

PHYSICAL NEEDS ASSESSMENT

PRELIMINARY REPORT

Prepared for:

Lincoln-Sudbury Regional High School

390 Lincoln Road

Sudbury, MA 01776

Lincoln-Sudbury Regional High School

Sudbury, MA

April 30, 2026



Lincoln-Sudbury Regional High School: Property Overview

Total Buildings: 1

Gross Square Feet: 387,846

<u>Building Section</u>	<u># of Levels</u>	<u>Square Footage</u>
Section A	3	118,913
Section B	4	171,208
Section C	3	97,725
Total:		387,846

Occupancy: High School

Property/Development Age: 22 years

Year of Construction: 2004

City and State: Sudbury, MA 01776

Street Address: 390 Lincoln Road

OSI Project Number: 26020

Assessment Date: April 22-23, 2026

Assessment Conditions: Mixed Cloudy/Sunny, Rain/Dry

Assessor: Steve Ninos



Property Description:

The Lincoln-Sudbury Regional High School (LSRHS) is a public high school facility serving grades 9 through 12 that was constructed in various phases between 2002 and 2005. Situated at the corner of Lincoln Road and Concord Road in the Boston suburb of Sudbury, Massachusetts, the large 90-acre campus features a 387,846 square foot school building featuring three three-level and four-level block-style structures (Sections A, B, and C) with multi-level connecting wings between each block. The expansive site features asphalt-paved roadways and parking lots; various grass and artificial-turf practice and playing fields; six asphalt/acrylic-surface tennis courts; a large stadium field with surrounding rubberized track and spectator bleachers; a single-level concrete masonry unit fieldhouse building with restrooms, refreshment stand, and storage bay; and a dedicated sequencing batch reactor (SBR) wastewater treatment facility with raised leaching field and various testing wells.



Lincoln-Sudbury Regional High School

Sudbury, MA

Lincoln-Sudbury Regional High School is a public high school facility serving grades 9 through 12 that was newly constructed in various phases between 2002 and 2005. Situated at the corner of Lincoln Road and Concord Road in the Boston suburb of Sudbury, Massachusetts, the large 90-acre campus features a 387,846 square foot school building featuring three 3-level and 4-level block-style structures (Sections A, B, and C) with multi-level stair-tower/connecting wings between each block. The expansive site features asphalt-paved roadways and parking lots; various grass and artificial-turf practice and playing fields; six asphalt/acrylic-surface tennis courts; a large stadium field with surrounding rubberized track, spectator bleacher, and announcers booth; a single-level concrete masonry unit fieldhouse building with restrooms, refreshment stand, and storage bay; and a dedicated sequencing batch reactor (SBR) style wastewater treatment facility (WWTF) with raised leaching field and various down-field testing wells.

Overall, the property was observed to be in very good, well-maintained condition. The interior and exterior common areas, athletic/activity facilities, and various building mechanical and electrical systems were observed to be adequately appointed and maintained with evidence of timely maintenance and capital expenditures noted during the course of the assessment. The large quantity of near-term needs is based on the age of the building (22 years) and typical industry standard expected useful service lives (EUL's); however, some EUL's have been extended based on observed very well-maintained conditions. The large carport-mounted photovoltaic system produces electricity that is *not* utilized by the property. The electricity produced by this system benefits the installation contractor in return for a fixed 11-cent per kWh utility rate for the duration of the contract. At the end of the contract, an extension can be negotiated or a full removal of the system can be requested. All repair/replacement costs related to this system (inverters, cabling, damaged solar panels, etc.) are covered by the installation contractor. As such, no costs related to this system are shown in the replacement plan (per management).

That said, the property does have substantive capital needs anticipated in the near-term and throughout the plan as a number of systems and components have now reached, surpassed, or are approaching the end of their typical expected useful service lives (EUL). Future capital actions are based on observed conditions and typical or adjusted useful life expectations and assume continued effective maintenance and physical management. In compiling this report, the assessor has used the RSMeans building construction costs

database as a starting point for cost estimation with adjustments made up or down based on the current age and observed condition of each element; historical and local pricing data accumulated from previous similar assessments completed by On-Site Insight; as well as additional pricing data and/or historical property-related information provided by the client. The costs are then presented in the twenty-year replacement plan as estimated repair and replacement costs inflated at 3% per year to account for inflation.

Cumulative costs for the twenty-year plan total **\$39,508,861**, or **\$101.87** per total building square footage (floorspace) in current dollars (\$47,957,023, or \$123.65 per square foot in inflated dollars, at an average annual adjustment of 3% per year). It should also be noted that the threshold for capital expenditures at this property is \$50,000 per each. Any repair/replacement cost that falls below this threshold is typically covered by the facility's operating budget (per management). Line items identifying these items and their quantities are shown in the replacement plan; however, no costs associated with them are listed. In some instances, multiple related project costs that fall under the \$50,000 threshold *each* are shown being completed *concurrently*. In these situations, the lower individual costs (that total more than \$50,000 *combined*) are shown in the replacement plan.

Site Systems

The Lincoln-Sudbury Regional High School property is situated on a large, gently sloping, 90-acre site bound by Concord Road to the west; Lincoln Road to the south, and public woodlands to the north and east. The site features asphalt-paved roadways and parking lots; a mix of asphalt and concrete paved walkways, steps, plazas, and service pads; various athletic practice/game fields with a mix of natural-grass and artificial-turf playing surfaces; the Stadium field with rubberized running track, aluminum bleachers, raised announcer's booth, and enclosed accessible platform lift; six asphalt/acrylic-surface tennis courts; a mix of wood-stockade and chain-link fencing; and a large serpentine poured-concrete retaining wall with chain-link safety fencing. A single-level painted concrete masonry unit (CMU) fieldhouse building with storage bay, refreshment-stand bay, and two (men's and women's) restrooms is located at the southeast corner of the stadium. Any future replacement costs related to this building, the announcer's booth, and the platform lift will reportedly be covered by the booster club, and as-such no current or future costs related to them are shown in the replacement plan at this time (per management). All current and future maintenance costs will be completed from the facility's operating budget. The roadways, walkways, plazas, and parking lots are illuminated by a series of pole-mounted dedicated LED surface lighting fixtures that were all newly installed in 2015. The stadium field and track are illuminated by four large sectional galvanized-steel poles (two on each side of the field) with eleven large sodium discharge light fixtures installed at each pole (all newly installed in 2012).

The well-maintained landscaping features a mix of grass, shrubs, plantings, and maturing trees; thermoplastic-coated picnic tables and serpentine painted-metal benches at the cafeteria plaza; and a commercial irrigation system (serving the practice fields and softball field) with Flowtronex packaged pumping system, two commercial Rain-Master Eagle timer/control panels, a large Hunter control panel (serving the softball field extension), and two submerged irrigation well pumps. The property is served by a full complement of municipal and utility provided site distribution systems (natural gas, domestic water, electricity, telephone, cable television, and internet) and also features a dedicated sequencing batch reactor (SBR) style wastewater treatment facility featuring various open/exposed and below-ground influent, reactor, mixing, aerating, and settling tanks that dates to the 2004 construction of the school.

1. **Costs for the facility's Site related elements total \$11,019,124 or \$28.41 per square foot in inflated dollars.**
2. The mix of concrete and asphalt-paved vehicle and pedestrian surfaces varies in age and condition. The management-reported costs for a planned project to address the salt/snow-melt related concrete deterioration at the Section A front (south) elevation and asphalt resurfacing where-needed is shown in Year 1. Similar periodic asphalt/concrete repair/replace/resurfacing allowances are shown in Years 5, 9, 13, and 17 (every four years). This method will be used in lieu of a full site-wide asphalt resurfacing cycle in order to management costs and needs over the long term (per management).
3. A mix of permanent and seasonally-removable power-coated chain-link fencing is installed at the playing fields, tennis courts, stadium, and along the top of the concrete retaining wall. The age varies, but the conditions remain uniformly good throughout the property. The fencing is sectionally repaired/replaced as-needed from the facility's operating budget, and as-such, a future property-wide replacement of this typically long-lived fencing is not expected to be necessary during the plan's timeframe.
4. The wastewater treatment facility features wood-stockade perimeter fencing that is visibly older, ageing, weathered/rotting, and in need of near-term replacement. Although under the \$50,000 threshold, replacement costs are shown in Year 1, concurrent with the management-reported plan to fully overhaul/replace the wastewater treatment facility (discussed further below).
5. The asphalt/acrylic-surface tennis courts were repainted in 2021 but exhibit widespread non-repairable, age-related cracking. The partially-collapsed northeast-corner was raised and repaired but is visibly cracking and settling again. These issues are most likely related to the location of the courts, which appears to be at a low-point of the property where drainage water migrates and settles. Costs to fully rebuild/replace the courts are shown in Year 3, after twenty-five years of use. Future surface painting costs will be covered by the facility's operating budget (under \$50,000).
6. The Stadium features a rubberized 6-lane running track and football field D-area that was originally installed in 2007; and a subsequent structural spray resurfacing was completed in 2019. Visible cleat-related surface wear has developed since that time (particularly at the first 100 meters between the start line and first turn). Based on current age, observed conditions, and timing input from management, a full replacement of the track (base-course and surface) is shown in Year 4; and a subsequent spray resurfacing cycle is shown in Year 14, after ten years of use.
7. The artificial turf practice/playing fields (Turfs 1 and 2) were originally installed in 2006 and subsequently replaced in 2018. Future replacement cycles are shown in Years 4 and 16, after twelve years of use.
8. The artificial turf stadium field was originally in 2006 and subsequently replaced in 2021. A future replacement of this turf is shown in Year 10, after fifteen years of use.
9. The Stadium lighting system (poles and fixtures) was installed in 2012, and no issues related to it were reported by management or maintenance staff during the assessment. A future replacement is shown in Year 6, after twenty years of use.
10. The Stadium sound system was installed in 2007 but is no longer working. A replacement allowance is shown in Year 1.
11. No issues related to the announcer's booth, platform lift, and fieldhouse were observed or reported during the assessment. All current (ageing restrooms) and future repair/replacement needs related to these structures and mechanical equipment (platform lift at the booth and small electric storage water heater at the fieldhouse loft) will be covered from the booster club and/or the facility's operating budget when needed (per management).

12. The school features a dedicated Aqua Aerobics sequencing batch reactor (SBR) wastewater treatment facility that was newly constructed in 2004 but has reached the end of its typical useful service life. The wastewater from the school and fieldhouse buildings is gravity fed to the influent tank and then pumped to the reactor tank where it undergoes progressive mixing, aerobic (react), and settling cycles. The clarified water is then released by valve to the treated-water holding tank where it is pumped up to the raised leaching field. The system also features several down-field testing wells that are utilized to monitor effluent levels and soil absorption efficiency, and to ensure that the post-treated water emanating from the field meets local government regulations, guidance, and standards. Based on current age, typical useful service life, and input from management during the assessment, estimated costs for a full system upgrade/replacement (except for the field) are shown in Year 1.
13. The clarified/treated wastewater produces very limited stress on the field which is expected to have a very long useful service life. As-such a future rebuild/replacement of the field is not expected to be necessary during the plan's timeframe.
14. No issues related to the utility and municipally-provided site distribution systems (natural gas, domestic water, electricity) were reported during the assessment, and no costs related to them are expected to be necessary during the plan's timeframe.

Boiler Room and Domestic Hot Water Systems

The majority of the interior spaces are heated and cooled by a four-pipe, closed-loop, service-water, heat-pump HVAC system featuring 319 in-line, horizontal, water-source heat-pump units located above the acoustic ceiling tiles. A lead/lag (primary/standby) pair of Smith Series 28A, 13-section, 2,867-mbh, natural gas-fired, commercial, cast-iron, hot-water boilers (with Power Flame dual-fuel burners) maintain the service water loop's optimal temperature range (70°- 90° F) throughout the year. The boiler-water heat is transferred to the service-water loop via two adjacent Bell & Gossett, 2,700-mbh, 300-gpm, shell-and-tube-style heat exchangers which appear to be in good current condition but reportedly contain their original (2004) interior bundles. The heating water is circulated over to the heat exchangers as well as to various interior wall and ceiling-mounted hydronic-heat air handlers and makeup-air units by a lead/lag pair of base-mounted, Bell & Gossett, double-suction, vertical, split-case pumps with 7.5-hp motors that also appear to be in good, well-maintained condition. Heat rejection from the service-water loop (to maintain the optimal 70°- 90° temperature range) is managed by an exterior, pad-mounted, Marley, 900-ton, dual-cell, induced-draft, cross-flow cooling tower with two 20-hp fan motors that also remains in good, well-maintained condition. The cooling tower fan motors are controlled by individual wall-mounted, ABB ACH400, 20-hp, variable frequency drives (VFD's) that are located inside the boiler room. The condenser water (cooling tower) loop is circulated by three base-mounted Bell & Gossett, double-suction, horizontal split-case pumps with 30-hp motors; and the heating/cooling (heat-pump) service water loop is circulated throughout the building by a lead/lag pair of Bell & Gossett, double-suction, horizontal split-case pumps with 125-hp motors that are controlled by individual rack-mounted, Rockwell, VTAC, variable frequency drives. A large (319 plate) Mueller plate and frame heat exchanger transfers the collected heat within the service-water "closed" loop to the condenser-water "open" loop which is then delivered to the cooling tower for release. This separation protects the water-source heat-pumps from potential contamination that can enter the system via the exterior (exposed) cooling tower. The HVAC system also includes a large Bell & Gossett, 700-gallon air separator; three smaller 540-gpm (6-inch) and 1,350-gpm (12-inch) Spirovent air separators; and four Bell & Gossett, 264-gallon and 317-gallon, vertical diaphragm expansion tanks.

Domestic hot water (DHW) for the majority of the building is produced by a pair of PVI AquaPLEX Turbopower, 400-gallon, 1,200-MBH, very high recovery-rate (1,200-gph), natural gas-fired, stainless-steel, commercial storage water heaters that vary in age (installed in 2016 and 2019). This system also features four in-line, Grundfos MAGNA3, high-efficiency, 1/8-hp, stainless-steel DHW delivery and return pumps (installed in 2020) and two Leonard thermostatic mixing valves. Domestic hot water for the science lab classrooms is produced by a smaller PVI AquaPLEX Turbopower, 150-gallon, 399-MBH, 400-gph, natural gas-fired, stainless-steel, commercial storage water heater that is located in a small hallway mechanical room (installed in 2018). This system also features two Grundfos MAGNA 3, high-efficiency, 1/8-hp delivery and return pumps (installed in 2020) and a single Leonard thermostatic mixing valve.

15. Costs related to the facility's Boiler, DHW, and Sump Pump systems total \$2,599,546 or \$6.70 per square foot in inflated dollars.

16. No operating or other issues related to visibly well-maintained heating and DHW equipment were observed or reported during the assessment. Future replacement of the boilers is shown in Year 18 (after forty years of use), and a future interim replacement of the burners is shown in Year 3, after twenty-five years of use.
17. Future replacement of the smaller heating-water circulators is shown in Year 8, after thirty years of use; and future replacement of the larger condenser-water and service-water circulators are both shown in Year 18, after forty years of use. Interim cyclical motor and pump rebuilding needs are shown being managed from the facility's operating budget, when needed (under \$50,000).
18. Replacement of the four variable frequency drives (serving the service-water pump motors and cooling tower fan motors) are all shown in Year 3, after twenty-five years of use.
19. The shell-and-tube and plate-and-frame heat-exchanges typically see very long useful service lives if well maintained. This includes separating and cleaning the plates and replacing the gaskets as-needed at the plate-and frame unit and opening the shell-and-tube units and replacing the internal bundles. These processes (recently completed on the plate-and-frame unit) are expected to be completed from the facility's operating budget (under \$50,000 each). If performed regularly, then a future full replacement of these units is not expected to be necessary during the plan's timeframe.
20. Future replacement of the expansion tanks and the smaller Spirovent air-separators are all shown in Year 8, after thirty years of use. A future replacement of the typically more lived large Bell & Gossett (700-gallon) air separator is not expected to be necessary during the plan's timeframe.
21. Replacement of the three PVI water heaters is shown based on current ages and a typical twelve-year expected useful service life.
22. Replacement of the six Grundfoss DHW pumps and the three thermostatic mixing valves is shown being managed from the facility's operating budget (under \$50,000 combined or individually).

Building HVAC, Mechanical, and Electrical Systems

Major building mechanical and electrical systems within the facility include a wet-pipe fire sprinkler system equipped with backflow preventer; the HVAC service-water, domestic hot and cold water, sanitary wastewater, and natural gas distribution piping; a large assortment of interior and exterior (ground-level and rooftop-mounted) heating, ventilation, and air conditioning (HVAC) equipment; the electrical distribution, metering, and disconnect equipment; two exterior pad-mounted standby emergency generators; a large photovoltaic system with 35 post-mounted, 28,000-watt grid-tie inverters (no costs shown for this system); the central fire alarm, surveillance, telephone, clock, IT, and access control systems; and two Otis 3-stop and 4-stop hydraulic elevator systems.

- 23. Costs related to the facility's HVAC, Mechanical, and Electrical systems total \$15,599,266 or \$40.22 per square foot in inflated dollars.**
24. The facility features a BACnet energy management system that monitors and controls all of the boiler room and building-wide interior and exterior mounted HVAC system equipment. This system was recently updated in 2026 (per management), and any future updates are expected to be manageable from the facility's operating budget (under \$50,000).
25. The building is protected by a full-coverage, street-pressure-driven (no fire pump), fire-suppression sprinkler system with backflow preventer in place (a device designed to keep stagnant sprinkler water from flowing back into the potable water system). No operating issues related to this typically very long-lived system were observed or reported during the assessment, and no capital costs related to it are expected to be necessary during the plan's timeframe. All ongoing testing and service/maintenance needs will be managed from the facility's operating budget.
26. Heat rejection from the HVAC service-water loop is managed by an exterior pad-mounted, Marley, 900-ton, stainless-steel, dual-cell, induced-draft, cross-flow cooling tower that appears to be in very good, well-maintained condition (no operating issues reported). A future replacement of this unit is shown in Year 8, after thirty years of use.
27. The ground-level auto shop space (Section B) is heated by a ceiling-mounted McQuay, 3,000-cfm, 300-mbh hydronic heating/ventilation unit (HV-1) that is connected to the heating-water loop. The ground-level batting cage space (Section B) is heated by a similar but smaller ceiling-mounted, McQuay, 1995-cfm, 78-mbh unit (HV-2). Both units appeared to be in good, well-maintained conditions (no operating issues reported). Future replacement of both units is shown in Year 8, after thirty years of use.
28. The ground-floor locker rooms (Section B) receive fresh and tempered makeup air from a ceiling-mounted McQuay, 7,200-cfm, 556-mbh, hydronic makeup air unit (MAU-1) that is located inside the boiler room and is also connected to the heating water loop. A future replacement of this unit is also shown in Year 8, after thirty years of use.
29. Fresh and tempered makeup-air for the commercial kitchen spaces is produced by a rooftop-mounted, McQuay, 8,120-cfm, 609-mbh, natural gas-fired makeup air unit that is operating past the end of its typical twenty-year useful service life. Replacement of this unit is shown in Year 1, based on current age, typical EUL, and concurrent with the planned roof covering replacement.
30. Various other interior spaces receive fresh and conditioned air via sixteen exterior (rooftop-mounted) and interior (ceiling-mounted) Venmar energy recovery ventilators (ERV's) that all date to the original 2004 system installation. These units utilize the latent energy within the stale building exhaust air to precondition (humidify or dehumidify depending on season) the incoming fresh air. Based on current age, observed conditions, and input from management during the assessment, a comprehensive replacement of all sixteen units is shown in Year 1 (concurrent with the planned roof replacement).
31. The majority of the water-source heat-pump units date to the 2004 system installation and are at or nearing the end of their typical useful service lives (five replacements have been completed to date). Gradual replacement of the 314 original units is shown in Years 1 through 5; and a future replacement of the five newer units is shown in Years 13-15 (after twenty years of use). The costs shown in the replacement plan are elevated to include as-needed duct repairs, sprinkler line removal/replacement where-needed, and installation of a neutral line from each unit over to its related house panel (per management).

32. The rooftop-mounted HVAC equipment also includes twelve large Greenheck, 20,000-cfm, belt-driven, axial up-blast, smoke-control exhaust fans that all date to the original 2004 construction of the building. A future gradual replacement of these limited-use fans is shown starting in Year 8, based on a thirty-year expected useful service life.
33. Future replacement of the rooftop-mounted 2,750-cfm, 2,810-cfm, and 4,050-cfm belt-driven, upblast utility blowers serving the kitchen spaces is shown being managed from the facility's operating budget (under \$50,000).
34. An exterior pad-mounted, 500-kW, diesel-powered standby emergency generator with sub-base fuel-oil storage tank produces emergency power for key building life/safety systems in the event of a utility-provided power outage. A smaller dedicated Olympian 150-kW diesel-powered generator with sub-base fuel tank ensures that the wastewater treatment facility remains operational during a power outage. Both units are exercised (test run) weekly and remain in very good, well-maintained condition. A future replacement of both generators is shown in Year 13, after thirty-five years of use.
35. The central fire alarm system features a Gamewell addressable control panel with integrated voice-command center that monitors and controls hardwired end-devices position throughout the building (smoke, CO, and heat detectors; flow-switches; pull-stations; horn/strobe warning devices; fire-door magnetic holders; rooftop smoke control hatches; and hallway smoke-control doors (integrated with the exterior glazing walls). Although various updates have been completed over the years (per management), the overall system largely dates to the original 2004 construction of the building and has reached the end of its typical useful service life. Costs for a full-system upgrade/replacement (main panel, sub-panels, wiring, end-devices, etc.) is shown in Year 1.
36. Building security is facilitated by a full coverage CCTV video surveillance system with 90 interior and exterior cameras that was reportedly updated in 2023. A future full-system update/replacement is shown in Year 12, after fifteen years of use.
37. Based on input from management and staff during the assessment, an allowance to update/replace the original (2004 phone system is shown in Year 1; costs to update/replace the building-wide clock system are shown in Year 6; and periodic IT system upgrade/update/replace allowances are shown in Years 1 and 16.
38. A new multi-point magnetic keyfob entry/access system was recently installed in 2026. A future replacement of this system is shown being managed from the facility's operating budget (<\$50,000).
39. Vertical access between floor levels is provided by a three-stop hydraulic elevator at Section A (with standard-size single-door elevator cab), and a four-stop hydraulic service elevator at Section B that features a large, dual-door elevator cab. The Section A elevator system features an Otis 25-hp hydraulic power unit with wall-mounted solid-state controller. The Section B service elevator features a large Otis 40-hp hydraulic power unit with machine-mounted controller. Both systems appeared to be operating normally, and no issues related to them were reported by management or site-staff during the assessment. The elevator cabs feature plastic-laminate wall-panels, stainless-steel door panels and trim, vinyl-tile flooring, and illuminated acrylic-panel ceilings. A future comprehensive upgrade/replacement/modernization of both systems (machines, controllers, pistons, sleeves, elevator-cab finishes and door/floor buttons) is shown in Year 8, after thirty years of use.

Building Architectural Systems

The Lincoln-Sudbury Regional High School was newly constructed in 2004 and features three large steel-framed, flat-roof, multi-level blocks (Sections A, B, and C) that are connected by two multi-level corridor/stair towers (one situated between Sections A and B and one between Sections B and C). The exterior walls feature a mix of masonry veneer (brick and block); decorative glazed veneer squares; horizontal and vertical-profile stained-wood panels; composite-aluminum panels; aluminum-framed, fixed-panel glazing walls; aluminum-framed, double-glazed, awning-style operable windows; a mix standard-size and large (10-foot tall) single-leaf and double-leaf commercial aluminum and glass entry doors; a mix of standard-size and large (10-foot) tall single-leaf and double-leaf commercial hollow-metal egress and service doors; and three large commercial segmented-panel overhead garage doors located at the ground-floor automatic shop and shipping/receiving bays (Section B).

The flat-roof surfaces feature original (2004) single-ply EPDM rubber-membrane roof coverings with internal drains; large commercial, aluminum-framed, tempered glass-panel skylight structures; two large (6-foot by 3-foot) galvanized-steel roof-access hatches (at Sections A and B); one commercial hollow-metal roof access door at the Section C roof; and four large smoke-control hatches located directly over the auditorium stage (Section A). The two stair-tower/connectors feature EPDM rubber-membrane flat-roof coverings and architectural decorative pyramids with standing-seam metal roof coverings. Similar metal roof coverings are also installed over the cafeteria extensions at the east (parking lot) facing elevation of Section B.

Interior spaces throughout the complex include the upper (admin and auditorium) and lower (student, service, and athletic field entrances); the common hallways with painted-metal student lockers and various carpeted/furnished lounge/study/gathering areas; a mix of open architectural staircases, stair-towers, and enclosed egress stairwells; various classrooms, lab rooms, band/chorus/ensemble practice rooms, and student activity/club spaces; the faculty, athletic, and admin offices, meeting rooms, and lounges; the large ground-floor cafeteria with commercial serving kitchen and adjacent outdoor plaza with benches and picnic tables (at Section B); and a total of 38 multi-stall and accessible single-user student and staff restrooms. Finishes within these areas include painted wall surfaces; suspended acoustic tegular-tile ceilings; and a mix of vinyl composition tile (VCT), ceramic-tile, broadloom carpet, and roller-applied epoxy coat flooring. Section A also features the large two-level Virginia K. Kirshner Auditorium with performance stage; the “Black Box” Rogers Theatre space; and a large lecture hall with steep stadium seating. Section B features the ground-floor boys, girls, and coaches locker rooms with mix of wet and dry, shower, toilet/sink, and locker areas; a large fitness center with rolled-rubber flooring and commercial gym grade cardiovascular and resistance training equipment; and the batting cage room with artificial turf, two batting/pitching cages, and multiple free-weights and benches. Section C features four gymnasiums; the Multi-Purpose room; and the uniform storage and laundry rooms with commercial washer/extractor and dryer. Gym 1 features a full basketball court with finished wood-strip flooring and electric telescoping bleachers; Gym 2 features two climbing walls and ceiling-mounted safety cables with a painted synthetic flooring; Gym 3 features a reduced-size basketball court with painted synthetic flooring and a cable-supported wrestling mat storage system; Gym 4 features a full basketball court with painted synthetic flooring; and the Multi-Purpose room features a finished wood-strip flooring and a large, motorized, folding divider wall.

40. Costs related to the building's Architectural systems total \$18,739,087, or \$48.32 per gross square foot in inflated dollars.

41. No visible foundation or framing system issues were observed or reported during the assessment; and no capital costs related to them are expected to be necessary within the plan's timeframe. These systems should be monitored regularly going forward as the building ages.
42. The lower-level entrances and stairwell at Section C and at the B-C connector feature large, oversized, 10-foot tall commercial aluminum and glass double-leaf entrance and egress doors that exhibit visible alignment issues due to their extreme weight and inability of the existing framing to support this weight. The misalignment creates ongoing maintenance issues and repeated attempted repairs (per maintenance staff). As-such, replacement of all of these door-sets (11 total) is shown in Year 1.
43. No issues related to the standard-size aluminum and glass doors and the standard and large hollow-metal service doors were observed or reported during the course of the assessment. A future gradual replacement of most of these doors is shown starting in Year 9, after thirty years of use.
44. The large, 10-foot tall, single-leaf gymnasium egress doors see very limited use and remain in like-new condition. A future replacement of these doors is shown Year 18, after forty years of use.
45. Replacement of the large overhead garage doors at the Section B auto-shop and shipping/receiving bays will be managed from the facility's operating budget when-need (under \$50,000 total).
46. The stained-wood siding exhibits widespread visible finish-wear which needs to be addressed in the near term. Periodic costs to stain and seal all of this siding are shown in Years 1, 8, and 16 (every 7-8 years) and concurrent with the other façade refurbishment work that is shown in Years 1 and 16 (discussed below). Eventual replacement with a more durable and low-maintenance composite-material cladding should be considered at some point in the future.
47. The blue glazed-veneer panels (simulated ceramic tile) exhibit visible age-related deterioration and cracking, some large enough to provide an avenue for wind-driven rain and snow to enter through the crack, migrate behind the veneer, and create more costly underlying problems. An allowance to address this issue and refurbish the veneer are shown in Year 1, and again in Year 16.
48. The brick and block masonry-veneer and the prefinished composite-aluminum panels remain in good current condition (as observed from various rooftop and ground-level vantage points). A future replacement of these typically very long-lived cladding materials is not expected to be necessary during the plan's timeframe.
49. Based on observed good conditions, future concurrent replacements of the aluminum-framed, fixed-panel glazing walls, the operable awning-style windows (limited use, no issues reported), and large casement-style smoke-control window-panels (very limited use, no issues reported) are all shown in Year 18, after forty years of use.
50. The building features a large quantity of caulk installed at the expansion joints, around all windows, doors, glazing panels, and skylights, and at the joints between the various different cladding materials. All of the caulk reportedly dates to the original 2004 construction of the building and is now far past the end of this typical fifteen-year useful service life. Costs to replace all of this caulk (and address any localized repairs needs observed during the process) are shown in year 1, and again in Year 16.
51. Replacement of the large building-mounted LED flood-light fixtures (installed in 2015) is shown being managed from the facility's operating budget, when-needed (under \$50,000 total).

- 52. No issues related to the EPDM membrane roof coverings were observed or reported during the assessment; however, the membranes have reached the end of their typical useful service lives. Replacement at all three building sections and both stair towers is shown in Year 1, based on current age, typical EUL, and concurrent with the rooftop mechanical equipment replacement work (discussed above).
- 53. No issues related to the standing-seam metal roof coverings (at the stair-tower pyramids and cafeteria extensions) were observed or reported during the assessment. A future replacement of these typically very long-lived coverings is not expected to be necessary during the plan's timeframe.
- 54. A future replacement of the typically long-lived skylight structures is not expected to be necessary during the plan's timeframe; however periodic age-related refurbishment and caulk replacement needs have not yet been addressed (per maintenance staff). The square footage and costs for this work are included in the "Building Envelope Sealing" line-item quantities and cost shown in the Building Exteriors section of the replacement plan (and discussed further above).
- 55. Future replacement of the roof-access hatches at Sections A and B (good conditions) and the roof-access door at Building C (good conditions) are all shown in Year 18, after forty years of use.
- 56. A future replacement of the typically long-lived and very limited-use smoke-control hatches (Section A roof) is not expected to be necessary during the plan's timeframe.

Interior Finishes and Fixtures

- 57. All of the interior spaces appeared to be in good current condition and very well-maintained. Interior painting needs are addressed when and where needed by the maintenance staff from the facility's operating budget (per management), and as-such no capital cost related to this work are shown in the replacement plan.
- 58. The acoustic tile ceilings all appear to be in like-new condition. A future comprehensive building-wide replacement of these typically very long-lived and versatile ceiling systems is not expected to be necessary during the plan's timeframe. Any interim localized damaged-tile replacement needs will be managed by maintenance staff from the facility's operating budget.
- 59. The vinyl composition tile (VCT) flooring is stripped and waxed every summer and cleaned and buffed regularly during the school year. Future gradual replacements throughout the facility are all shown starting in Year 13, after thirty-five years of use.
- 60. Although maintained as best as possible, the original (2004) carpet flooring has far surpassed the end of its typical fifteen-year useful service life and exhibits typical age and use-related staining and wear throughout the complex. A comprehensive building-wide replacement (for uniform appearance) is shown in Year 1, and again in Year 16.
- 61. The various open and enclosed stairwells feature durable commercial raised radial-rubber flooring (all treads and landings) that remains in good condition throughout the complex. A future gradual replacement is shown starting in Year 13, after thirty-five years of use and concurrent with the hallway VCT replacement cycle.
- 62. Various entrances and stairwells feature a mix of wall-mounted and ceiling-mounted recessed electric unit heaters that are now at or past the end of their typical useful service lives. Replacement of all fifteen units is shown in Year 1, based on current age, typical EUL, and input regarding age-related operating issues from maintenance staff.

63. The ceiling-mounted digital projectors at most classrooms, activity rooms, and meeting rooms reportedly vary in make, model, and age. Based on input from management and the benefits of uniformity (same make, model, and age throughout the building), a future building-wide replacement of all 108 projectors is shown in Year 6.
64. The cafeteria kitchen features a large collection of commercial food preparation, cooking, heating/warming, refrigeration, and dishwashing/sterilization equipment that varies in age and is replaced as-needed from the facility's operating budget. As-such no capital costs related to this equipment are shown in the replacement plan (per management).
65. The kitchen also features four walk-in coolers (two refrigerators, and two freezers) with remote (rooftop-mounted) condensing units. The relatively low-cost condensing units reportedly vary in age (three newer, one older) and are replaced when-needed from the facility's operating budget. The cooler boxes date to the original 2004 construction of the building. A future replacement of all four coolers is shown in Year 9, after thirty years of use.
66. Based on input from management during the assessment and a contractor quote received in 2021 from Barbizon lighting, the inflation adjusted costs to fully update/upgrade and replace the lighting systems, fixtures, and accessories at the Auditorium and Black Box theatre are shown in Year 1.
67. The painted flooring systems at Gyms 2, 3, and 4 were last painted circa 2016 and remain in generally good current condition. A future painting cycle (all three gyms) is shown in Year 5, after fifteen years of use, and again in Year 20.
68. The wood-strip flooring at the Multi-Purpose Room and Gym 1 undergoes a screen and coat (buff and coat) refurbishment annually (per management) and remains in very good current condition. Based on observed conditions and input from management during the assessment, a future replacement of this flooring is not expected to be necessary during the plan's timeframe, and all maintenance needs related to it are shown being managed from the facility's operating budget.
69. A future replacement of the electric bleacher systems (at Gym 1) is shown in Year 3, after twenty-five years of use (based on current age, typical EUL, and age-related issues reported by the maintenance staff which will most like get progressively worse).
70. The various restroom and locker room finishes and fixtures vary in condition throughout the complex based on the varying levels of hard-use throughout the school year. Based on observed current conditions and input from maintenance staff during the assessment, costs to renovate the boy's locker room and adjacent coaches locker room are shown in Year 1.
71. Renovation of the girl's locker room and adjacent coaches locker room are shown in Year 5.
72. Gradual renovation of the 38 restrooms located throughout the complex are shown in Years 1 through 5.

Accessibility (ADA)

Accessibility compliance issues observed during the course of the assessment were relatively minimal. The accessible parking stalls feature compliant slope minimums, access-aisle striping, surface symbols, and standing designations with compliant access routes (and curb cuts) into the building (and between the tennis court accessible parking stall to the tennis courts); the front/main entrance vestibule features power-assist openers at the exterior and interior doors; the elevator cabs feature compliant maneuvering room and compliant-height door/floor buttons; the stadium bleachers feature a compliant access ramp with dual-height, continuous

(uninterrupted) railings on both sides; the auditorium and lecture hall both feature dedicated space for wheelchairs and compliant access routes and ramps with dual-height continuous railings to those spaces; and the Sports Medicine room features a compliant roll-under sink with covered/ insulated under-sink piping and a compliant lever-style faucet. All of the dedicated barrier-free accessible single-user restrooms feature compliant door-widths, maneuvering room, sink and mirror heights, toilet positioning, grab-bar positioning, covered/insulated under-sink piping, and central fire alarm system audio-visual horn/strobe warning devices. The multi-stall restrooms feature compliant mirror and sink heights, fire-alarm horn/strobe devices, and a dedicated accessible stall with compliant maneuvering room, toilet-positioning, and side/rear grab-bar positioning.

Although all sinks located in the dedicated barrier-free accessible single-user restrooms feature compliant covered/insulated under-sink piping (to protect against potential roll-under knee-impact injury), many of the sinks in the multi-stall restrooms (typically one of two) and in the locker-rooms (most) have exposed/uncovered under-sink piping. Because a sink with protected piping might be in use when a wheelchair-user enters a multi-stall restroom or locker-room, all sinks should have covered piping. All of the single-user and multi-stall restroom and locker-room sinks feature push-style faucets which are ADA acceptable as they do not require grasping or twisting of the wrist to operate. Additional relatively low-cost corrections include lowering the urinal at the fieldhouse men's room to compliant height; installing dining tables with wheelchair space at the cafeteria (a select number based on need); and ensuring that all accessible shower-stalls are equipped with a transfer seat (portable seats are acceptable) and a shower-hose with hand-held shower-head and adjustable mounting bracket. These relatively low-cost corrections are expected to be manageable by site-staff from the facility's operating budget and as-such no capital costs related to them are shown in the replacement plan at this time; however, prior to carrying out any major accessibility modification/improvement work, a qualified, knowledgeable, accessibility contract professional should be retained to determine the full scope and costs of such work.

Additional Notes:

1. The Physical Assessment of the property was conducted on *April 22 and 23, 2026*. Additional information was provided to On-Site Insight by Joe Rosemond, Facility Manager. On-Site Insight was represented on this assignment by Steve Ninos. We would like to thank site staff for their assistance.
2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
3. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



The cast concrete property sign.



Typical roadway asphalt surface conditions.



Typical drive-aisle and parking stall asphalt-surface conditions observed at the upper/main parking lot.



The upper parking lot features a series of steel-framed carport structures supporting a large photovoltaic system that is owned and maintained by the installation contractor. In exchange for the power generated, the school receives a beneficial fixed 11-cent per kWh usage rate for twenty years (2015-2035).



The photovoltaic system also features 35 post-mounted 28,000-watt grid-tie inverters that are also owned, maintained, and will be replaced when-needed by the installation contractor.



The front/main-entrance parking lot was resurfaced in 2020 and remains in good current condition.



The parking lots, roadways, and adjacent walkways are illuminated by a series of pole-mounted energy-efficient LED surface lighting fixtures that were all newly installed in 2015.



The stadium roadway and adjacent walkway conditions.



Significant asphalt deterioration observed at the east side of the C block will be addressed in the near term (per management)



The significant salt/snow-melt related concrete flatwork deterioration at the front/main and auditorium entrance plaza will also be addressed in the near term.



Similar concrete surface deterioration is developing at the cafeteria plaza.



The cafeteria plaza features a mix of concrete and asphalt flatwork, painted-metal serpentine benches and picnic tables, and pole-mounted LED surface lighting fixtures.



Similar concrete flatwork deterioration observed at the student entrance plaza (adjacent to the cafeteria plaza).



The baseball, softball, and soccer/lacrosse practice and playing fields feature irrigated grass surfaces.



The commercial irrigation system features a Flowtronex packaged pumping system, two commercial Rain-Master Eagle timer/control panels, and two submerged irrigation well pumps.



A large Hunter control panel (located inside the former boiler plant building) controls the irrigation system extension that serves the softball field located at east end of the property.



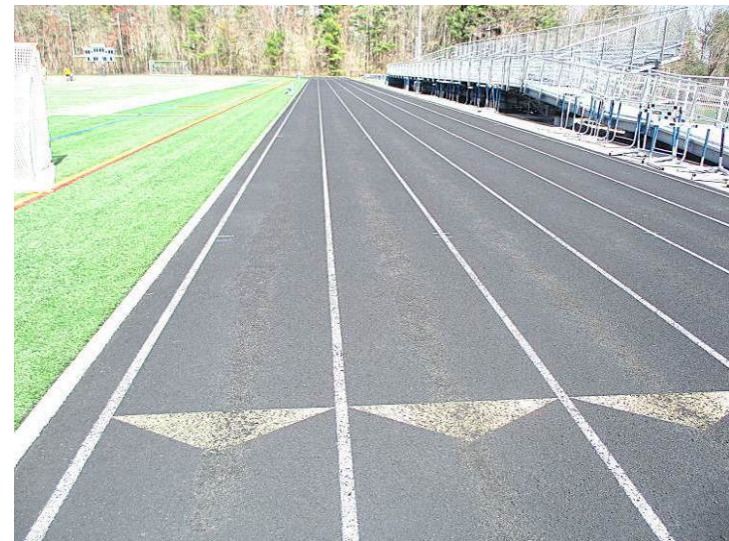
The soccer/lacrosse games fields feature artificial turf playing surfaces that were originally installed in 2006 and subsequently fully replaced in 2018.



The stadium field also features an artificial turf playing surface that was originally installed in 2006 and subsequently replaced in 2021.



The rubberized running track and stadium field D-area were originally installed in 2007, and a subsequent structural spray resurfacing was completed in 2019.



Visible cleat damage and surface wear will eventually necessitate a full replacement of the rubberized system.



The durable steel-framed, aluminum spectator bleachers remain in good current condition.



The four large sectional galvanized-steel poles (two on each side of the field) and large sodium discharge field-lighting fixtures were all newly installed in 2012.



The raised announcer's booth and enclosed National Wheel-O-Vator, 750-pound-capacity accessible platform lift (at the west side of the field) were both newly installed circa 2010.



The painted CMU-framed fieldhouse building features two restrooms, an equipment storage bay, and a refreshment stand with refrigerators and grills (facing the practice/playing fields).





The property also features a sequencing batch reactor (SBR) style wastewater treatment facility (featuring various open/exposed and below-ground influent, reactor, mixing, aerating, and settling tanks) that was newly constructed in 2004.



The tanks feature a mix of exposed and submerged pumping systems.



The small facility building contains the system control panels and automatic feed system tanks and controllers.



The facility also features a dedicated Olympian 150-kW diesel-powered standby emergency generator with sub-base fuel oil storage tank that dates to the 2004 system installation.



The visibly older, ageing, wood-stockade perimeter fencing at the wastewater treatment facility is in need of near-term replacement.



The asphalt/acrylic-surface tennis courts were repainted in 2021 but exhibit widespread age-related cracking.



The cracking is extensive and non-repairable. A near-term full replacement of the base-course and surface is needed.



The collapsed northeast-corner was repaired, but is cracking and settling again. These issues are most likely related to the location of the courts which appears to be at a low-point of the property where drainage water migrates and settles.



The treated/clarified wastewater is eventually pumped up to a large, raised leaching field located above the facility at the east side of the property.



Several down-field testing wells located at various points around the property are utilized to monitor effluent levels, soil absorption efficiency, and ensure that the post-treated water emanating from the field meets local standards.



The majority of the interior spaces are heated and cooled by a four-pipe water-source heat-pump HVAC system. The service optimal water temperature range (70°- 90°) is maintained by a pair of Smith Series 28A, 13-section, 2,867-mbh, natural gas-fired, commercial, cast-iron, hot-water boilers.



The boiler-water heat is transferred to the service water loop via two adjacent Bell & Gossett, 2,700-mbh, 300-gpm, shell-and-tube-style heat exchangers.



The heating water produced by the boilers is circulated to the heat exchangers and various interior wall and ceiling-mounted hydronic-heat air handlers and makeup-air units by a pair of base-mounted, vertical split-case pumps with 7.5-hp motors.



The heating/cooling service water loop is circulated throughout the building by a pair of base-mounted, horizontal split-case pumps with 125-hp motors.



The service-water pump motors are controlled by individual rack-mounted Rockwell VTAC variable frequency drives (VFD's).



Heat rejection from the service-water loop (to maintain the optimal 70° - 90° temperature range) is managed by an exterior, pad-mounted, Marley, 900-ton, dual-cell, induced-draft, cross-flow cooling tower with two 20-hp fan motors.



The cooling tower fan motors are controlled by individual wall-mounted, ABB ACH400, 20-hp, variable frequency drives that are located inside the adjacent boiler room.



A large (319 plate) Mueller plate and frame heat exchanger transfers the collected heat within the service-water “closed” loop to the condenser-water “open” loop which is then delivered to the cooling tower for release. This separation protects the water-source heat-pumps from potential contamination.



The condenser water (cooling tower) loop is circulated by three base-mounted horizontal split-case pumps with 30-hp motors.



A large Bell & Gossett, 700-gallon air separator removes both air and dirt from the HVAC system to ensure optimal heat transfer, corrosion prevention, and noise reduction.



An acid neutralizing system serving the science labs is also located inside the large ground-floor boiler room.



The lower-level automotive shop and the baseball batting cage room are heated and ventilated by individual ceiling-mounted, hydronic heating/ventilation units (HV-1 and HV-2) that are connected to the boiler-water loop.



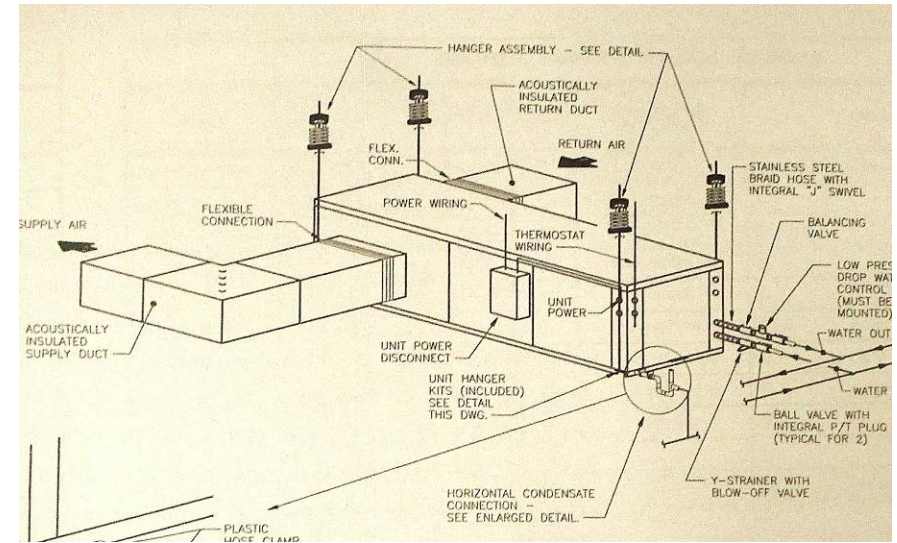
Fresh and tempered air makeup-air for the lower-level locker rooms is produced by a ceiling-mounted, McQuay, 7,200-CFM, 556-MBH, makeup air unit (located inside the boiler room).



Three interior, ceiling-mounted, Venmar energy-recovery ventilators (ERV-1, ERV-2, and ERV-8) utilize the energy in the stale building exhaust air to precondition (humidify or dehumidify depending on season) the incoming fresh air.



Thirteen rooftop-mounted Venmar ERV's provide fresh and conditioned air to various other sections of the building.



The 319 (count per management) heat-pump HVAC units (all connected to the heating/cooling service water loop) are located above the ceiling tiles throughout building.



Each building section (A, B, and C) also features four large Greenheck, 20,000-cfm, up-blast smoke control fans that are controlled by the central fire alarm system.



Three rooftop-mounted 2,750-cfm, 2,810-cfm, and 4,050-cfm belt-driven, upblast utility blowers produce the exhaust needs for the large commercial kitchen at the section B cafeteria.



Additional localized building ventilation is produced by a series of smaller rooftop-mounted (all replaced in 2023) and interior-mounted in-line centrifugal exhaust fans.



The entire HVAC system is monitored and controlled by an energy management system that utilizes a mix of hardware endpoints and software to monitor, analyze, and optimize equipment/system operation and energy consumption.



Domestic hot water for the majority of the building is produced by a pair of PVI AquaPLEX Turbopower, 400-gallon, 1,200-MBH, 1,200 gph, natural gas-fired, stainless-steel, commercial storage water heaters that vary in age (installed in 2016 and 2019).



The DHW system also features four in-line Grundfos MAGNA3, high-efficiency, 1/8-hp, stainless-steel, delivery and return pumps, and two Leonard thermostatic mixing valves.



A smaller 150-gallon, 399-mbh, 400-gph, PVI water heater produces DHW for the various science classroom sinks (installed in 2018).



This DHW system features two in-line, Grundfos MAGNA3, high-efficiency, 1/8-hp, stainless-steel, delivery and return pumps and a single Leonard thermostatic mixing valve.



The pneumatic shop tools are powered by a Quincy 10-hp, 30-40-cfm, 120-gallon, two-stage, heavy-duty, reciprocating air compressor with adjacent Airtek refrigerated air dryer.



The building is protected by a full-coverage, street-pressure driven (no fire pump) fire-suppression sprinkler system with backflow preventer in place (located inside the boiler room).



The central fire alarm system features a Gamewell addressable control panel with integrated voice-command center. Various updates have been completed over the years; however, the system is largely original (2004) and in need of replacement.



The property also features an expansive CCTV video surveillance system with 90 interior and exterior cameras that was replaced in 2023 and a multipoint keyless entry/access system that was recently installed in 2026.



The ground-floor electrical room (Section B) features General Electric (GE) switchboards, house panels, disconnect equipment, and multiple Hammond dry-type transformers.



A large, exterior, pad-mounted, Caterpillar, 500-kW, diesel-powered standby emergency generator with sub-base fuel-oil storage tanks produces emergency power for key building life/safety systems in the event of a utility power failure.



The A-section features an Otis three-stop hydraulic elevator system with 25-hp submerged-pump hydraulic power unit and wall-mounted solid-state controller



The A-section elevator cab finishes, door/floor buttons, and single access door.



The B-section features an Otis four-stop hydraulic elevator system with 40-hp submerged-pump hydraulic power unit and machine-mounted solid-state controller.



The B-section elevator cab finishes, door/floor buttons, and dual (front and rear) access doors.



The south-facing (front) elevation of the A-section. This section features two above-grade levels, one below-grade level, and the auditorium and administration entrances.



The auditorium and admin entrances feature standard-size commercial wide-stile aluminum and glass entry doors that remain in good current condition (no issues reported).



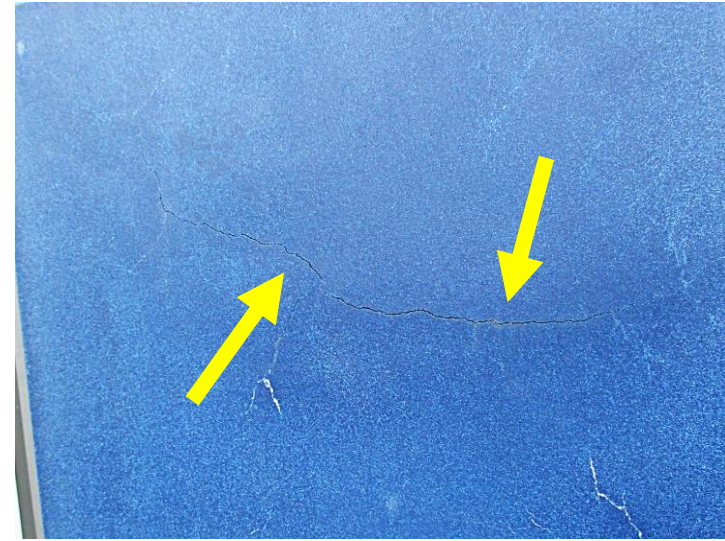
The lower (ground-floor) level of the Section C features several large, oversized, aluminum and glass doors that exhibit visible weight-related alignment issues requiring ongoing maintenance and repairs (per management).



Typical building architecture observed at the upper (A-B) and lower (B-C) west-facing maintenance/service courtyards.



The simulated blue tile is actually a glazed masonry veneer that is developing visible age-related cracking.



Multiple larger cracks provide an avenue for wind-driven rain and snow that can migrate behind the veneer and develop into costly water-infiltration related issues.



The horizontal and vertical stained-wood cladding is in need of near-term re-staining/sealing and possible eventual replacement with a more durable and low-maintenance composite-material cladding.



The lower (B-C) service courtyard features the auto shop and shipping/receiving bays with three large commercial segmented-panel overhead garage doors.



The south-facing elevation of Section C at the east-facing (rear) lower service courtyard.



The east-facing upper (A-B) courtyard features the student entrance with standard-size double-leaf commercial aluminum and glass entry doors.



The north-facing elevation of Section A at the east-facing student entrance courtyard. The aging, deteriorating joint caulk (between dissimilar cladding materials) and the window perimeter caulk reportedly date to the original 2004 construction of the building and is in need of very near-term replacement.



The east-facing elevation of the B section features the ground-floor cafeteria and two sets of standard-size, double-leaf, aluminum and glass plaza doors.



Typical single-ply EPDM membrane roof covering at all three sections. All three coverings date to the original 2004 construction and are in need of near-term replacement.



The large aluminum-framed skylight assemblies illuminating the corridors and various rooms at all three sections are reportedly in need of near-term sealing/maintenance/refurbishment.



The two connecting corridor/stair-towers feature decorative architectural pyramid structures with durable standing-seam metal roof coverings.



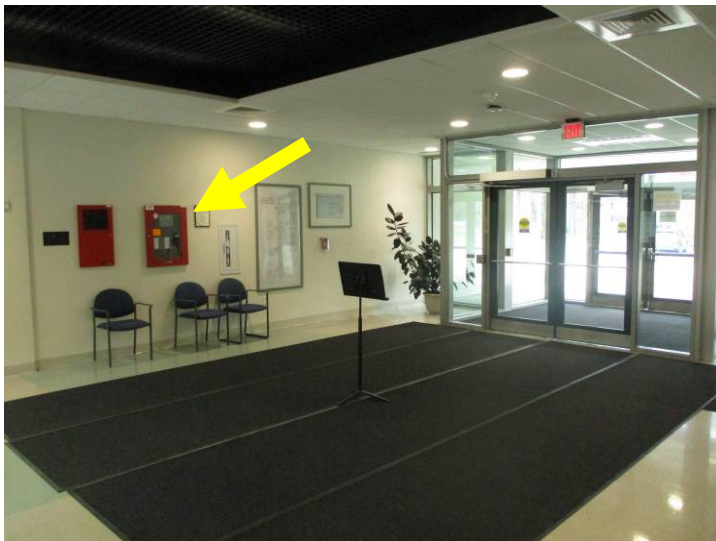
Sections A and B feature large galvanized-steel roof access hatches. The Section C roof is access from a doorway at the north connector/stair-tower.



The lower-level connector finishes (between the B and C sections) and four of the problematic large oversized double-leaf front and rear entry doors.



The wall-mounted and ceiling-mounted, recessed electric unit heaters that provide supplemental heat at the various upper and lower-level entrances and stairwells are all in need of near-term replacement (per management).



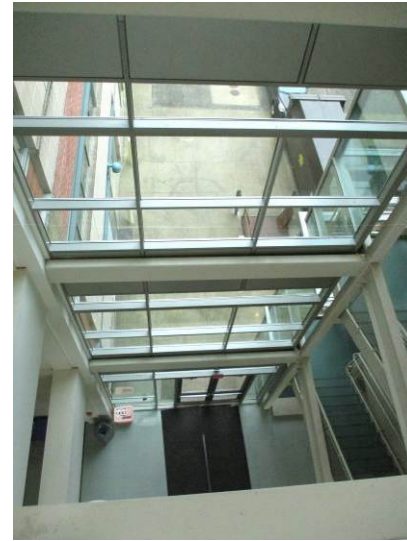
The upper-level (A section) admin entrance finishes and the central fire alarm system control panel.



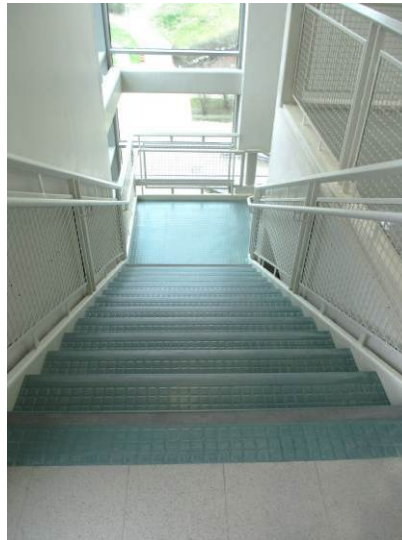
The auditorium entrance finishes.



Typical corridor finishes and student lockers. A new building-wide digital interior lighting control system was installed in 2025; however, installation-related operating issues and contractor trouble-shooting is still ongoing.



Typical steel-framed aluminum and glass curtain-wall assemblies (at the connecting corridors), and multi-level open courtyards illuminated by large aluminum and glass skylight assemblies.



Typical finishes observed at the various open tower stairwells (above) and enclosed egress stairwells.



Typical connecting corridor finishes and conditions. The vinyl tile flooring is stripped and polished annually (every summer) and buffed regularly throughout the school year.



Various corridor lounge/study/gathering areas feature broadloom carpet flooring that reportedly dates to the original 2004 construction.



Typical standard classroom finishes, tables, and chairs (left) and science classroom finishes, lab tables, and stools (right).



The ceiling-mounted digital classroom projectors reportedly vary in make, model, and age throughout the building.



The various office, student services, and career center spaces feature a mix of vinyl tile (left) and original (2004) broadloom carpet flooring (right).



Typical conference room finishes (original carpet), furnishings and audio/visual tech equipment.



The faculty dining room finishes and furnishings.



The Library finishes, furnishings, and casework.



The Chorus Room finishes, furnishings, A/V equipment, and grand piano.



The finishes and various instrumental equipment at the large two-story high Band Room.



The Ensemble Room finishes, digital electric keyboards, and computer tech equipment.



The cafeteria finishes and folding/rolling lunch tables.



The cafeteria service area features a roller-applied epoxy-coat flooring that will be stripped down to the original concrete in the near term. The epoxy traps dirt and is difficult to keep clean.



The cafeteria kitchen features a large collection of commercial food preparation, cooking, heating/warming, refrigeration, and dishwashing/sterilization equipment that all varies in age.



The kitchen also features four commercial walk-in coolers (two refrigeration, two freezer) with rooftop-mounted condensers.



Typical finishes, fixtures, and visible age and use-related wear observed at the various boys and girls multi-stall restrooms.



Typical finishes and fixtures at the barrier-free accessible staff and single-user restrooms.



The finishes, theatre seating, and professional lighting and sound equipment at the two-level Auditorium.



The Black Box (Rogers Theatre) finishes, stage, lighting equipment, and seating.



The Lecture Hall finishes, stadium-style seating, and mix of ceiling-mounted and wall-mounted A/V equipment.



The ageing, outdated, lighting systems at the Auditorium, Black Box theatre, and Lecture Hall are all reportedly in need of a full overhaul/upgrade/replacement. The sound systems were recently updated in 2025.



Gym 1 features a finished wood-strip flooring. A buff and coat (screen and re-coat) maintenance refinishing cycle is completed annually (per management).



The electric (motorized/telescopic) bleachers reportedly date to the original 2004 construction but remain in generally good current condition.



The wood-strip flooring at the Multi-Purpose Room also undergoes an annual buff and coat refinishing cycle and remains in good current condition.



Gym 2 features a painted synthetic flooring system; two (large and small) rock-climbing walls; and multiple safety cable systems



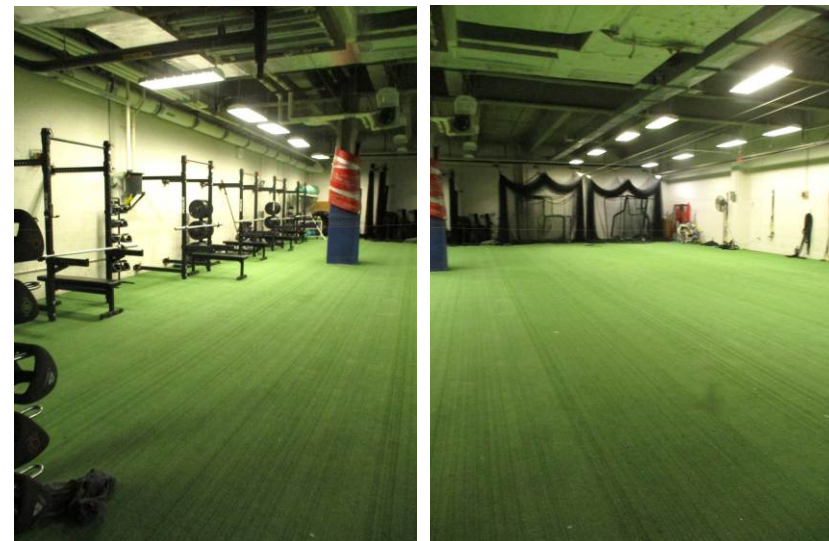
Gym 3 features a single basketball court with painted synthetic surface and a cable-supported wrestling mat storage system (arrow).



Gym 4 features a cross-court system with four hoops and a similar painted synthetic flooring system.



The fitness center features rolled rubber flooring and a large collection of commercial-grade cardiovascular and resistance training equipment.



The batting cage room features an artificial turf flooring, two batting/pitching cages, and multiple free weights and benches.



The boys locker room toilet/sink area finishes, fixtures, and conditions.



The boys locker room shower area stalls and sink counter.



Ageing, cracked, damaged, tile flooring observed in the boys locker room shower area.



Age and hard-use related flooring wear and locker damage observed at the boys locker room.



The girl's locker room sees less hard use and remains in generally good current condition.



The girl's locker room shower area.



The coach's locker room also sees less hard use and remains in generally good current condition.



The coach's locker room shower area.





The accessible parking stalls at the front/main entrance parking lot feature compliant access-aisles, surface symbols, and standing designation signs.



The access routes between the accessible parking stalls and the various front-elevation entrance and egress doors feature compliant curb-cuts.



The front/main entrance vestibule features accessible power-assist openers at the exterior and interior doors.



The elevator cabs feature compliant maneuvering room and door/floor buttons positioned at compliant height.



The stadium bleachers feature a compliant access ramp with dual-height continuous (uninterrupted) handrails.



The Sports Medicine room cabinetry features a compliant roll-under sink with covered under-sink piping (to protect against potential roll-under knee-impact injury) and a compliant lever-style faucet.



The auditorium and lecture hall feature compliant wheelchair spaces at both levels; and access routes and ramps to those spaces with compliant dual-height continuous handrails.



A select number of tables (depending on need) with wheelchair space should be installed at the cafeteria.



The men's and women's fieldhouse restroom sinks lack compliant piping insulation; and the men's room urinal needs to be lowered to compliant height. The rim should be positioned no higher than 17-inches above the floor.



The multi-stall restrooms feature one standard-height urinal and one accessible-height urinal (which is ADA acceptable).



The barrier-free accessible hallway and locker-room single-user restrooms feature compliant sink and mirror heights; toilet and grab-bar positioning; and covered/insulated under-sink piping.



The toilet-area sinks at the boy's locker-room (left) and girl's locker room (right) all have exposed/uncovered piping.



One sink at the shower-area sink-counters has covered piping, the other does not.



A similar issue exists at the multi-stall hallway restrooms. One sink features covered piping, the other does not.

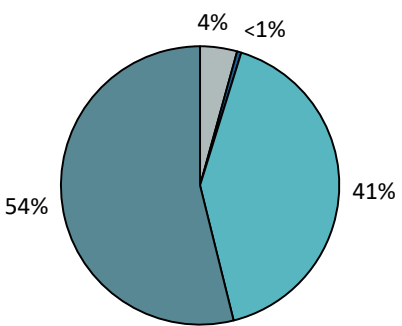
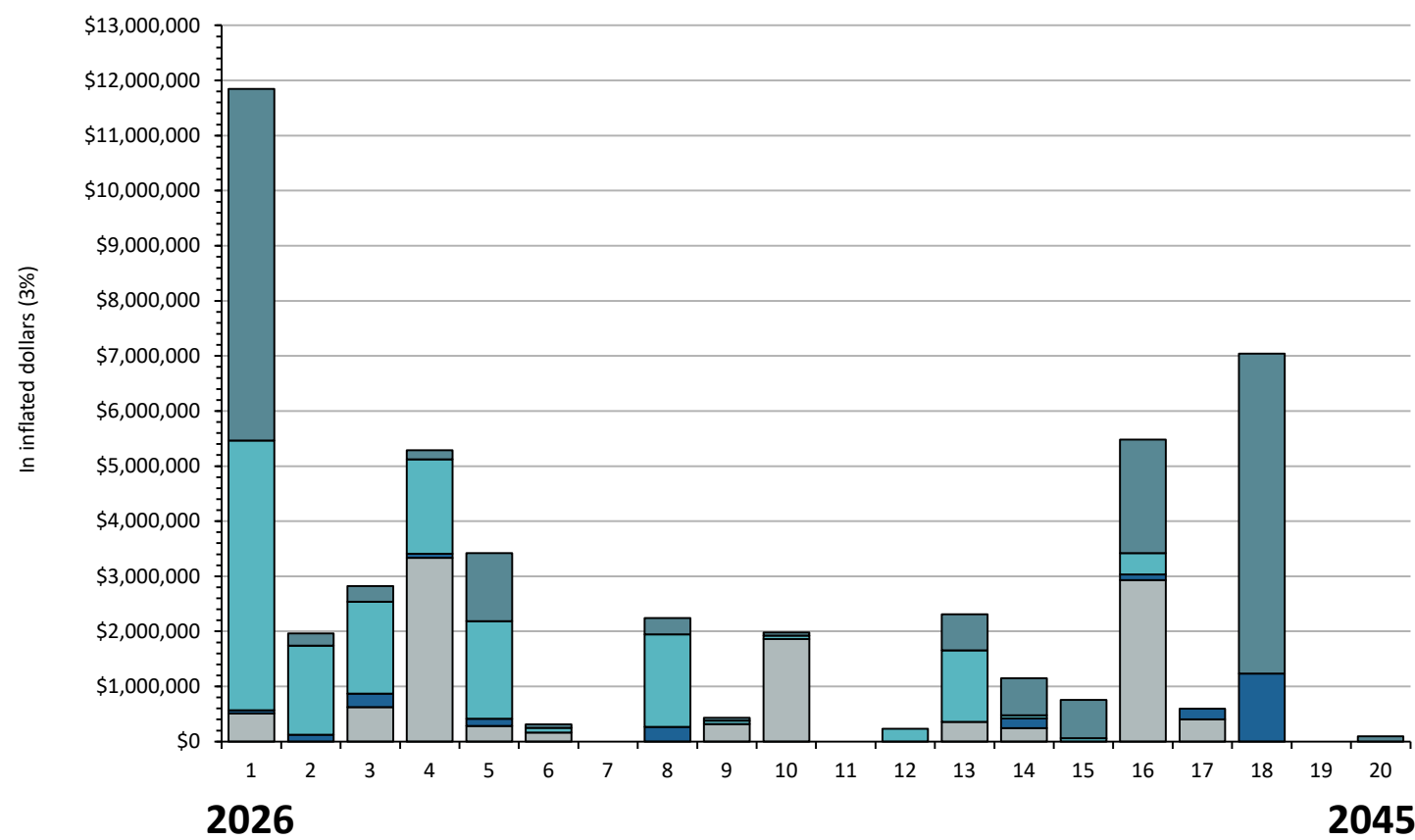


All single-user and multi-stall restroom and locker-room sinks feature push-style faucets which is ADA acceptable.

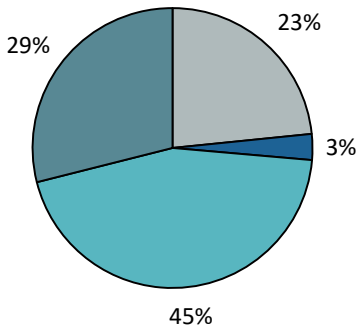


All restrooms and locker-rooms feature compliant audio-visual horn/strobe fire alarm warning devices.

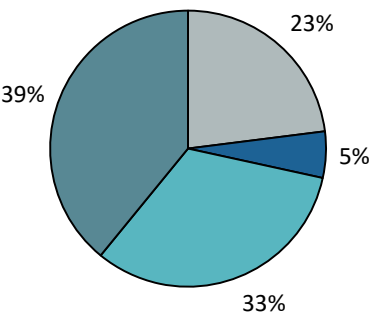




Year One Distribution



Ten Year Distribution



Twenty Year Distribution

Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$509,200 or \$1.31 /GSF	\$7,090,192 or \$18.28 /GSF	\$11,019,124 or \$28.41 /GSF
Mechanical Room	\$60,000 or \$0.15 /GSF	\$898,118 or \$2.32 /GSF	\$2,599,546 or \$6.70 /GSF
Building Mech. & Elec.	\$4,895,000 or \$12.62 /GSF	\$13,553,190 or \$34.94 /GSF	\$15,599,266 or \$40.22 /GSF
Building Architectural	\$6,382,826 or \$16.46 /GSF	\$8,764,350 or \$22.60 /GSF	\$18,739,087 or \$48.32 /GSF
In inflated dollars:	\$11,847,026 or \$30.55 /GSF	\$30,305,850 or \$78.14 /GSF	\$47,957,023 or \$123.65 /GSF
In current dollars:	\$11,847,026 or \$30.55 /GSF	\$28,241,263 or \$72.82 /GSF	\$39,508,861 or \$101.87 /GSF

Capital Needs Summary

Lincoln-Sudbury Regional High School

Sudbury, MA 01776

OSI Ref: **26020**
 Property Age: **22 Years**
 Occupancy: **High School**

Number of Buildings: **1**
 Gross Square Footage: **387,846**

	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10
Site Systems										
Surface	\$334,200	\$0	\$625,825	\$3,335,497	\$281,377	\$162,298	\$0	\$0	\$316,693	\$1,859,302
Site Distribution Systems	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Sub-Total	\$509,200	\$0	\$625,825	\$3,335,497	\$281,377	\$162,298	\$0	\$0	\$316,693	\$1,859,302
Mechanical Room										
Boilers	\$0	\$0	\$244,007	\$0	\$0	\$0	\$0	\$73,792	\$0	\$0
Boiler Room Systems	\$60,000	\$123,600	\$0	\$71,027	\$135,061	\$0	\$0	\$190,630	\$0	\$0
Mechanical Sub-Total	\$60,000	\$123,600	\$244,007	\$71,027	\$135,061	\$0	\$0	\$264,423	\$0	\$0
Building Mech. & Electrical										
Mechanical	\$2,620,000	\$1,617,100	\$1,665,613	\$1,715,581	\$1,767,049	\$0	\$0	\$1,196,667	\$60,805	\$62,629
Electrical	\$2,275,000	\$0	\$0	\$0	\$0	\$86,946	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485,800	\$0	\$0
Mechanical & Electrical Sub-Total	\$4,895,000	\$1,617,100	\$1,665,613	\$1,715,581	\$1,767,049	\$86,946	\$0	\$1,682,467	\$60,805	\$62,629
Building Architectural										
Structural and Exterior	\$777,873	\$67,980	\$0	\$0	\$0	\$0	\$0	\$164,151	\$55,928	\$57,606
Roof Systems	\$3,762,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$82,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
All Other Interior Spaces	\$1,759,549	\$154,574	\$286,519	\$163,988	\$1,239,409	\$62,601	\$0	\$128,768	\$0	\$0
Building Architectural Sub-Total	\$6,382,826	\$222,554	\$286,519	\$163,988	\$1,239,409	\$62,601	\$0	\$292,919	\$55,928	\$57,606
Total Capital Costs	\$11,847,026	\$1,963,254	\$2,821,964	\$5,286,093	\$3,422,896	\$311,845	\$0	\$2,239,809	\$433,425	\$1,979,537

Lincoln-Sudbury Regional High School

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

2036 Year 11	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15	2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19	2045 Year 20	
\$0	\$0	\$356,440	\$240,854	\$0	\$2,930,462	\$401,177	\$0	\$0	\$0	Site Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Surface
										Site Distribution Systems
\$0	\$0	\$356,440	\$240,854	\$0	\$2,930,462	\$401,177	\$0	\$0	\$0	Site Sub-Total
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,231,371	\$0	\$0	Mechanical Room
\$0	\$0	\$0	\$176,224	\$0	\$101,268	\$192,565	\$0	\$0	\$0	Boilers
										Boiler Room Systems
\$0	\$0	\$0	\$176,224	\$0	\$101,268	\$192,565	\$1,231,371	\$0	\$0	Mechanical Sub-Total
\$0	\$0	\$59,407	\$61,189	\$63,025	\$0	\$0	\$0	\$0	\$0	Building Mech. & Electrical
\$0	\$232,551	\$1,240,412	\$0	\$0	\$389,492	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
										Elevators
\$0	\$232,551	\$1,299,819	\$61,189	\$63,025	\$389,492	\$0	\$0	\$0	\$0	Mechanical & Electrical Sub-Total
\$0	\$0	\$0	\$0	\$0	\$1,109,075	\$0	\$5,780,008	\$0	\$0	Building Architectural
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,677	\$0	\$0	Structural and Exterior
\$0	\$0	\$348,145	\$358,589	\$369,347	\$392,446	\$0	\$0	\$0	\$0	Roof Systems
\$0	\$0	\$302,600	\$311,678	\$321,028	\$555,776	\$0	\$0	\$0	\$97,367	Halls, Stairs, Lobbies
										All Other Interior Spaces
\$0	\$0	\$650,745	\$670,267	\$690,375	\$2,057,297	\$0	\$5,808,685	\$0	\$97,367	Building Architectural Sub-Total
\$0	\$232,551	\$2,307,004	\$1,148,535	\$753,400	\$5,478,519	\$593,741	\$7,040,057	\$0	\$97,367	Total Capital Costs

Lincoln-Sudbury Regional High School

SITE SYSTEMS

SITE SYSTEMS		(Expected Useful life)				Replacement Schedule			
Replacement Items	Quantity	Cost per unit in 2026 \$\$	Total Cost in 2026 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project		Notes	
SURFACE									
Vehicle Asphalt	357,408 sf		\$0	Varies	20			Asphalt paved roadways and parking lots. Varying ages and conditions. Repair/resurfacing cost included with flatwork allowances below.	
Pedestrian Asphalt	16,187 sf		\$0	22	25			Asphalt-paved walkways. Varying ages. Generally good conditions. Repair/resurfacing cost included with flatwork allowances below.	
Concrete Flatwork	56,405 lf		\$0	Varies	40			Poured concrete walkways, steps, and plazas. Varying ages and conditions. Large areas of salt/snow-melt deterioration. Repair/resurfacing cost included with flatwork allowances below.	
Flatwork Repair/Replace	1 ls	250000.00	\$250,000	Varies	4	1 /5 /9 /13 /17	in 1 Year	Asphalt and concrete vehicle and pedestrian flatwork. Varying ages and conditions. Periodic costs for sectional repairs, replacements, and full resurfacing.	
Retaining Walls (Concrete)	375 lf		\$0	22	50			Serpentine poured-concrete retaining wall at the west service roadway and cooling-tower/generator enclosure. Good conditions. No observed or reported issues. Monitor and maintain.	
Fencing (Chain-Link)	6,123 lf		\$0	Varies	50			Mix of permanent and removable powder-coated chain-link perimeter fencing at the playing fields, tennis courts, stadium, and concrete retaining wall. Good conditions. Maintained from Optg.	
Fencing (Wood Stockade)	456 lf	75.00	\$34,200	22	20	1	in 1 Year	Wood-stockade perimeter fencing at the waste-water treatment facility. Visibly older, ageing, rotting. Replace concurrent with WWTF system refurbishment.	
Tennis Courts	32,660 sf	15.00	\$489,900	21	25	3	in 1 Year	Asphalt/acrylic surface tennis courts. Installed in 2005 and repainted in 2021. Widespread non-repairable cracking. Costs to fully replace (including base-course). Future paint from Optg.	
Running Track (Replace)	46,860 sf	25.00	\$1,171,500	18	22	4	in 1 Year	Rubberized 6-lane running track and football field D-area. Installed in 2007 and spray resurfaced in 2019. Cleat-related surface damaged developing. Future full replacement including base.	
Running Track (Resurface)	46,860 sf	3.50	\$164,010		10	14	in 1 Year	Interim track and D-area resurfacing. Future costs for structural spray resurfacing after ten years of use.	
Turfs 1 and 2	156,746 sf	12.00	\$1,880,952	8	12	4 /16	in 1 Year	Artificial turf practice and playing fields. Originally installed in 2006. Last replaced in 2018. Good conditions. Future replacements based on 12-year EUL.	
Stadium Turf	95,000 sf	15.00	\$1,425,000	5	15	10	in 1 Year	Artificial turf stadium field. Originally installed in 2006. Last replaced in 2021. Good conditions. Future replacements based on 10-year EUL.	
Stadium Lighting	1 ls	140000.00	\$140,000	14	20	6	in 1 Year	Large sectional galvanized steel poles (two on each side of the field) with 11 sodium discharge light fixtures at each pole. Installed in 2012. No observed/reported issues. Future replacement.	
Stadium Sound System	1 ls	50000.00	\$50,000	19	20	1	in 1 Year	Stadium sound system. Speakers, wiring, microphone, etc. Installed in 2007. No longer working, per management. Costs to replace.	
Stadium Bleachers	2 ea		\$0	19	40			Steel-framed aluminum bleachers on each side of the field. Installed in 2007. Good conditions. No reported issues. Maintain from Operating.	
Announcers Booth and Lift	1 ea		\$0	16	20			Steel-framed raised announcers booth with National Wheel-O-Vator, 750-pound capacity enclosed accessible lift. All maintenance/replace costs covered by booster club (per Mgmt).	
Field House	1 ea		\$0	22	75			Painted concrete-masonry unit field house with storage bay, refreshment stand bay, and two restrooms. All interior and exterior costs covered by the booster club, per management.	
Irrigation System	1 ls	100000.00	\$100,000	22	25	3	in 1 Year	Automatic irrigation system with Flowtronex package pumping system, two Rain-Master Eagle Eagle timer/control panels, one Hunter panel, and two submerged well pumps. Future replace.	
Parking Lot Solar System	1 ea		\$0	11	20			Large photovoltaic system with carport-mounted solar panels and 35 post-mounted, 28,000-watt grid-tie inverters. Maintained and replaced as-needed by the installation contractor, per Mgmt.	
Site Lighting Fixtures	79 ea		\$0	11	12			Mix of shorter and taller poles with dedicated LED surface lighting fixtures. No reported issues. All newly installed in 2015 and replaced as-needed from Operating.	

SITE DISTRIBUTION and WASTEWATER TREATMENT SYSTEMS

Wastewater Treatment Facility	1 ls	175000.00	\$175,000	22	20	1	in 1 Year	Aqua Aerobics sequencing batch reactor wastewater treatment facility with various tanks, pumps, and automatic feed systems. Management reported costs for full system overhaul/rebuild.	
Sanitary Leaching Field	1 ls		\$0	22	60			Raised leaching field with multiple downfield testing wells. Receives treated/clarified wastewater resulting in limited strain. A future rebuilding is not expected, per Mgmt.	
Sanitary Waste Lines	1 ls		\$0	22	60			Between buildings and waste water treatment facility. No issues observed or reported. Monitor.	
Natural Gas Lines	1 ls		\$0	22	60			Utility supplied service. No issues observed or reported. Monitor.	
Domestic Cold Water Lines	1 ls		\$0	22	60			Municipal domestic water supply system. No issues observed or reported. Monitor.	

Projected Capital Needs Over Twenty Years

Lincoln-Sudbury Regional High School

SITE SYSTEMS																				
	Costs inflated at 3%																			
Replacement Items	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045
SURFACE																				
Vehicle Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Asphalt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Concrete Flatwork	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flatwork Repair/Replace	\$250,000	\$0	\$0	\$0	\$281,377	\$0	\$0	\$0	\$316,693	\$0	\$0	\$0	\$356,440	\$0	\$0	\$0	\$401,177	\$0	\$0	\$0
Retaining Walls (Concrete)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing (Chain-Link)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing (Wood Stockade)	\$34,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tennis Courts	\$0	\$0	\$519,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Running Track (Replace)	\$0	\$0	\$0	\$1,280,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Running Track (Resurface)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,854	\$0	\$0	\$0	\$0	\$0	\$0
Turfs 1 and 2	\$0	\$0	\$0	\$2,055,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,930,462	\$0	\$0	\$0	\$0
Stadium Turf	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,859,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stadium Lighting	\$0	\$0	\$0	\$0	\$0	\$162,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stadium Sound System	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stadium Bleachers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Announcers Booth and Lift	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation System	\$0	\$0	\$106,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking Lot Solar System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SITE DISTRIBUTION and WASTEWATER TREATMENT SYSTEMS																				
Wastewater Treatment Facility	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Leaching Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Natural Gas Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Cold Water Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Lincoln-Sudbury Regional High School

MECHANICAL ROOM

MECHANICAL ROOM				(Expected Useful Life)		Replacement Schedule			
Replacement Items	Quantity	Cost per unit in 2026 \$\$	Total Cost in 2026 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project		Notes	
BOILERS									
Boilers	2 ea	120000.00	\$240,000	22	40	18	in 1 Year	Smith Series 28A, 13-section, 2,867-mbh, nat. gas-fired, commercial, cast-iron, hot-water boilers Good conditions. No observed or reported operating issues. Future replacement.	
Burners	2 ea	30000.00	\$60,000	22	25	3	in 1 Year	Original (2004), Power Flame, C3-G-25HBS, 3,844-MBH, gas/oil burners. No observed or reported issues. Future replacement based on 25-year EUL.	
Controls	2 ea		\$0	Varies	Varies			On-bard pressure gauges and limiting controls. Maintain, replace as-needed from Operating.	
Heating Water Pumps	2 ea	30000.00	\$60,000	22	30	8	in 1 Year	Base-mounted, B&G, double-suction, vertical, split-case, centrifugal pumps with 7.5-hp motors. Good conditions. Well maintained. Future replacement. Interim pump/motor rebuilds from Opt.	
Chilled Water Pumps	3 ea	85000.00	\$255,000	22	40	18	in 1 Year	Base-mounted, B&G, double-suction, horizontal, split-case, centrifugal pumps with 30-hp motors. Good conditions. Well maintained. Future replacement. Interim pump/motor rebuilds from Opt.	
Service Water Pumps	2 ea	125000.00	\$250,000	22	40	18	in 1 Year	Base-mounted, B&G, double-suction, horizontal, split-case, centrifugal pumps with 125-hp motors. Good conditions. Well maintained. Future replacement. Interim pump/motor rebuilds from Opt.	
Service Water Pump VFD's	2 ea	60000.00	\$120,000	22	25	3	in 1 Year	Rack-mounted, Rockwell, VTAC, 125-hp variable frequency drives (VFD's) No reported operating issues. Future replacement.	
Cooling Tower Fan VFD's	2 ea	25000.00	\$50,000	22	25	3	in 1 Year	Wall-mounted, ABB ACH400, 20-hp variable frequency drives controlling the cooling tower fan motors. Located inside the boiler room. No reported issues. Replace from Operating.	
Flue Exhaust	2 ea		\$0	22	40			Galvanized sheet metal flue exhaust piping. Good conditions. Future replacement included with Boiler replacement costs (above).	
BOILER ROOM SYSTEMS									
Boiler Room Piping/Valves	1 ls		\$0	22	25			Good conditions. No observed or reported issues. Maintain from Operating.	
Thermostatic Mixing Valves	3 ea		\$0	22	15			Leonard thermostatic mixing valves. Two at boiler room water heaters, one at the science lab water heater. No observed or reported issues. Rebuild as-needed from Operating.	
Heat Exchangers (Hot Water)	2 ea		\$0	22	50			Bell & Gossett, QWU28, 2,700-mb, 300-gpm, shell-and-tube style heat exchangers. Good conditions. No observed or reported exterior issues. Maintain from Operating.	
Heat Exchangers Bundles	2 ea	30000.00	\$60,000	22	20	1	in 1 Year	Internal removable/replaceable bundles. One at each heat exchanger. Never replaced, per management. Replacement allowance based on typical 20-year EUL.	
Heat Exchanger (Chilled Water)	1 ea		\$0	22	50			Mueller AT80, 13,500-mbh, 2,700-gpm, plate-and-frame heat-exchanger with 319 plates. Regular maintenance (open, inspect, clean plates, replace gaskets) completed from Opt.	
Air Separator (Bell & Gossett)	1 ea		\$0	22	50			Large Bell & Gossett, 700 gallon air separator. No observed or reported issues. Maintain from Operating.	
Air Separators (Spirovent)	3 ea	Average costs 21666.67	\$65,000	22	30	8	in 1 Year	Spirovent air separators. One 540-gpm (6-inch) and two 1,350-gpm (12-inch). Good conditions. No observed or reported issues. Futuer replacement.	
Expansion Tanks	4 ea	Average costs 22500.00	\$90,000	22	30	8	in 1 Year	Bell & Gossett, vertical diaphragm expansion tanks. Two B-1000, 264-gallon tanks and two B-1200, 317-gallon tanks. Wrapped/insulated. No observed/reported issues. Future replacement.	
Water Heater (400-gal; 2016)	1 ea	120000.00	\$120,000	10	12	2 /14	in 1 Year	PVI AquaPLEX Turbopower, 400-gallon, 1,200-MBH, 1,200-gph, natural gas-fired, stainless-steel, commercial storage water heater. Installed in 2016. No reported issues. Future replacement.	
Water Heater (400-gal; 2019)	1 ea	120000.00	\$120,000	7	12	5 /17	in 1 Year	PVI AquaPLEX Turbopower, 400-gallon, 1,200-MBH, 1,200-gph, natural gas-fired, stainless-steel, commercial storage water heater. Installed in 2016. No reported issues. Future replacement.	
Water Heater (150-gal; 2018)	1 ea	65000.00	\$65,000	8	12	4 /16	in 1 Year	PVI AquaPLEX Turbopower, 150-gallon, 399-MBH, 400-gph, natural gas-fired, stainless-steel, commercial storage water heater. Installed in 2016. No reported issues. Future replacement.	
DHW Pumps	6 ea		\$0	6	15			Grundfos MAGNA3, high-efficiency, 1/8-hp, stainless-steel DHW delivery and return pumps. Four in boiler room, two at Science room water heater. Installed in 2020. Replace from Opt.	

Costs inflated at 3%																		MECHANICAL ROOM			
Replacement Items	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045	
BOILERS																					
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$396,683	\$0	\$0	
Burners	\$0	\$0	\$63,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Heating Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Chilled Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,476	\$0	\$0	
Service Water Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413,212	\$0	\$0	
Service Water Pump VFD's	\$0	\$0	\$127,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cooling Tower Fan VFD's	\$0	\$0	\$53,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Flue Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
BOILER ROOM SYSTEMS																					
Boiler Room Piping/Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thermostatic Mixing Valves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Heat Exchangers (Hot Water)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Heat Exchangers Bundles	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Heat Exchanger (Chilled Water)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Air Separator (Bell & Gossett)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Air Separators (Spirovent)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expansion Tanks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Water Heater (400-gal; 2016)	\$0	\$123,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,224	\$0	\$0	\$0	\$0	\$0	\$0	
Water Heater (400-gal; 2019)	\$0	\$0	\$0	\$0	\$135,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,565	\$0	\$0	\$0	
Water Heater (150-gal; 2018)	\$0	\$0	\$0	\$71,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,268	\$0	\$0	\$0	\$0	
DHW Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Lincoln-Sudbury Regional High School

BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2026 \$\$	Total Cost in 2026 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BUILDING MECHANICAL							
Energy Management System	1 ls		\$0	>1	15		BACnet energy management system. Monitors and controls HVAC system equipment and performance. Fully updated in 2026. Future updates from Operating (<\$50,000).
Fire Suppression System	1 ls		\$0	22	50		Full-coverage, street-pressure driven (no fire pump) fire-suppression sprinkler system with backflow preventer in place. No observed or reported issues. Test/maintain from Optg.
Distribution Piping Systems	1 ls		\$0	22	60		Service water, domestic hot/cold water, sanitary waste, and natural gas piping. No observed or reported issues. Sectional repair/replace needs from Operating.
Cooling Tower	1 ea	750000.00	\$750,000	22	30	8 in 1 Year	Pad-mounted, Marley, 900-ton, stainless-steel, dual-cell, induced-draft, cross-flow cooling tower with two 20-hp fan motors. No observed or reported issues. Future replacement.
Heating/Ventilation Units	2 ea	45000.00	\$90,000	22	30	8 in 1 Year	Ceiling-mounted McQuay, hydronic heating/ventilation units. 3,000-cfm, 300-mbh serving the auto shop (HV-1). 1995-cfm, 78-mbh unit serving the batting cages (HV-2). Future replacement.
Makeup Air Unit (Hydronic)	1 ea	85000.00	\$85,000	22	30	8 in 1 Year	McQuay, 7,200-cfm, 556-mbh, hydronic makeup air unit serving locker rooms; connected to the heating water loop (MAU-1). No observed or reported issues. Future replacement.
Makeup Air Unit (Natural Gas)	1 ea	90000.00	\$90,000	22	20	1 in 1 Year	Rooftop-mounted, McQuay, 8,120-cfm, 609-mbh, natural gas-fired makeup air unit serving the kitchen areas (MAU-2). Replace based on age, EUL, and concurrent with roof replacement.
Energy Recovery Ventilators	16 ea	Average costs based on average 7,300-cfm size 60000.00	\$960,000	22	25	1 in 1 Year	Interior and rooftop-mounted, Venmar, energy recovery ventilators (ERVs). 1,500-12,000-cfm. Serviceable conditions but aging. Replace based on age, EUL, and concurrent with roof replace.
Heat Pump Units (Original)	314 ea	Costs include unit, duct repairs, sprinkler line removal where-needed, neutral line to house panels 25000.00	\$7,850,000	22	20	1 over 5 Years	In-line ClimateMaster water-source heat-pump units connected to the HVAC service water loop. Varying sizes (375-cmf through 7,450-cfm). Gradual replacement (five already competed).
Heat Pump Units (Newer)	5 ea	25000.00	\$125,000	<7	20	13 over 3 Years	In-line ClimateMaster water-source heat-pump units connected to the HVAC service water loop. Varying sizes (375-cmf through 7,450-cfm). Gradual replacement (five already competed).
Rooftop Smoke Control Fans	12 ea	12000.00	\$144,000	22	30	8 over 3 Years	Large rooftop-mounted, Greenheck, 20,000-cfm, belt-driven, axial up-blast, smoke-control exhaust fans with 5-hp motors. Good conditions. Very limited use. Future replacement
Rooftop Kitchen Fans	3 ea		\$0	22	30		Rooftop-mounted 2,750-cfm, 2,810-cfm, and 4,050-cfm belt-driven, upblast utility blowers serving the kitchen spaces. No observed or reported issues. Replace from Opt. (<\$50,000).
BUILDING ELECTRICAL							
Building Power Wiring	1 ls		\$0	22	75		Full-coverage, street-pressure-driven (no fire pump) fire-suppression sprinkler system with backflow preventer in place. No observed or reported issues. Test/maintain from Operating.
Emergency Generator (500-kW)	1 ea	750000.00	\$750,000	22	35	13 in 1 Year	Exterior pad-mounted, 500-kW, diesel-powered standby emergency generator with sub-base fuel tank serving the school building. Exercised weekly. No reported issues. Future replace.
Emergency Generator (150-kW)	1 ea	120000.00	\$120,000	22	35	13 in 1 Year	Exterior pad-mounted, 150-kW, diesel-powered standby emergency generator with sub-base fuel tank serving the WWTF. Exercised weekly. No reported issues. Future replace.
Fire Alarm System	1 ls	1925000.00	\$1,925,000	22	20	1 in 1 Year	Gamewell addressable control panel with integrated voice-command center monitoring hardwired end-devices. Costs for full-system upgrade/replacement (main panel, sub-panels, all end-devices).
Surveillance System	1 ls	168000.00	\$168,000	3	15	12 in 1 Year	Full coverage CCTV video surveillance system with 90 interior and exterior cameras. Full system update/replacement completed in 2023. Future 15-year update/replacement.
Phone System	1 ls	100000.00	\$100,000	22	20	1 in 1 Year	Original (2004) phone system. Costs for full building-wide upgrade/replacement (per management).
Clock System	1 ls	75000.00	\$75,000	22	30	6 in 1 Year	Original (2004) analog-style clock system. Approximately 300 clocks (estimated). Future costs to upgrade/replace with all digital system in Year 6 (per management).
IT Systems	1 ls	Placemaker estimate 250000.00	\$250,000	Varies	15	1 /16 in 1 Year	Cloud based IT system with various cores, switches, etc. Varying aged equipment. Periodic costs for full building-wide update/replacement.
Access Control System	1 ls		\$0	<1	15		Multi-point magnetic keyfob entry/access system. Newly installed in 2026. Future replacement from Operating (<\$50,000).
BUILDING ELEVATORS							
Shafts and Doorways	2 ea		\$0	22	30		Three-stop hydraulic elevator at Section A. Four-stop hydraulic elevator at Section B. No observed or reported issues. Maintained under terms of full-service contract. Monitor.
Elevator Cabs	2 ea	Average costs, varying sized cabs and door count 27500.00	\$55,000	22	30	8 in 1 Year	Standard single-door cab at Section A. Large two-door cab at Section B. Laminated and stainless-steel finishes. Good conditions. Future costs to replace finishes and door/floor buttons.
Machine Room Equipment	2 ea	Average costs, varying sized equipment 170000.00	\$340,000	22	30	8 in 1 Year	Otis submerged-pump hydraulic power units with solid-state controllers. 25-hp unit at Section A 40-hp unit at section B. Future upgrade/replacement (machines, controls, pistons, sleeves, etc.).

Costs inflated at 3%															BUILDING MECHANICAL AND ELECTRICAL					
Replacement Items	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045
BUILDING MECHANICAL																				
Energy Management System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Suppression System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Distribution Piping Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooling Tower	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$922,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating/Ventilation Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Makeup Air Unit (Hydronic)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Makeup Air Unit (Natural Gas)	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Energy Recovery Ventilators	\$960,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Pump Units (Original)	\$1,570,000	\$1,617,100	\$1,665,613	\$1,715,581	\$1,767,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Pump Units (Newer)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,407	\$61,189	\$63,025	\$0	\$0	\$0	\$0	\$0
Rooftop Smoke Control Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,034	\$60,805	\$62,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rooftop Kitchen Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BUILDING ELECTRICAL																				
Building Power Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator (500-kW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,069,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Generator (150-kW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarm System	\$1,925,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surveillance System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phone System	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clock System	\$0	\$0	\$0	\$0	\$0	\$86,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT Systems	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,492	\$0	\$0	\$0	\$0
Access Control System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BUILDING ELEVATORS																				
Shafts and Doorways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevator Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$418,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Lincoln-Sudbury Regional High School

BUILDING ARCHITECTURE

BUILDING ARCHITECTURE				(Expected Useful life)		Replacement Schedule			Notes
Replacement Items	Quantity	Cost per unit in 2026 \$\$	Total Cost in 2026 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project			
STRUCTURES									
Foundation Walls	941 lf		\$0	22	100			Below-grade poured-concrete foundation walls at south half of Sections A and B. No observed or reported issues. Monitor.	
Foundation Slabs	132,434 sf		\$0	22	100			Poured-concrete slab-on-grade foundations at school building and fieldhouse. No observed or reported issues. Monitor.	
Building Framing	1 ls		\$0	22	100			Steel framing at school building. Wood framing at field house. No observed or reported issues. Monitor.	
BUILDING EXTERIORS									
Glass Doors (Large D-L)	11 ea	12000.00	\$132,000	22	20	1	over 2 Years	Large, 10'-tall double-leaf commercial aluminum and glass entry doors at the lower level of Section B and B-C connector. Weight-related alignment issues. Replace all due to issues.	
Glass Doors (Standard S-L)	6 ea	3250.00	\$19,500	22	30	8	over 3 Years	Standard-size single-leaf commercial wide-stile aluminum and glass entry doors. Good conditions. No reported issues. Future gradual replacement after 30-years of use.	
Glass Doors (Standard D-L)	12 ea	6000.00	\$72,000	22	30	8	over 3 Years	Standard-size double-leaf commercial wide-stile aluminum and glass entry doors. Good conditions. No reported issues. Future gradual replacement after 30-years of use.	
Service Doors (Standard D-L)	7 ea	4850.00	\$33,950	22	30	8	over 3 Years	Standard-size double-leaf commercial hollow-metal service doors. Good conditions. No reported issues. Future gradual replacement after 30-years of use.	
Service Doors (Large S-L)	9 ea	3500.00	\$31,500	22	40	18	in 1 Year	Large, 10'-tall single-leaf commercial hollow-metal egress doors at Sections B and C. Good conditions. No reported issues. Limited use. Future replacement after 40-years of use.	
Service Doors (Large D-L)	1 ea	7000.00	\$7,000	22	30	8	over 3 Years	Large, 10'-tall double-leaf commercial hollow-metal service doors at lower-level of Section B. Good conditions. No reported issues. Future gradual replacement after 30-years of use.	
Overhead Doors (Section B)	3 ea		\$0	22	40			Commercial segmented-panel overhead garage doors at Section B auto shop and shipping/ receive bays. Good conditions. No reported issues. Replace as-needed from Optg (<\$50,000).	
Overhead Doors (Fieldhouse)	2 ea		\$0	22	40			Standard segmented-panel overhead garage doors at the fieldhouse storage bay and refreshment stand bay. Good conditions. No reported issues. Replace as-needed from Optg (<\$50,000).	
Exterior Walls (Stained Wood)	17,864 sf	5.00	\$89,320	22	7	1 /8 /16	in 1 Year	Mix of vertical and horizontal profile stained wood siding. Visible age-related wear. Periodic costs to stain and seal.	
Exterior Walls (Masonry Veneer)	52,030 sf		\$0	22	75			Brick and block masonry veneer. Good conditions. No observed or reported issues. Monitor and maintain.	
Exterior Walls (Glazed Veneer)	3,260 sf	20.00	\$65,200	22	15	1 /16	in 1 Year	Glazed veneer panels (simulated ceramic tile). Age-related cracking, deterioration, avenue for wind-driven rain. Repair/seal allowance.	
Composite Aluminum	1,918 sf		\$0	22	75			Composite aluminum panels. Good conditions. No observed or reported issues. Monitor and maintain.	
Exterior Walls (Fixed Glass)	23,432 sf	125.00	\$2,929,000	22	40	18	in 1 Year	Aluminum-framed fixed glazing panels and glazing walls. Good conditions. No observed or reported issues. Future replacement.	
Building Envelope Sealing	111,471 sf	Placemarkter estimate pending discovery of any unknown underlying issues				1 /16	in 1 Year	Original (2004) joint caulk at all windows, doors, glazing panels, and between dissimilar cladding materials. Far past typical EUL. Reported water infiltration issues. Periodic replace cycles.	
Exterior Ceilings	2,676 sf		\$0	22	60			Painted MDO ceilings at the recessed admin, auditorium, student, and athletic field entrances Good conditions. Maintained, repainted as-needed by site-staff from Operating (per Mgmt).	
Windows (Awning)	351 ea	1500.00	\$526,500	22	40	18	in 1 Year	Mix of 15-sf and 25-sf, commercial aluminum-framed awning-style windows. Good conditions. Limited use. Future replacement based on 40-year EUL.	
Windows (Casement)	2 ea	5000.00	\$10,000	22	40	18	in 1 Year	Large 40-sf, commercial aluminum-framed, casement-style smoke-control windows at Section B north elevations. No observed or reported issues. Future replacement.	
Field House Maintenance	1 ls		\$0	Varies	Varies			Painted CMU walls, painted metal restroom doors, overhead garage doors. All maintenance/repair/replace costs covered by booster club. No costs shown per Mgmt.	
Building Mounted Lighting	5 ea		\$0	11	15			Dedicated LED luminaire wall-pack perimeter light fixtures. No reported issues. All newly installed in 2015 and replaced as-needed from Operating.	

Costs inflated at 3%																	BUILDING ARCHITECTURE				
Replacement Items	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045	
STRUCTURES																					
Foundation Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Foundation Slabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Building Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
BUILDING EXTERIORS																					
Glass Doors (Large D-L)	\$66,000	\$67,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Glass Doors (Standard S-L)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,994	\$8,234	\$8,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Glass Doors (Standard D-L)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,517	\$30,402	\$31,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Service Doors (Standard D-L)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,918	\$14,336	\$14,766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Service Doors (Large S-L)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,065	\$0	\$0	
Service Doors (Large D-L)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,870	\$2,956	\$3,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Overhead Doors (Section B)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Overhead Doors (Fieldhouse)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Exterior Walls (Stained Wood)	\$89,320	\$0	\$0	\$0	\$0	\$0	\$0	\$109,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,158	\$0	\$0	\$0	\$0	
Exterior Walls (Masonry Veneer)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Exterior Walls (Glazed Veneer)	\$65,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,579	\$0	\$0	\$0	\$0	
Composite Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Exterior Walls (Fixed Glass)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,841,191	\$0	\$0	
Building Envelope Sealing	\$557,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$868,338	\$0	\$0	\$0	\$0	
Exterior Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Windows (Awning)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870,224	\$0	\$0	
Windows (Casement)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,528	\$0	\$0	
Field House Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Building Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Lincoln-Sudbury Regional High School

BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2026 \$\$	Total Cost in 2026 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
ROOF SYSTEMS							
Structures	251,751 sf		\$0	22	40		Mix of flat, 5:12-pitched, and 10:12-pitched roof structures with plywood decking. No observed or reported issues. Monitor.
Roof Covering (EPDM)	125,423 sf	30.00	\$3,762,690	22	20	1 in 1 Year	Single-ply EPDM rubber membrane roof covering at all three building sections and connectors. Replace based on current age, typical EUL, and concurrent with rooftop ERV units.
Roof Coverings (Metal)	125,423 sf		\$0	22	50		Standing seam metal roof coverings at the architectural decorative pyramids at each stair tower/connector and at the cafeteria extensions. No observed issues. Maintain from Optg..
Roof Covering (Shingles)	905 sf		\$0	22	20		Standard 3-tab asphalt shingle roof covering at the field house. No observed or reported issues. Replacement covered by booster club (per Mgmt.).
Roof Drainage	1 ls 6,103 sf		\$0	22	75		Internal drains with cast-iron drain-dome strainers. No observed or reported issues. Maintain from Operating.
Skylights	10 ea		\$0	22	60		Commercial aluminum-framed tempered glass-panel skylight assemblies. Periodic repair/sealing/refurb costs included with Building Envelope Sealing (above).
Access Doors	1 ea	2350.00	\$2,350	22	40	18 in 1 Year	Single-leaf commercial hollow-metal roof access door at the Section C roof (connector). Good conditions. Limited use. Future replacement.
Access Hatches	2 ea	7500.00	\$15,000	22	40	18 in 1 Year	6' by 3' galvanized-steel roof access hatches at Sections A and B. Good conditions. Limited use. Future replacement.
Smoke Control Hatches	4 ea		\$0	22	60		Double-leaf galvanized-steel smoke-control hatches over the Section A auditorium. Good conditions. Vary limited use. Maintain from Operating.
HALLS							
Hallway Walls	111,360 sf		\$0	Varies	10		Painted gypsum walls. Good conditions. All interior painting completed from Operating (per management).
Hallway Ceilings	79,912 sf		\$0	22	50		Suspended acoustic tegular tile ceilings. Like new conditions. Replace damaged tiles as-needed from Operating.
Hallway Floors (VCT)	82,152 sf	6.50	\$533,988	22	35	13 over 4 Years	Vinyl composition tile (VCT) flooring. Stripped and waxed every summer. Cleaned and buffed regularly during the school year. Good conditions. Future gradual replace (One floor per year).
Hallway Floors (Carpet)	2,204 sf	3.50	\$7,714	22	15	1 /16 in 1 Year	Original (2004) broadloom carpet at the hallway lounge/study/gathering areas. Varying conditions. Age/use-related staining/wear. Replace based on age, EUL, conditions.
Hallway Fire Doors	14 ea		\$0	22	50		Double-leaf painted steel fire doors on FACP-controlled magnetic holders. Good conditions. No observed or reported issues. Maintain from Operating.
Hallway Interior Lighting	1 ls		\$0	Varies	30		Mix of troffer-style and recessed high-hat LED fixture. New digital light control system installed in 2025 but plagued with issues. Contractor trouble-shooting is ongoing. Maintain from Optg.
Hallway Heating	15 ea	5000.00	\$75,000	22	20	1 in 1 Year	Mix of wall-mounted and ceiling-mounted recessed electric unit heaters at various entrances and stairs. All original and in needs of replacement (per Mgmt). Allowance to replace all.
STAIRS							
Stair Walls	21,492 sf		\$0	Varies	15		Painted gypsum walls and steel framing. Good conditions. All interior painting completed from Operating (per management).
Stair Ceilings	7,379 sf		\$0	Varies	15		Painted gypsum ceilings and underside of painted steel stair-pans Good conditions. All interior painting completed from Operating (per management).
Stair Floors (Rubber)	7,379 sf	60.00	\$442,740	22	35	13 over 4 Years	Raised radial rubber treads and landings. Good conditions. Future gradual replacement concurrent with VCT replacement.
Stair Railings	1 ls		\$0	Varies	15		Painted steel railings and mesh panels. Good conditions. All interior painting completed from Operating (per management).
Stair Doors	22 ea		\$0	22	50		Double-leaf painted steel doors at the enclosed egress stairwells. Good conditions. No observed or reported issues. Maintain from Operating.

	Costs inflated at 3%															BUILDING ARCHITECTURE--continued				
Replacement Items	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045
ROOF SYSTEMS																				
Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering (EPDM)	\$3,762,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings (Metal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering (Shingles)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Skylights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,884	\$0	\$0
Access Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,793	\$0	\$0
Smoke Control Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HALLS																				
Hallway Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Floors (VCT)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,335	\$196,045	\$201,926	\$207,984	\$0	\$0	\$0	\$0
Hallway Floors (Carpet)	\$7,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,018	\$0	\$0	\$0	\$0
Hallway Fire Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Interior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Heating	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STAIRS																				
Stair Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Floors (Rubber)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,810	\$162,545	\$167,421	\$172,444	\$0	\$0	\$0	\$0
Stair Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Lincoln-Sudbury Regional High School

BUILDING ARCHITECTURE--*continued*

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2026 \$\$	Total Cost in 2026 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
OFFICES, CLASSROOMS, WORK ROOMS, MEETING ROOMS, STORAGE ROOMS							
Walls	285,547 sf		\$0	Varies	10		Painted gypsum walls. Good conditions. All interior painting completed from Operating (per management).
Ceilings	158,481 sf		\$0	22	50		Acoustic tegular tile ceilings. Like new conditions. Replace damaged tiles as-needed from Operating.
Floors (Vinyl Tile)	112,649 sf	6.50	\$732,219	22	35	13 over 4 Years	Vinyl composition tile (VCT) flooring. Stripped and waxed every summer. Cleaned and buffed regularly during the school year. Good conditions. Future gradual replacement.
Floors (Carpet)	45,832 sf	3.50	\$160,412	22	15	1 /16 in 1 Year	Original (2004) broadloom carpet at the hallway lounge/study/gathering areas.
Classroom Projectors	108 ea	500.00	\$54,000	Varies	25	6 in 1 Year	Varying conditions. Age/use-related staining/wear. Replace based on age, EUL, conditions. Ceiling-mounted digital projectors at most classrooms, activity rooms, and meeting rooms. Varying makes, models, ages. Future costs to replace all based on age and for uniformity.
BAND ROOM, CHOIR ROOM, CAFETERIA and KITCHEN							
Walls	18,489 sf		\$0	Varies	10		Majoty painted surfaces. Fabric acoustic panels at the Band and Choir Rooms. Good conditions. All interior painting completed from Operating (per management).
Ceilings	13,469 sf		\$0	22	50		Acoustic tegular tile ceilings. Like new conditions. Replace damaged tiles as-needed from Operating.
Floors (Vinyl Tile)	13,469 sf	6.50	\$87,549	22	35	13 over 3 Years	Vinyl composition tile (VCT). Stripped and waxed every summer. Cleaned and buffed regularly during the school year. Good conditions. Future gradual replacement.
Floors (Epoxy)	5,483 sf		\$0	??	15		Roller-applied epoxy coat flooring. No deterioration but difficult to keep clean per Mgmt.
Walk-In Coolers	4 ea						Management considering stripping to bare concrete. Strip or recoat as-needed from Optg.
	698 sf	150.00	\$104,700	22	30	8 in 1 Year	Four walk-in coolers (two refrigerator, two freezer) with remote (rooftop-mounted) condensing unit Future replacement based on 40-year EUL. Condensers replace as-needed from Operating.
AUDITORIUM, LECTURE HALL, BLACK BOX THEATRE							
Walls	17,059 sf		\$0	Varies	Varies		Mix of paint, finished wood, and fabric surfaces. Good conditions. No observed or reported issues. Maintain from Operating.
Ceilings	6,475 sf		\$0	22	50		Suspended acoustic tegular tile ceilings at the Auditorium and Lecture Hall. Like new conditions. Replace damaged tiles as-needed from Operating.
Floors (Carpet)	3,790 sf	3.50	\$13,265	22	15	1 /16 in 1 Year	Original (2004) broadloom carpet at the hallway lounge/study/gathering areas.
Lighting Systems	1 ls	<i>Inflation adjusted costs based on 2021 contractor quote (Barbizon Lighting)</i> 540200.00	\$540,200	22	20	1 in 1 Year	Varying conditions. Age/use-related staining/wear. Replace based on age, EUL, conditions. Original (2004) lighting, fixtures, and accessories at the Auditorium and Black Box. Costs for full system upgrade replacement based on age, EUL, and age-related issues.
GYMNASIUMS, MULTI-PURPOSE ROOM, FITNESS CENTER, BATTING CAGE ROOM							
Walls	42,955 sf		\$0	Varies	10		Painted wall surfaces. Good conditions. All interior painting completed from Operating (per management).
Ceilings	29,436 sf		\$0	22	50		Suspended acoustic tegular tile ceilings at the gyms, multi-purpose room, and fitness center. Like new conditions. Replace damaged tiles as-needed from Operating.
Floors (Finished Wood)	10,927 sf		\$0	22	50		Finished wood-strip flooring at the Multi-Purpose Room and Gym 1. Good conditions. Buff and coat (screen and coat) completed annually from Optg.. No costs shown, per Mgmt.
Floors (Painted Synthetic)	18,509 sf	3.00	\$55,527	10	15	5 /20 in 1 Year	Painted synthetic flooring at Gyms 2, 3, and 4. Last painted/refurbished circa 2016. Future 15-year repaint/refurbish cycles.
Floors (Rolled Rubber)	3,230 sf		\$0	22	30		Resilient rolled rubber flooring at the fitness center.
Floors (Artificial Turf)	3,344 sf		\$0	22	25		Generally good conditions. Future replacement from Operating (<\$50,000). Artificial turf (indoor gym turf) at the batting cage room.
Electric Bleachers	1 ls	<i>(\$175 per seat)</i> 120000.00	\$120,000	22	25	3 in 1 Year	Generally good conditions. Future replacement from Operating (<\$50,000). Metal and plastic electric telescoping bleachers at Gym 1. Serviceable conditions but age, per staff. Future replacement after 25 years of use.
LOCKER ROOMS and RESTROOMS							
Boys & Coaches Locker Rooms	4,478 sf	200.00	\$895,600	22	20	1 in 1 Year	Boys and coaches locker rooms at Section B. Hard-use wear, tile, tixture, and locker damage. Costs for full renovation based on age, conditions, and input from management.
Girls & Coaches Locker Rooms	4,478 sf	200.00	\$895,600	22	25	5 in 1 Year	Girls and coaches locker rooms at Section B.
Restrooms	38 ea						Generally good conditions. Less hard use. Future costs for full renovation in Year 5.
	4,056 sf	185.00	\$750,360	22	20	1 over 5 Years	Multi-stall and single-user boys, girls, and staff restrooms throughout all building sections and floor levels. Age-related wear developing. Costs for gradual full renovations.

	Costs inflated at 3%															BUILDING ARCHITECTURE--continued									
Replacement Items	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045					
OFFICES, CLASSROOMS, WORK ROOMS, MEETING ROOMS, STORAGE ROOMS																									
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Floors (Vinyl Tile)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,992	\$268,822	\$276,887	\$285,193	\$0	\$0	\$0	\$0					
Floors (Carpet)	\$160,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249,917	\$0	\$0	\$0	\$0					
Classroom Projectors	\$0	\$0	\$0	\$0	\$0	\$62,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
BAND ROOM, CHOIR ROOM, CAFETERIA and KITCHEN																									
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Floors (Vinyl Tile)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,608	\$42,856	\$44,142	\$0	\$0	\$0	\$0	\$0					
Floors (Epoxy)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Walk-In Coolers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
AUDITORIUM, LECTURE HALL, BLACK BOX THEATRE																									
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Floors (Carpet)	\$13,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,666	\$0	\$0	\$0	\$0					
Lighting Systems	\$540,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
GYMNASIUMS, MULTI-PURPOSE ROOM, FITNESS CENTER, BATTING CAGE ROOM																									
Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Floors (Finished Wood)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Floors (Painted Synthetic)	\$0	\$0	\$0	\$0	\$62,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,367					
Floors (Rolled Rubber)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Floors (Artificial Turf)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Electric Bleachers	\$0	\$0	\$127,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
LOCKER ROOMS and RESTROOMS																									
Boys & Coaches Locker Rooms	\$895,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Girls & Coaches Locker Rooms	\$0	\$0	\$0	\$0	\$1,008,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Restrooms	\$150,072	\$154,574	\$159,211	\$163,988	\$168,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					

Summary of Experience

Steve Ninos is a senior assessment associate with over ten years of experience in the field providing over 650 capital needs assessments for various clients throughout the United States and Mexico. Steve has assessed all types of market rate and affordable multi-family residential developments, condominiums, and single-family homes; mixed-used commercial/retail and residential developments; hospital, long-term care, and skilled-nursing facilities; municipal office buildings, police stations, fire stations, movie theaters, churches, and schools; daycare, athletic, and YMCA facilities; and various types medical and commercial office buildings. Prior to joining the assessment team, Steve was a sales and marketing associate for the company working directly with clients, writing proposals, and researching various affordable housing financing programs and product requirements.

Program Experience

Low Income Housing Tax Credit
HUD e-Tool
Section 202 PRAC
State Housing Ageing/Affordability Preservation
USDA Rural Development
Pre-Construction and Post-Construction
Multi-Family, Condominium, and HOA
YMCA/Fitness Centers and Churches
Healthcare and Long-Term Care Facilities
Schools, Gymnasiums, and Athletic Facilities
Municipal, Office, and Commercial/Retail Properties

Education/Certifications/Training

Brown University

Bachelor's degree with distinction in Materials Science Engineering

Building Performance Institute (BPI)

Building Analyst and Multifamily Building Analyst Certified

American Society for Testing and Materials (ASTM)

Property Condition Assessments Certification Program

Inspection Certification Associates (NICA)

Real Estate Inspection Certification Program

Appendix A: Statement of Delivery

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

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