

Property Condition Assessment

**Carnegie Library  
201 Avenue A**

Turners Falls, MA



Prepared for:

**Town of Montague**

1Avenue A

Montague, MA 01376

January 15, 2021

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ADDENDUM I - 521 CMR ARCHITECTURAL ACCESS BARRIERS BOARD  
 ADDENDUM II - ASSESSORS RECORDS

## 1 EXECUTIVE SUMMARY

### 1.1 Building Description

Originally constructed in 1906, the Carnegie Library located at 201 Avenue A (the "Property") is a two (2) story building with a partially above grade full basement containing a total area of +/- 7,058 sq. ft. The Property is situated on a 0.278 acre (+/-12,110 sq. ft.) parcel of land. The Carnegie Library is bounded to the north by Avenue A, to the east by 7<sup>th</sup> Street, by a multi-family residences to the south and by The Soldiers Memorial to the west. The site is steeply sloped from high points at the south and west to the low points at the north and east.

### 1.2 Condition

In general, based on our visual observations, interviews and research, the building appears to be in FAIR condition.

The Property has three roof areas. The main roof is a sloped roof above second floor which is covered with asphalt shingles that were installed in 2005. At the perimeter of the second floor roof there is a flat roof which rings the sloped roof that is covered in a flat ethylene propylene diene monomer ("EPDM") roof membrane. The third roof area is a flat roof above the bow windows on the east and west elevations which are also covered in EPDM. The two roof areas with EPDM membrane systems were reportedly installed in 2017. The main roof will be twenty-five (25) years old at the midterm of the evaluation period and will require replacement.

The façade of the Property is brick masonry with decorative horizontal precast bands at the base of the building and a tall wood painted frieze with a decorative painted wood cornice with dentils at the roof. Window openings are framed with either an arched brick or precast lintel and precast sills. At the main entrance, there is a significant painted wood pediment supported by fluted precast columns flanked by precast pilasters. At the south elevation there is another, less ornate, painted wood pediment. On the north, east and west elevations there are large decorative windows with arched precast lintels enclosing arched windows over three double hung windows. The masonry was observed to be in good condition with limited areas where the mortar joints have receded. The decorative wood frieze and trim was observed to have peeling paint and potentially areas of deteriorated wood. The exterior masonry walls will require partial repointing and the areas of wood will require painting and repairs during the evaluation period.

The windows are typically double hung with a single pane of glass set in wood frames. Exterior aluminum storm windows have been installed over the original windows. The glazing at the windows is in fair to poor condition. Exterior doors are wood. The wood trim, windows and doors were observed to be in fair to poor condition and will require repairs, reglazing and repainting.

The basement of the Property has been finished and was occupied for administrative space and book storage/sales. On site personnel state that the basement has had ongoing issues with water infiltration and moisture. After inspection by the Department of Health it was determined that there was moisture in several of the perimeter walls that enclose the foundation walls and a recent rain event flooded the basement floor damaging the carpet flooring. It is recommended that the existing finishes, walls, ceilings and flooring be removed in the near term. Improvements to exterior site drainage should be made to divert surface water runoff away from the foundation. Any finishes installed at the basement should be limited to minimize the potential for future mold growth. It is recommended that when the HVAC systems are replaced and upgraded that a separate system be installed to serve the basement and that the system be equipped with dehumidification.

Heating is provided an oil fired forced hot air furnace located in the basement. There are two (2) 235 gallon fuel oil tanks in the basement adjacent to the furnace. The furnace was installed in 2005 and is fifteen (15) years old. The furnace appeared to be in good condition. Additionally, an Energy Recovery Ventilation system was installed in the past year to introduce outside air into the building.

Cooling is provided by a five (5) ton direct expansion air cooled condenser and cooling coils which are located in the supply ductwork of the furnace. When operated for cooling the furnace acts as an air handler to circulate air

over the cooling coils. The condenser appears to have been installed in 2014-2015 and was observed to be in good condition.

Onsite personnel reported that a previous energy study of the HVAC systems indicated that the systems are undersized. It was reported that the installation of the energy recovery system has exacerbated problems maintaining temperature in the building. A very preliminary review of the area and volume of the building indicate that both the heating and cooling systems appear to be undersized.

The heating and cooling systems will reach their expected useful life by the midpoint (Year 5) of the midpoint of the evaluation period. It is anticipated that the systems would require replacement at that time. However, the capacity of the existing systems is 50% or less than what appears to be required. The systems should be replaced with properly sized equipment in the near term.

The incoming water service located in the basement is provided by the Town of Montague. Domestic hot water is provided by a six (6) gallon electric hot water heater located in the basement. The plumbing systems appeared to be in good condition.

The electrical system consists of a single (1) 120/208V, three (3) phase, one (1) wire main electrical load center manufactured by General Electric which located in the basement. The load center is equipped with a main breaker as well as individual breakers which feed distributed loads throughout the building. The main breaker does not have an indicated rating; however, the load center is rated at 200 amps.

The Property does not have a comprehensive fire protection (sprinkler) system or a fire alarm system. There is a single (1) sprinkler head on a dedicate water line with a shut off valve located in the basement mechanical room. There are fire extinguishers are located throughout the occupied spaces.

The building has limited elements of handicapped accessibility including an accessible entrance with an ADA compliant ramp. There are no accessible restrooms and no accessible access from the ground floor to the second floor or basement. The anticipated costs of maintenance and repairs identified in this report will exceed the first tier cost threshold (\$100,000) established in Massachusetts 521 CMR - Architectural Access Barriers Board. In year two (2) the trigger will requirement to add an accessible restroom at the first floor.

The major capital items identified in the report relate to repair and replacement of exterior features including replacement of the main roof, masonry re-pointing of the exterior facades, removal and replacement of interior finishes at the basement and addition of an accessible restroom at the first floor. The Property will require replacement of other major components including the roof during the fifteen (15) year evaluation period. Anticipated capital and repair costs are summarized in Section 1.3.

**1.3 Summary of Costs**

Costs associated with the correction of present observed issues, deficiencies, deferred maintenance and component and systems replacements are as follows (in thousands of dollars):

# CARNEGIE LIBRARY

Carnegie Library																		
Summary of Costs by Building System and Priority																		
Cost per Year (\$1,000's)																		
Building System Summary	Immediate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total	
5.1	Site & Features at Grade	\$0.0	\$0.6	\$37.5	\$9.4	\$0.0	\$0.0	\$0.0	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$49.7
5.2	Roofing	\$0.0	\$1.1	\$0.0	\$5.5	\$0.0	\$2.8	\$0.0	\$0.0	\$0.0	\$0.0	\$25.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$34.7
5.3	Exterior Walls	\$0.0	\$0.0	\$8.3	\$58.9	\$49.8	\$21.2	\$21.2	\$21.2	\$41.3	\$0.0	\$33.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$254.7
5.4	Structural Systems	\$0.0	\$11.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.0
5.5	Interior Elements	\$0.0	\$0.0	\$53.4	\$14.9	\$0.0	\$0.0	\$38.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$106.8
5.6	Specialties, Equipment, etc.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.7	Vertical Transportation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.8	HVAC	\$0.0	\$0.2	\$45.3	\$6.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$52.3
5.9	Plumbing	\$0.0	\$2.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.0
5.10	Fire Protection	\$0.0	\$0.0	\$0.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.4
5.11	Electrical System, Telephone	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.5
5.12	Lighting	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.13	Fire Alarm & Life Safety	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$0.0	\$1.1	\$38.5	\$0.0	\$0.0	\$1.1	\$0.0	\$0.0	\$42.9
5.14	Accessibility	\$0.0	\$5.5	\$93.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$98.8
5.15	Environmental, IAQ	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	LEED																	
	<b>TOTAL</b>	<b>\$0.0</b>	<b>\$22.7</b>	<b>\$239.2</b>	<b>\$95.5</b>	<b>\$49.8</b>	<b>\$25.0</b>	<b>\$59.7</b>	<b>\$21.2</b>	<b>\$43.5</b>	<b>\$1.1</b>	<b>\$103.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$1.1</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$661.6</b>
	<b>CUMMULATIVE</b>		<b>\$22.7</b>	<b>\$261.8</b>	<b>\$357.4</b>	<b>\$407.1</b>	<b>\$432.2</b>	<b>\$491.8</b>	<b>\$513.0</b>	<b>\$556.5</b>	<b>\$557.6</b>	<b>\$660.5</b>	<b>\$660.5</b>	<b>\$660.5</b>	<b>\$661.6</b>	<b>\$661.6</b>	<b>\$661.6</b>	

# CARNEGIE LIBRARY

Carnegie Library																	
Summary of Costs by Building System and Priority																	
Broken Out By R&M and CE																	
SUMMARY OF COST BY YEAR FOR REPAIR & MAINTENANCE																	
Cost per Year (\$1,000's)																	
Building System Summary	Immediate	2022	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
5.1 Site & Features at Grade	\$0.0	\$0.6	\$5.9	\$9.4	\$0.0	\$0.0	\$0.0	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$18.1
5.2 Roofing	\$0.0	\$1.0	\$0.0	\$0.0	\$0.0	\$2.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.5
5.3 Exterior Walls	\$0.0	\$0.0	\$0.0	\$17.5	\$0.0	\$0.0	\$0.0	\$0.0	\$37.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$55.0
5.4 Structural Systems	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.5 Interior Elements	\$0.0	\$0.0	\$0.0	\$13.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$13.5
5.6 Specialties, Equipment, etc.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.7 Vertical Transportation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.8 HVAC	\$0.0	\$0.2	\$0.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.3
5.9 Plumbing	\$0.0	\$2.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4.7
5.10 Fire Protection	\$0.0	\$0.0	\$0.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.4
5.11 Electrical System, Telephone	\$0.0	\$2.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.0
5.12 Lighting	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.13 Fire Alarm & Life Safety	\$0.0	\$0.0	\$1.0	\$0.0	\$0.0	\$1.0	\$0.0	\$0.0	\$0.0	\$1.0	\$0.0	\$0.0	\$0.0	\$1.0	\$0.0	\$0.0	\$4.0
5.14 Accessibility	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.15 Environmental, IAQ	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
LEED																	
<b>TOTAL</b>	<b>\$0.0</b>	<b>\$5.8</b>	<b>\$7.4</b>	<b>\$40.4</b>	<b>\$0.0</b>	<b>\$3.5</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$39.7</b>	<b>\$1.0</b>	<b>\$5.6</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$1.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$104.4</b>
<b>CUMMULATIVE</b>	<b>\$0.0</b>	<b>\$5.8</b>	<b>\$13.2</b>	<b>\$53.6</b>	<b>\$53.6</b>	<b>\$57.1</b>	<b>\$57.1</b>	<b>\$57.1</b>	<b>\$96.8</b>	<b>\$97.8</b>	<b>\$103.4</b>	<b>\$103.4</b>	<b>\$103.4</b>	<b>\$104.4</b>	<b>\$104.4</b>	<b>\$104.4</b>	<b>\$104.4</b>

# CARNEGIE LIBRARY

Carnegie Library																	
Summary of Costs by Building System and Priority																	
Broken Out By R&M and CE																	
SUMMARY OF COST BY YEAR FOR CAPITAL EXPENDITURE																	
Cost per Year (\$1,000's)																	
Building System Summary	Immediate	2022	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
5.1 Site & Features at Grade	\$0.0	\$0.0	\$31.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$31.6
5.2 Roofing	\$0.0	\$0.1	\$0.0	\$5.5	\$0.0	\$0.3	\$0.0	\$0.0	\$0.0	\$0.0	\$25.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$31.2
5.3 Exterior Walls	\$0.0	\$0.0	\$8.3	\$41.4	\$49.8	\$21.2	\$21.2	\$21.2	\$3.8	\$0.0	\$33.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$199.7
5.4 Structural Systems	\$0.0	\$11.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.0
5.5 Interior Elements	\$0.0	\$0.0	\$53.4	\$1.4	\$0.0	\$0.0	\$38.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$93.3
5.6 Specialties, Equipment, etc.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.7 Vertical Transportation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.8 HVAC	\$0.0	\$0.0	\$45.1	\$6.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$52.0
5.9 Plumbing	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.3
5.10 Fire Protection	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.11 Electrical System, Telephone	\$0.0	\$0.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.5
5.12 Lighting	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.13 Fire Alarm & Life Safety	\$0.0	\$0.0	\$0.1	\$0.0	\$0.0	\$0.1	\$0.0	\$0.0	\$0.0	\$0.1	\$38.5	\$0.0	\$0.0	\$0.1	\$0.0	\$0.0	\$38.9
5.14 Accessibility	\$0.0	\$5.5	\$93.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$98.8
5.15 Environmental, IAQ	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
LEED																	
<b>TOTAL</b>	<b>\$0.0</b>	<b>\$16.8</b>	<b>\$231.8</b>	<b>\$55.1</b>	<b>\$49.8</b>	<b>\$21.5</b>	<b>\$59.7</b>	<b>\$21.2</b>	<b>\$3.8</b>	<b>\$0.1</b>	<b>\$97.4</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.1</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$557.2</b>
<b>CUMMULATIVE</b>	<b>\$0.0</b>	<b>\$16.8</b>	<b>\$248.6</b>	<b>\$303.7</b>	<b>\$353.5</b>	<b>\$375.0</b>	<b>\$434.7</b>	<b>\$455.9</b>	<b>\$459.6</b>	<b>\$459.7</b>	<b>\$557.1</b>	<b>\$557.1</b>	<b>\$557.1</b>	<b>\$557.2</b>	<b>\$557.2</b>	<b>\$557.2</b>	<b>\$557.2</b>

**2 PROJECT INFORMATION**

Building Name: Carnegie Library

Building Location: 201 Avenue A, Turners Falls, MA

Building Type: Library

Building Area: +/- 7,058 square feet

Building Height: 2 Stories plus full partially above grade basement

Site Area: 0.278 acres (+/-12,110 sq. ft.)

Parking: One (1) Car

Year Built: 1906

Age: One Hundred Fifteen (115) years

Present Owner: Town of Montague

Building Manager: Linda Hickman

This PCA Carried Out for: Town of Montague  
1 Avenue A  
Montague, MA

Date of Site Visit: November 30, 2020

Weather During Site Visit: Overcast, 40 degrees F, raining

Report Date: January 15, 2020

Site Visit Conducted By: Gregory J. Walsh  
Brian P. Laroche

Personnel at Site: Linda Hickman – Library Director  
Mark Nelson – Montague DPW  
Jim Whiteman – Montague DPW

Municipality of Jurisdiction: Montague, MA

Applicable Building Codes: Massachusetts State Building Code 9<sup>th</sup> Edition  
Existing Building Code (IEBC 2015)  
Massachusetts Comprehensive Fire Safety Code, 527 CMR 1.0  
Massachusetts Architectural Access Board Regulations 521 CMR  
Americans with Disabilities Act 2010 Standards for Accessible Design  
National Fire Protection Association (as referenced by 780 CMR and 527 CMR)

### 3 OBJECTIVE

#### 3.1. Objective

The objective of this Property Condition Assessment (APCA) is to assess the general condition of the property and document obvious problems or visible defects based on visual observations, review of available documentation and discussions with property management. The building components and systems assessed include pavement and site improvements, building envelope, mechanical and electrical plumbing, fire protection and alarm systems.

The following is an abbreviated form of the standard Property Condition Assessment (“PCA”) report which would contain significantly more detailed information on all of the building systems resulting from a more complete assessment as performed by licensed engineers and consultants specializing in each of the specific disciplines. This report is a summary of observations by a PCA360 LLC representative and does not strictly conform to the requirements of ASTM – E2018-99 (Standard Guide for Property Condition Assessment Procedures).

Regardless of its scope, an APCA cannot completely eliminate the potential for physical deficiencies or predict the performance of the Property’s systems. This survey was conducted as a visual walk through of the property and did not include any testing or destructive testing of the building or any systems. As such it is not the intent of this survey to uncover every defect in the property, and this report will serve to reduce, but not eliminate uncertainty with regard to potential deficiencies

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#### 3.2. Scope of Report

To accomplish the APCA objectives, the Scope of Work includes the following tasks:

1. Review of available documentation such as construction documents, base building certificate of occupancy, reports of building code violations or previous PCA reports;
2. Interviews with property management or maintenance personnel knowledgeable of the physical characteristics, maintenance and repair of the property;
3. A Walk-Through Survey of the property to visually observe the property so as to obtain information on material systems and components for the purpose of providing a brief description, identifying physical deficiencies to the extent that they are observable, and for obtaining information needed to develop the Property Condition Assessment;
4. Preparation of Opinions of Probable Costs to Remedy observed physical deficiencies; and,
5. Preparation of the Property Condition Assessment documenting the findings and results of the preceding tasks.
6. No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared
7. A survey for the presence of mold or fungus, or to opine on indoor air quality is explicitly excluded.

## 4 METHODOLOGY

### 4.1. Guide Specification

In general, this is an abbreviated form of Property Condition Assessment. This is the standard form that PCA360 uses for reports of this type, while this form generally follows the ASTM guidelines it does not strictly conform to ASTM E 2018-99 standards for PCA reporting.

### 4.2. Documentation Review

Any documentation provided by the Owner or on-site personnel which was available was reviewed if it would augment the walk-through survey and assist the assessor in understanding the subject project and identifying physical deficiencies. Such documentation is generally limited to construction drawings, specification, base building Certificate of Occupancy and recorded code violations. Other documents thought to be helpful, if available, may have been reviewed. Documents reviewed are listed in Section 2.0 of this report.

### 4.3. Interviews

On site interviews with property management or maintenance personnel familiar with the building were conducted to develop an understanding of the maintenance and service information and history of the building. Any documentation provided by those individuals was reviewed and the information included in this report. The names of those interviewed, documents reviewed, and applicable codes are listed in Section 2.0 of this report.

### 4.4. Walk-Through Survey

A visit to the property was conducted to visually observe the property to obtain information on material systems and components for the purposes of providing a brief description, identifying physical deficiencies to the extent that they are observable, and obtaining information needed to address such issues in the Property Condition Assessment. This investigation was strictly a visual inspection of the property and building systems and explicitly excludes any operation, testing or destructive testing of the building or any systems.

A Property Condition Assessment of this type cannot eliminate the uncertainty regarding the presence of, or potential for physical deficiencies or predict the continued performance of the Property's systems. The preparation of a PCA is not intended to uncover every defect in the Property and may reduce, but will not eliminate, the uncertainty regarding the potential for component or system failure.

A Registered Architect has observed the pavement, exterior walls, roofing, mechanical, electrical systems and has reviewed generally the building for requirements of the Americans with Disabilities Act. In addition, components and systems have been evaluated for their expected useful life and effective age, with replacement recommendations noted for those systems or components that will reach the end of their remaining useful life during the analysis term.

Physical deficiencies identified as significant are deemed to be present if they represent either of the following:

1. The physical deficiency represents a cited or apparent code violation, an immediate life safety or health hazard to the occupants or users of the property, or a fire safety hazard to the property itself, or;
2. The physical deficiency, if left uncorrected, could result in accelerating deterioration of the system in question and significantly increase the cost to correct.

Other physical deficiencies of a lesser nature and/or items of deferred maintenance have also been observed and noted for inclusion in aggregate cost estimate.

Other observations consist of one or a combination of the following activities:

1. Walk- through observations on a complete or sample basis to determine the overall condition of the property;
2. Observation of a representative sample of improvements, building, equipment and fixtures and systems to determine serviceability and operating characteristics;
3. Non- invasive and detailed observations to determine representative conditions;
4. Recording of physical deficiencies; and
5. Photos taken of building exteriors, roofs, site features and common areas, sufficient to give a general idea of the character and condition of the building, where it would help illustrate various points to the reader, specific deficiencies have also been photographed.

**4.5. Opinion of Probable Costs**

Based upon our observations during our site visit, as well as information gathered from the Documentation Review and Interviews, we have prepared a list of recommended repairs to address present observed physical deficiencies, along with general scope and preliminary budget cost estimates for these repairs. These estimates are for components or systems exhibiting patent or significant deferred maintenance requiring major repairs or replacement. Repairs or replacements that could be classified as cosmetic, decorative, part or parcel of a building renovation program, normal preventative maintenance, or that are the responsibility of tenants, were not included.

These preliminary budget cost estimates were prioritized as follows:

Immediate (I):

Expenditures that require immediate action as a result of existing or potentially unsafe conditions, building code violations, poor or deteriorated condition of critical element or system, or a condition that if left “as is” with an extensive delay in correction, would result in or contribute to critical element or system failure within one year or would lead to significantly escalated repair costs.

Years 1 though n (1,2,3 etc.):

Deficiencies which may not warrant immediate attention, but which require repairs or replacements that should be undertaken on a priority basis taking precedence over routine preventative maintenance. Deferred maintenance or deficiency resulting from improper design, installation and/or quality of original material or systems. Repairs that fall into the category of an ongoing maintenance/replacement problem, components or systems that have realized or exceeded their expected useful life.

In general, where multiple years are shown on a line item, the total line item cost will be recognized in full for each of the years shown, as a repeated project/ cost.

Accessibility Compliance:

Expenditures that need to be incorporated into a plan for bringing the building into compliance with the Americans with Disabilities Act and the City of New York Local Law 58 accessibility requirements.

In addition, the budget items were categorized as follows:

Repair & Maintenance	RM
Capital Expenditures	CE

Cost information used is generally obtained from consultants and our recent experience with projects that are similar, where applicable industry recognized databases, such as R.S. Means, F. W. Dodge or similar are consulted. Where appropriate, PCA360, LLC. and its consultants use their own database of construction cost information or obtain cost information from contractors.

Estimated costs are preliminary and require refinement. They are not to be construed as final nor are the work scopes provided necessarily all-inclusive. Such costs and work scopes are “order of magnitude”, and are to be used to assist the reader in the overall assessment of the property. The quantities and areas used in the preparation of this report are estimates only and did not entail a detailed field survey or measurements. The purpose of this report is to identify issues requiring action, not to design the necessary repairs or replacement.

The estimated costs are net of construction management fees, design fees and customary budgeting for contingency beyond that included in this report. Final and actual costs may vary depending on such matters as material, equipment or system selected, field conditions and unknowns. Materials or procedures recommended in this report are suggestions only and need to be researched further and refined. In order to obtain the best prices, we recommend that competitive bids be secured. Given the preliminary nature of the costs in this report, budgeting for contingencies is advised.

**5 DESCRIPTIONS & OBSERVATIONS**

**5.1. Site & Features at Grade**

Description

The Property is situated on a 0.278 acre (+/-12,110 sq. ft.) parcel of land. The Carnegie Library is bounded to the north by Avenue A, to the east by 7<sup>th</sup> Street, a multi-family residence to the south and by The Soldiers Memorial to the west. The site is steeply sloped from high point at the south to the low point at the north.

The site is well landscaped with mature vegetation and trees. Site storm water drains by sheet action to vegetated areas as well as adjacent sidewalks and streets.

Features at grade consist of cast in place concrete sidewalks at the perimeter street edge of the Property along Avenue A and 7<sup>th</sup> Street and leading to the main entrances as well as bituminous driveway to the rear (south).

Observations/Comments

In general, the site and features at grade are in fair condition consistent with their expected age. The existing cast in place concrete sidewalks are generally in good condition with some limited areas at the main entrance that have either settled or cracked. Open joints in the concrete walkways and at the granite steps at the front entrance stairs were observed which contribute to spalling and cracking.

The bituminous driveway at the rear (south) is in fair to poor condition, with cracking apparent throughout and several areas where the finish course has delaminated exposing the base course.

At the base of the building in the rear (southeast corner) there is a paved apron/parking space which is cracked and in poor condition.

On site personnel state that the basement experiences water infiltration during periods of heavy rain and that there are more general issues with groundwater which are believed to be linked to moisture in the basement which has resulted in mold and air quality problems.

There is a significant (+/- 4'-0") grade differential between the back of the library property and the adjacent single family home characterized by a +/- 45° slope down to the library driveway. It was observed that a bituminous curb was added to the edge of the driveway to divert storm water flow away from the base of the library foundation. The steep grade and overall grading of the driveway and surfaces adjacent to the foundation are likely contributing to surface water runoff infiltrating the foundation walls and basement spaces.

On site personnel report that they believe that the well in the center of the handicapped ramp may be contributing to water infiltration at the basement.

Recommendations.

The rear driveway and apron/parking area are in fair to poor condition. In addition to the condition of the paving the grading and drainage at these areas are likely contributing to water infiltration in the basement. It is recommended that the driveway and apron/parking areas be removed, regraded, repaved and that the low area to the left of the rear entrance and basement door be regraded and paved to direct surface water runoff away from the foundation in the early term of the evaluation period.

Due to the steep grades of the adjacent property, it is anticipated that efforts to regrade the driveway and apron/parking area will improve but not eliminate storm water runoff. It is recommended that storm drains be installed and tied into the municipal storm water system in 7<sup>th</sup> Street in the early term of the evaluation period.

It was observed that there are limited areas of cracking and settlement at the concrete sidewalks from the street to the main entrance. Sections of damaged and settled concrete should be repaired and/or replaced to eliminate trip hazards in the early term of the evaluation period.

The center well at the ADA ramp allows stormwater to collect with no yard drain to direct the water out of the well. On site personnel have reported that this condition is potentially contributing to water infiltration to the basement. It is recommended that the well be filled with sand and that a cast in place concrete slab poured on top flush with the top of the ramp. All joints should be caulked to provide a water tight condition.

Open joints in the sidewalks and at the main entrance stairs were observed. The open joints allow water infiltration which contributes to freeze/thaw action which will cause further heaving and spalling of the sidewalks. The joints should be cleaned and caulked in the early term of the evaluation period.

At the toe of the accessible ramp, the concrete paving settled and was patched with bituminous paving which is not uniform and was observed to be in fair condition. Temporary repairs to the toe of the ramp should be made in the immediate near term to meet accessibility requirements until the adjacent apron/parking area is repaved and more permanent repairs can be made.

At the cast in place concrete handicapped ramp, minor areas of past spall repairs were observed on the exterior walls. Rusting was observed at the base of the metal railings and on-site personnel state that maintenance includes liberal application of road salt to the ramp during snow accumulation. To arrest further spalling and deterioration due to the use of salt, all spalls should be repaired and a urethane traffic coating applied on the top and side surfaces of the ramp in the early term of the evaluation period.

At the base of the railings on the handicap ramp, it was observed that water pools against the posts and is causing significant rusting. In conjunction with the application of the traffic coating, all rust should be cleaned from railing posts, the posts primed and painted, and a urethane sealant applied to form a cant joint at the base of the railings to shed water away from the railing posts.

All metal railings at the main entrance walkway and main entrance stairs should be cleaned, primed and painted regularly throughout the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.1 Site & Features at Grade							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Regrade & repave driveway & apron/parking area	1650	SF	\$4	\$6,600	CE	2	
2. Add Drainage to driveway at rear of building - Tie to City Storm	150	LF	\$150	\$22,500	CE	2	
3. Repairs to cracked sidewalk at both sets of stairs	65	SF	\$10	\$650	RM	3	
4. Infill well at center of ADA ramp to eliminate water infiltration at basement	1	LS	\$2,500	\$2,500	CE	2	
5. Caulk joints at concrete walk & front steps	250	LF	\$10	\$2,500	RM	2	
6. Repairs to concrete landing at toe of handicapped ramp	25	SF	\$20	\$500	RM	1	
7. Repairs to spalls at face of handicapped ramp walls & apply	1	EA	\$4,500	\$4,500	RM	3	

5.1 Site & Features at Grade						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
8. Repairs spalls and caulk railing post base at handicap ramp w/ cant joint	28	EA	\$50	\$1,400	RM	3
9. Scrape & paint metal railings	1	LE	\$2,000	\$2,000	RM	3
10. Scrape & paint metal railings	1	LE	\$2,000	\$2,000	RM	8
11. Contingency		10.0%		\$4,515	RM	
<b>Total</b>				<b>\$49,665</b>		

**5.2. Roofing**

Description

The Property has three roof areas. The main roof is a sloped roof above second floor which is covered with asphalt shingles that were installed in 2005. At the perimeter of the second floor roof there is a flat roof which rings the sloped roof that is covered in a flat ethylene propylene diene monomer (“EPDM”) roof membrane. The third roof area is a flat roof above the bow windows on the east and west elevations which are also covered in EPDM. The two roof areas with EPDM membrane systems were reportedly installed in 2017. These roofs were not accessible during the walk-through inspection and were viewed from grade. On site personnel state that while there had been leaks in the past, since the replacement of the roof membrane on the flat roof sections there are no current active leaks. Storm water at the main roof drain to interior storm drain lines connected to the municipal storm water system.

Observations/Comments

These roofs were not accessible and could not be observed closely. Viewed from grade the roofs appeared to be in good condition. Based on anecdotal reports regarding the installation of the roofs, the oldest roof area is the main roof which is fifteen (15) years old while the areas of flat roofs are three (3) years old.

Recommendations

The roofs are currently in good condition and both asphalt and EPDM systems are expected to have several additional years of service life. To ensure that the roofs continue to perform satisfactorily it is recommended that a roof inspection be performed during the midpoint of the evaluation term and that any minor repairs be made that will extend the useful life of the roofs.

It was observed that adjacent trees at the rear of the building are growing over the roof and that moss is growing on the asphalt shingles. This condition will reduce the useful life of the roof. The tree should be trimmed back from the roof and the moss cleared from the shingles in the immediate near term

At the rear entrance to the library and basement there is a canopy roof above the rear door with and asphalt shingle roof. The shingles appear to be in fair to poor condition and it was observed that the rear door swings outward and conflicts with the overhang of the canopy. The canopy should be raised or modified and the shingles replaced in the early term of the evaluation period.

The asphalt shingle roof is currently fifteen (15) years old. The expected useful life of asphalt shingle roofs varies from twenty-five (25) to thirty (30) years depending on the original quality of the materials and the weather elements. It is anticipated that the asphalt shingle roof will require replacement at the end of the evaluation term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.2 Roofing</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Inspect roof and allowance for misc. repairs at asphalt & EPDM roofs	1	LS	\$2,500	\$2,500	CE	5
2. Trim tree back from roof and clean moss from asphalt shingles ate rear of building	1	LS	\$1,000	\$1,000	CE	1
3. Rebuild canopy roof at rear entry door	1	LS	\$5,000	\$5,000	CE	3
4. Replace main asphalt roof	40	SQ	\$575	\$23,000	CE	10
5. Contingency		10.0%		\$3,150	CE	
<b>Total</b>				<b>\$34,650</b>		

### 5.3. Exterior Walls

Description

Exterior walls were observed at grade. The inspection did not include performing up close visual inspection using an aerial lift or swing stage. The façade of the Property is brick masonry with decorative horizontal precast bands at the base of the building and a tall wood painted frieze with a decorative painted wood cornice with dentils. Window openings are framed with either an arched brick or precast lintel and recast sills. At the main entrance, there is a significant painted wood pediment supported by precast fluted columns flanked by precast pilasters. At the south elevation there is another, less ornate, painted word pediment. On the north, east and west elevations there are large decorative windows with arched precast lintels enclosing arched windows over three double hung windows.

The windows are typically a double hung, single pane glass set in wood frames. Exterior aluminum storm windows have been installed over the original windows. Exterior doors are wood.

Observations/Comments

The exterior walls were viewed from grade. It was observed that the brick and precast façade of library was in fair to good condition with very limited distress. The brick façade is a roman brick set with narrow mortar joints which generally appeared in good condition with no apparent spalled brick and only limited areas where the mortar joints between bricks appeared to be somewhat or deeply recessed.

The decorative precast at the bands, lintels and sills appeared in good condition, however the joints between the precast stones were observed to be in fair to poor condition, with missing mortar, cracked mortar and areas where the mortar had been replaced with a urethane caulk. The joints between the precast stones of the columns and pilasters flanking the main entrance were observed to be deeply recessed.

The decorative painted wood frieze and cornices appeared in good condition, however the paint has begun to fail and there are sections of peeling paint and potentially rotted wood. At the north and south painted wood pediments, the paint was also observed to be failing.

The windows and doors are set in painted wood casing and brick molding which was observed to be in fair condition. The paint was peeling and in isolated locations the wood trim appeared weathered or possibly rotted.

The main stairs to the front door are granite and the joints between the treads and risers as well as the joints at the cheek walls on either side of the stairs were observed to be typically open with no mortar or caulk joint.

At the interior, it was observed the upper window sash had been fixed in place and on-site personnel state that the sash cords and counterweights on most windows were no longer functional.

Recommendations

Generally, the masonry facades and joints appeared in good condition with limited areas observed where mortar joints appeared recessed. It is recommended that a program to repoint approximately twenty-five percent (25%) of each façade, one per year be implemented in the midterm of the evaluation period.

At the main entrance, the joints between the stone columns and pilasters were observe to have cracked, deeply recessed or missing mortar joints. To deter water infiltration and potential spalling, the joints should be repointed in the early term of the evaluation period.

At the decorative stone belt course and at window head and sill stones, the joints between the stones were observe to have cracked, deeply recessed or missing mortar joints. To deter water infiltration and potential spalling the joints should be repointed in the early term of the evaluation period.

Wood trim at windows and the wood windows and doors were observed to be in fair to poor condition with heavily peeling paint and dried out or missing glazing at windows. All wood trim, wood windows and doors should be scraped, primed and painted and windows reglazed as required in the early term and again in the later term of the evaluation period.

The basement windows were observed to be in fair to poor condition. The basement windows will require replacement in the early term of the evaluation period.

It was observed that some of the wood windows had the upper sash fixed in place by the addition of wood blocking below the bottom of the upper sash. On-site personnel state that the sash cords and counterweights on many of the windows were no longer in place or operable. The window sash cords and counterweights should be renovated to allow proper operation and closing of the windows early in the midterm of the evaluation period.

The Property has aluminum storm windows which were observed to be in fair condition. It is anticipated that the storm windows will require replacement at the end of the midterm of the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.3 Exterior Walls							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
	Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1.	North Elevation allowance for 25% repointing	600	SF	\$55	\$33,000	CE	4
2.	East Elevation allowance for 25% repointing	350	SF	\$55	\$19,250	CE	5
3.	South Elevation allowance for 25% repointing	350	SF	\$55	\$19,250	CE	6
4.	West Elevation allowance for 25% repointing	350	SF	\$55	\$19,250	CE	7
5.	Repoint Columns & Pilasters at main Entry	1	LS	\$7,500	\$7,500	CE	2

5.3 Exterior Walls		Estimated Cost, Category and Year					
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
6. Recaulk joints at precast belt course and window heads & sills	300	LF	\$15	\$4,500	CE	3	
7. Scrape, Reglaze, Caulk & Paint Windows & Doors	60	EA	\$250	\$15,000	RM	3	
8. Scrape & Paint fascia, cornice & pediments	1	LS	\$20,000	\$20,000	CE	3	
9. Sand, Stain & Varnish Front Doors	1	LS	\$2,500	\$2,500	RM	3	
10. Scrape, Reglaze, Caulk & Paint Windows & Doors	60	EA	\$250	\$15,000	RM	8	
11. Scrape & Paint fascia, cornice & pediments	1	LS	\$20,000	\$20,000	RM	8	
12. Sand, Stain & Varnish Front Doors	1	LS	\$2,500	\$2,500	RM	8	
13. Replace basement windows	21	EA	\$550	\$11,550	CE	3	
14. Repair window sash cords & counter weights 1st & 2nd Floors	35	EA	\$350	\$12,250	CE	4	
15. Replace exterior storm windows	60	EA	\$500	\$30,000	CE	10	
16. Contingency		10.0%		\$23,155	CE		
<b>Total</b>				<b>\$254,705</b>			

**5.4. Structural Systems**

Description

The Property was originally constructed in 1906. The structural components of the building were largely concealed by interior finishes, and could not be observed or verified. At the basement, exposed portions of the foundation walls indicate that the foundation are a combination of rough fieldstone and brick. The exterior walls appear to be a solid brick masonry bearing wall. Based on the age and type of construction floor, interior walls and roof framing is anticipated to be wood.

Observations/Comments

In general, the building structural systems appeared to be in good condition. It was observed that there was some diagonal cracking in the plaster walls at ceiling at the southwest corner of the second floor which may indicate past settlement or movement of the roof structure.

Recommendations

It was not readily apparent what caused the diagonal cracks in the interior wall finishes at the second floor. On-site personnel reported that it may have been related to a heavy snow load several years ago. It is recommended that a structural engineer be engaged to perform an inspection and analysis of the cracking and determine if there is any on-going concern.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.4 Structural						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Structural evaluation of diagonal cracks	1	LS	\$10,000	\$10,000	CE	1
2. Contingency		10.0%		\$1,000	CE	
<b>Total</b>				<b>\$11,000</b>		

**5.5. Interior Elements**

Description

The Property has a variety of interior finishes and elements, most of which date to the original construction and others which have been replaced or upgraded over time.

Interior floor finishes of the consist of painted wood flooring at the second floor, asbestos containing (“ACT”) floor tile, and carpet at the first floor and carpet in the basement level. Ceilings were painted plaster, pressed tin, pressed tin with an applied acoustic tile and acoustic ceiling tile (“ACT”) in a suspended grid. Walls were painted plaster or painted gypsum wall board as well as wood paneling and exposed painted brick at the basement level. Light fixtures were a combination of ceiling mounted and suspended fixtures at the first and second floor and 2’x4’ lay-in fluorescent fixtures in the ACT ceiling in the basement.

Observations/Comments

Generally, the interior finishes appear in good condition and well maintained. Routine maintenance, repairs and replacement are anticipated throughout the term.

It was observed that the basement had been renovated for occupancy with wood panel walls and carpet flooring in approximately half the space, while exposed concrete wall and painted stone and brick foundation walls were present in the other half of the space. The ceiling in the finished areas was a 2’ x 4’ acoustic ceiling tile in an exposed metal grid. On-site personnel stated that the basement has several locations where groundwater infiltrates the basement during periods of heavy rain. The basement is also martially below grade and down gradient to groundwater flow. The Town Department of Health was asked to inspect the space to address concerns regarding mold and air quality. The Department of Health inspection identified several locations at the wood panel covered walls which had high levels of moisture. On-site staff report that employees that regularly worked in the basement had to be relocated due to allergies related to the air quality. It was also reported that on the day of the inspection, after the inspection was completed, more substantial flooding occurred in the basement.

Recommendations

At the second floor, it was observed that there were numerous areas of wall and ceilings that had been damaged from prior roof leaks. The roof leaks have been addressed, however the areas of damaged and previously repaired damage were in poor condition. The plaster walls and ceilings should be properly repaired by removing damaged materials and replacing them with new plaster or gypsum wallboard in the early term of the evaluation period.

Subsequent to wall and ceiling repairs the ceiling of the second floor should be completely repainted.

At the first floor, it was observed that there are sections of asbestos containing floor tile (“ACT”) that were in poor condition and which are covered with floor mats taped to the tile floor to eliminate potential exposure. Areas of ACT tile should be removed and new vinyl composite tile be installed in the midterm of the evaluation period.

The basement is a damp environment and subject to water infiltration and flooding. In Section 5.1 Site & Features at Grade recommendations were made to regrade, repave and add drainage to reduce groundwater infiltration at the perimeter foundation walls in the rear of the building. However, the basement is below grade and downgradient to groundwater flow. There is no simple way to address the combined issues of surface water and ground water which will create a dry basement and there is no easy fix that can be supported by a cost/benefit analysis.

Understanding that the space will always have groundwater issues, the recommendation is that all of the existing wall, floor and ceiling finishes be removed. For the continued use of the space it is recommended that a new moisture resistant ceiling tile and lighting be installed, that perimeter foundation walls be painted with a water blocking paint and that floors be left as exposed concrete. It is also recommended in Section 5.8 Heating, Ventilation and Air Conditioning that a separate system be installed only to condition the basement and that the system include dehumidification.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.5 Interior Finishes</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Repairs to plaster & lath ceilings at 2nd floor (remove & replace 15% area)	225	SF	\$50	\$11,250	RM	3
2. Repaint 2nd floor ceiling	1500	SF	\$1.50	\$2,250	RM	3
3. Remove asbestos tile at 1st floor	2500	SF	\$7.00	\$17,500	CE	6
4. Replace 1st floor tile	2500	SF	\$7.00	\$17,500	CE	6
5. Remove Basement interior finishes	2500	SF	\$10	\$25,000	CE	2
6. Replace ACT Ceiling	2500	SF	\$3.50	\$8,750	CE	2
7. Replace lay in light fixtures	24	EA	\$200	\$4,800	CE	2
8. Paint foundation & interior walls	2500	EA	\$4	\$10,000	CE	2
9. Contingency		10.0%		\$9,705	CE	
<b>Total</b>				<b>\$106,755</b>		

**5.6. Specialties, Equipment and Special Construction**

Description

Items under this category include metal toilet partitions, toilet accessories, horizontal window blinds, fire extinguishers and cabinets, building directory and signage. Also included are items such as kitchen equipment, public address systems or any other unique systems not generally captured elsewhere in this report.

Observations/Comments

The Property does not have any unique equipment or systems not covered elsewhere in this report

Recommendations

There were no identified specialties, equipment or special construction. As such there are no anticipated costs associated with these items.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.6 Special Systems &amp; Components</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
<b>Total</b>				<b>\$0</b>		

**5.7. Vertical Transportation**

Description

Vertical transportation systems consist of elevators, limited use, limited application (“LULA”) elevators, handicapped lifts and escalators. The Property does not have any vertical transportation systems.

Observations/Comments

None.

Recommendations

There are no vertical transportation systems. As such there are no anticipated costs associated with these items.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.7. Vertical Transportation</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
<b>Total</b>				<b>\$0</b>		

**5.8. Heating, Ventilation and Air Conditioning**

Description

The Property is heated by forced hot air generated by an oil fired furnace. Cooling is provided by an air cooled direct expansion (“DX”) condenser.

*Heating*

Heating is provided by a single (1) 146,500 BTU oil fired hot air furnace manufactured by Centennial equipped with an oil burner manufacture by Beckett which is located in the basement. There are two (2) 275 gallon above ground tanks which provide fuel oil for the furnace. Forced hot air is ducted from the furnace to floor registers in the first and second floors above and is also ducted to diffusers in the basement ceilings and walls. On site personnel stated that the furnace was installed in 2005 and is approximately fifteen (15) years old.

The building is also equipped with an Energy Recovery Ventilation box which was reportedly installed within the past year to accommodate the introduction of outside air to the building. On site personnel stated that the ERV was installed to address air quality issues at the basement level.

### *Air Conditioning*

Cooling is provided by a single (1) five (5) ton air cooled DX condenser manufactured by Lennox which appears to have been installed in 2014-2015. The condenser is connected to cooling coils which are located in the supply air ductwork of the furnace, which functions as an air handler in the cooling mode.

### *Building Management System*

The Property does not have a building management system. Temperature control is provided by local thermostats.

### Observations/Comments

The heating systems appeared to be in good condition. The oil fired furnace was reported to have been installed within the past fifteen (15) years. The cooling systems also appeared to be in good condition and the condenser appears to be approximately six (6) years old. Based on the age and condition of the HVAC equipment it is anticipated that the systems can continue to operate reliable with routine maintenance and repairs for another five (5) years.

On site personnel report that a prior energy study identified that the heating and cooling systems are undersized. It was also reported that the installation of the energy recovery unit has exacerbated the problems maintaining temperature by introducing additional outside air. A very preliminary evaluation of the area and volume of the building appears confirm that to heat and cool the two upper floors would require approximately fifteen (15) tons of cooling and 200,000 BTU's of heating while the basement would require approximately six (6) tons of cooling and 81,250 BTU's of heating.

### Recommendations

To maximize the useful life of the burner regular annual inspections and maintenance are required. A program to ensure regular annual maintenance should be implemented to maintain system performance and enhance system longevity. The cost for boiler and burner maintenance is anticipated during the evaluation period.

The Beckett oil burner is approximately fifteen (15) years old and appeared in good condition. While the expected useful life ("EUL") of an oil burner is 20 years, with proper repairs and maintenance it is possible to extend the service life of the burner. It is recommended that a program of periodic routine maintenance be provided throughout the evaluation term.

The Centennial oil fired hot air furnace is approximately fifteen (15) years old and appeared in good condition. At the midterm of the evaluation period the furnace will be approximately twenty (20) years old. The expected useful life of a hot air furnace is eighteen (18) years. It is anticipated to the furnace will require replacement at the end of the midterm of the evaluation period. While the system has at least five (5) years of additional useful life, the HVAC systems are significantly undersized. On site personnel state that it is difficult to maintain 58° on the second floor in even mild cold weather. The furnace is rated at 145,000 BTU and heats all three levels of the library. The current estimated heating load for all three levels is 281,250 BTU's. The furnace should be replaced in the near term with a unit properly sized for the first and second floors.

Similarly, the cooling system is significantly undersized. The existing five (5) ton condenser provides cooling to all three levels. The current estimated cooling capacity for all three levels is fifteen (15) tons. The cooling system should be replaced in the near-term with a unit properly sized for the first and second floors.

The addition of the basement space to the existing HVAC systems has increased the problem of system capacity. Additionally, the basement has a history of issues with air quality related to water infiltration and moisture. It is recommended that the basement space be taken off the existing HVAC systems and a new system, properly sized for the basement be installed and that the system include dehumidification to address moisture levels in that space.

On-site personnel state that the building has some insulation which was installed in the attic, but that it was not adequate. In consideration of the issues with the capacity of the HVAC systems, it is recommended that the attic be properly insulated in the immediate near term of the evaluation period to minimize heat loss and gain.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.8 Heating, Ventilation &amp; Air Conditioning</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Annual allowance for furnace & burner maintenance	2	EA	\$150	\$300	RM	1,2
2. Replace existing furnace with new furnace properly sized to 200MBH for 1st & 2nd floors	1	EA	\$10,000	\$10,000	CE	2
3. Replace existing 5 ton air conditioning condenser with new properly sized 15 ton	5	TON	\$2,000	\$10,000	CE	2
4. Install basement VRF system w/ dehumidification	7	TON	\$3,000	\$21,000	CE	2
5. Install blown in insulation at attic	2500	SF	\$2.50	\$6,250	CE	3
6. Contingency		10.0%		\$4,755	CE	
<b>Total</b>				<b>\$52,305</b>		

**5.9. Plumbing Systems**

Description

Domestic water service provided by the Town of Montague. On-site personnel could not locate the domestic water service and it was not viewed during the inspection. Subsequently it was reported that the water main enters from 7th Street at the basement level and is concealed behind the wood paneled walls.

Domestic hot water for the is provided by a single (1) six (6) gallon electric hot water heater manufactured by Bradford White.

Domestic water service was reported to be all copper pipe which was consistent with areas or pipe that was observed. Sanitary service was reported to be cast iron and exits the building to the Town of Montague sewer system.

Storm water collected at the roof exits the building via roof drains that connect to the Town of Montague storm water system.

The Property has two (2) 350 gallon above grade fuel oil storage tanks which provide fuel for the oil fired furnace.

Observations/Comments

The incoming domestic water service could not be inspected. Photographs provided after the inspection appear to indicate that the water service is in good condition. The elements of the plumbing systems which could be observed, the hot water heater, above ground oil tanks and restrooms appeared in fair condition.

The restroom and the area immediately outside were observed to have a strong sewer gas odor. The sink at the basement restroom was observed to have an “S Trap” instead of a traditional “P Trap”. The type of trap installed at the restroom sink is known to create a siphon which can drain water from the trap leaving the drain line dry and open to sewer gas.

Recommendations

Domestic hot water is generated by a small, six (6) gallon electric hot water heater located in the basement. The hot water heater appeared to be in good condition. Hot water heaters have an expected useful life of ten (10) years. The hot water heater will require replacement at the end of the midterm of the evaluation period.

The roof storm drain lines run internally through the building. Sections of the two (2) observed drain lines immediately below the roof replaced. It is anticipated that sections of the two (2) drains lines will require replacement at the end of the midterm of the evaluation period.

The first floor restroom and sink are not equipped with hot water. The plumbing code requires hot water at all fixtures used for sanitary or hygienic purposes. Install “instahot” point of use electric hot water heaters at the sinks.

There is an exposed exterior sillcock which is copper pipe with a single gate valve located in the basement. The sillcock does not have freeze protection. It is recommended that a freeze proof sillcock be installed in the immediate near term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.9 Plumbing							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Replace domestic hot water heater	1	EA	\$600	\$600	RM	10	
2. Repairs to roof rain leader	2	EA	\$1,000	\$2,000	RM	10	
3. Install freeze proof sillcock at	1	EA	\$125	\$125	RM	1	
4. Install InstHot Hot water heaters at first floor sink and bathroom	2	EA	\$1,000	\$2,000	RM	1	
5. Contingency		10.0%		\$273	CE		
<b>Total</b>				<b>\$4,998</b>			

**5.10. Fire Protection**

Description

The Property is not equipped with a comprehensive and complete fire sprinkler system that provides fire protection for the entire building and has sprinkler or combination sprinkler/standpipe risers. There is no external Fire Department Connection (“FDC”). The Property does have a single sprinkler head located in the boiler room which operates off a dedicated line with a valve fed from the domestic water service.

Observations/Comments

The Property does not have complete fire protection and sprinkler coverage is limited to a single head in the boiler room which operates off the domestic water system at street pressure. The single sprinkler head appeared to be in fair condition for its age.

Recommendations

The single sprinkler head at the boiler room appears to be over ten (10) years old. The basement is a damp environment and sprinklers located in damp environments should be wax coated to prevent corrosion. The sprinkler head should be replaced in the early term of the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.10 Fire Protection</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Replace sprinkler head at boiler	1	EA	\$350	\$350	RM	2
2. Contingency		10.0%		\$35	CE	
<b>Total</b>				<b>\$385</b>		

**5.11. Electrical System, Telephone & Security**

Description

Electrical service is provided by the utility company, Eversource via a service feed from a utility pole located on 7<sup>th</sup> Street that enters at an externally mounted electric utility meter at the rear (south) of the Property. The incoming services feeds 120/208V, three (3) phase, one (1) wire main electrical load center manufactured by General Electric which located in the basement. The load center is equipped with a main breaker as well as individual breakers which feed distributed loads throughout the building. The main breaker does not have an indicated rating; however, the load center is rated at 200 amps.

Electrical distribution throughout the Property is via a combination of Romex and BX type wiring.

Observations/Comments

The existing electrical systems appear to have been installed in the 1980's and are approximately thirty (30) years old. Generally, the panels and breakers appeared to be in fair condition. It was observed that distribution wiring throughout the Property is a combination of Romex and BX type wiring.

Recommendations

Given the age of the electrical equipment, good facility management practice recommends that electrical distribution panels be regularly inspected by infra-red camera to identify failing circuit breakers and loose connections. It is recommended that infra-red testing be performed every third year throughout the term. Infra-red test results may require repair and or replacement of circuit breakers or maintenance on connections. The cost of minor repairs is included.

It was observed that there were open junction boxes and potentially abandoned wiring, particularly above the suspended acoustic tile ceiling in the basement. An allowance to survey and perform general housekeeping of the electrical distribution is provided.

The electrical service main load center and circuit breakers are approximately thirty (30) years old and in fair condition. The expected useful life ("EUL") of electrical service distribution gear is 30 years. It is anticipated that the distribution systems will require replacement during the middle of the evaluation term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.11 Electrical, Telephone &amp; Security</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Infra-red main electrical panel	1	EA	\$1,000	\$1,000	RM	1
2. Allowance for general housekeeping - open junction boxes, dead wires,	1	LS	\$1,000	\$1,000	RM	1
3. Replace main electrical panel	1	EA	\$3,000	\$3,000	RM	10
4. Contingency		10.0%		\$500	CE	
<b>Total</b>				<b>\$5,500</b>		

### 5.12. Lighting

Description

The lighting systems in the building are a combination of surface mounted or suspended light florescent light fixtures retrofitted with LED bulbs.

Observations/Comments

Generally, the lighting systems appeared to be in good condition and should provide adequate service for a minimum of ten years with continued repairs and maintenance.

Recommendations

There were no identified issues observed with the lighting systems.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.12 Lighting</b>						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
<b>Total</b>				<b>\$0</b>		

### 5.13. Fire Alarm & Life Safety

Description

The Property is equipped with a fire alarm system. The fire alarm system is a Fire-Lite MS-5UD system manufactured by Honeywell which is located in the basement adjacent to the main electrical service. It was reported that the fire alarm control panel was replaced within the past few years. The system is a zone annunciator system and is not fully addressable. There is a remote annunciator panel located at the main entrance

Emergency lighting and illuminated exit signage is provided by battery packs and is provided throughout the building.

Observations/Comments

Generally, the fire alarm system and life safety systems appeared to be in good condition.

Recommendations

Fire alarm control panels have an expected useful life (“EUL”) of 15 years. The existing system is several years old and it is anticipated that replacement of the system will be required at the end of the evaluation period.

Battery operated emergency exit signs and lights have an expected useful life (“EUL”) of four (4) years due to degradation of the batteries, resulting in loss of brightness and duration of operation. Replace the battery-operated fixtures periodically throughout the evaluation period.

It was observed that above the drop ceiling in the basement there were open penetrations between walls and floors. It is recommended that when the ceilings are removed in the basement, all penetrations between walls and floors be properly firestopped.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.13 Fire Alarm, Life Safety & Code							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Upgrade fire alarm system	1	EA	\$35,000	\$35,000	CE	10	
2. Replace emergency lighting and exit sign batteries and/or fixtures	20	EA	\$50	\$1,000	RM	5	
3. Replace emergency lighting and exit sign batteries and/or fixtures	20	EA	\$50	\$1,000	RM	9	
4. Replace emergency lighting and exit sign batteries and/or fixtures	20	EA	\$50	\$1,000	RM	13	
5. Allowance for installation/repair of fire stopping at basement ceiling	1	LS	\$1,000	\$1,000	RM	2	
6. Contingency		10.0%		\$3,900	CE		
<b>Total</b>				<b>\$42,900</b>			

**5.14. Accessibility Review**

Description

The Property was constructed before July 26, 1990 when the Americans With Disabilities Act went into effect. It also precedes 521 CMR – Massachusetts Architectural Access Board which was enacted on September 1, 1996. The Property has limited elements of accessibility which consist of a handicapped access ramp at the rear of the building.

Observations/Comments

The Property is not fully accessible. There is a handicapped accessible entrance at the rear of the building, however there is no accessible restroom and there is no accessible path of travel to the basement and second floor.

While the Property was constructed prior to the enactment of State and Federal handicapped requirements, both the ADA and Massachusetts 521 CMR both have provision which require Owners to provide accessibility to “pre-existing, non-conforming” buildings based on various thresholds related to the value of the Property and the cost or repairs, maintenance and renovations. These requirements will come into effect with the Carnegie Library due to the significant cost of repairs and maintenance at the Property.

The requirements of 521 CMR requires varying degrees of improvement to handicapped accessibility base on increasing thresholds tied to the cost of renovations and repairs as it relates to the full and fair cash value of the Property. It also provides specific dollar limits for the value of renovations and repairs in any single year as well as the aggregate costs any three consecutive years. The following is the text of the requirements of 521 CMR 3.3 Existing Buildings:

### 3.3. EXISTING BUIDINGS

3.3.1 *If the work being performed amounts to less than 30% of the full and fair cash value of the building and,*

a. *If the work costs less that \$100,000, then only the work being performed is required to comply with 521 CMR*

Or

b. *If the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone and drinking fountain (if toilets, telephones and fountains are provided) shall be provided in compliance with 521 CMR.*

*Exception: General maintenance and on-going upkeep of existing, underground transit facilities will not trigger the requirement for an accessible entrance and toilet unless the cost of the work exceeds \$500,000 or unless the work is being performed on the entrance or toilet.*

*Exception: Whether performed alone or in combination with each other, the following types of alterations are not subject to 521 CMR, unless the cost of the work exceeds \$500,000 or unless the work is being performed on the entrance or toilet (When performing exempted work a memo stating the exempted work and its cost must be filed with the permit application or a separate building permit must be obtained.).*

- a. *Curb Cuts: The construction of curb cuts shall comply with 521 CMR 21.0: Curb Cuts,*
- b. *Alterations work which is solely limited to electrical, mechanical, or plumbing systems; to abatement of hazardous materials; or retrofit of automatic sprinklers and does not involve the alteration of any elements or spaces required to be accessible under 521 CMR. Where electrical outlets and controls are altered, they must comply with 521 CMR.*
- c. *Roof repair or replacement, window repair or replacement, repointing and masonry repair work.*
- d. *Work relating to septic system repairs (including Title V, 310 CMR 15.00 improvements) site utilities and landscaping.*

3.3.2 *If the work performed, including the exempted work, mounts to 30% or more of the full and fair cash value (see 521 CMR 5.00) of the building, the entire building is required to comply with 521 CMR*

### 3.5 WORK PERFORMED OVER TIME

*When the work performed on a building is divided into separate phases or projects or is under separate building permits, the total cost of such work in any 36 month period shall be added together in applying 521 CMR 3.3 Existing Buildings*

521 CMR 5.00 – Definitions describes the calculation for “full and fair cash value” as:

**FULL AND FAIR CASH VALUE OF THE BUILDING:** *The assessed valuation of a building (not including the land) as recorded in the Assessor’s Office of the municipality at the time the building permit is issued as*

equalized at 100% valuation. The 100% equalized assessed value shall be based upon the Massachusetts Department of Revenue's determination of the particular city's or town's assessment ratio.

The assessed value of the Property, according to the Montague Assessors database is \$1,544,300 and the value of the building alone is \$1,459,700.

The thirty percent (30%) limit on exempt work would be \$463,290 (\$1,544,300 x .30). The value of the necessary repairs over the 15 year evaluation period is \$568,800, however the work is sufficiently spread out over the evaluation period that it will not trigger full compliance.

The anticipated repairs in years one and two do exceed the \$100,000 threshold which will require the installation of an accessible restroom.

Recommendations

As a result of exceeding the \$100,000 threshold as set forth in 521 CME, it will be necessary to install an accessible restroom. It is recommended that a feasibility study be performed to evaluate how to meet the requirement to add an accessible restroom at the first floor in the immediate near term of the evaluation period.

As a result of exceeding the \$100,000 threshold as set forth in 521 CME, it will be necessary to install a handicapped restroom. It is recommended that an accessible restroom be added at the first floor in the immediate near term of the evaluation period.

The Librarian's desk is not equipped with a handicapped accessible transaction counter. Installation of, or modifications to the Librarian's desk to meet the requirements of the code are required in the early term of the evaluation period.

The paved area adjacent to the ADA accessible ramp is a loading/service area. There is no accessible parking space available on site. It is recommended that an accessible parking space be created on the 7<sup>th</sup> Street side of the building.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

<b>5.14 Accessibility Review</b>							
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year				
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Feasibility for design of accessible bathroom	1	LS	\$5,000	\$5,000	CE	1	
2. Create ADA accessible restroom at 1st floor	1	EA	\$75,000	\$75,000	CE	2	
3. Create accessible transaction	1	LS	\$7,500	\$7,500	CE	2	
4. Create accessible parking space on	1	LS	\$2,500	\$2,500	CE	2	
5. Contingency		10.0%		\$8,750	CE		
<b>Total</b>				<b>\$98,750</b>			

6 PHOTOGRAPHS

Site



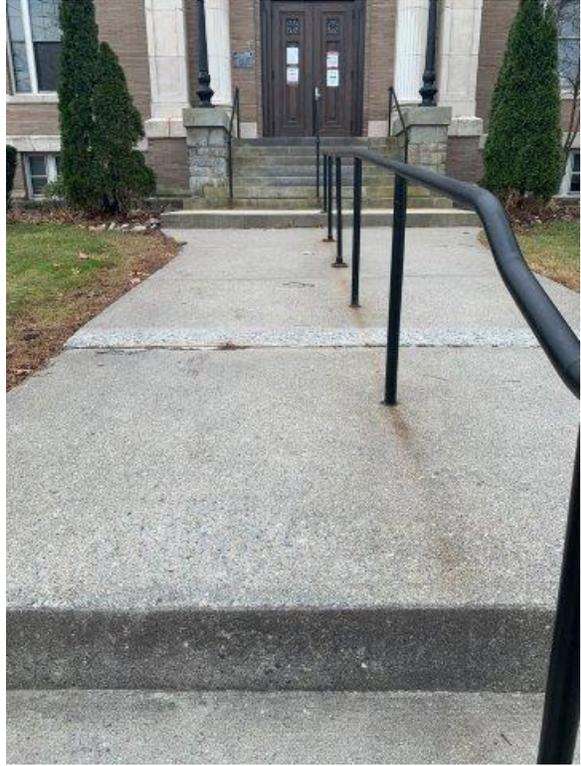
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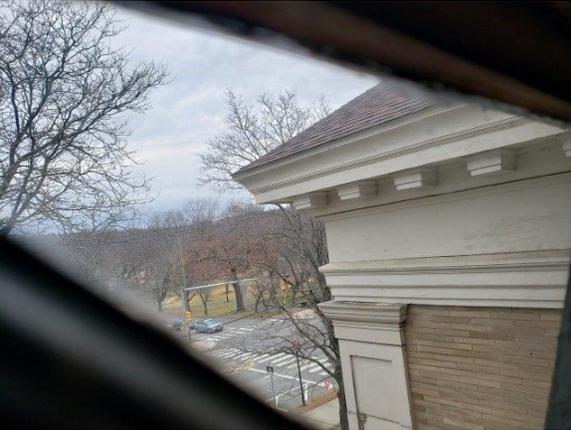


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## Roofing



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Exterior Walls



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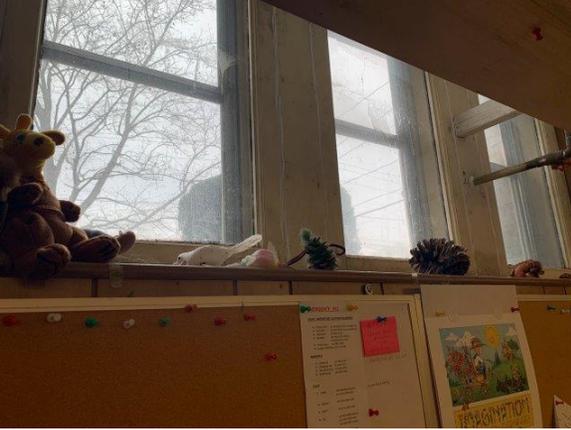
Structural Systems



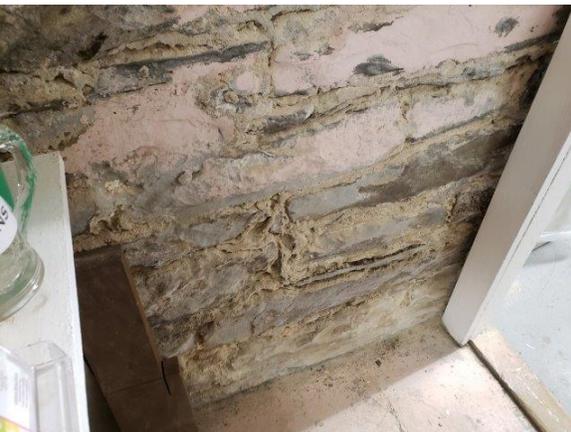
Interior Elements



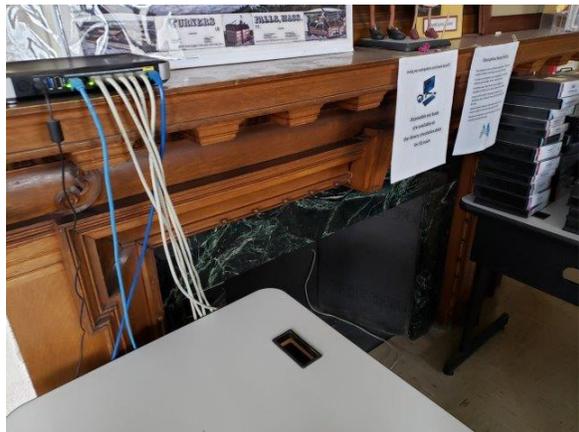
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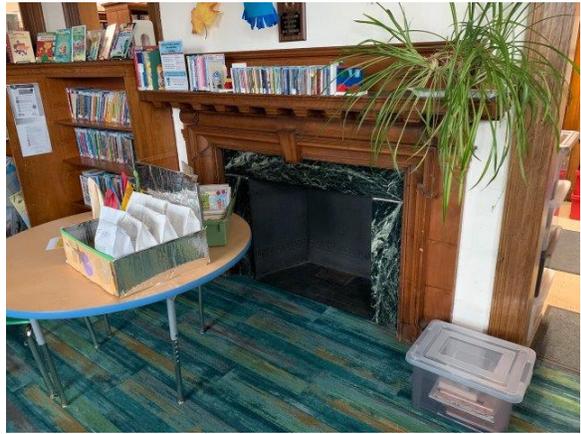
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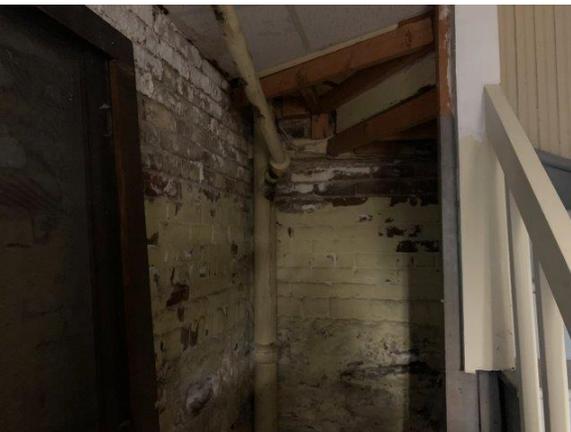
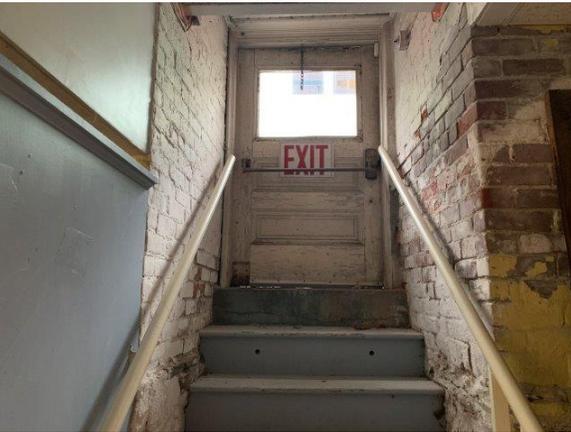
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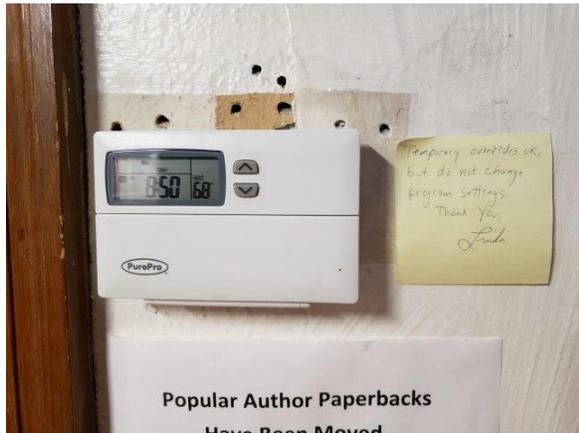


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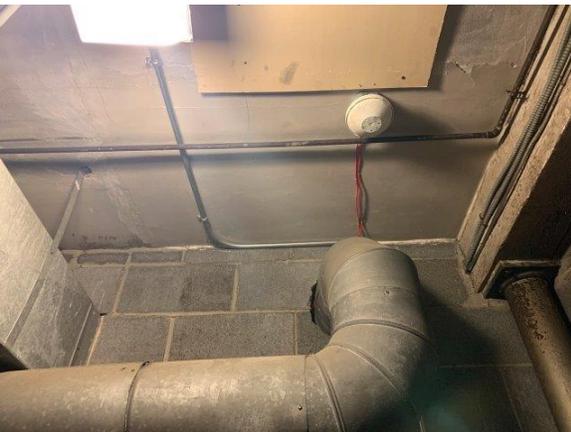




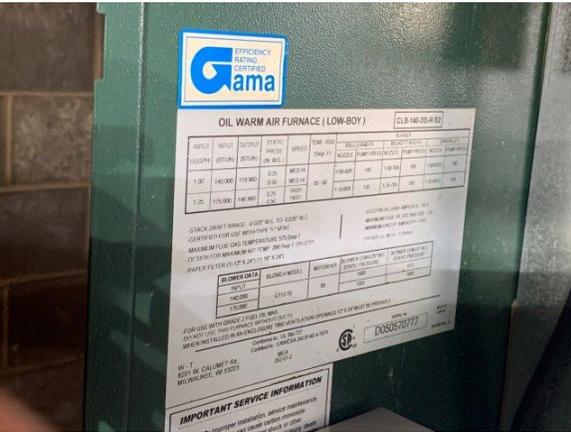
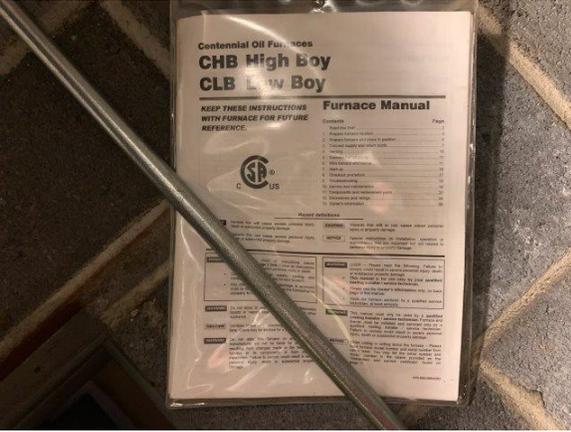
HVAC

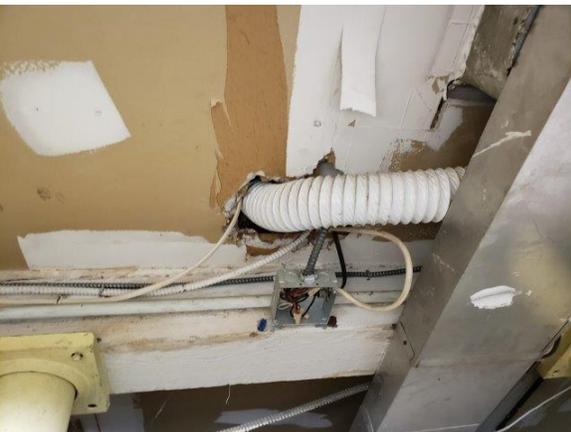
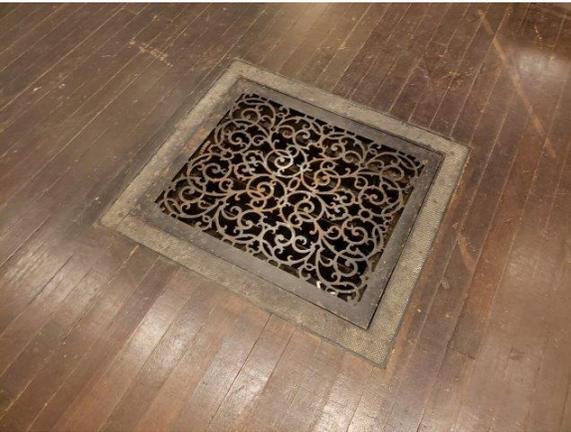


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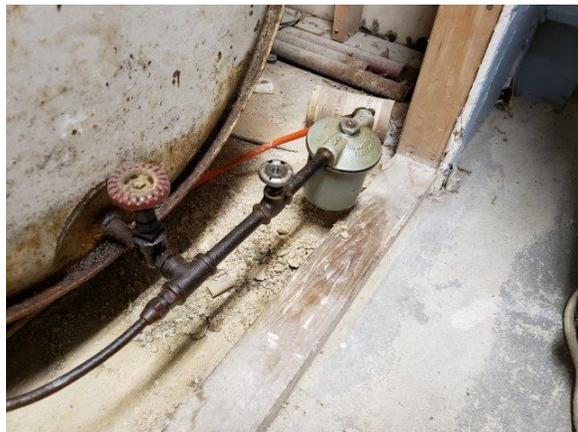


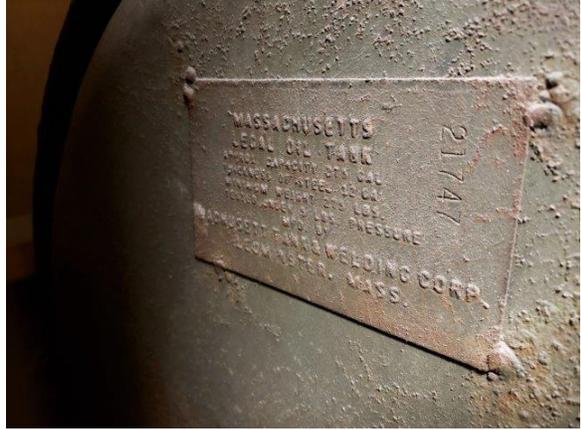


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## Plumbing





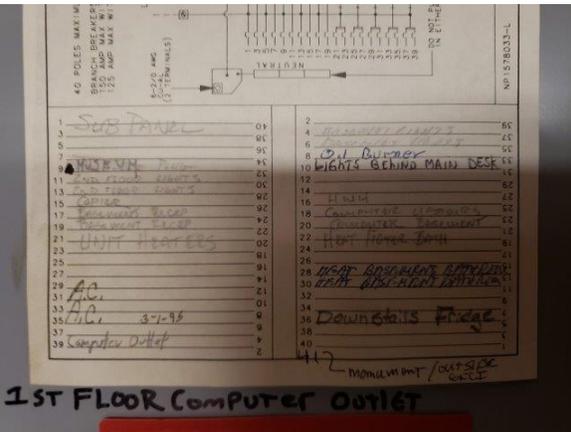


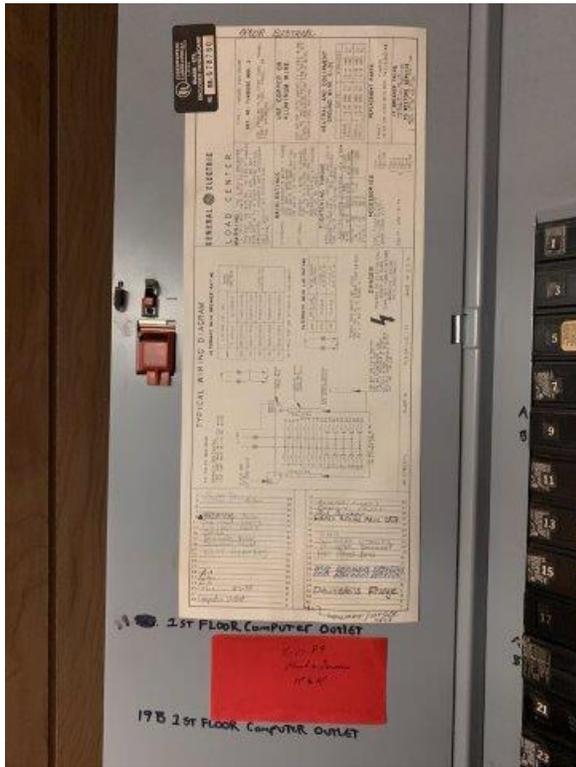
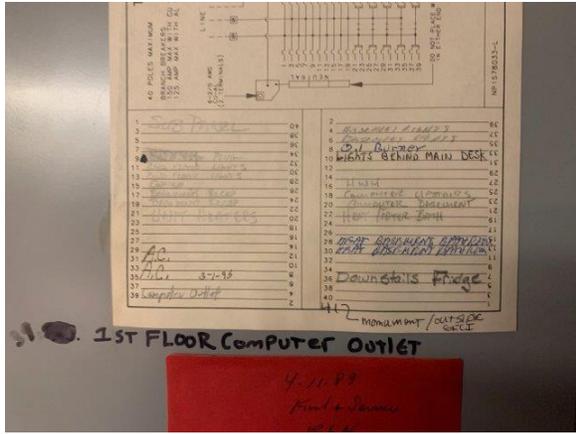
**Fire Protection**



# CARNEGIE LIBRARY

## Electrical





# CARNEGIE LIBRARY

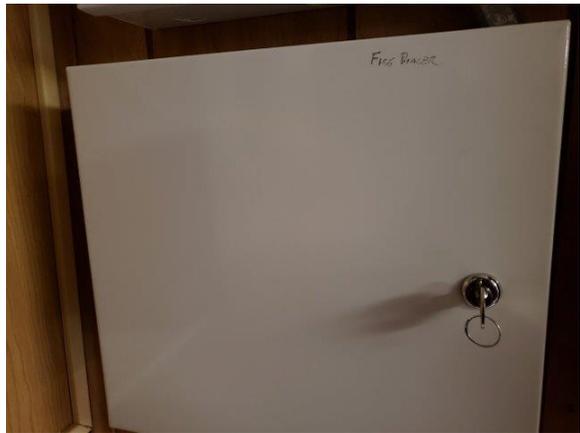
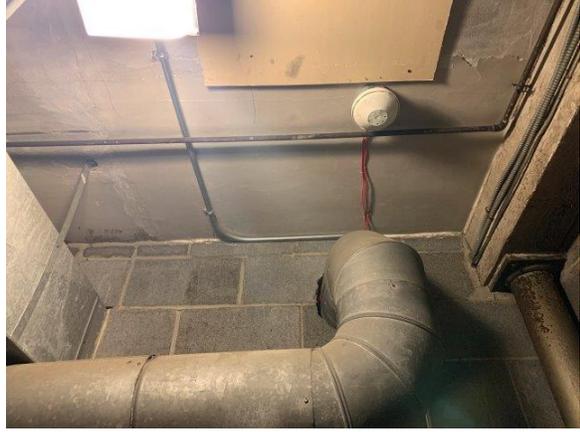
## Lighting



## Fire Alarm & Life Safety



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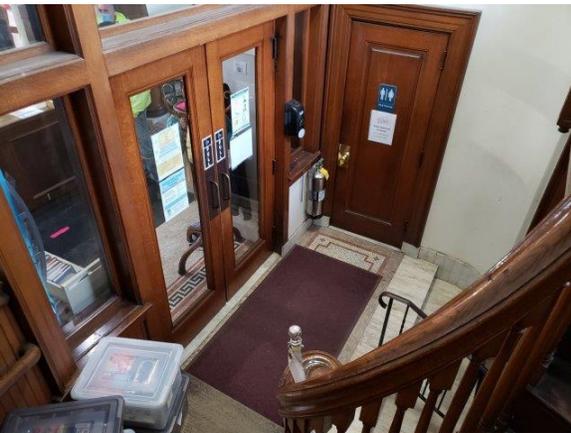


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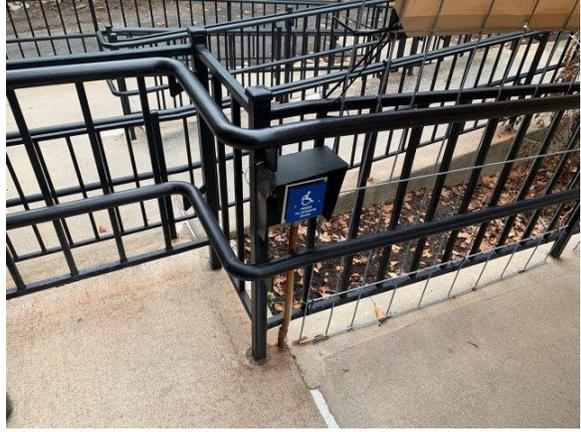




Accessibility



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## 7 LIMITING CONDITIONS

PCA360 LLC conducted this due diligence Property Condition Assessment to opine on the subject's general physical condition in accordance with our agreement for this work.

The scope of this study was limited to a walk-through visual observation only of those areas that were readily observable and easily accessible. Tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment were not performed. It does not include an in-depth system/component problem analysis or study, preparing engineering calculations of the structural mechanical, electrical or other systems to determine compliance with any drawings that may have been submitted or with commonly accepted design or construction practice. Not all typical areas such as corridors or toilet rooms were surveyed; only a sampling of such areas.

Excluded from the scope of this survey was any seismic evaluation of the building.

No responsibility is assumed for matters of a legal nature such as building encroachment, easements, zoning issues, or a compliance with the requirements of governmental agencies having jurisdiction.

PCA360 LLC assumes no responsibility for the accuracy or completeness of information provided by others, nor is PCA360 LLC responsible for any patent of latent defects, which an owner or his agent may have withheld from PCA360 LLC, whether by non-disclosure, passive concealment or fraud.

PCA360 LLC's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the property's condition or building code compliance. PCA360 LLC's opinions are based solely upon those areas that we observed on the day of our site visit and information resulting from our interviews and research. Actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances, which occur after the date of our site visit.

Services associated with the identification and elimination of hazards associated with hazardous and toxic materials, including asbestos, lead paint and PCBs are not included within the scope of this evaluation.

ADDENDUM I  
521 CMR ARCHITECTURAL ACCESS BARRIERS BOARD

ADDENDUM II  
ASSESSORS RECORDS