

Capital Requests FY2017 - FY 2027 Non-Building Assets
 *DRAFT as of 3/21/2016

NON-BUILDING ASSETS	DEPT	FY2007 Approved	FY2008 Approved	FY2009 Approved	FY 2010 Approved	FY2011 Approved	FY2012 Approved	FY2013 Approved	FY2014 Approved	FY2015 Approved	FY16 Approved	FY2017 Dept Requests	FY2017 Town Administrator Recommended	FY2017 BOS Recommended	FY2017 CPC Recommended	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023- FY2027	Ten-Year Total
Feasibility Study CM&D Garage	CM&D	\$37,500																				\$0
Stone Wall Repair	Cemetery	\$5,000																				\$0
Removal of Dead Trees	CM&D		\$45,000																			\$0
Repair of Stone Walls	Cemetery		\$20,000																			\$0
Memory Statue Restoration	Cemetery		\$5,600																			\$0
Feasibility Study Energy Aggregator	Selectmen			\$5,000																		\$0
Cemetery Improvement and Preservation	Cemetery				\$6,000																	\$0
Repair & Maintenance to Dry Hydrant System	Fire				\$25,000																	\$0
Storm water Plans	Selectmen					\$25,000																\$0
Assessor's Revaluation	Assessors					\$12,000						\$12,000	\$12,000				\$12,000				\$24,000	\$36,000
Storm water Management Program	Selectmen							\$160,000														\$0
HVAC Repairs to Station 1	Fire								\$153,700													\$0
Asphalt Overlay of Transfer Station; fencing; and containers	Recycling								\$80,000													\$0
Assessor's Revaluation	Assessors								\$12,000													\$0
Transfer Station Paving & Water Drainage Project	Recycling									\$115,000												\$0
Farm Pond Management Plan	Selectmen									\$24,500												\$0
Phase II HVAC Repairs to Station 1	Fire									\$72,000												\$0
Town Hall Parking & Access Study	Selectmen										\$10,000											\$0
Dry Hydrant Maintenance	Fire										\$45,000					\$30,000				\$30,000	\$30,000	\$90,000
Transfer Station Fencing	Selectmen										\$13,500											\$0
Surge Protection	Selectmen										\$20,000											\$0
Town Beautification	Selectmen											\$10,000	\$10,000	\$0								\$0
Town Hall, Police, and Fire Building Improvements	Selectmen											\$500,000	\$500,000	\$80,000	\$80,000	\$168,016						\$168,016
Town Hall Humidification Improvements	Selectmen															\$55,000						\$55,000
Town Hall Building Security	Selectmen															\$30,000						\$30,000
Phase II Town Hall Carpet Replacement	Selectmen															\$25,000						\$25,000
South Parking Lot Construction	Selectmen															\$90,000	\$800,000					\$890,000
Fire Building Improvements	Selectmen															\$70,000	TBD	TBD	TBD	TBD	TBD	\$70,000
Fire SCBA Filling Station	Fire															\$0	\$0	\$0	\$0	\$0	\$40,000	\$40,000
Fiscal Year Sub-Total		\$42,500	\$70,600	\$5,000	\$31,000	\$37,000	\$0	\$160,000	\$245,700	\$211,500	\$88,500	\$522,000	\$522,000	\$80,000	\$80,000	\$468,016	\$800,000	\$12,000	\$30,000	\$0	\$94,000	\$1,404,016
Less: Alternate Funding Sources																						\$0
Fiscal Year Total		\$42,500	\$70,600	\$5,000	\$31,000	\$37,000	\$0	\$160,000	\$245,700	\$211,500	\$88,500	\$522,000	\$522,000	\$80,000	\$80,000	\$468,016	\$800,000	\$12,000	\$30,000	\$0	\$94,000	\$1,404,016



On-Site Insight
Proposal
For
Town of Sherborn
Capital Needs Assessments

38 Chauncy Street, Suite 600 | Boston, MA 02111
Telephone: 617.502.5985 | Fax: 617.338.9422
E: info@on-site-insight.com | **W:** on-site-insight.com

Qualifications and Experience

On-Site Insight (OSI) was incorporated on November 29, 1983 in Suffolk County, Massachusetts and was acquired by Recap Advisors, LLC on August 1, 2008, classified as a small business.

OSI is the recognized leader for providing high-quality Capital Needs Assessments (CNA), Green Physical Needs Assessments (GPNA), Reserve Study, and Energy Audit services. Our rigorous approach to property system evaluation, useful life estimation, and reserve funding analysis has set the standard in the industry over the past 30 years. Our methodology is widely used in the industry and has been adopted by many lenders, funders, and regulators, including Fannie Mae and other federal and state agencies.

On-Site Insight developed the useful life tables used by Fannie Mae in their "Physical Needs Assessment Guidance to the Property Evaluator" which are still in use today and widely distributed as guidelines for both CNA providers, users, and RFP's.

Our highly trained and certified staff holds an array of degrees including architecture, mechanical engineering, city planning, business, historic preservation, and building surveying. To ensure superior quality in our evaluations, On-Site Insight assessors are certified by the Building Performance Institute (BPI) as a Building Analyst and Multi-family Building Analyst Professionals. Our associates build on their technical expertise in areas like architecture, mechanical engineering, and construction management by engaging in an intensive, six-month training program to learn our proprietary Observable Systems Approach.

Our assessors are LEED Green Associate accredited as a result of our pioneering work creating the *Green Physical Needs Assessment*. This innovative product incorporates a complete energy audit, utility analysis, green alternative replacements, simple payback analyses and green life cycle costing into our PNA.

Our clients include leading owners, investors, managers, lenders, and regulators in every state in the country including over 60 different public housing and redevelopment authorities. During our history, we have performed more than 8,000 assessments across the United States on multi-family properties, condominiums, schools, churches, hotels, healthcare facilities, as well as municipal and commercial buildings.

OSI provides Portfolio PNA evaluations for housing authorities, owners, acquirers, lenders, equity sources, and others who may periodically need an estimate for valuation, planning, or due diligence purposes. OSI portfolio clients include Connecticut Housing Finance Agency, Boston Housing Authority, MassHousing, Michigan State Housing and Development Authority, Lincoln Housing Authority, Chicago Housing Authority, Covenant Systems, Harvard University, Community Preservation and Development Corporation, Enterprise Community Partners, Inc., and many more.

Assessment Team

Our highly trained and certified staff holds an array of degrees including architecture, mechanical engineering, city planning, business, historic preservation, and building surveying. All inspectors are BPI Certified (Building Analyst/Multi-Family) and LEED Green Associate. We have completed assignments in all 50 states.

Assessors:

Our assessment team includes:

David Jackson, Senior Associate and Mechanical Systems Specialist, BPI Multi-Family Building Analyst Professional, LEED Green Assoc.

Bob Labadini, Senior Associate and Mechanical Systems Specialist, BPI Multi-Family Building Analyst Professional, LEED Green Assoc.

Dan Iles, Senior Associate, BPI Multi-Family Building Analyst Professional, LEED Green Assoc.

Bruce Hutchinson, Senior Associate, BPI Multi-Family Building Analyst Professional, LEED Green Assoc.

Matthew Chown, Senior Associate, BPI Multi-Family Building Analyst Professional, LEED Green Assoc.

Resumes provided

Scope of Work Capital Needs Assessment

At the time of contract execution, we consult with property representatives to set a tentative, general field inspection schedule, walk through any outstanding questions regarding the scope of our work and performance schedule, and review our work approach, including logistical requirements, and report product.

The OSI Assessment Team contacts appropriate representatives approximately 5 days ahead of the proposed inspection date to arrange for access to all areas of each property including roofs, basements, and mechanicals. We confirm the date and time of inspection by email to site and/or central office staff, as appropriate, and forward our Development Information Form at that time to be completed prior to inspection by site staff. OSI has created this form for gathering information regarding historic capital activities from clients. It allows site staff to pull together any data regarding historic capital activities and recent cost experiences that may not be available at the central office.

While on site, the OSI collects information about the age of the fixtures and equipment and uses blueprints or field measurements to obtain dimensional take-offs of the building. A short de-briefing with the maintenance manager and staff is used to gather additional information about past capital spending and deficiencies that cannot be observed due to time of day (site lighting) or time of year (performance of heating or cooling systems).

Property documents needed would be blue prints or architectural drawings of the site and buildings, maintenance records, reserve balances, and current contributions to reserves.

Roof inspection would be visual and thorough; however we do not perform any type of destructive testing. We also discuss with building maintenance staff any historic issues and/or problems related to the roofing that may not be readily visible, as well as ascertain roof age and previous repairs and maintenance performed.

The Assessment Team also takes digital photographs of any representative and problematic elements of notes at the property.

At the end of field work, the team de-briefs with site staff to review and clarify observations. We advise management personnel of any serious health and safety concerns requiring expeditious attention.

Once all field data has been collected, OSI then enters all pertinent information (dimensions, materials, age, condition, expected useful life) into the report spreadsheet. Each line item is annotated with additional qualitative or other specific information (e.g. "South-facing roofs are the priority for repair.") OSI uses location-adjusted R.S. Means Cost Index factors as a starting point for cost estimation, but would readily accommodate the building's recent cost experience as well.

Accessibility considerations, if any, are analyzed with an eye toward the most affordable and/or feasible solutions. If structural impediments make modifications impossible, OSI would so record. Costs and timing are incorporated into the full spreadsheet.

Planning of capital activity involves both the use of standard intervals indicated by standard useful life assumptions and the individual judgments of OSI. A proprietary software program allocates capital costs to each item in the year or years indicated. The spreadsheet reports use inflated costs equal to the rate of comparable term Treasuries less 140 basis points, or an Owner defined rate, or current dollar costs if requested and as agreed upon prior to work initiation.

Before it is released, the report is peer-reviewed by an associate not assigned to the assessment, but one who is familiar with the type of property at hand. The aim would be to ensure accuracy of observations, internal consistency, clarity of presentation, etc. The peer-review process has been an essential part of the firm's well-established quality control program for over 30 years.

We would email a preliminary report within 7 to 10 days of the field assessment. The report is in spreadsheet and narrative format, indicating those capital actions we think necessary today and over time, presenting estimated costs attributable to them, and running these expenditures against the replacement reserves the property maintains. The report would be enhanced with photographs and graphic presentations of key data. It would then be reviewed with you in a telephone meeting with the assessor to walk through our findings

and fine-tune our recommendations. A final report would then be prepared inclusive of any agreed upon changes and edits.

Assessor Resumes

David Jackson

Senior Associate/Mechanical Systems Specialist

David Jackson has more than 25 years of project engineering and project management experience in energy systems and energy management from both the private and public sector. Since joining the company in 1999, he has successfully completed over 650 assignments including projects for HUD, USDA Rural Development, several state housing agencies, public housing authorities, municipalities, property management firms, and health care facilities.

His energy background dates back to the 1980s, serving as the energy systems specialist at Boston Housing Authority, working to establish a \$3M+ lighting retrofit and building upgrade utility-funded project. Mr. Jackson commissioned and managed energy audits for Boston Housing Authority, worked as an energy auditor and energy engineer for several private energy engineering firms, and designed several energy-related computer models including a dual fuel residential heating model and a time-of use (TOU) utility cost model.

His training includes the Building Performance Institute's (BPI) Multi-Family Energy Auditor Training (2009), and energy management (American Energy Engineers). Mr. Jackson has also taught lighting economics for the Boston Chapter of the Illuminating Engineering Society (IES).

Mr. Jackson is a BPI Certified Professional and LEED Green Associate.

Education

- Tuskegee University, Tuskegee, AL
School of Engineering, BSME (with honors)

Contact

David Jackson
617.338.9484 x5923
djackson@on-site-insight.com

On-Site Insight (OSI)

We provide green capital needs assessment, physical condition assessment, and capital planning services to property owners, investors, managers, lenders, and regulators.

On-Site Insight is a Recap Real Estate Advisors Company.

Client summary

- US Department of HUD
- USDA Rural Development
- MassHousing
- Ohio Capital Corporation for Housing
- Michigan State Housing Development Authority
- The Salvation Army
- Volunteers of America
- South Dakota Housing Development Authority
- Progress of Peoples Development
- Forest City Enterprises Corporation
- Town of Arlington, MA
- Fort Drum, Watertown, NY
- Harvard University
- Corcoran Jennison
- Philadelphia Housing Authority
- Joslin Diabetes Center
- Covenant Health Systems

Program Experience

- HUD Comprehensive Repair Surveys
- Comprehensive Needs Assessments
- Low Income Tax Credits
- HUD Mark to Market
- Section 202, Section 504 ADA
- Uniform Physical Condition Standards (UPCS)
- State Housing Agency Preservation
- Public Housing Comprehensive Grants
- Military Housing Privatization

Professional Certification

is awarded to

David Jackson

BPI ID#: 5006669

who has successfully completed a comprehensive
evaluation and is certified as a

Multifamily Building Analyst Professional

as of July 27, 2012

Expires: 7/27/2015



Larry Zarker
Chief Executive Officer



Bruce DeMaine
Director of Certifications and Standards

BUILDING PERFORMANCE INSTITUTE, INC.



GREEN BUILDING CERTIFICATION INSTITUTE CERTIFIES THAT

David Jackson

HAS ATTAINED THE DESIGNATION OF

LEED GREEN ASSOCIATE

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® Green Building Rating System™.

10747344-GREEN-ASSOCIATE

CREDENTIAL ID

22 NOV 2013

ISSUED

22 NOV 2015

VALID THROUGH

A handwritten signature in black ink, appearing to read "Gail Vittori".

GAIL VITTORI, GBCI CHAIRPERSON

A handwritten signature in black ink, appearing to read "Mahesh Ramanujam".

MAHESH RAMANUJAM, GBCI
PRESIDENT

Daniel Iles

Senior Associate / Energy Audit Specialist

Daniel is a senior associate and energy audit specialist. Prior to joining On-Site Insight, Daniel was an energy auditor for The Center for Ecological Technology and has extensive experience using several types of energy modeling software including TREAT and QUEST. He was responsible for the preparation of over 750 energy audit reports and energy savings contracts (ESCOs) with CET; and since joining OSI, Daniel has completed over 100 capital needs assessments, green capital needs assessments, and energy audits on multi-family and condominium properties, as well as commercial, school, and municipal buildings. He has a background in construction and graduated with distinction from Lasell College earning a Bachelor's degree in Marketing.

Daniel is a BPI certified Multi-family Building Analyst and LEED Green Associate.

Education

- Lasell College, Newton, MA
Marketing

Geographic Experience

15 States from Massachusetts to California and Michigan to Florida

Contact

Daniel Iles
617.502.5903
diles@on-site-insight.com

On-Site Insight (OSI)

We provide green capital needs assessment, physical condition assessment, and capital planning services to property owners, investors, managers and regulators.

On-Site Insight is a Recap Real Estate Advisors Company.

Client summary

- U.S. Department of HUD
- USDA Rural Development
- MI State Housing Development Authority
- FL Housing Finance Corporation
- CT Housing Finance Authority
- MassHousing
- Enterprise Community Partners
- Volunteers of America

Professional Credentials

- Building Performance Institute
Building Analyst and Multifamily Analyst
- LEED Green Associate

Program Experience

- Low Income Housing Tax Credit
- HUD CNAs
- Enterprise Protocol Investment
Grade Energy Audit
- Section 504 ADA
- State Housing Aging Preservation
- USDA Rural Development
- FNMA Green Refi Plus
- HUD Rental Assistance
Demonstration (RAD)

Professional Certification

is awarded to

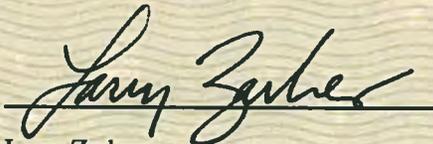
Daniel Iles

who has successfully completed a comprehensive
evaluation and is certified as a

Multifamily Building Analyst Professional

as of November 11, 2011

Expires: 11/11/14



Larry Zarker
Chief Executive Officer



Bruce DeMaine
Director of Certifications and Standards

BUILDING PERFORMANCE INSTITUTE, INC.



GREEN BUILDING CERTIFICATION INSTITUTE HEREBY CERTIFIES THAT

Daniel C Iles

HAS ATTAINED THE DESIGNATION OF

LEED GREEN ASSOCIATE

BY DEMONSTRATING THE KNOWLEDGE AND UNDERSTANDING OF GREEN BUILDING PRACTICES AND PRINCIPLES NEEDED TO SUPPORT THE USE OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.



Vicki L. Flaherty
Chairperson



Peter Templeton, GBCI President

October 12, 2013
Date Issued

10737854
Identification Number

October 11, 2015
Valid Through



Bob Labadini

Senior Associate/Mechanical Systems Specialist

Bob Labadini brings over twenty-five years experience in the field of facilities management to On-Site Insight. He has in-depth knowledge of a wide range of building systems, their operation and their maintenance. His experience also includes project management of rehabilitation and renovation construction.

Mr. Labadini has been involved with both local and national organizations such as Boston Urban Associates, The Rouse Company, and Cambridge Technology Partners. His institutional experience includes The New England Shelter for Homeless Veterans and The Cambridge School of Weston.

During his tenure at OSI, Mr. Labadini has participated in more than 450 capital needs assessments, from Maine to Alabama and South Carolina to Michigan for a diverse array of private and public clients.

Mr. Labadini is a BPI Certified Professional (Building Analyst/Multi-Family).

Education

- New England Aeronautical Institute, Nashua, NH AS Aviation/Business Administration
- Building Owners and Managers Institute (BOMI)
- Facility Management Administrator (FMA)

Geographic Experience

- 15 States from Maine to Alabama and Delaware to Michigan

Contact

Bob Labadini
617.338.9484 x5924
blabadini@on-site-insight.com

On-Site Insight (OSI)

We provide green capital needs assessment, physical condition assessment, and capital planning services to property owners, investors, managers, lenders, and regulators.

On-Site Insight is a Recap Real Estate Advisors Company.

Client summary

- U.S. Department of HUD
- USDA Rural Development
- Rhode Island Mortgage and Finance Corporation
- Volunteers of America
- Michigan State Housing Development Authority
- Manchester, NH Housing Authority
- National Housing Trust
- U. S. Army Corps of Engineers
- The Town of Arlington, MA
- Actus Lend Lease
- The Community Builders
- Winn Residential

Program Experience

- Military Housing Privatization
- Section 515, 202, 236, 8
- Low Income Tax Credit
- HUD Mark to Market
- HUD Comprehensive Repair Surveys
- HUD Comprehensive Needs Assessments
- Public Housing Comprehensive Grants
- State Housing Agency Preservation
- Section 504 ADA

Professional Certification

is awarded to

Robert Labadini

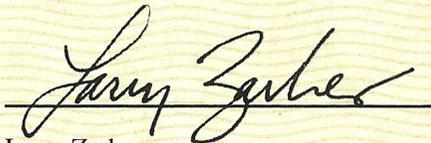
BPI ID#: 5014416

who has successfully completed a comprehensive
evaluation and is certified as a

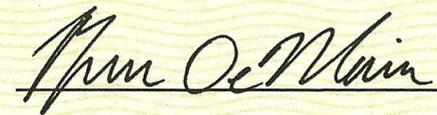
Multifamily Building Analyst Professional

as of May 11, 2013

Expires: 5/11/2016



Larry Zarker
Chief Executive Officer



Bruce DeMaine
Director of Certifications and Standards

BUILDING PERFORMANCE INSTITUTE, INC.



GREEN BUILDING CERTIFICATION INSTITUTE HEREBY CERTIFIES THAT

Robert Labadini

HAS ATTAINED THE DESIGNATION OF

LEED GREEN ASSOCIATE

BY DEMONSTRATING THE KNOWLEDGE AND UNDERSTANDING OF GREEN BUILDING PRACTICES AND PRINCIPLES NEEDED TO SUPPORT THE USE OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™



Chairperson



Peter Templeton, GBCI President

October 12, 2013

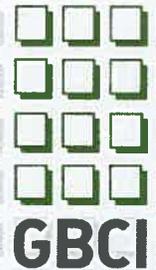
Date Issued

10738237

Identification Number

October 11, 2015

Valid Through



Bruce Hutchinson

Senior Associate

Bruce Hutchinson has successfully completed more than 500 physical needs assessments throughout the United States. Among these assignments have been properties financed under various programs administered by MassHousing and the Michigan State Housing Development Authority, a portfolio of properties being purchased by Mercy Housing in Washington State, an evaluation of a portfolio of scattered site housing for the Lincoln Nebraska Housing Authority, and inspections of a diverse portfolio of multifamily properties for a state housing finance agency in the Midwest to aid the agency in its examination of construction standards and underwriting guidelines.

Mr. Hutchinson has more than six years of commercial real estate appraisal, residential construction, and remodeling experience. He has assisted in the appraisal of many types of income-producing and specialized properties, including office buildings, industrial facilities, vacant land, subdivisions, and both small and large apartment developments throughout Massachusetts. His construction experiences included carpentry, roofing, and painting.

Mr. Hutchinson is a BPI Certified Professional (Building Analyst/Multi-Family).

Education

- University of Massachusetts, Amherst
- B.S. Environmental Design - Urban and Regional Planning Concentration

Geographic Experience

26 States from Maine to Texas and Nebraska to Washington

Contact

Bruce Hutchinson
617.338.9484 x5921
bhutchinson@on-site-insight.com

On-Site Insight (OSI)

We provide green capital needs assessment, physical condition assessment, and capital planning services to property owners, investors, managers, lenders, and regulators.

On-Site Insight is a Recap Real Estate Advisors Company.

Client summary

- U.S. Department of HUD
- USDA Rural Development
- Michigan State Housing Development Authority
- Ohio Capital Corporation for Housing
- Rhode Island Housing and Mortgage Finance Corporation
- The Community Builders
- Covenant Health Systems
- Montgomery Housing Partnership
- Volunteers of America
- Wesley Housing Corporation of Memphis
- The Caleb Foundation
- AIMCO
- Winn Management

Program Experience

- USDA Rural Development
- HUD Comprehensive Repair Surveys, Comprehensive Needs Assessments
- Low Income Tax Credits
- HUD Mark to Market
- Section 202, Section 504 ADA
- State Housing Agency Preservation
- Public Housing Comprehensive Grants
- Military Housing Privatization

Certificate of Excellence

is awarded to

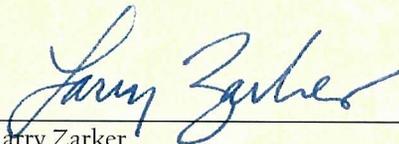
Bruce Hutchinson

who has successfully completed a comprehensive
evaluation and is certified as a

MultiFamily Building Analyst

as of May 11, 2010

Expires: 05/11/2013



Larry Zarker
Chief Executive Officer



Mathew Anderson
Manager of Certifications

BUILDING PERFORMANCE INSTITUTE, INC.



GREEN BUILDING CERTIFICATION INSTITUTE HEREBY CERTIFIES THAT

Bruce Hutchinson

HAS ATTAINED THE DESIGNATION OF

LEED GREEN ASSOCIATE

BY DEMONSTRATING THE KNOWLEDGE AND UNDERSTANDING OF GREEN BUILDING PRACTICES AND PRINCIPLES NEEDED TO SUPPORT THE USE OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

Vicki L. Flaherty

Chairperson

Peter Templeton

Peter Templeton, GBCI President

November 17, 2013

Date Issued

10737860

Identification Number

November 16, 2015

Valid Through



Matthew Chown

Senior Associate

Prior to joining On-Site-Insight, Matthew was a building assessment specialist with exp Services Inc, a North American civil engineering firm. Matthew's duties included the preparation of capital needs assessments for residential and industrial developments as well as performing property condition assessments on a variety of properties for potential real estate transactions and due diligence purposes. Matthew was also involved in several building rehabilitation and restoration projects in the greater Toronto metropolitan area. Matthew graduated with distinction from McMaster University earning a B. Tech in Civil Engineering. In addition, Matthew possesses a three-year advanced diploma in Architectural Technology from the Humber School of Applied Technology.

Matthew is a BPI certified Multi-family Building Analyst

Education

- McMaster University, Hamilton, Ontario
Bachelor of Technology, Civil Engineering
- Humber School of Applied Technology, Toronto, Ontario
Advanced Diploma, Architectural Technology

Geographic Experience

North America, including most major metropolitan areas of both Canada and the United States.

Contact

Matt Chown
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On-Site Insight (OSI)

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Client summary

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- CT Housing Finance Authority
- MassHousing

Professional Credentials

- Building Performance Institute
Multifamily Building Analyst

Program Experience

- Low Income Housing Tax Credit
- HUD CNAs
- Section 504 ADA
- State Housing Aging Preservation
- USDA Rural Development

Professional Certification

is awarded to

Matthew Chown

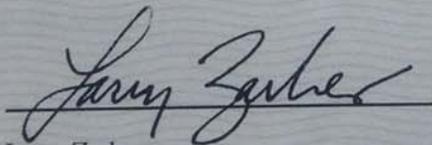
BPI ID#: 5049474

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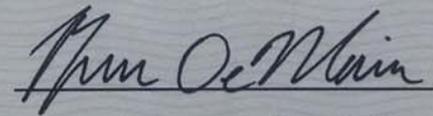
Multifamily Building Analyst Professional

as of December 27, 2013

Expires: 12/27/2016



Larry Zarker
Chief Executive Officer



Bruce DeMaine
Chief Operating Officer

BUILDING PERFORMANCE INSTITUTE, INC.

References

Client References

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Steve Welsh
Business Manager
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Gino Baroni
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Michael Grossman
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Edward Dahlstedt
YMCA of Greater Boston
316 Huntington Avenue
Boston, MA 02115
617-510-3714
EDahlstedt@ymcaboston.org

Projects

YMCA - Commercial - Municipality - School Clients

Year	Type of Project	Management Company	Site	City	State
2016	PCNA	Trident Building	Police Department	Seabrook	NH
2015	PCNA	Trident Building	Fire Department	Seabrook	NH
2015	PCNA	Trident Building	Wast Water Treatment Plant	Seabrook	NH
2014	PCNA/504 - Commercial	The Children's Aid Society	150 East 45th Street	New York	NY
2014	PCNA	Trident Building	Town Hall	Seabrook	NH
2014	PCNA	Trident Building	Community Center	Seabrook	NH
2014	PCNA - Commercial	Trinity Northampton Limited Partnership	South End Fitness Center	Boston	MA
2014	PCNA - Commercial	Town of Arlington	The Whittemore Robbins House	Arlington	MA
2014	PCNA - Commercial	Town of Arlington	The Whittemore Robbins House	Arlington	MA
2014	PCNA - Church	Town of Arlington	Mount Pleasant Cemetery Chapel	Arlington	MA
2013	PCNA - Commercial	Barcelos Plaza	Barcelos Plaza	Andover	MA
2013	PCNA - Commercial	Urban Edge Limited Partnership	The Roussin Center (Youth Center YMCA)	Roxbury	MA
2013	PCNA - Commercial	NRI Community Services	55 John A. Cummings Way	Woonsocket	RI
2013	PCNA - Commercial	NRI Community Services	800 Clinton Street	Woonsocket	RI
2013	PCNA - Commercial	Maloney Properties, Inc.	Moody Street Center	Lowell	MA
2013	PCNA/504 - Commercial	The Children's Aid Society	Forestdale, Inc.	Forest Hills	NY
2013	PCNA - Office Building	HAPHousing	HAPHousing (322 Main Street)	Springfield	MA
2013	PCNA - School	Town of Arlington	Arlington High School	Arlington	MA
2013	PCNA - School	Parker Charter School	Parker Charter School	Devens	MA
2013	PCNA - School	Schools for Children, Inc.	Dearborn Academy	Arlington	MA
2013	PCNA - School	Archbishop Molloy High School	Archbishop Molloy High School	Jamaica	NY
2013	PCNA - School	Windham School District	Golden Brook School	Windham	NH
2013	PCNA - School	Windham School District	Windham Center School	Windham	NH
2013	PCNA - School	Windham School District	Windham Middle School	Windham	NH
2013	PCNA - School	Windham School District	Windham High School	Windham	NH
2013	PCNA - School	Windham School District	Windham School District Office	Windham	NH
2013	PCNA - School	Town of Arlington	Arlington High School	Arlington	MA
2013	GCNA/504	Town of Arlington	Stratton Elementary School	Arlington	MA
2013	PCNA - Commercial	Urban Edge Limited Partnership	The Roussin Center (Youth Center YMCA)	Roxbury	MA
2012	PCNA - Commercial	People Encouraging People	People Encouraging People - Multi Service Center	Baltimore	MD
2012	PCNA - School	Dover-Sherborn Regional School District	Dover-Sherborn Regional Campus	Dover	MA
2012	PCNA - School	Dover-Sherborn Regional School District	Chickering Elementary School	Dover	MA
2012	PCNA - School	Dover-Sherborn Regional School District	Pine Hill Elementary School	Sherborn	MA
2012	PCNA/504 - School	St. Joseph Parish	St. Joseph Parish	Needham	MA
2012	PCNA - School	Cambridge Montessori School	Cambridge Montessori School	Cambridge	MA
2012	PCNA/504	Wollaston Lutheran Housing, Inc dba Town Brook House	Town Brook House	Quincy	MA

Year	Type of Project	Management Company	Site	City	State
2011	PCNA - Office Building	Foxfire Property Management, Inc.	30 Pillsbury Street	Concord	NH
2010	PCNA - Office Building	Hallkeen Management, Inc	William Rodman House	New Bedford	MA
2010	PCNA - School	Central Catholic High School	Central Catholic High School	Lawrence	MA
2009	PCNA - Commercial	Winn Residential	Lithgow Commercial	Dorchester	MA
2009	PCNA - School	Parker Charter School	Parker Charter School	Devens	MA
2009	GCNA - School	Town of Arlington	Thompson Elementary School	Arlington	MA
2009	GCNA - School	Town of Arlington	Stratton Elementary School	Arlington	MA
2009	PCNA/504	Town Brook House	Town Brook House	Quincy	MA
2008	PCNA - Commercial	NRI Community Services	181 Cumberland Street	Woonsocket	RI
2008	PCNA - Commercial	Lincoln Housing Authority	LHA Office Facility	Lincoln	NE
2008	PCNA - Municipal	S-C Management	YMCA Central House	Cambridge	MA
2008	PCNA - Municipal	Town of Arlington	Town Hall & Annex	Arlington	MA
2008	PCNA - Office Building	Foxfire Property Management	Two Pillsbury Condominiums	Concord	NH
2008	PCNA - Office Building	Ophthalmic Consultants of Boston	Ophthalmic Consultants of Boston	Waltham	MA
2008	PCNA - School	Fayerweather Street School	Fayerweather Street School	Cambridge	MA
2008	PCNA - School	Clearwater Central Catholic High School	Clearwater Central Catholic High School	Clearwater	FL
2008	PCNA - Municipal	Town of Arlington	Town Hall & Annex	Arlington	MA
2008	PCNA - Municipal	S-C Management	YMCA Central House	Cambridge	MA
2007	PCNA - Commercial	Town of Lexington	The Munroe Center for the Arts	Lexington	MA
2007	PCNA - School	John M. Corcoran & Company	Parker Charter School	Devens	MA
2007	PCNA - School	Vermont College of Fine Arts	Vermont College of Fine Arts	Montpelier	VT
2007	PCNA - School	The Pike School	The Pike School	Andover	MA
2007	PCNA - Commercial	Town of Lexington	The Munroe Center for the Arts	Lexington	MA
2006	PCNA - Commercial	Winn Residential	618-630 Washington Street	Boston	MA
2006	PCNA - Commercial	Nashua Regional Cancer Center	Nashua Regional Cancer Center	Nashua	NH
2006	PCNA - Office Building	CB Richard Ellis	150 Washington Street	Santa Fe	NM
2006	PCNA - Office Building	CB Richard Ellis	125 Lincoln Street	Santa Fe	NM
2006	PCNA - Office Building	New Hampshire Housing Finance Agency	32 Constitution Drive	Bedford	NH
2006	REAC	Town of Westerly Housing Authority	UPCS Inspections	Westerly	RI
2006	PCNA	Town of Westerly Housing Authority	Chestnut Court	Westerly	RI
2006	PCNA	Town of Westerly Housing Authority	Park View	Westerly	RI
2006	PCNA	Town of Westerly Housing Authority	Scattered Sites - 05	Westerly	RI
2006	PCNA	Town of Westerly Housing Authority	Scattered Sites - 06	Westerly	RI
2005	PCNA - School	Central Catholic High School	Central Catholic High School	Lawrence	MA
2005	PCNA - Municipal	Town Of Warren	Town Hall, Shepard Municipal, Fire Station A, Fire Station B, Senior Center, Warren Community Elementary School	Warren	MA
2005	PCNA - School	Beaver Country Day School	Beaver Country Day School - Gymnasium	Chestnut Hill	MA

Year	Type of Project	Management Company	Site	City	State
2005	PCNA	Ludlow Townhouses	Ludlow Townhouses	Stamford	CT
2004	PCNA - Commercial	NRI Community Services	181 Cumberland Street (Viola M. Berard Center)	Woonsocket	RI
2004	PCNA - Commercial	NRI Community Services	55 John Cummings Way (Christian L. Stephens Building)	Woonsocket	RI
2004	PCNA - Office Building	Federal Management Company	Cambridge I Associates	Cambridge	MA
2004	PCNA - Office Building	NRI Community Services	515 Social Street (NRI Administration Office)	Woonsocket	RI
2004	PCNA - School	Charles River School	Charles River School	Dover	MA
2003	PCNA - School	Belmont Day School	Belmont Day School	Belmont	MA
2002	PCNA - Office Building	Corcoran Management	Stratton Hill	Worcester	MA
2002	PCNA - School	Cambridge Friends School	Cambridge Friends School	Cambridge	MA
2002	PCNA - School	Town of Arlington	Central School	Arlington	MA
2002	PCNA - School	Town of Arlington	Arlington High School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Bishop School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Hardy School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Ottoson Jr. High School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Brackett School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Pierce School	Arlington	MA
2002	PCNA	Town Brook House	Town Brook House	Quincy	MA
2002	PCNA	Town of Arlington	Arlington Town Hall & Annex	Arlington	MA
2002	PCNA	Town of Arlington	Community Safety Building	Arlington	MA
2002	PCNA	Town of Arlington	Robbins Library	Arlington	MA
2002	PCNA - School	Town of Arlington	Central School	Arlington	MA
2002	PCNA - School	Town of Arlington	Arlington High School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Bishop School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Hardy School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Ottoson Jr. High School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Brackett School	Arlington	MA
2002	PCNA - School	Town of Arlington	PM Plan - Pierce School	Arlington	MA
2000	PCNA - School	Central Catholic High School	Central Catholic High School	Lawrence	MA
1999	PCNA - School	Catholic Memorial High School	Catholic Memorial High School	West Roxbury	MA
1999	PCNA - YMCA	YMCA of Greater Boston	Central YMCA (Hastings Wing)	Boston	MA
1999	PCNA - YMCA	YMCA of Greater Boston	West Roxbury YMCA	West Roxbury	MA
1999	PCNA - YMCA	YMCA of Greater Boston	No.Suburban/Woburn YMCA	Woburn	MA
1997	PCNA - School	Ancona School (The)	The Ancona School	Chicago	IL
1996	PCNA - School	Belmont Day School	Belmont Day School	Belmont	MA
1993	PCNA - School	B. C. High School	Boston College High School	Dorchester	MA
1992	PCNA - Office Building	Northern RI Mental Health Center	Commercial/Office Structure	Woonsocket	RI
1991	PCNA - School	Charles River School	Charles River School	Dover	MA

Year	Type of Project	Management Company	Site	City	State
1989	PCNA - School	Corcoran Management	Lincoln School	Hingham	MA

Fee

We price each assignment based on the particulars at hand, including the size, location, condition and complexity of each subject property. The fees provided below cover the following:

- A complete and comprehensive assessment Preliminary Report for each of the six sites in PDF format.
- One round of joint review by telephone with the assessor for each report to walk through our findings, fine-tune our recommendations, and discuss any edits or changes requested by the town of Sherborn.
- A Final Report in PDF format for each site inclusive of any agreed upon changes and edits.
- All direct expenses incurred by OSI including travel to and from the sites for the assessments and for the report presentation meetings.

Additional work including additional rounds of report review, additional revisions to the reports, or requests for additional in-person meetings with the assessors (beyond the final report presentation) are typically charged at the senior associate rate of \$295 per hour.

Property	Address	Capital Needs Assessment
Town Hall	19 Washington Street	\$3,450
Police Station	17 Washington Street	\$3,450
CM&D (highway Bldg)	7 Butler Street	\$2,950
Fire Station 1	22 North Main Street	\$2,950
Fire Station 2	Farm Road	\$2,950
Library	4 Sangler Street	\$3,450
	Total	\$19,200