



Weston House Summary Report

Building Type / Use: Faculty Housing & Ancillary Space
Est. Building Area (SF): 2,808
Year Constructed: 1860
Year(s) Renovated: N/A

Description of Floors: Basement - Laundry, Mechanical, Storage
 1st Flr - Kitchen, Dining, Living Rm, Den, Bedrm, Bath
 2nd Flr - 4 Bedrooms, 2 Bathrooms, Sitting Room
 Attic - Storage

Location / Site: Off Campus
Est. Site Acreage: 7.29 acres
Address: 465 Holmes Road
 Pittsfield, MA 01201



Overall Condition Rating: Poor
Facility Condition Index (FCI): 0.75
Capital Replacement Value (CRV) \$ 709,920
Est. Annual PM Allowance: \$ 8,424

General Property Description:

The Weston House is a two story wood frame building with an attic and basement on a stone foundation. The exterior walls are painted wood siding. The exterior doors are wood. The roof is asphalt shingles. The interior walls are gypsum/plaster, and the ceilings are gypsum/plaster. The floor finishes are a combination of resilient, tile, and wood. The building is heated by a gas fired steam boiler providing steam to radiators throughout the building. The building has a 200A 240/120V Electrical service. The general physical condition of the building is poor. The foundation, exterior walls, interior walls, exterior doors, exterior windows, roof, electrical wiring/devices throughout, and smoke detection system are in poor condition. The floors, boiler, steam piping, radiators, and ceilings are in fair condition. The hard surface vehicular parking and mature trees are in poor condition.

System Description	Condition Rating	Total Deferred Maint. Costs	Deferred Maintenance		Capital Renewal Projected Costs	
			Priority 1	Priority 2	Priority 3	Priority 4
Structural / Building Envelope	●	\$ 242,690	\$ -	\$ 242,690	\$ -	\$ -
Interior Construction	●	\$ 138,796	\$ -	\$ 138,796	\$ -	\$ -
HVAC Systems	●	\$ 76,412	\$ -	\$ 76,412	\$ -	\$ -
Electrical Systems	●	\$ 232	\$ 232	\$ -	\$ -	\$ -
Plumbing Systems	●	\$ 19,740	\$ -	\$ 19,740	\$ 1,553	\$ -
Life Safety / Fire Protection	●	\$ -	\$ -	\$ -	\$ -	\$ -
Conveying Systems	●	\$ -	\$ -	\$ -	\$ -	\$ -
Site Conditions	●	\$ 54,266	\$ -	\$ 54,266	\$ -	\$ -
Utilities	●	\$ -	\$ -	\$ -	\$ -	\$ -
System Totals & Priority Sub-Totals:			\$ 532,136	\$ 232	\$ 531,905	

LEGEND / DEFINITIONS:	Priority 1: Work should be performed immediately. Potential Life/Safety Issue.	●	Excellent
	Priority 2: Work should be performed within next 1-2 yrs. Asset has reached useful life.	●	Good
	Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.	●	Fair
	Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.	●	Poor
	FCI: Equal to "Total Deferred Maintenance" divided by Capital Replacement Value (CRV)	●	N/A

MHS - Weston House

General Building Information	
Estimated Construction Date	1860
Estimated Renovation Date(s)/Notes	
Estimated Gross Area (SF)	2,808
Space Use by Floor:	
Basement	Residential (Laundry, Mechanical, Storage)
1st Floor	Residential (Kitchen, Dining, Living Room, Den, Bedroom, Bathroom)
2nd Floor	Residential (4 Bedroom, 2 Bathroom, Sitting Room)
Attic	Storage
Construction / Systems Description & Condition	
Structural Frame & Building Envelope	Excellent / Good / Fair / Poor
Foundation	Fair/Poor - Stone
Structure	Good/Fair - Wood Frame
Exterior Finishes	Poor - Painted Wood Siding (100%)
Exterior Doors	Fair/Poor - Wood
Exterior Windows	Poor - Wood
Roof	Fair/Poor - Asphalt Shingle (100%) @ 2,500 sq.ft.
Interior Construction	Excellent / Good / Fair / Poor
Interior Walls	Fair/Poor - Drywall/Plaster (100%)
Interior Floors	Fair - Wood Floors (80%) Resilient (10%) Tile (10%)
Interior Ceilings	Good/Fair - Gypsum/Plaster (100%)
HVAC Systems	Excellent / Good / Fair / Poor
Heating & Cooling Generation	Fair - Gas Fired Steam Boiler
Heating & Cooling Distribution	Fair - Steam Piping
Terminal Units	Fair - Radiators
Electrical Systems	Excellent / Good / Fair / Poor
Electrical	Fair - 200A - 240V/120V Residential Service - Wiring Is Old - Need To Rewire Whole House
Telecommunications / Data	Good - Residential
Plumbing Systems	Excellent / Good / Fair / Poor
Plumbing	Copper Piping; Cast Iron Sanitary; Good - Gas Fired Domestic HW Heater (40 gal)
Life Safety / Fire Protection Systems	Excellent / Good / Fair / Poor
Fire Protection	N/A
Fire Detection	Poor - Need Additional Smoke Detectors
Security System	N/A
Conveying Systems	Excellent / Good / Fair / Poor
Conveying Systems	N/A
Site Conditions	Excellent / Good / Fair / Poor
General Description	Poor - No Hard Surface Vehicular Parking; Structure Surrounded By Trees
Site Amenities	Excellent / Good / Fair / Poor
General Description	N/A
Utilities	Excellent / Good / Fair / Poor
General Description	Gas, Domestic Water, Electric

Detailed Assessment Report

(Conducted in 2015)

Project Name: 2015 Miss Hall's School Facilities Cond A
 Location Name: Weston House
 Priority: Comprehensive
 Date Printed: Friday, April 17, 2015
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Weston House									
A10 Foundations									
A1010-02-1C Correct Deteriorated Stone Foundation Wall	A1010 Standard Foundations	Basement	The foundation has deteriorated in the basement at the exterior access way. Evidence of water infiltration was observed. Repairing, pointing, & maintaining the foundation is critical to preventing water infiltration.	Damage/ Wear	2	Def Maint	\$1,339	\$308	\$1,646
						Qty:	75	SQFT	437
A1010-02-7C Correct Stone Foundation Wall Minor Cracking and Spawling of Parging by Sealing and Re-parging	A1010 Standard Foundations	Exterior	Infilling the cracks will ensure the structural integrity of the wall and prevent further spalling.	Damage/ Wear	2	Def Maint	\$1,147	\$264	\$1,411
						Qty:	60	SQFT	437
A1030-01-1C Correct Slab on Grade Non-Structural Cracking by Epoxy Injection	A1030 Slab on Grade	Garage	Minor slab cracks have been observed. Infilling the cracks will ensure the structural integrity of the slab and prevent further spalling by limiting moisture penetration and the effects of the freeze / thaw cycle.	Damage/ Wear	2	Def Maint	\$1,780	\$409	\$2,190
						Qty:	50	SQFT	437
Total Estimated Cost for A10 Foundations							\$4,266	\$981	\$5,247

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 Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life. Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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Location Name: Weston House
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B10 Superstructure									
B1010-01-3C Correct Wood Post Column Insufficient Support by Remove & Replace With Pressure Treated Wood Post Column & Concrete Footing	B1010 Floor Construction	Basement	Insufficient and incorrect remedial structural supports were observed in the basement.	Damage/ Wear	2	Def Maint	\$5,803	\$1,335	\$7,138
						Qty:	3	EACH	435
B1010-06-5C Correct Wood Floor Framing Deterioration by Demo & Replace (Board Foot)	B1010 Floor Construction	Basement	Evidence of deteriorated wood sill was observed & reported. Proximity of sill plate to the grade, the slope of the grade, & lack of a storm water management system are negatively impacting the structural integrity of the building envelope.	Damage/ Wear	2	Def Maint	\$3,366	\$774	\$4,141
						Qty:	185	BDFT	435
B1010-06-6C Correct Non-Existent Insulation at Underside of Wood Floor Framing by Install Insulation	B1010 Floor Construction	Basement	Significant amount of heat loss was observed. Installing insulation is an energy savings measure and ensures occupant comfort.	Energy Conserv	2	Def Maint	\$2,448	\$563	\$3,011
						Qty:	1,450	SQFT	438

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B1011-01-10C Correct Concrete Exterior Stair Minor Deterioration by Selective Demo, Patch, & Repair Stairs	B1011 Exterior Above Grade	Exterior	Existing cast in place concrete steps were obscured during the survey but given the condition of adjacent construction it would be prudent to expect replacement is due and the building component is beyond its useful life.	Damage/Wear	2	Def Maint	\$4,538	\$1,044	\$5,582
						Qty:	36	SQFT	439
B1011-03-5C Correct Deteriorated Exterior Wood Stair and Landing by Demo & Replace with Concrete Stairs	B1011 Exterior Above Grade	Exterior	The existing landing & steps to the entrance at the East Addition has deteriorated & is not constructed in accordance with best practices regarding equal risers.	Damage/Wear	2	Def Maint	\$1,474	\$339	\$1,813
						Qty:	4	RISR	439
Total Estimated Cost for B10 Superstructure							\$17,629	\$4,055	\$21,684
B20 Exterior Enclosure									
B2010-03-5C Correct Brick Masonry Exterior Wall Chimney Deterioration by Clean Joints & Repoint Masonry	B2010 Exterior Walls	Exterior	Select areas of the brick chimney are exhibiting joint deterioration, although no major structural failures were observed, Repointing will prevent further deterioration and moisture infiltration.	Damage/Wear	2	Def Maint	\$1,147	\$264	\$1,411
						Qty:	100	SQFT	440

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2010-03-8C Correct Brick Masonry Exterior Wall Paint Deterioration by Prep Surface and Repaint	B2010 Exterior Walls	Exterior	Peeling and deteriorating paint on the brick chimneys was observed. In order to preserve the integrity of the building envelop and prevent water infiltration, it is required to maintain the exterior paint finish. (Qty = min.)	Damage/ Wear	2	Def Maint Qty:	\$652 350 SQFT	\$150	\$802
									440
B2010-06-8C Correct Deteriorated Wood Siding By Demo & Replace with New Cement Siding & Synthetic Trim Boards	B2010 Exterior Walls	Exterior		Damage/ Wear	2	Def Maint Qty:	\$47,265 4,000 SQFT	\$10,871	\$58,136
									433
B2011-01-8C Correct Historic Wood Shutter Major Deterioration by Demo & Install New Wood Shutter To Match Existing Historic Shutter Design	B2011 Exterior Wall Specialties	Exterior	The expected useful life of the existing shutters has expired. Broken and deteriorated shutters were observed. Failing and peeling paint were evident.	Damage/ Wear	2	Def Maint Qty:	\$25,086 42 EACH	\$5,770	\$30,855
									433
B2011-06-11C Correct Non-Existent Soffit by Install New Vented Soffit with Bird Screens	B2011 Exterior Wall Specialties	Attic	No attic ventilation exists. To preserve the integrity of the building envelope ventilation is required.	Damage/ Wear	2	Def Maint Qty:	\$7,141 400 SQFT	\$1,642	\$8,783
									433

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Extended Total Co. Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2020-03-12C Correct Deteriorated Wood Frame Exterior Window by Demo & Replace with Aluminum Frame Window	B2020 Exterior Windows	Exterior	Existing windows are wood frame with single pane glazing. Significant wood deterioration & glazing caulk failure were observed as well as select broken panes.	Damage/ Wear	2	Def Maint	\$47,035	\$10,818	\$57,853
						Qty:	450	SQFT	441
B2030-10-1C Correct Deteriorated Equipment Access Exterior Metal Doors by Demo and Replace With New	B2030 Exterior Doors	Exterior	Evidence of significant wood deterioration was observed at the Basement access door. The existing condition is contributing to the deterioration of the foundation and is permitting water infiltration.	Damage/ Wear	2	Def Maint	\$1,856	\$427	\$2,282
						Qty:	1	EACH	442
B2030-17-1C Correct Residential Garage Door Deterioration by Demo & Replace Door, Frame, & Hardware	B2030 Exterior Doors	Garage	Evidence of significant wood deterioration was observed at the garage doors. Anticipated life expectancy has expired.	Damage/ Wear	2	Def Maint	\$9,017	\$2,074	\$11,091
						Qty:	3	EACH	443
B2030-18-1C Correct Residential Exterior Wood Door Deterioration by Demo & Replace with New Aluminum or FRP Door, Frame, & Hardware	B2030 Exterior Doors	Exterior	Existing doors are wood frame with single pane glazing. Significant wood deterioration & glazing caulk failure were observed.	Damage/ Wear	2	Def Maint	\$17,775	\$4,088	\$21,863
						Qty:	6	EACH	442
Total Estimated Cost for B20 Exterior Enclosure									\$156,973
									\$36,104
									\$193,077

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 Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life.
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 Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B30 Roofing									
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Roof	Although select areas of roofing appear to have been replaced & have a remaining useful life of 10 years, comprehensive roof replacement will be required to maintain the integrity of the building envelope within 5 years including all flashing & edging.	Damage/ Wear	2	Def Maint	\$11,375	\$2,616	\$13,991
						Qty:	2,500	SQFT	436
B3030-02-3C Correct Insufficient Roof Gutters by Adding Gutters & Downspouts	B3030 Roof Drainage	Roof	Damaged and missing gutters and downspouts were observed. A complete storm water distribution system beginning with gutters and downspouts are required to prevent water infiltration into the basement.	Damage/ Wear	2	Def Maint	\$2,741	\$630	\$3,372
						Qty:	200	LNFT	430
B3060-12-1C Correct Non-Existent Roof Overhang Protection From Ice Damming by Install Engineered Metal Panel With Heat Trace System	B3060 Roof Specialties	Roof	This correction should coincide with a complete roof replacement	Functional	2	Def Maint	\$4,324	\$995	\$5,319
						Qty:	300	SQFT	431
Total Estimated Cost for B30 Roofing								\$4,241	\$22,681

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Potential Life/Safety	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.		Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.				
Extended Total Co.					

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C10 Interior Construction									
C1020-02-1C Correct Finish Deterioration by Prep & Refinish Door and Frame	C1020 Interior Door	First & Second Floor	The condition of the interior wood doors is poor. Evidence of peeling and paint deterioration was observed. Maintaining the paint finish will extend the useful life of the building component and present an appealing aesthetic	Damage/Wear	2	Def Maint	\$4,441	\$1,022	\$5,463
						Qty:	20	EACH	444
C1030-06-9C Correct Deteriorated Residential Bathroom Accessories by Demo & Replace with New (Typical)	C1030 Fittings	First and Second Floor	Existing accessories are beyond their useful life.	Damage/Wear	2	Def Maint	\$2,374	\$546	\$2,920
						Qty:	3	LPSM	445
C1040-01-1C Correct Deteriorated or Insufficient Attic Insulation by Remove & Replace with Batt Insulation	C1040 Insulation	Attic	Insufficient insulation was observed and is contributing to energy inefficiencies and deterioration of the building envelope.	Energy Conserv	2	Def Maint	\$8,015	\$1,843	\$9,858
						Qty:	1,375	SQFT	434
Total Estimated Cost for C10 Interior Construction							\$14,830	\$3,411	\$18,241

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Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C30 Interior Finishes									
C3010-02-7C Correct Drywall Interior Wall Finish Major Deterioration by Patch, Prep, & Repaint (Bldg SF)	C3010 Wall Finishes	First & Second Floor	The condition of the interior wall finish is poor. Evidence of peeling paint deterioration was observed.	Damage/Wear	2	Def Maint	\$13,216	\$3,040 BLDG SF	\$16,255 448
C3010-03-1C Correct Wood Interior Wall Finish Minor Deterioration by Patch Prep & Refinish	C3010 Wall Finishes	First Floor	The condition of the interior wood wall finish is poor.	Damage/Wear	2	Def Maint	\$1,602	400 SQFT	\$1,970 448
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	First & Second Floor	The condition of the interior wood floor finish is poor.	Damage/Wear	2	Def Maint	\$11,901	\$2,737	\$14,638 449
C3020-06-1C Correct Resilient Sheet Flooring Deterioration by Demo Existing, Prep Surface & Replace Sheet Flooring	C3020 Floor Finishes	First Floor	The condition of the interior sheet flooring is poor.	Damage/Wear	2	Def Maint	\$27,892	\$6,415	\$34,307 449
C3030-04-2C Correct Interior Ceiling Finish Major Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Second Floor	The condition of the interior ceiling finish is poor. Evidence of failing tiles was observed.	Damage/Wear	2	Def Maint	\$3,427	\$788	\$4,215 450
C3030-07-3C Correct Interior Wood Ceiling Finish Deterioration by Prep & Paint	C3030 Ceiling Finishes	First Floor	The condition of the interior wood ceiling finish is poor. (Qty increased to min. cost)	Damage/Wear	2	Def Maint	\$989	\$227	\$1,217 450

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Total Estimated Cost for C30 Interior Finishes									
D20 Plumbing									
D2010-01-9C Correct Residential Water Closet Major Deterioration by Demo & Replace	D2010 Plumbing Fixtures	1st Floor Restroom	To coincide with bathroom renovation	Damage/Wear	2	Def Maint	\$2,173	\$500	\$2,672
						Qty:	1	EACH	445
D2010-02-14C Correct Countertop Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	1st Floor Restroom	To coincide with bathroom renovation	Damage/Wear	2	Def Maint	\$1,389	\$319	\$1,708
						Qty:	1	EACH	445
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Laundry Room		Damage/Wear	3	Cap Renewal	\$1,263	\$290	\$1,553
						Qty:	1	EACH	445
D2010-06-1C Correct Residential Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Kitchen	To coincide with kitchen renovation	Damage/Wear	2	Def Maint	\$2,901	\$667	\$3,569
						Qty:	2	EACH	446
D2010-08-2C Correct Bathtub Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	1st Floor Restroom	To coincide with bathroom renovation	Damage/Wear	2	Def Maint	\$2,638	\$607	\$3,244
						Qty:	1	EACH	445
D2030-02-1C Correct Deteriorated Floor Drain by Demo Existing & Replace	D2030 Sanitary Waste	Garage		Damage/Wear	2	Def Maint	\$5,564	\$1,280	\$6,844
						Qty:	3	EACH	447

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Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2030-05-4C Correct Residential Sump Pump Deterioration by Demo & Replace	D2030 Sanitary Waste	Basement		Damage/Wear	2	Def Maint	\$1,385	\$318	\$1,703
						Qty: 1 EACH			447
Total Estimated Cost for D20 Plumbing							\$17,312	\$3,982	\$21,294
D30 HVAC									
D3020-01-3C Correct Major Steam Boiler Deterioration by Demo and Replace Boiler with Alternative Boiler and Burner	D3020 Heat Generation	Basement	Existing boiler is reportedly problematic. Recommended that when replacing all piping and terminal equipment that the boiler be replaced with a high efficiency, condensing, hot water boiler and associated system to heat the house.	Energy Conserv	2	Def Maint	\$18,791	\$4,322	\$23,113
						Qty: 2,808 BLDG SF			451
Total Estimated Cost for D30 HVAC							\$43,332	\$9,966	\$53,299
D3040-14-10C Correct Deteriorated Steam Piping, Valves, Insulation and Terminal Equipment by Demo & Replace (<2")	D3040 HVAC Distribution	Building Wide	Steam piping and radiators are beyond their expected useful life	Damage/Wear	2	Def Maint	\$43,332	\$9,966	\$53,299
						Qty: 2,808 BLDG SF			452
Total Estimated Cost for D30 HVAC							\$62,124	\$14,288	\$76,412
D50 Electrical									
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Interior	Receptacle in garage need to be GFCI	Codes/Standards	1	Def Maint	\$188	\$43	\$232
						Qty: 1 EACH			429
Total Estimated Cost for D50 Electrical							\$188	\$43	\$232

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Priority 2 - High Asset has reached useful life.
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E10 Equipment									
E1090-02-14C Correct Deteriorated Residential Dishwasher By Demo & Replace	E1090 Other Equipment	Kitchen	To coincide with kitchen renovation	Damage/Wear	2	Def Maint Qty: 1 EACH	\$2,648	\$609	\$3,257 446
E1090-20-1C Correct Deteriorated Residential Kitchen Appliances By Remove & Replace with New (Typical)	E1090 Other Equipment	Kitchen	Existing appliances are beyond their useful life.	Damage/Wear	2	Def Maint Qty: 1 LPSM	\$5,450	\$1,253	\$6,703 446
Total Estimated Cost for E10 Equipment							\$8,097	\$1,862	\$9,959
E20 Furnishings									
E2010-19-1C Correct Deteriorated Upper & Lower Residential Kitchen Casework and Laminated Countertop By Demo and Replace with New	E2010 Fixed Furnishings	Kitchen	Existing casework is beyond its useful life.	Damage/Wear	2	Def Maint Qty: 35 LNFT	\$24,955	\$5,740	\$30,695 446
E2010-20-1C Correct Deteriorated Residential Bathroom Casework and Vanity by Demo & Replace with New	E2010 Fixed Furnishings	First and Second Floor	Existing casework is beyond its useful life. bath	Damage/Wear	2	Def Maint Qty: 9 LNFT	\$5,934	\$1,365	\$7,298 445
Total Estimated Cost for E20 Furnishings							\$30,888	\$7,104	\$37,993

Priority Definitions: Priority 1 - Immediate Work should be performed immediately. Issue and/or Water Penetration into Building Structure. Potential Life/Safety. Priority 3 - Medium Work should be performed within the next 3-5 years. Asset will reach useful life soon.

Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life. Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G20 Site Improvements									
G2020-01-5C Correct Non Existent Bituminous Parking Lot by Grade Site and Install New	G2020 Parking Lots	Site	A significant amount of the existing parking area is earth/dirt only and not adequate to support proper drainage and long term vehicular traffic.	Functional	2	Def Maint	\$24,632	\$5,665	\$30,297
						Qty:	300	SQYD	453
G2030-02-2C Correct Concrete Sidewalk None Present by Install New	G2030 Pedestrian Paving	Site	A significant amount of the pedestrian pathways are unpaved and not adequate to support safe travel and circulation.	Functional	2	Def Maint	\$1,822	\$419	\$2,241
						Qty:	150	SQFT	453
G2040-03-1C Correct Deteriorated Wood Picket Fence 48" and Lower by Demo and Replace Fence & Gate	G2040 Site Development	Site	Existing fencing has deteriorated and is beyond its useful life.	Damage/ Wear	2	Def Maint	\$3,577	\$823	\$4,400
						Qty:	75	LNFT	432
G2040-03-2C Correct Deteriorated Wood Privacy Fence 72" High by Demo and Replace Fence & Gate	G2040 Site Development	Site	Existing fencing has deteriorated and is beyond its useful life.	Damage/ Wear	2	Def Maint	\$2,609	\$600	\$3,209
						Qty:	35	LNFT	432
G2050-04-2C Correct Tree Minor Deterioration by Pruning	G2050 Landscaping	Site	Overgrown landscaping adjacent to the building is negatively impacting the integrity of the building envelope and storm water drainage.	Damage/ Wear	2	Def Maint	\$843	\$194	\$1,037
						Qty:	3	EACH	

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2050-04-6C Correct Adult Tree Major Deterioration by Trimming	G2050 Landscaping	Site	The structure is surrounded by large trees. Falling debris is negatively impacting the integrity of the building envelope. Proper trimming will prevent vegetative accumulation.	Damage/ Wear	2	Def Maint	\$2,265	\$521	\$2,786
						Qty:	4	EACH	454
G2060-02-1C Correct Storm Drainage Piping Required By Installing New	G2060 Storm Drainage	Site	A complete storm water distribution system is required to prevent water infiltration into the basement.	Damage/ Wear	2	Def Maint	\$7,382	\$1,698	\$9,080
						Qty:	75	LNFT	454
G2060-04-1C Correct Splash Block Missing or Not Installed by Install Splash Block	G2060 Storm Drainage	Site		Damage/ Wear	2	Def Maint	\$989	\$227	\$1,217
						Qty:	10	EACH	454
Total Estimated Cost for G20 Site Improvements							\$44,119	\$10,147	\$54,266
Total Estimated Cost for Weston House									\$533,690

Priority Definitions: Priority 1 - Immediate Work should be performed immediately. Potential Life/Safety Issue and/or Water Penetration into Building Structure.
 Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life.
 Priority 3 - Medium Work should be performed within the next 3-5 years. Asset will reach useful life soon.
 Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

