2023	Year 14 2024	Year 15 2025	Year 16 2026	Year 17 2027	Year 18 2028	Year 19 2029	Year 20 2030
STRUCTURAL / GARAGE																				
Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage Level Lobbies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$174,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241,636	\$0	\$0
BUILDING EXTERIOR																				
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,588	\$3,695	\$3,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Storefronts/Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors (Garage & 1st. Flr.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,175	\$4,301	\$4,430	\$4,562	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,907	\$0	\$0	\$0	\$0	\$0
Garage Doors - Openers	\$0	\$0	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$0	\$0	\$0	\$0	\$0	\$2,852	\$2,937	\$3,025	\$3,116	\$3,209	\$0	\$0	\$0
Unit Sliding Glass Doors	\$9,429	\$9,712	\$10,003	\$10,303	\$10,612	\$10,931	\$11,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$604,437	\$0	\$0	\$0	\$0	\$0	\$0
Caulking / Sealant Joints	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames (Units)	\$0	\$0	\$256,738	\$264,440	\$272,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames (Common/Cmcl.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Repairs	\$10,000	\$10,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pergola	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balcony Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,925	\$72,023	\$74,184	\$76,409
Penthouse Level Balconies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,134
Mass. Ave. Roof Deck/Balcony	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,129	\$0	\$0	\$0	\$0	\$0	\$0
South Roof Deck/Balcony	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg. Mounted Lighting	\$0	\$1,502	\$1,547	\$1,593	\$1,641	\$1,690	\$1,741	\$1,793	\$1,847	\$1,902	\$1,959	\$2,018	\$2,079	\$2,141	\$2,205	\$2,272	\$2,340	\$2,410	\$2,482	\$2,557

Bay Square Condominiums

BUILDING ARCHITECTURE--continued

BUILDING ARCHITECTURE--continued				(Expected Useful life)		Replacement Schedule		
Replacement Items	Quantity	Cost per unit in 2011 \$\$	Total Cost in 2011 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project		Notes
ROOF SYSTEMS								
Structure	26,385 sf		\$0	23	75+			Main and lower roof surfaces, balcony decks - concrete decking. Pitched roof structure. Monitor.
Roof Covering (Main Roof)	10,275 sf	25.00	\$256,875	2	20+	20	in 1 Year	Sarnafil roofing system recently installed. Spot ponding. 20-year warranty. Interim - Optg. Future system replacement costs.
Roof Covering (Lower Roofs)	4,200 sf	25.00	\$105,000	4	20+	17	in 1 Year	Lower roofing surfaces, ventilation tower roof. PVC membrane systems. Interim - Optg. Future system replace.
	8100 +/- sf	Inspect & Repair Allowances						Cementitious (faux slate) roofing shingles at pitched roofing sections. Spot slippage, shifting, displacement. Periodic allows.
Roof Covering (Mansard)	1 ls	7500.00	\$7,500	23	40+	1 /5 /9 /13 /17	in 1 Year	Interior drains.
Roof Drainage	1 ls		\$0	4-23	30+			Cleaned and maintained - operating.
	8 ttl	Costs per Site Staff						Skylights over several units. Two have recently been replaced.
Skylights	2 ea	2000.00	\$4,000	varies	20+	1 /11 /20	in 1 Year	Two to be replaced in near future. Allows. for future replacements.
		Avg. Costs per Skylight						Skylights at mansard roofs, mostly serving penthouse level units. Minimal leak concerns. Costs to replace w/ windows.
Mansard Skylights	28 ea	1650.00	\$46,200	23	25+	3	over 3 Years	Metal penthouse doors. Painting from operations.
	3 ttl							Future replacement allowances, as needed.
Access Doors & Hatches	1 ea	1600.00	\$1,600	23	30+	4 /12 /20	in 1 Year	Two rooftop penthouse structures. Parapet walls with metal capping. Good conditions. Monitor.
Penthouses / Parapet Walls	1 ls		\$0	4-23	30+			
HALLS & STAIR/HALLS								
Walls	28,925 sf	0.60	\$17,355	10	15	5 /20	in 1 Year	Painted surfaces. Minimal surface marking or staining. Spot painted by site staff, as needed. Future redecoration allows.
Ceilings	8,850 sf	0.60	\$5,310	10	15	5 /20	in 1 Year	Painted surfaces.
		Costs pending Carpeting Specifications						Future painting/redecoration allowances.
Floors	8,850 sf	6.00	\$53,102	10	15	5 /20	in 1 Year	Carpet flooring throughout common hallway areas.
Doors	1 ls		\$0	23	35+			Minimal staining, marking, wear. Costs to replace/update.
		Costs pending future Lighting Specifications						Metal doors to stairways and service closets.
Hallway Interior Lighting	1 ls	75000.00	\$75,000	varies	20+	20	in 1 Year	Maintained - operating.
Lower Stair/Hall Walls	4,050 sf	0.60	\$2,430	10	15	5 /20	in 1 Year	Mostly wall sconce fixtures, with 9 watt compact fluorescent bulbs. Future costs for lighting updates throughout common areas.
Lower Stair/Hall Ceilings	1,150 sf	0.60	\$690	10	15	5 /20	in 1 Year	Painted surfaces. Minimal surface marking or staining. Spot painted by site staff, as needed. Future redecoration allows.
		Costs pending Carpeting Specifications						Painted surfaces.
Lower Stair/Hall Flooring	1,150 sf	6.00	\$6,902	10	15	5 /20	in 1 Year	Future painting/redecoration allowances.
		Costs pending Carpeting Specifications						Carpet flooring in lower stair/halls, with rubber treads covers on stairs. Costs to replace/update with building redecor. work.
STAIRS								
Stair Walls and Ceilings	5,925 sf		\$0	varies	10			Painted surfaces.
								Maintained - operating.
Stair Floors	1,300 sf		\$0	23	35+			Concrete treads and landings.
								Monitor.
Stair Doors	1 ls		\$0	23	35			Metal doors.
								Maintained - operating.
Stair Structure & Railings	3 ls		\$0	23	50+			Metal and concrete stair structures.
								Monitor.

Projected Capital Needs Over Twenty Years

Bay Square Condominiums BUILDING ARCHITECTURE--continued

Costs inflated at 3%

Replacement Items	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	Year 11 2021	Year 12 2022	Year 13 2023	Year 14 2024	Year 15 2025	Year 16 2026	Year 17 2027	Year 18 2028	Year 19 2029	Year 20 2030
ROOF SYSTEMS																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering (Main Roof)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,432
Roof Covering (Lower Roofs)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,494	\$0	\$0	\$0
Roof Covering (Mansard)	\$7,500	\$0	\$0	\$0	\$8,441	\$0	\$0	\$0	\$9,501	\$0	\$0	\$0	\$10,693	\$0	\$0	\$0	\$12,035	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,014
Mansard Skylights	\$0	\$0	\$16,338	\$16,828	\$17,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$1,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,806
Penthouses / Parapet Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HALLS & STAIR/HALLS																				
Walls	\$0	\$0	\$0	\$0	\$19,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,432
Ceilings	\$0	\$0	\$0	\$0	\$5,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,311
Floors	\$0	\$0	\$0	\$0	\$59,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,115
Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,513
Lower Stair/Hall Walls	\$0	\$0	\$0	\$0	\$2,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,261
Lower Stair/Hall Ceilings	\$0	\$0	\$0	\$0	\$777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,210
Lower Stair/Hall Flooring	\$0	\$0	\$0	\$0	\$7,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,103
STAIRS																				
Stair Walls and Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Structure & Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Bay Square Condominiums

BUILDING ARCHITECTURE--continued

BUILDING ARCHITECTURE--continued				(Expected Useful life)		Replacement Schedule			
Replacement Items	Quantity	Cost per unit in 2011 \$\$	Total Cost in 2011 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project			Notes
LOBBY/VESTIBULE / CONCIERGE									
Walls & Ceilings	5,525 sf	0.75	\$4,143	10	15	5	/20	in 1 Year	Painted surfaces. Future painting/redecorating allowances.
Floors (Stone)	1,385 sf	15.00	\$20,771	10	30	20		in 1 Year	Stone tile flooring throughout lobby and vestibule areas. Interim - operating. Future replacement/update.
Floors (Carpet/Matt)	575 sf	6.00	\$3,447	10	15	5	/20	in 1 Year	Mud matt at entrance vestibule, carpet at seating area of lobby. Minor staining. Future replacement w/ redecoration work.
Mail Facilities	113 ea		\$0	23	30+				Metal, recessed mailboxes at lobby area. Maintained - operating.
Furnishings / Artwork	1 ls	10000.00	\$10,000	10	15	5	/20	in 1 Year	Seating arrangement in lobby area, some artwork. Future replacement/update with redecoration work.
FITNESS CENTER / KITCHENETTE									
Walls/Ceilings	2,650 sf	0.60	\$1,590	7	10+	5	/17	in 1 Year	Painted walls, some with mirrors. Painted ceilings. Future painting/redecorating allowances.
Floor Covering (Matt)	925 sf	7.00	\$6,472	7	10+	5	/17	in 1 Year	Rubber matt flooring. Good overall conditions. Future replacement/update costs.
Floor Covering (Vinyl Tile)	75 sf	6.00	\$450	23	20+	5		in 1 Year	Vinyl tile at kitchenette area. Replace concurrent with kitchenette update work.
Kitchenette Cabinetry/Appliances	1 ls	2500.00	\$2,500	23	20+	5		in 1 Year	Small kitchenette area serving fitness center and library/meeting room. Allowance to update space.
Exercise Equipment	1 ls	10000.00	\$10,000	varies	<10	1	Annual Allowances		Various pieces of exercise equipment at fitness center. Ages and conditions vary. Annual replacement/update allowances.
LIBRARY / MEETING ROOM									
Walls/Ceilings	560 sf		\$0	10	15				Painted surfaces. Maintain - operating.
Floor Covering	160 sf	6.00	\$960	10	15	5	/20	in 1 Year	Carpet flooring. Future replacement allowances.
Furnishings	1 ls		\$0	varies	10+				Table, chairs, drawings rack, etc. Maintained - operating.
LAUNDRY FACILITIES									
Laundry Walls/Ceilings	1,900 sf		\$0	varies	<10				Painted surfaces. Maintained - operating.
Laundry Floors	360 sf	6.00	\$2,160	23	15+	3	/20	over 3 Years	Vinyl tile flooring. Some marking, staining, seam separation. Costs for replacement/updating.
Laundry Equipment	1 ls		\$0	varies	10				Equipment maintained under a leasing agreement.
RESTROOMS / LOCKER ROOMS									
Walls/Ceilings	2,050 sf		\$0	varies	<10				Painted wall and ceiling surfaces. Maintained - operating.
Floors	725 sf		\$0	varies	10+				Ceramic tile and carpet flooring. To be updated as part of "Renovation". Future maintenance - operating.
Fixtures/Accessories	2 ls		\$0	23	20+				Toilets, urinals, sinks/counters, wall accessories, partitions, saunas. To be updated as part of "Renovation". Maintain - Optg.
Space Renovation	2 ea	10000.00	\$20,000	23	20+	1		in 1 Year	Both restrooms/locker facilities are to be renovated in 2011. Budgeted renovation costs shown in Yr 1.

Projected Capital Needs Over Twenty Years

Bay Square Condominiums BUILDING ARCHITECTURE--continued

Replacement Items	Costs inflated at 3%																			
	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	Year 11 2021	Year 12 2022	Year 13 2023	Year 14 2024	Year 15 2025	Year 16 2026	Year 17 2027	Year 18 2028	Year 19 2029	Year 20 2030
LOBBY/VESTIBULE / CONCIERGE																				
Walls & Ceilings	\$0	\$0	\$0	\$0	\$4,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,265
Floors (Stone)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,422
Floors (Carpet/Matt)	\$0	\$0	\$0	\$0	\$3,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,044
Mail Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Furnishings / Artwork	\$0	\$0	\$0	\$0	\$11,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,535
FITNESS CENTER / KITCHENETTE																				
Walls/Ceilings	\$0	\$0	\$0	\$0	\$1,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,551	\$0	\$0	\$0
Floor Covering (Matt)	\$0	\$0	\$0	\$0	\$7,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,386	\$0	\$0	\$0
Floor Covering (Vinyl Tile)	\$0	\$0	\$0	\$0	\$506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchenette Cabinetry/Appliances	\$0	\$0	\$0	\$0	\$2,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exercise Equipment	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535
LIBRARY / MEETING ROOM																				
Walls/Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Covering	\$0	\$0	\$0	\$0	\$1,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,683
Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAUNDRY FACILITIES																				
Laundry Walls/Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry Floors	\$0	\$0	\$764	\$787	\$810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,263
Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESTROOMS / LOCKER ROOMS																				
Walls/Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fixtures/Accessories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Space Renovation	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.