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This information is required as a supplement to the HUD-52860 for all SAC applications that propose a demolition under 24 CFR 970.15 or a disposition under 24 CFR 970.17 based on physical obsolescence. HUD will use this information to determine whether, and under what circumstances, to approve SAC applications as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. All terms not defined in this form have the meanings as 24 CFR part 970 and PIH notice 2018-04 (or any replacement notice). The information requested does not lend itself to confidentiality.

1. SAC Application Number in IMS/PIC **DDA** _____
Project (AMP) Name & Number in IMS/PIC MA024

2. Total Development Cost (TDC) Calculation
Based on HUD Notice 516391410 PIH- _____ Year: 20 20 For Locality Boston

Complete the calculations below for the unit proposed for demolition and/or disposition based on physical obsolescence:

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached	0	X	0	0
0 - Bdr Row Dwelling		X		0
0 - Bdr Walk-Up		X		0
0 - Bdr elevator		X		0
1 - Bdr Detached and Semi detached		X		0
1 - Bdr Row Dwelling		X		0
1 - Bdr Walk-Up		X		0
1 - Bdr elevator	396	X	\$237,549	\$94,069,404
2 - Bdr Detached and Semi detached		X		0
2 - Bdr Row Dwelling		X		0
2 - Bdr Walk-Up		X		0
2 - Bdr elevator	2	X	\$305,420	\$610,840
3 - Bdr Detached and Semi detached		X		0
3 - Bdr Row Dwelling		X		0
3 - Bdr Walk-Up		X		0
3 - Bdr Elevator		X		0
4 - Bdr Detached and Semi detached		X		0
4 - Bdr Row Dwelling		X		0
4 - Bdr Walk-Up		X		0
4 - Bdr Elevator		X		0
5 - Bdr Detached and Semi detached		X		0
5 - Bdr Row Dwelling		X		0
5 - Bdr Walk-Up		X		0
5 - Bdr Elevator		X		0
6 - Bdr Detached and Semi detached		X		0
6 - Bdr Row Dwelling		X		0
6 - Bdr Walk-Up		X		0
6 - Bdr Elevator		X		0
Total Units	0			\$94,680,244

3. Estimated Cost of Rehabilitation **\$92,532,905**

Attach a document showing rehabilitation needs by line item and dollar amount
See attached estimate of costs prior to allowed mark-ups

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 = #VALUE! **97.73%**

Instructions Form HUD-52860-B

Refer to SAC website at www.hud.gov/sac for more information

PHAs proposing to demolish or dispose of public housing developments based on physical obsolescence under 24 CFR part 970 must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification is cost-effective to return the development to their useful life.

Item 1: Insert the number of the PIH Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the PIH Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the SAC application submission date. Insert the name of the nearest locality to the proposed developments.

Item 2: TDC Calculation: Complete the TDC calculation for the proposed developments.

Item 3: Rehabilitation Calculation: Attach a document showing rehabilitation needs by line item and dollar amount for the proposed developments in accordance with 24 CFR 970.15 and PIH notice 2018-04 (or any replacement notice). Soft costs associated with the rehabilitation (e.g. construction contingency, architectural/engineer's design and construction monitoring fees; profit & overhead fees for specialty sub-contractor; general condition fees; and PHA administrative costs) should all be listed as separate line items. Certain costs may require additional third-party documentation. See PIH notice 2018-04 (or any replacement notice).

Campello Capital Needs per PIH 2018-04		
Total Development Cost Calculation		
Construction Costs		\$71,179,157
Soft Costs Allowable by PIH 2018-04		
Contingency	7.50%	\$5,338,437
Architecture & Engineeri	5.50%	\$3,914,854
Profit & Overhead	10%	\$7,117,916
General Conditions	5%	\$3,558,958
PHA Administration	2%	\$1,423,583
	Total	\$21,353,748
	Total	\$92,532,905

HUD 52860-b: TDC and Rehab Cost Estimate Addendum

Attachment: Line Item 3

Rehabilitation Needs and Costs

(Attach a document showing rehabilitation needs by line item and dollar amount)

Please see attached document.

Part 3 - Prioritized Capital Needs

Priority Ratings

Each item is assigned a priority of **1** (urgent and most immediate) to **4** (recommended but not required), as follows:

Priority 1: Priority 1 requirements include urgent repairs to and replacements necessary to protect the structure or life safety and to allow for continued occupancy. **Building envelope and mission-critical components that have failed or that are critical to occupancy and have, in our estimation, a high likelihood of failure within the next three years are assigned Priority 1.** These items meet the Department of Housing and Urban Development's definition of obsolescence.

Most Priority 1 items tend to be related to active water infiltration causing ongoing damage to the structure, impaired life safety systems, and expected failures of mechanical systems, all of which are required for continued occupancy. Some finish work may also be judged a Priority 1 repair if its condition is so poor as to not meet state sanitary code standards for occupancy.

Priority 1 items may also include improvements required by the State Building Code if, in our opinion, such code upgrades will be mandatory because of other Priority 1 repairs. For example, if alterations to the mechanical systems are significant enough, they will trigger compliance with current code, which may involve significant changes to the existing systems. While some might see these as enhancements, if they are mandatory, they will be categorized as Priority 1.

In addition to the above, we have included a number of interior finish work items in Priority 1, because other urgent repairs make them necessary or advisable to perform at the same time. For example, bath modernization is assigned Priority 1 because urgent plumbing work requires demolition of wet walls behind the baths.

The Owner should address Priority 1 requirements within the next 3 years if possible.

Priority 2: Priority 2 requirements include repairs to and replacements of components that are functionally obsolete, worn or damaged, or beyond their useful life, but continue to perform their basic function. Most interior finishes and equipment that are worn out will be assigned Priority 2, unless code requirements or other more urgent Priority 1 work require them to be performed sooner.

It should be noted that in many cases, it will be cost beneficial to perform Priority 2 repairs at the same time as Priority 1. This especially true for work within apartment units: if the apartment is vacated to perform urgent Priority 1 repairs, it makes little sense to leave Priority 2 issues unrepaired, only to have to return a few years later and relocate or disrupt the tenant a second time.

The Owner should plan and budget to address Priority 2 requirements within the next 3 to 7 years if possible.

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Priority 3: Priority 3 requirements include components that are serviceable and good working condition but are expected to reach the end of their useful life or function in the next 8 to 15 years or more.

The Owner should include in its capital plan sufficient reserves to address Priority 3 requirements at the appropriate future time.

Priority 4: Priority 4 recommendations include optional or discretionary improvements that we believe are enhancements to the project or will improve its function, but are not required to maintain the building in good working order to meet mandatory building code provisions. For example, recommendations that improve energy efficiency, provide additional amenity to residents, or generally improve building function are assigned Priority 4.

Following is a summary of all capital improvement recommendations identified in Part 2, with estimated costs for each, ordered by priority.

Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5955	Site	Domestic water service mains are 48 year-old 4 and 6 inch ductile iron. Pressure in the building is low, suggesting mains are obstructed by scale. Mains are located close to fire mains.	Replace domestic water mains. See related recommendation to replace fire service mains; perform this work together. Cost includes surface restoration.	\$108,300
5842	Site	Asphalt paving in parking areas is generally poor. Some areas have been recently repaved.	Apply sealer to extend pavement life. Plan for full repaving in appx 5 years' time.	\$13,500
5945	Site	Exterior walks have heaved in isolated areas, creating tripping hazards and ADA violations.	Replace walkway panels as required. Price assumes 600 sf of replacement.	\$16,020
5954	Site	Sanitary mains are vitreous	Replace vitreous clay piping with SDR to manhole near river.	\$93,280
5823	Site	Site floods in large rainfalls. Water backs up from the nearby river, surcharging existing storm drainage system on site. Critical building	Undertake flood mitigation measures, including active or passive barriers and stormwater management. Encourage City or State to improve downstream river flow to reduce flooding. Install pollution control measures as required.	\$687,375
5887	Site	Exterior apron at main entrance at Building B exceeds 2% maximum slope permitted by ADA and MAAB.	Regrade main entry walkway and apron to comply with accessibility codes.	\$12,000
5888	Site	South stair exit discharge walkways at both buildings have a step (riser) outside the door. This is a code violation.	Regrade exterior walks to eliminate tripping hazards and code violations.	\$8,000
5898	Site	Underground fire service mains are 48 year-old 8 inch ductile iron. They are past their service life and will not carry added pressure of a fire pump.	Replace the existing fire service mains with new. See related recommendation to add a fire pump in a new pump shed above the meter pit.	\$238,000
5822	Structure	Metal floor and roof deck is not adequately welded to bar joists in most of the locations we could inspect. Some bar joists are not properly secured (welded) to primary structural frame. Numerous other construction deficiencies were noted in the areas inspected.	Further investigation of the metal deck and bar joist attachment is required. Price assumes extensive remediation is required to decking attachment and other detailing; this work will require extensive interior finish removal to verify and correct. (Finish replacement included in other recommendations.)	\$2,281,806

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Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5956	Structure	Foundations in Building A appear undersized, especially perimeter walls.	Perform geotechnical analysis as part of any project that adds weight to the structure. Some expansion of perimeter footing capacity will likely be required for a new cladding system. Price assumes footing retrofit is needed in Building A only.	\$323,000
5936	Structure	Foundation/slab interface is damaged in at least one location on Building B. This appears to be a localized	Repair spalled foundation wall and slab at damaged area.	\$2,400
5958	Structure	Metal roof deck is badly damaged in several locations within penthouse. Decking is very light gage.	Repair/replace deformed deck. Inspect rest of roof structure for similar damage; price is an allowance for repairs.	\$50,200
5937	Structure	Primary structural frame is undersized for current code requirements. In particular, MC10x21.9 rim beams appear to be inadequate for both lateral wind loads and gravity loads, and wall panels show evidence of deflection.	A significant structural upgrade will be required when building is modernized. New cladding system will require reinforcing of rim beams.	\$3,549,476
5889	Structure	Floor slab in the Building B Community Room has settled around the perimeter. This appears to be related to collapsing underslab ductwork that runs around the perimeter of the room.	Monitor slab for further movement. If stable, Apply floor leveler to level slab when Community Room is next updated. If settlement continues, excavate Transite ductwork, recompact subgrade and replace slab. See related recommendation to relocate HVAC to overhead.	\$128,160
5858	Structure	We observed evidence of excessive structural movement (cracking) in a 4th floor corner unit.	Further investigation is required. Based on other observations, poor initial construction is likely to blame. See related recommendation to perform field repairs.	\$0
5829	Bld Envelope	Roofs are single-ply EPDM, appx 24 years old, and failing. Roof insulation/coverboard is buckling due to moisture. A large area of Building A roof recently suffered a tear-off.	Replace roofing with 80 mil PVC for extended life and improved energy efficiency. Price includes added roof insulation.	\$1,162,130

Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5812	Bld Envelope	ACM structural wall panels are failing: several are cracked, and aggregate finish is delaminating. Appx 20% of panels are showing significant deterioration or failure. Panel system lacks redundant moisture barriers and is vulnerable to leaks.	Clad the building with new exterior siding or other finish system to encapsulate ACMs. See related recommendation to add weather barrier and insulation at exterior. Cost includes modifications to existing windows to integrate with new deeper wall thickness.	\$10,965,780
5834	Bld Envelope	Laminated steel panels at exterior balcony guardrails are failing; panels are corroded and delaminating, and some have blown off (serious safety issue for residents and pedestrians below). We noted several that were about to fail.	Replace all balcony guardrail panels with new. See alternate recommendation to enclose the balconies.	\$855,360
5845	Bld Envelope	Exterior wall system is composed of 3-inch structural wall panels. Insulation does not meet energy code requirements, and panel system does not provide redundancy against water infiltration. We observed numerous leaks, especially at balcony attachment points.	When comp mod is undertaken, improved thermal performance will be required by energy code. See recommendation to clad the building; provide new primary weather barrier and exterior insulation as part of new cladding assembly. Cost included with cladding.	\$0
5853	Bld Envelope	Balcony steel attachment to main building structure is poorly detailed and highly vulnerable to water infiltration. We observed several leaks, including one unit with major mold growth as a result.	Inspect and repair all deteriorated sealants at steel penetrations through exterior walls; price assumes 80 percent require repair. See alternate recommendation to enclose the balconies, which will permanently address this issue.	\$221,440
5839	Bld Envelope	Exterior balcony detailing is not appropriate for cold climates and is vulnerable to ice and water damage. Many precast slabs are cracking or spalling at railing attachment points, support steel is badly corroded at some locations, and structure penetrations through wall panels are leaking. Some balcony components (planks and steel supports) have been replaced in a past repair	In the medium term, balcony detailing should be reconsidered to make them more ice and water resistant, or balconies eliminated (see alternate recommendation to enclose balconies). In the short term, perform repairs to include patching spalls and crack repair at slabs, replacing badly corroded support steel, and replacing guardrail panels. Price assumes 80 percent of balconies need significant repairs.	\$2,871,800

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Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5813	Bld Envelope	Sealant at exterior structural wall panel joints are more than 45 years old; sealant is failing in places. Panel system lacks redundancy against water infiltration; if sealant joint fails, water will enter.	See related recommendation to clad the building with new weather barrier and siding; this will permanently encapsulate the failing sealant joints and improve water resistance. (Cost included in other recommendations.)	\$0
5934	Bld Envelope	Dunnage supporting HVAC units is set too low; roofing penetrations cannot be flashed, and roof under units is inaccessible for service.	Increase height of dunnage when roofing is replaced. Combine with HVAC modernization.	\$16,000
5962	Bld Envelope	Many common exterior doors are in poor condition. Roof penthouse door thresholds are too low, causing leaks.	Replace appx 50 percent of exterior doors, including all 6 penthouse doors. Raise thresholds at roof penthouse doors.	\$19,200
5821	Bld Envelope	Roof-wall joint at mechanical penthouses is highly vulnerable to water infiltration; vertical flashing is not tall enough to allow for snow build-up. This joint frequently leaks into the apartments below, especially at penthouse door sills.	When roofing is replaced, extend flashing up onto penthouse wall panel and finish with a term bar and sealant. See related recommendations to clad the exterior wall panels and raise door thresholds.	\$0
5840	Bld Envelope	Thresholds at rooftop doors to penthouses are too low; water leaks under sill flashing into units below.	Raise door thresholds to at least 9 inches above roof surface. Will require door and frame replacement. See related recommendation to increase height of roof-wall flashing detail along the penthouse walls.	\$12,480
5838	Bld Envelope	Roof insulation appears to be 3 inches thick, including coverboard. This does not meet current energy code.	When roofing system is replaced (see separate recommendation), increase insulation thickness to 5 inches to meet R-30 LTTR code requirement. Cost included with roofing replacement.	\$0
5939	Bld Envelope	Rooftop gas piping supports have failed; piping is not adequately supported.	Replace pipe supports with fixed, secured pipe supports when roofing is replaced. Cost included with roofing replacement.	\$0
5940	Common Interior	Electric room doors lack panic devices as required by code.	See separate recommendation to relocate electric rooms to second floor.	\$0

Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	R Required Repair ecommendation	Cost
5951	Common Interior	Shafts adjacent to egress corridors and stair enclosures are not properly fire rated; we observed numerous holes and	Restore fire ratings at all shafts. Price is an allowance for repairs,	\$59,400
5914	Common Interior	Elevator landings lack smoke isolation vestibules as required by current code.	Install smoke doors at either side of elevator landings. Install hold-opens connected to fire alarm system.	\$123,840
5953	Common Interior	Interior finishes throughout common areas are aging and tired. Some improvements have been made, especially to lobbies, offices, and	Refresh interior finishes throughout common areas as part of larger modernization project: repair damaged walls and trim, repaint, replace lighting. Price is an allowance. See related recommendations	\$660,000
5950	Common Interior	Mechanical rooms at ends of buildings are open to shaft above, a code violation.	Install 2-hour rated ceilings to isolate mechanical rooms from shafts.	\$2,112
5938	Common Interior	Electrical room exhaust fan lacks make-up air supply; air is being pulled from compactor room, a code violation.	See recommendation to relocate Electrical Room to second floor. Existing exhaust can be used to ventilate larger compactor room.	\$0
5957	Common Interior	MC10x6.5 stair stringers appear to be undersized; they may not support 100 psf live load.	Verify load-carrying capacity of stair stringers; reinforcing is likely required.	\$483,840
5920	Common Interior	Trash compactor rooms are too small, poorly configured, and in very poor condition.	Enlarge compactor rooms into adjacent main electric room space; reconfigure compactors to locate directly under trash chutes. See related recommendations to move electric rooms, replace trash chutes, provide ventilation, etc.	\$80,000
5946	Common Interior	Rooftop mechanical rooms do not have waterproof floors. Boiler overflows risk flooding	Install resin flooring or other durable waterproof flooring in mechanical rooms.	\$11,520
5865	Common Interior	Rail spacing at stair guards exceeds 4 inches. Guards are not tall enough: 36" vs. 42" as required by code.	Add 42" high barrier panels with intermediate balusters or WWM infill at stair guards. A substantial modernization will trigger this requirement. See related recommendation to provide continuous handrails at both sides of stair.	\$291,600

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Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5890	Common Interior	Community room ACT ceilings are sagging; tiles are aging and deflected.	Replace ACT ceilings when HVAC work is replaced, Cost included in separate recommendation.	\$0
5891	Common Interior	Community room kitchens are not accessible: dimension between countertops isn't wide enough, countertops are set too high, plumbing isn't accessible.	Address ADA violations when kitchens are updated (see related recommendation).	\$0
5881	Common Interior	Residential corridor ceilings are ACT. Many tiles are stained from plumbing leaks. Ceilings act as a plenum, but cabling above is not plenum-rated, a code violation. Extensive above-ceiling work is required.	Replace ACT ceilings entirely when MEPFP upgrades are performed.	\$166,656
5892	Common Interior	Community Room kitchens lack commercial sanitary code features. Manager reports that meals are prepared on site.	Upgrade kitchen to meet commercial requirements: grease trap, three-bay sink, handwashing sink, vent hood and Ansul system, etc. Kitchen footprint may need to be enlarged, See related recommendation for ADA compliance improvements.	\$180,000
5867	Common Interior	Stair egress doors lack vision lights; this is a code violation and safety issue	Replace egress doors with doors with vision lights. A substantial modernization will trigger this requirement. Price includes new door hardware. Frames OK to	\$194,800
5815	Common Interior	The upper floor trash closets are not accessible to persons with disabilities, Mobility-impaired residents leave trash outside of the closet.	Relocate enclosure wall and widen door to trash closet to create a 5-foot turning radius. See related recommendations to replace trash chutes and improve first floor hoppers. A substantial modernization will trigger this requirement.	\$110,088
5864	Common Interior	Stair and egress doors lack exit devices; this is a code violation.	Install exit devices on all egress doors for code compliance. A substantial modernization will trigger this requirement. (Cost included in a separate recommendation.)	\$0

Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5894	Common Interior	Main electric rooms in both buildings are too small; service clearance around switchgear does not meet code. First floor elevations are within the flood plain, making main service vulnerable to flooding. Switchgear has been damaged by plumbing leaks from laundry rooms above and other flooding. Switchgear lacks housekeeping pads, but overhead clearance is minimal.	Relocate main electric rooms to second floor to increase size and system resiliency. Combine with other electrical modernization work. Relocate laundry rooms to another space.	\$120,000
5949	Common Interior	Existing laundry rooms are significantly undersized relative to current code requirements (6 washing machines in each; 13 required).	Relocate laundry rooms to a larger space. See related recommendation to relocate main electric rooms to the laundry room spaces.	\$233,480
5871	Common Interior	Floor slabs in compactor rooms are painted, in poor condition because of dumpster wheel damage.	Install a resin flooring for greater traffic durability and improved washability as part of compactor room reconfiguration. Cost included with separate recommendation.	\$0
5863	Common Interior	Most door hardware throughout the buildings is not ADA compliant (knobs instead of levers).	Install ADA lever sets on all common area doors used by residents or the public. A substantial modernization will trigger this requirement. Egress door hardware replacement is included with a separate recommendation.	\$13,248
5866	Common Interior	Stair handrails are not continuous at center newel posts and lack extensions at	Replace wall-mounted handrails with code-compliant handrails. Add continuous handrails at center newels. A substantial modernization will trigger this requirement. See related recommendation to add guards to center rail assemblies.	\$285,120
5860	Unit Interior	Unit kitchen layout is inefficient and does not provide sufficient countertop work surface	When kitchens are modernized, revise configuration to provide space between the sink and side cabinets. Consider a U-shaped countertop. Cost is included in kitchen mod.	\$0

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Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5859	Unit Interior	Most unit kitchens are original to the property (48 years old) and are in very poor condition: door faces are missing, countertops failing, lighting is poor, wall/ceiling finishes are poor, and flooring is very poor. Appliance ages vary.	Modernize all older kitchens, to include new cabinets, countertops, sinks, lighting, flooring, and finish repairs. Replace appliances as needed. Cost assumes 75% of kitchens require modernization. Cot includes a premium for asbestos management. See related recommendation to reconfigure kitchens, Combine this work with plumbing riser replacement.	\$4,075,370
5844	Unit Interior	Asbestos is present in joint compound and flooring/mastic.	Recommend gut renovation of baths to remove all ACMs (cost is included with bath mod). Prepare an Asbestos Management Plan for other areas. Cost is for preparation of asbestos management plan.	\$6,000
5885	Unit Interior	Some first floor metal door frames are rusting at base. It is not clear if this is due to poor environmental conditions or to past flooding.	Repair or replace metal door frames as needed. Price assumes 50 door frames are replaced.	\$42,900
5857	Unit Interior	GWB finishes are poor in most baths due to aging and plumbing leaks from tub drains above. Joint compound	When baths are modernized, remove and replace all GWB. (Cost included with another	\$0
5868	Unit Interior	Appx 75% of closet doors are old wood accordion doors, original to structure and in very poor condition. Many are missing and have been replaced with curtains. Management is replacing older doors on unit turnover.	Replace all remaining accordion doors with new. Price assumes 75% require replacement.	\$728,208
5855	Unit Interior	Overhead lighting is poor and inefficient: fixtures are aging CFL, many lenses are broken or yellowed	Replace all overhead lighting fixtures with new LED. Cost assumes an energy efficiency rebate is available from local utility.	\$382,080
5854	Unit Interior	Bath lavatories are original and in poor condition. Some are cracked. Many are missing pop-up drain assemblies; most drain fittings are rusting.	Replace lavatories as part of bath modernization project. (Cost included with another	\$0

Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5862	Unit Interior	Door hardware throughout apartments is not ADA compliant (no levers). Unit entry doors require levers; other doors should have levers	Replace door hardware on unit entry doors when doors are replaced (see related recommendation). Replace door hardware on unit bedroom and bathroom doors if budget permits. Cost is for bedroom and bathroom doors only; unit entry door hardware cost included with door replacement.	\$194,500
5960	Unit Interior	2BR ADA unit kitchens are not fully MAAB compliant.	Make revisions to casework for full compliance.	\$8,400
5933	Unit Interior	Unit entry door lacks maneuvering clearance at latch side; residents with mobility aids have trouble opening the	Consider eliminating the hall closet adjacent to door to increase clearance adjacent to the door. Review this issue with residents to determine if it is desirable. This recommendation has no added cost.	\$0
5849	Unit Interior	Unit entry doors and frames are not fire-rated; doors appear to be hollow core. Doors lack self-closing hardware. Door hardware is not accessible (knobs, not levers).	Replace unit entry doors, frames, and hardware with fire-rated, labeled assemblies and lever sets. This work will be required as part of a substantial modernization project and is recommended for fire safety and accessibility in any case.	\$1,088,928
5861	Unit Interior	Most VAT flooring is original to the structure and in poor or very poor condition. About 20% of units have had new VCT installed on turnover.	Replace VAT flooring with VCT in 80% of units. Price includes abatement and floor preparation.	\$1,466,502
5929	Unit Interior	Interior window and door trim is in extremely poor condition; much of it is rotted and	Replace window and door trim with new painted MDF.	\$265,298
5874	Unit Interior	Tile surrounds are in poor condition in many apartments; grout is stained and unsightly, and perimeter finishes are	Replace tub surrounds as part of bath mod (cost included with other recommendation).	\$0
5847	Unit Interior	Bath tubs are in poor condition; many are scratched and rusting. Mgr. reports that tub drains and overflows are rusting out, causing leaks into units below. We noted evidence of water damage from above in most baths we inspected.	Replace all bath tubs as part of bath modernization project. (Cost included with another recommendation).	\$0

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Rec ID	System	Issue	Required Repair	Cost
5930	Unit Interior	Dwelling unit walls and ceilings are in fair condition, although many are damaged by exterior water infiltration, overhead leaks, cracking, or general age and wear. Many have been poorly patched in past. Extensive cutting may be required for structural investigations.	Cut and patch GWB as required for structural investigation and when units are modernized. Price is an allowance of 40 hours per unit for GWB repairs. See separate recommendations for structural repairs and to paint units.	\$1,848,528
5959	Unit Interior	We did not observe any sensory adapted apartments; MAAB and Section 504 require at least 8 units be sensory adapted for people with audio/visual limitations.	Convert 8 apartments to sensory adapted units by adding A/V signalers.	\$16,800
5848	Unit Interior	Bath finishes and fixtures are 48 years old and generally worn out. Fixtures and lighting are in poor condition, and many wall and ceiling surfaces are damaged by leaks. Some flooring has been replaced, but in many baths the original VAT is still present and most flooring is in very poor condition. Asbestos is present in joint compound, flooring, and mastic.	Perform comprehensive bath modernization project, to include full abatement, new finishes, fixtures, accessories, and trim. Combine this work with plumbing riser replacement. Cost includes a premium for full abatement.	\$8,558,000
5846	Unit Interior	Plumbing fixture stops in baths are frozen. Manager reports that an entire riser or the entire building must be shut down to replace unit plumbing fixtures.	Replace fixture stops as part of bath modernization project. (Cost included with another recommendation.)	\$0
5884	Unit Interior	Closet shelving is old metal; most is dented and many are rusting. Management is replacing with wire shelving on unit turnover.	Replace all original metal shelving when units are modernized. Price assumes 80% of units require this work.	\$269,184
5931	Unit Interior	Units are painted on turnover; most need painting now.	Repaint all units as part of comprehensive mod project. Bath and kitchen painting included with those mod costs.	\$477,600

Prioritized Capital Needs - Priority 1

Rec ID	System	Issue	Required Repair	Cost
5816	Waste Disposal	Trash chutes are in very poor condition and poorly configured: 45 degree elbow at bottom of chute takes impact from falling waste and separates from the vertical. Both have been repaired in past.	Replace trash chutes. See related recommendations to reconfigure ground floor compactor rooms to position the compactors directly under the chutes and enlarge upper trash closets.	\$63,720
5928	Waste Disposal	1st floor residents do not have access to trash chute; trash is disposed of through an unrated door into a barrel. This is a code violation and increases maintenance.	At a minimum, install a fire-rated hopper door at first floor. We also recommend installing a mini sausage compactor at these locations to reduce trash handling maintenance	\$54,840
5817	Waste Disposal	Waste compactors are well beyond useful life and in very poor condition,	Replace waste compactors. See related recommendation to reconfigure ground floor compactor	\$42,660
5897	Fire Protect	There are no fire department connections at the building exterior.	Add fire department connections at each standpipe. A substantial modernization project will trigger this	\$16,800
5913	Fire Protect	System smoke detector spacing exceeds 30 feet in corridors. Most detectors are UL-listed for a maximum 30 foot spacing.	Listing of existing smoke detectors should be verified. Relocate existing detectors and add additional detectors as needed. Price assumes 4 new detectors per corridor.	\$42,712
5915	Fire Protect	The buildings lack a fire command center (FCC).	Install an FCC in each building, including all required firefighting monitoring equipment. A substantial renovation may trigger this requirement.	\$250,000
5901	Fire Protect	Sprinkler system floor control valve assemblies (FCVAs) lack pressure reducing valves.	Install pressure reducers on FCVAs. This work will be required when a fire pump is added.	\$63,000
5899	Fire Protect	Post indicator valves (PIVs) at each standpipe service entrance are in poor condition. One appeared to be non-functional.	Replace PIVs when fire mains are replaced (see related Recommendation).	\$19,320
5900	Fire Protect	4 of 6 gate valves at the base of the standpipes are very old and in poor condition; it is likely they are frozen. 2 have been recently replaced.	Replace 4 aging gate valves.	\$10,880

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Rec ID	System	Issue	Required Repair	Cost
5895	Fire Protect	Buildings lack a fire pump. Hydraulic pressure at top of the standpipes is only 35 psi; code requires a minimum of 100 psi.	Provide a fire pump in a new shed above the water meter pit that serves both buildings. Cost includes a new meter/pump shed building. See related recommendations to replace all underground fire mains and provide a DCVA. This work is highly recommended for fire safety and will be required if a substantial modernization is undertaken.	\$302,400
5902	Fire Protect	Fire department hose valves at each floor lack pressure reducing valves.	Install pressure reducers on hose valves. This work will be required when a fire pump is added.	\$59,880
5835	Fire Protect	Buildings are fully sprinklered, but closets lack coverage, a code violation. CPVC piping is exposed in closets.	A significant modernization will require the sprinkler system to be extended into all closets.	\$311,444
5836	Fire Protect	Sprinkler system was installed in 1982. Original QR sprinkler heads are now approaching their rated service life of 40 years and require will replacement in 2 years.	Replace all original sprinkler heads with new. Appx 40% of sprinkler heads have already been replaced.	\$138,674
5876	Fire Protect	Fire alarm system was recently replaced. Survivability of the system is suspect: cabling and equipment does not appear to be properly protected.	Confirm code compliance of the existing system. A substantial modernization project may trigger upgrades for survivability. Price assumes some improvements will be required.	\$253,534
5924	Plumbing	Community kitchens lack grease interceptors, 3-bay sinks, and other commercial plumbing equipment.	Install code-required commercial plumbing equipment in community room kitchens. This work will be required by a significant	\$32,000
5923	Plumbing	Manager reports frequent leaks from waste and vent piping, especially at tub shoes. Piping is original to building and beyond its useful life. We observed evidence of numerous leaks and rotting cast iron piping throughout the building.	Replace all cast iron waste and vent piping as part of comprehensive modernization project.	\$2,002,919
5922	Plumbing	Exposed gas piping is corroding.	Repaint all exposed gas piping.	\$8,160

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Rec ID	System	Issue	Required Repair	Cost
5921	Plumbing	Main 8-inch water service entry valves (in water meter pit) are in poor condition.	Replace main service stop and check valves.	\$12,446
5926	Plumbing	Buildings lack domestic water pressure booster pumps.	Add booster pumps and pressure regulating valves as part of comprehensive modernization to ensure reliability of domestic water	\$63,384
5925	Plumbing	Roof drain leaders are beyond useful life and have leaked in	Replace drain leaders as part of comprehensive modernization,	\$259,200
5872	Plumbing	Mgr. reports that many riser isolation valves are frozen and cannot be closed. Since fixture stops are also frozen, to replace a plumbing fixture on some risers requires a complete building shutdown.	Replace all riser isolation valves as part of comp mod project. Cost included with other	\$0
5828	Plumbing	Property manager reports that underslab elbow sweeps at base of each stack are clogged with pipe scale; frequent jetting/augering/cleaning is required to prevent back-ups into first floor units.	Video scope stacks to determine severity of problem and whether other underslab piping is contributing to back-ups. Elbow replacement recommended due to pipe age; combine with waste and vent replacement.	\$96,000
5826	Plumbing	Copper DW supply piping is beyond useful life. Manager reports frequent pipe breaks; we observed numerous signs of piping leaks and pitting on exposed sections.	Replace all copper supply piping as part of comprehensive modernization. Combine with bath and kitchen modernization since wet walls will have to be opened (see related recommendations).	\$2,580,976
5927	HVAC	Electric baseboard radiation is aging, in poor condition, and very inefficient.	As part of comprehensive modernization, replace electric baseboard with new heating and cooling system. System selection to be determined in design phase. See related recommendations. This work will be required by energy code as part of a substantial alteration.	\$7,098,952
5935	HVAC	Common corridor ceilings act as plenums for corridor make-up air units; cabling is not plenum rated. This is a code	If make-up air system is maintained, extend ductwork down corridors above ceilings. Combine with other above-ceiling work and replace ACT.	\$259,200

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Rec ID	System	Issue	Required Repair	Cost
5932	HVAC	Air handlers for community rooms are original to building and in very poor condition. Underslab ductwork is uninsulated Transite; this is a significant environmental concern. Slab has settled in places, indicating duct collapse.	Replace HVAC systems in community rooms with new split systems and above-ceiling ductwork. Cost includes replacing community room ceilings. Cost to repair collapsed floor slabs included in separate recommendation.	\$148,572
5825	HVAC	Existing ventilation system is energy inefficient: toilet exhaust energy is not captured, and corridor make-up air units are 100% outside air.	When ventilation system is replaced, add ERVs at rooftop to capture exhaust energy. Cost included with recommendation to replace ventilation system.	\$0
5824	HVAC	Ventilation in building is poor: make-up air units are in very poor condition, there is no make-up air in apartments, and no toilet exhaust. Add returns in corridors. Corridor ventilation is 100% outside air. Unit entry door undercuts are inadequate to allow corridor air to enter apartments; this is a code violation in any case.	Comprehensive replacement of make-up air in apartments to offset ventilation system is required. Add corridors to recirculate corridor air.	\$2,535,340
5870	HVAC	Environmental conditions in the compactor rooms are very poor; rooms lack ventilation, and odors are overwhelming.	Install mechanical exhaust in both compactor rooms. See related recommendation to reconfigure compactor rooms.	\$10,400
5967	HVAC	Building lack combined heat and power units (cogen).	These buildings appear to be ideal candidates for cogen. Study whether cogen makes economic sense as part of a larger HVAC modernization.	\$180,000
5948	HVAC	Mechanical penthouses lack ventilation, Heat build-up shortens equipment life.	Install thermostatic exhaust fans at penthouse mechanical rooms.	\$10,400
5873	HVAC	Smoke control vestibules at end stairs have been enclosed to prevent pipe freeze-ups; this is a code violation. Central egress stair lacks a smoke	Add emergency smoke exhaust and stair pressurization systems for code compliance. A substantial modernization will trigger this requirement.	\$1,267,670
5827	HVAC	Make-up air units on roof are 22 years old and in very poor condition.	Replace make-up air units as part of comprehensive HVAC improvement project. Cost included with other recommendations.	\$0

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Rec ID	System	Issue	Required Repair	Cost
5904	Electrical	Power distribution system and panelboards are aging. Feeders are aluminum.	Replace distribution feeders and panelboards throughout as part of a comprehensive electrical modernization project. See related	\$570,452
5941	Electrical	480V service in the penthouse lacks a shunt trip in main electric room as required by	Provide shunt trip when switchgear is modernized. Cost included with switchgear.	\$0
5880	Electrical	Unit load centers and circuit breakers (CBs) are original to building and beyond service life; many have been damaged by plumbing leaks. A few have been replaced. CBs are not AFCI.	Replace old CBs with new; provide AFCIs where required by code. See related recommendation to install GFCI receptacles and replace feeders and branch circuit wiring. Price assumes 90% require replacement.	\$684,936
5968	Electrical	Electrical panels and circuits are not properly labeled.	Relabel all equipment and circuits as required.	\$25,353
5942	Electrical	Service clearance at penthouse 480V electrical distribution panels is inadequate.	When ATS and emergency electrical equipment is relocated from penthouse, reconfigure/relocate 480V service panels for clearance. Feeder replacement included in a separate recommendation; cost is just for local wiring revisions.	\$9,600
5878	Electrical	There are no GFCIs on bath and kitchen power receptacles.	Install GFCI receptacles on bath and kitchen receptacles as soon as	\$107,778
5910	Electrical	Receptacles in apartments are not tamper-resistant as required by current code.	Replace all dwelling unit receptacles (except new GFCIs) with tamper-resistant receptacles. Combine this work with unit rewiring and GFCI installation in baths and kitchens,	\$260,690
5903	Electrical	Main switchgear is beyond service life, in poor condition, and has been damaged from plumbing leaks above. Switchgear sits directly on floor slab and is vulnerable to flooding. Electrical Room is too small.	Replace and relocate main switchgear as part of comprehensive electrical modernization project. Price includes new feeders from transformer. See related electrical recommendations.	\$486,785
5906	Electrical	Medium voltage transformers in rooftop penthouses are potential fire hazards and an environmental concern. Transformer demand is much reduced now that DWH is gas-fired.	Remove medium voltage transformers from penthouses; provide grade level 480V transformer to serve elevators. Repurpose penthouse spaces for emergency power systems. Combine this work with other mod projects.	\$109,650

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Rec ID	System	Issue	Required Repair	Cost
5879	Electrical	Branch circuit wiring in building is aluminum, original to the building. 15A bath and kitchen power circuits do not meet current code.	Replace aluminum wiring with new copper conductors. Combine with other unit mod work, new receptacles, and load center replacement. Price includes cutting and patching.	\$2,371,344
5909	Electrical	Unit kitchens do not have dedicated power circuits.	Install new power circuits as part of unit rewiring. Cost included with other recommendations.	\$0
5911	Electrical	Electrical receptacle spacing in living rooms and kitchens does not meet current code.	When units are rewired (see separate recommendation), add at least one additional receptacle to living room and kitchen.	\$406,116
5916	Electrical	Wall-mounted smoke detectors in living rooms are not properly located and are of varying age; many have been replaced on unit turnover.	Relocate smoke detectors to ceilings. Replace older models; price assumes 50% replacement. See related recommendations to add detectors in bedrooms and replace all local smokes with system detectors.	\$108,455
5917	Electrical	Bedrooms lack smoke detectors as required by code.	Install smoke detectors in all bedrooms. A substantial modernization will trigger this requirement. See related recommendation to install system	\$170,000
5908	Generators	The emergency generators lack output circuit breakers as required by code to protect the building power system.	When generators are replaced, add output circuit breakers.	\$5,606
5830	Generators	Generators are very old and well past their expected life. Penthouse location makes them difficult to fuel and service. Generators are located in Mechanical Rooms; this is a code violation.	Replace emergency generators at grade level in fenced enclosures. Cost includes pads, enclosures and new feeders. See related recommendation to isolate and protect other EPSS components in fire-rated construction,	\$286,222
5832	Generators	Generators are fired by natural gas; they lack an independent fuel source as required by	Provide ground-level propane or fuel oil tanks for generators; see related recommendation to relocate generators to grade.	\$7,200

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Rec ID	System	Issue	Required Repair	Cost
5833	Generators	Generators, ATS, feeders, panelboards, and other emergency power supply system (EPSS) components are not isolated and protected from fire.	Construct new emergency power rooms in former transformer vault in penthouses and relocate ATS and other EPSS components. (See separate recommendations to relocate transformers and generators to grade.) Isolate emergency power distribution panels by enclosing in 2-hour construction. Replace circuiting with fire-rated cabling where rated enclosure is not possible.	\$633,835
5831	Generators	Generator in Building A is not properly vented to exterior.	See related recommendation to relocate generators to grade.	\$0
5850	Communication Systems	Existing master intercom systems are broken. Residents use a telephone-based system to talk to visitors and unlock the main entry door.	Replace old intercom systems with new, including master panels and 3-button apartment stations.	\$258,700
5841	Communication Systems	Buildings lack two-way fire department communication systems (BDA) as required by code.	Install a BDA system as part of a comprehensive modernization	\$19,200
5919	Communication Systems	There are only 3 cameras in each building, some of which are not operational. Entrance doors are not currently	Expand CCTV system to cover all entrance and exit doors, stair halls, and common areas for enhanced building security. Perform this work as part of a comp mod project; it will not be cost effective to do on its own. See related recommendation to troubleshoot existing system.	\$54,600
5944	Communication Systems	Existing emergency call system is aging and in poor condition. One of two pulls we tested did not initiate the corridor alarm annunciator.	Replace emergency call system when units are modernized.	\$317,843
5851	Communication Systems	Existing CCTV video feed of main entry door does not work in either building.	Repair or replace video monitoring system to allow residents to monitor the video feed from within their apartments. Investigate source of problem and repair. See related recommendation to expand CCTV system. (Price is an allowance for troubleshooting.)	\$9,600
			Total for Priority 1	\$71,179,157