

Property Condition Assessment

FINAL REPORT

Prepared for:

YMCA of Northwest LA
400 McNeil Street
Shreveport, LA 71101

Downtown YMCA
Shreveport, LA

October 12, 2018



Downtown YMCA: Property Overview



Total Buildings: 1

Number of Non-Residential Buildings: 1

Total GSF: 43250

<u>Building Type</u>	<u># Bldgs</u>	<u>Gross Square Footage</u>
Residential	1	13800
Multi-Purpose	1	43250
Industrial	-	-
Totals:	1	43250

Occupancy: Multi-purpose
Financing: Non-Profit Conventional
Property/Development Age: 95 years
Year of Construction: 1924

City & State: Shreveport, LA
Addresses: 400 McNeil Street

OSI Project Number: 18567
Assessment Date: October 2nd, 2018
Assessment Conditions: Sunny, High 70's
Assessor: Daniel Iles



Property Description:

The Downtown YMCA in Shreveport, LA, opened in October of 1925. The YMCA is the center of many citywide activities such as high school basketball, swim meets, night school, and many youth and adult clubs. It is a large multipurpose facility. Interior spaces at the facility include a fitness/wellness center, a natatorium, gymnasium space, multipurpose rooms, locker rooms, and various office/support-type spaces. Major upgrades completed since the original construction include, the racquetball addition (circa 1965), the women's locker room renovation (circa 1985), and replacement of the primary heating boiler and domestic hot water boilers (2017). Overall, the development is in fair condition.

Downtown YMCA Shreveport

Shreveport, LA

The Downtown YMCA in Shreveport, LA, opened in October of 1925. The YMCA is the center of many citywide activities such as high school basketball, swim meets, night school, and many youth and adult clubs. It is a large multipurpose facility. Interior spaces at the facility include a fitness/wellness center, a natatorium, gymnasium space, multipurpose rooms, locker rooms, and various office/support-type spaces. Major upgrades completed since the original construction include, the racquetball addition (circa 1965), the women's locker room renovation (circa 1985), and replacement of the primary heating boiler and domestic hot water boilers (2017). Overall, the development is in fair condition. The program spaces, common areas, and various building systems are adequately appointed and maintained. That said, the property has substantive capital needs anticipated in the coming years; a number of systems and components are at or approaching the end of their useful lives. Anticipated near-term needs including exterior envelope cleaning and repair, modernization of select HVAC equipment, repairs and painting of the interior surfaces, renovation of the locker rooms, and replacement of exercise equipment.

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 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 hard costs inflated at 3% per year to account for inflation. The costs shown do not include typical soft costs such as architectural, engineering, or legal fees, financing, permits, or taxes.

The building features a third and fourth floor designed for residential occupancy. This space has been vacant for several decades. Based on discussions held during the site visit it is understood that this space will remain vacant or will be renovated by a third party. No costs for this work have been included in the assessment; rather, it is anticipated that this work will be funded from other sources.

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. Costs for the twenty-year plan total \$3,091,971, or \$71 per gross square foot (GSF) in current dollars (\$3,629,183, or \$84 per GSF in inflated dollars). All replacement and cost projections contained in this report are based on a physical (walk-through) non-invasive, visual assessment of the development that was completed on October 2nd, 2018 as well as discussions with management and available board members regarding the current age and historic

performance of its various site, architectural, mechanical, and electrical systems and components. The building is listed on the National Register of Historic Places as a “renaissance” style of architecture. Due to the age and historical significance of the building, any repairs, replacement, or reconfiguration of the building’s architectural systems may require conformance with historic district requirements.

For discussion purposes, a hypothetical funding plan (referenced as Plan #1) aimed at meeting anticipated capital needs through Year 20, has been included here. Under this plan, an annual replacement reserve contribution of \$2.5 per GSF is shown being established in Year 1 and then indexed at 3% for inflation going forward. Additionally, the plan shows a \$1,513,750 (\$35 per GSF) infusion of outside capital in Year 1 to help bolster reserves and meet the costs of anticipated near-term capital needs.

Site

The development is located in a dense urban neighborhood, and the building footprint occupies the majority of the site area. Concrete/stone stairs provide access from the public sidewalk to the main building entrance. Landscaping is limited to a mix of mature trees and shrubs located in the central courtyard. A small asphalt-paved parking area is located at the southwest elevation.

- 1. Costs for the development’s site related elements total \$81,605 or \$2 per GSF in inflated dollars.**

2. The asphalt pavement was observed to be in fair overall condition. Asphalt surfaces exhibit age related wear and vehicular fluid stains. Several areas of deterioration in the form of cracking and apparent base failures were noted, particularly at the back portion of the parking lot. Costs to scarify and resurface the asphalt surfaces are included in Years 6 and 7 of the plan. Interim costs for preventative maintenance repairs in the form of crack filling, sealcoating, and restriping are shown being handled as an operating expense.
3. The central courtyard features stone elements, planting beds, and mature trees. Original architectural stone features exhibit discoloration and minor deterioration. The mature trees are oversized for the available space. Allowances to clean/repair stone and prune/remove trees are shown in Years 2 and 17 of the plan.
4. No problems/concerns were reported with regards to the development's site distribution systems. These systems are shown being maintained and monitored during the plan's timeframe.

Accessibility Improvements

As part of this assessment, the development was assessed for compliance with ADA Accessibility Standards. The development is not compliant with ADA at the present time. Compliance is seen as structurally limited. Based on discussions with management, no costs are included at this time. Accessibility improvement will be addressed on a case by case basis as part of planned work. Prior to carrying out any major H/C accessibility modification/improvement work, a qualified design professional should be retained to determine the full scope and cost(s) of the required modification/improvement work. The following major deficiencies were noted:

- No barrier free entry to the subject building.
- No barrier free access to all floors within the subject building.
- No audio/visual alarm devices.
- No access to primary function areas and equipment.

Mechanical Room

A central mechanical room houses the building's primary space heating and domestic hot water (DHW) generation equipment. Hydronic heat for distribution to interior common areas is produced by a natural gas-fired, standard efficiency steam boiler. The same boiler is used to heat the swimming pool via a steam to hot water shell and tube heat exchanger. DHW is produced by a series of natural gas-fired, high efficiency, condensing boilers that produce instantaneous hot water for the facility.

5. Costs related to the development's boilers and boiler room systems total \$449,645 or \$10 per GSF in inflated dollars.

6. The steam heat and pool heating boiler was replaced in 2017, and no problems/concerns were reported at the time of the assessment. A second boiler is offline and has been abandon in place. It is assumed that this additional boiler may have been necessary when heating the top two residential floors of the building that are now vacant. Future replacement of the boiler is not anticipated within the plan's timeframe and periodic maintenance and repair costs are seen as an operating expense.

7. No problems/concerns were reported with regards to the five new high efficiency State Premier water heaters. Each water heater has a maximum rated input capacity of 199- MBH. Future costs to replace the water heaters are shown in Years 18 of the plan.
8. Air handling units equipped with heating and chilled water coils are located throughout the facility. Each unit varies in size depending on the conditioned space served. An estimate to replace AHU #9, 10, 11, 12, 14, 17 and two chiller air handlers was provided during the assessment. The replacement systems will reportedly include local thermostatic controls to allow for more energy efficient system control with programmable setback times. Costs (*based on current estimate*) to replace the remaining older air handlers are included in Year 3 of the plan.
9. A powered exhauster serves the natatorium. The natatorium is not equipped with a dehumidification system at the present time. No problems/concerns were reported with regards to the natatorium's interior environment conditions, however evidence of corrosion was noted, particularly along the ventilation equipment openings. Costs to replace the powered exhausters serving the natatorium are also shown in Year 3. That said, OSI recommends consideration be given to the installation of a modern dehumidification system or heat recovery ventilator. A qualified design professional should be retained to determine the full scope and cost(s) of any ventilation or dehumidification improvements.

Building Mechanical and Electrical Systems

Major building systems include the distribution piping for domestic hot and cold water, sanitary wastewater, and natural gas services, heating, ventilation and air conditioning (HVAC) services, electrical, fire detection, security, and pool equipment.

10.Costs related to the development's mechanical and electrical systems total \$626,039 or \$14 per unit in inflated dollars.

11. Space heating/cooling for the racquetball courts is provided by packaged roof top units and air conditioning condensers. The equipment is more than twenty-years old and is equipped with R22 refrigerant which does not comply with current standards. Costs to replace the rooftop units are included in Year 4. Air conditioning condensers are shown for replacement in Years 1 and 16 of the plan.

12. The building chiller is approximately seven years old and was purchased/installed used, in 2015. The reciprocating Carrier chiller has a rated cooling capacity of 90-tons and serves as the primary cooling system for the facility. Future replacement in Year 18.

13. The filtration and treatment systems serving the indoor swimming pool were replaced in recent years (part of major renovation of pool). No problems/concerns were reported with regards to these systems. The sand filtration system, chlorine and acid feed systems, and base-mounted filter circulation pumps are shown for replacement in Year 10.

14. No systemic problems/concerns were reported with regards to the buildings' electrical systems. These systems are shown being maintained and monitored during the plan's timeframe.

15. The central fire alarm control panel was not observed during the site visit. Based on discussions with management the panel is believed to be an older zone-type panel in serviceable condition at the present time. The panel is reportedly tested regularly. Costs to install a fully addressable fire alarm control panel are included in Year 1 of the plan.

Building Architectural Systems

The Downtown YMCA opened in October of 1925. The building is listed on the National Register of Historic Places as a “renaissance” style of architecture. The four-story building features a limestone, brick, and stucco surfaces front façade. The front façade also features composite style columns at the main entrance, barrel vaults, and paired first floor windows set in semi-circular arches. The roof is predominantly flat with rolled bituminous surfaces. Pitched roof areas feature terracotta barrel roof tiles. Exterior elevations feature mostly original brick, limestone and masonry. Windows feature stone pediments and sills, the street level exhibits large limestone block construction.

Interior spaces include hallways/corridors, stairs, locker rooms and restrooms, a multipurpose room, racquetball courts, a gymnasium, a fitness and wellness center, a natatorium, and offices and support spaces.

16. Costs related to the development’s architectural systems total \$2,471,895 or \$57 per unit in inflated dollars.

17. No problems/concerns were reported with regards to the buildings’ main structural framing systems. These systems are shown being monitored during the plan’s timeframe.

18. The iron-framed glass doors present at the main building entrance is believed to be original. The remaining double leaf aluminum-framed glass door at the Travis Street entrance is in good overall condition. These doors are shown being maintained as an operating concern during the plan's timeframe. Costs to replace the flush metal egress and service doors (including roof access) are shown in Year 4 of the plan.
19. Overall, the brick masonry cladding exhibits extensive deterioration including overhead risk to pedestrians below. Areas of deterioration in the form of mortar loss, cracking, and apparent movement were observed. Pronounced cracking was also observed at corners and over many window lintels. In addition, wood elements exhibit extensive deterioration and visible caulking was noted to be cracking. At the time of the assessment a repair estimate prepared by a local contractor with experience in historic restoration was provided. These costs are included in Year 1. Allowances for similar work are included in Year 15 of the plan. The estimate is understood to include cleaning of all masonry; repair all mortar joints; repair/replacement of broken/cracking brick; re-caulking of all windows; repair/repainting of all windows, trim, louvers, vents, and metal railings; elastomeric coating at all stuccos surfaces; application of transparent water repellent at all masonry surfaces.
20. Overall, the exterior windows are in poor condition. The wood-framed, single-pane windows exhibit extensive deterioration at all elevation. Repairs, caulking, painting is understood to be included in the estimate for building envelope repairs described above. That said, full replacement of the windows is recommended. Replacements will need to comply with historic preservation standards. For discussion purposes costs are included in Year 10 for full

replacement of windows serving the YMCA program areas with historic replicas (third and fourth floor windows are not included).

21. The building features exterior metal stairs used to access the racquetball court and a two story metal fire escape structure. Both were observed to be in fair to poor overall condition (including corroded railings). Costs for full replacement of both structures are included in Year 1 of the plan.

22. Overall, the single-ply rolled asphalt roofing system is in serviceable condition at the present time. However, the surfaces exhibits age related wear and deterioration. Incidences of past leaks and standing water were reported (particularly near the gymnasium roof) and the surface appears to be beyond its expected useful service life. Costs to replace the roof surface are shown in Year 4 of the plan. Based on observed conditions approximately 50% of the terracotta roof tiles are damaged, missing, or displaced. An allowances to repair the terracotta roof tiles are included in Year 1 of the plan.

23. The building is equipped with both exterior gutters and downspouts and interior drainage. An area of frequent leaks was reported during the assessment. Costs to inspect, clean, and repair interior drain lines are included in Year 1.

24. The majority of the main building's interior finishes have exceeded their expected useful service lives. Some renovation efforts have been carried out in recent years, particularly new rubber floor coverings in fitness rooms. Hallway/corridor finishes include a mix of newer and older suspended ceiling tile, painted wall surfaces, and a mix of vinyl composition tile (VCT) and ceramic tile flooring. Missing, damaged, and stained ceiling tiles were noted throughout the facility. Based on a recent contractor estimate, costs are included in Year 1 of the plan. Costs included minor

repairs/preparation and painting of all walls, ceilings, and interior woodwork. Additional costs are included in the following section of the report for areas that require patching or sectional trim replacement.

25. The reception area and entrance lobby was observed to be in good overall condition. Costs for painting of the wall and ceiling surfaces are included above. The greeting screen and light fixtures should be maintained as an operating expense. Costs to repair and rebuild the built-in reception deck are shown in Year 6.

26. Fitness and wellness rooms are located on the first and second floors. An allowance to repair damaged wall and trim areas (above painting costs included above) are shown in Year 1. Costs to glue down the existing rubber flooring are include in Year 3.

27. The women's locker room was created in 1985. A large portion of the suspended ceiling tile appears to be older, and select ceramic tile and carpet flooring exhibits wear. The metal lockers exhibit minor corrosion. The whirlpool is offline. Shower stalls are in serviceable condition. Based on observed conditions and discussion's held during the assessment, renovation of the women's locker room is seen as a major priority. Rather than providing costs for in-kind replacement a budget allowance for full renovation has been included here. Final renovation could vary from this estimate version as the scope of work expands to include specific product choices, energy efficient alternatives and upgraded materials/components or alteration to the existing building layout and use. Prior to carrying out major modification/improvement work, a qualified design professional should be retained to determine the full scope and cost(s) of the work.

28. No major renovations or improvements to the men's locker room have been made since 1965. A large portion of the suspended ceiling tile appears to be older, and select ceramic tile and carpet flooring exhibits wear. Furthermore, the metal lockers exhibit corrosion at several locations. Shower stalls are in serviceable condition. The steam room is offline at the present time. The sauna and whirlpool were functioning as designed at the time of the assessment. Rather than providing costs for in-kind component replacement a budget allowances for full renovation has been included here. Final renovation could vary from this estimate as the scope of work expands to include specific product choices, energy efficient alternatives and upgraded materials/components or alteration to the existing building layout and use. Prior to carrying out major modification/improvement work, a qualified design professional should be retained to determine the full scope and cost(s) of the work.
29. The gymnasium contains a full size basketball court and walking track at the second floor level. Costs to repair wall cracks are shown in Year 1. Allowances to refinish the wood flooring and restripe the court are shown every seven years starting in Year 4.
30. No major renovations within the racquetball courts have been undertaken since the addition was constructed circa 1965. Costs to paint walls/ceilings and refinish floors within the courts and hallways are included in Year 1 of the plan. Costs to install Plexiglas panels, where missing, at the observation deck level are included in Year 1.
31. The natatorium was observed to be in serviceable condition at the present time. No leaking of the pool liner, drain, or gutter system was reported as these systems were recently upgraded. That said, the ceramic tile surfaces exhibit age replaced wear and discoloration. Costs to clean and repair the ceramic tile are included in Year 1.

32. Costs to paint the conference room are included above. No additional costs are included pending a decision of the use of the room going forward. Costs to replace carpeting and refinish pews are included in Year 3.
33. Based on discussions held during the site visit, no costs for the vacant third and fourth floors are included in the plan.
34. Based on discussions with management, select building materials may contain hazardous substances (asbestos containing material (ACM) or lead based paint (LBP). Any ACMs or LBP that would be disturbed by future renovation work should be abated by a licensed asbestos abatement contractor. No abatement costs are included in this report. This should be discussed during the client review.

Additional Notes:

1. The Physical Assessment of the property was conducted on *October 2nd 2018*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. 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*.
4. Information reviewed in preparation of this report included historic data on capital activities and costs, available contractor prepared estimates, limited drawings and/or blueprints, and current prices for capital actions.



View of the asphalt-paved parking area.



The courtyard.



The stone stairs and metal railing at the courtyard exhibit rust and deterioration.



View of the asphalt-paved alleyway.



The reciprocating Carrier chiller with a 90-ton cooling capacity.



Three of the rooftop mounted packaged air conditioning units serving the racquetball courts.



Example of an older air handler (gymnasium) located throughout the facility.



Smaller split system air conditioning condensers provide additional space cooling.



View of the louvered pool exhaust.



View of the commercial laundry equipment.



The recently install gas-fired steam boiler used to produce space heating and hot water (via heat exchanger) for the pool.



One of the 3-horsepower, base mounted circulator pumps.



The new, gas-fired, high efficiency, condensing, instantaneous water heaters.



The pool filtration equipment and chlorinator.



The main entrance located on McNeil Street.



Typical building architecture as seen at the front elevation.



A close up of a window lintel exhibiting rusting and peeling paint. This condition is typical at all elevations.



Close up of cracking/separating caulking and peeling paint at a first floor wood framed window.



View of the McNeil Street and Travis Street Elevations.



Close up of extensive cracking observed at the north corner.



The rear elevation and racquetball addition.



A pronounced area of mortar loss and apparent bowing/movement within the brickwork at the southeast elevation.



A cracked and flaking stone window lintel at the southeast elevation above a fourth floor window.



Example of cracking observed at a first floor window.



Missing or damage terracotta tiles are common.



View of the rolled asphalt roof surface.



View of the exterior metal stair providing access to the racquetball court.



A similar metal fire escape structure, also observed to be in poor condition.



Typical office area.



The gymnasium.



Example of ceiling damage within the gymnasium.



One of two usable racquetball courts.



The weight room located on the second floor.



The cardio room located on the second floor.



The first floor cardio room.



View of the women's locker room area.



View of the women's shower and dressing area.



The main lobby and reception desk.



The conference room.



View of the pool.



The men's locker room showers.



The steam room within the men's locker room is offline.

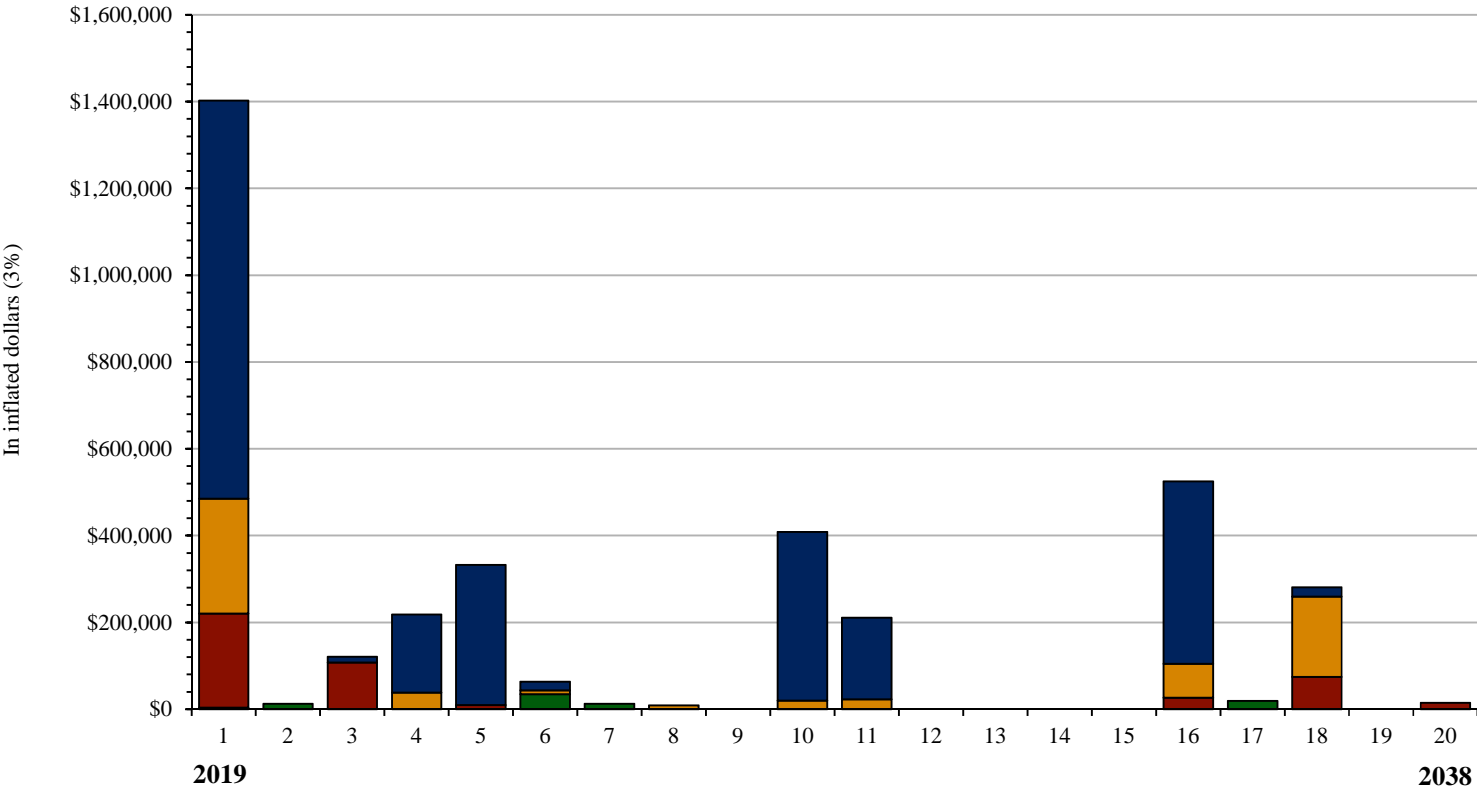


The main locker room and dressing area within the men's locker room.

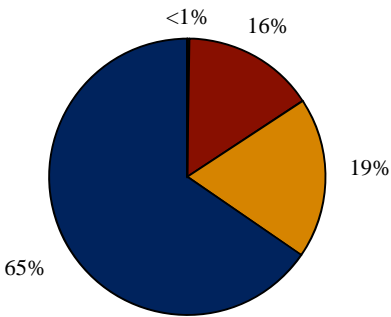


The men's whirlpool.

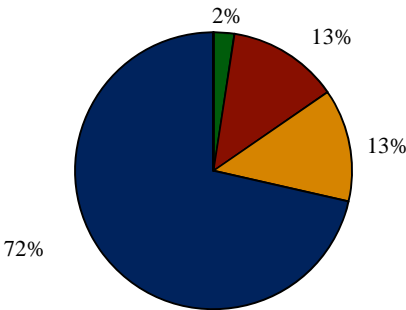
Capital Needs Summary



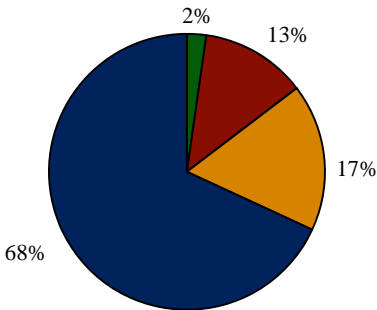
Downtown YMCA



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	\$3,500 or \$/SqFt	\$62,348 or \$1/SqFt	\$81,605 or \$2/SqFt
Mechanical Room	\$217,000 or \$5/SqFt	\$334,248 or \$8/SqFt	\$449,645 or \$10/SqFt
Building Mech. & Elec.	\$264,175 or \$6/SqFt	\$339,875 or \$8/SqFt	\$626,039 or \$14/SqFt
Building Architectural	\$917,304 or \$21/SqFt	\$1,841,613 or \$43/SqFt	\$2,471,895 or \$57/SqFt
In inflated dollars:	\$1,401,979 or \$32/SqFt	\$2,578,085 or \$60/SqFt	\$3,629,183 or \$84/SqFt
In current dollars:	\$1,401,979 or \$32/SqFt	\$2,407,517 or \$56/SqFt	\$3,091,971 or \$71/SqFt

Capital Needs Summary

OSI Ref: 18567

Property Age: 95 Years

Number of Buildings: 1

Gross Square Footage 43250

Downtown YMCA

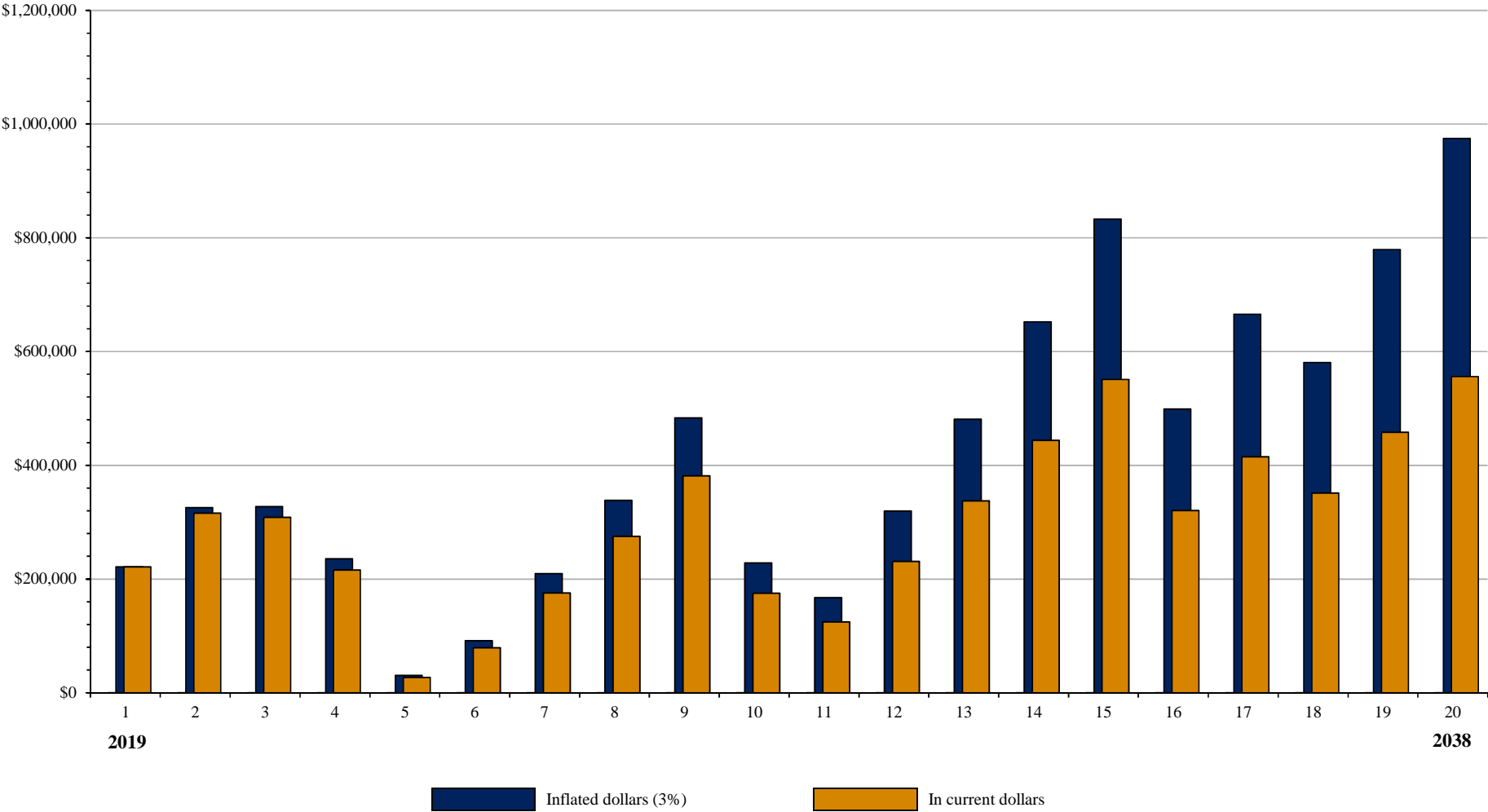
Shreveport, LA

	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
Site Systems										
Surface	\$3,500	\$12,360	\$0	\$0	\$0	\$34,343	\$12,145	\$0	\$0	\$0
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Sub-Total	\$3,500	\$12,360	\$0	\$0	\$0	\$34,343	\$12,145	\$0	\$0	\$0
Mechanical Room										
Boilers	\$17,000	\$0	\$0	\$0	\$9,567	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$200,000	\$0	\$107,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Sub-Total	\$217,000	\$0	\$107,681	\$0	\$9,567	\$0	\$0	\$0	\$0	\$0
Building Mech. & Electrical										
Mechanical	\$42,300	\$0	\$0	\$38,245	\$0	\$9,274	\$0	\$8,609	\$0	\$19,572
Electrical	\$221,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$264,175	\$0	\$0	\$38,245	\$0	\$9,274	\$0	\$8,609	\$0	\$19,572
Building Architectural										
Structural and Exterior	\$252,141	\$0	\$0	\$13,222	\$0	\$0	\$0	\$0	\$0	\$389,083
Roof Systems	\$17,756	\$0	\$0	\$152,080	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$83,500	\$0	\$0	\$0	\$0	\$4,637	\$0	\$0	\$0	\$0
Community Spaces	\$563,907	\$0	\$13,102	\$14,524	\$322,937	\$14,723	\$0	\$0	\$0	\$0
Building Architectural Sub-Total	\$917,304	\$0	\$13,102	\$179,827	\$322,937	\$19,360	\$0	\$0	\$0	\$389,083
Total Capital Costs	\$1,401,979	\$12,360	\$120,783	\$218,072	\$332,503	\$62,978	\$12,145	\$8,609	\$0	\$408,655

Downtown YMCA

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.

2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20	
\$0	\$0	\$0	\$0	\$0	\$0	\$19,256	\$0	\$0	\$0	Site Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Surface
										Site Distribution Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$19,256	\$0	\$0	\$0	Site Sub-Total
\$0	\$0	\$0	\$0	\$0	\$26,485	\$0	\$74,006	\$0	\$14,905	Mechanical Room
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Boilers
										Boiler Room Systems
\$0	\$0	\$0	\$0	\$0	\$26,485	\$0	\$74,006	\$0	\$14,905	Mechanical Sub-Total
\$0	\$0	\$0	\$0	\$0	\$78,366	\$0	\$185,119	\$0	\$0	Building Mech. & Electrical
\$22,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
										Elevators
\$22,679	\$0	\$0	\$0	\$0	\$78,366	\$0	\$185,119	\$0	\$0	Mechanical & Electrical Sub-Total
\$0	\$0	\$0	\$0	\$0	\$348,425	\$0	\$0	\$0	\$0	Building Architectural
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Structural and Exterior
\$112,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof Systems
\$76,167	\$0	\$0	\$0	\$0	\$71,503	\$0	\$21,969	\$0	\$0	Halls, Stairs, Lobbies
										Community Spaces
\$188,384	\$0	\$0	\$0	\$0	\$419,929	\$0	\$21,969	\$0	\$0	Building Architectural Sub-Total
\$211,062	\$0	\$0	\$0	\$0	\$524,780	\$19,256	\$281,094	\$0	\$14,905	Total Capital Costs



Reported Reserve Balance as of 01/01/2019 : **\$0**
Estimated Reserve Balance as of 01/01/2019 : **\$0**
Current annual contributions to reserves: **\$0**

At the end of Year One, Reserve Balances are projected to be: **\$221,517**
At the end of Year 20, Reserve Balances are projected to be: **\$974,920**
All projected capital needs are met throughout the plan

- 1. Set annual contribution at \$2.50/ square foot.
- 2. Infusion of outside capital of \$1,513,750 (\$35/SqFt).

Replacement Reserve (RR) Analysis: *Plan One*

Downtown YMCA

		Reserve Funding In Year 1 Replacement Reserve (RR) analysis starts here with the starting RR balance reported, or imputed, to have been on hand at the start of Year 1, and current annual RR contributions. The projections below reflect Starting RR Balance (Line A), plus the Total Annual RR Contributions (Line D) and Interest Earnings on RR (Line E), minus Total Annual Capital Costs (Line F), taken from the CNS above. This is expressed arithmetically as (A+D+E)-F=G, Year-End Balances, then carries forward to Line A of the following Year.								
Starting replacement reserve balance:		\$0 or \$00/unit								
Contributions to Reserves:		\$0 or \$00/unit								
	2019 Year 1	2020 Year 2	2021 Year 3	2022 Year 4	2023 Year 5	2024 Year 6	2025 Year 7	2026 Year 8	2027 Year 9	2028 Year 10
(A) Reserve Balances										
Starting Replacement Reserves	\$0	\$221,517	\$325,550	\$327,572	\$235,758	\$30,250	\$91,701	\$209,534	\$338,255	\$483,377
(B) Annual Funding										
Contributions Indexed at 3%	\$0	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
(C) Additional SqFt Contributions	\$2.50									
	3	3	3	3	3	3	3	3	3	3
(D) Total Annual Reserve Funding	\$108,125	\$108,125	\$111,369	\$114,710	\$118,151	\$121,696	\$125,347	\$129,107	\$132,980	\$136,970
(E) Interest on Reserves at 3%	\$1,622	\$8,267	\$11,437	\$11,548	\$8,845	\$2,733	\$4,631	\$8,223	\$12,142	\$16,556
Total Funds Available	\$109,747	\$337,910	\$448,356	\$453,830	\$362,754	\$154,679	\$221,679	\$346,864	\$483,377	\$636,902
(F) Total Capital Cost	\$1,401,979	\$12,360	\$120,783	\$218,072	\$332,503	\$62,978	\$12,145	\$8,609	\$0	\$408,655
(G) Reserve Balances	(\$1,292,233)	\$325,550	\$327,572	\$235,758	\$30,250	\$91,701	\$209,534	\$338,255	\$483,377	\$228,247
Outside Capital:	\$1,513,750									
Adjusted Reserve Balances	\$221,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Notes:

1. Set annual contribution at \$2.50/ square foot.
2. Infusion of outside capital of \$1,513,750 (\$35/SqFt).

*ANNUAL RR CONTRIBUTIONS are shown being indexed for inflation at the % specified above except when Additional Contributions are called for.

Line C, Additional Contributions allows for material adjustments in annual RR funding that would enable the property to meet all projected needs out of reserves through Year 20.

**INTEREST EARNINGS ON RESERVES are calculated on 100% of starting balances and on 50% of the total annual contribution for the year at the rate shown

Replacement Reserve (RR) Analysis: *Plan One*

Downtown YMCA

Reserve Funding In Year 20									
Projected replacement reserve balance is \$974,920					This is \$23 per unit in inflated dollars or \$13 per unit in uninflated dollars				
Projected annual funding to reserves is \$184,076					This is \$4 per unit in inflated dollars or \$2 per unit in current dollars				
2029 Year 11	2030 Year 12	2031 Year 13	2032 Year 14	2033 Year 15	2034 Year 16	2035 Year 17	2036 Year 18	2037 Year 19	2038 Year 20
\$228,247	\$167,227	\$319,735	\$481,242	\$652,152	\$832,884	\$499,092	\$665,791	\$580,781	\$779,600
\$3	\$3	\$3	\$4	\$4	\$4	\$4	\$4	\$4	\$4
3	3	3	4	4	4	4	4	4	4
\$141,079	\$145,311	\$149,670	\$154,160	\$158,785	\$163,549	\$168,455	\$173,509	\$178,714	\$184,076
\$8,964	\$7,196	\$11,837	\$16,750	\$21,946	\$27,440	\$17,500	\$22,576	\$20,104	\$26,149
\$378,290	\$319,735	\$481,242	\$652,152	\$832,884	\$1,023,872	\$685,047	\$861,876	\$779,600	\$989,824
\$211,062	\$0	\$0	\$0	\$0	\$524,780	\$19,256	\$281,094	\$0	\$14,905
\$167,227	\$319,735	\$481,242	\$652,152	\$832,884	\$499,092	\$665,791	\$580,781	\$779,600	\$974,920
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Reserve Balances (A)

Starting Replacement Reserves

Annual Funding (B)

Contributions Indexed at 3%

Additional Unit Contributions (C)

Total Annual Reserve Funding (D)

Interest on Reserves at 3% (E)

Total Funds Available

Total Capital Cost (F)

Reserve Balances (G)

Downtown YMCA

SITE SYSTEMS

Replacement Items		Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
							Year of action AND duration of project		
SURFACE									
Parking	7,500 +/- sf	3.95	\$29,625	20+	25	6	in 1 Year		Asphalt paved parking lot at southwest elevation Costs to scarify and resurface
Alleyway	2,575 +/- sf	3.95	\$10,171	20+	25	7	in 1 Year		Asphalt paved alleyway at southeast elevation Costs to scarify and resurface
Crack-Fill and Sealcoat	7,500 sf		\$0	20+	5				Restripe and periodic surface maintenance from Operating
Sidewalks	1 ls		\$0	varies	35				City property
Retaining Walls	lf								
Fencing	lf								
Courtyard	1 ls	12000.00	\$12,000	95	15	2 /17	in 1 Year		Costs included with exterior envelope work Allowance to clean/repair stone and trim trees
Courtyard Stairs	1 ls	3500.00	\$3,500	95	20	1	in 1 Year		Deterioration/cracking/rust observed Repair stairs and install new handrail
Play Equipment	ea								
Site Lighting	ea								
Site Lighting	ea								
Landscaping	ls								
Sign and Lighting	1 ea		\$0	95	35				Pole mounted Y sign at McNeil Street entrance Operating
Miscellaneous	ea								
Miscellaneous	ea								

SITE DISTRIBUTION SYSTEMS

Gas Lines	1 ls		\$0	95	60			No problems observed or reported Monitor
Sanitary Lines	1 ls		\$0	95	60			No problems observed or reported Monitor
Cold Water Lines	1 ls		\$0	95	60			No problems observed or reported Monitor
Electric Distribution	1 ls		\$0	95	60			No problems observed or reported Monitor
Sanitary Leach fields	lf							
Miscellaneous	lf							

Projected Capital Needs Over Twenty Years

Downtown YMCA

Costs projected at 3%

SITE SYSTEMS

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
SURFACE																				
Parking	\$0	\$0	\$0	\$0	\$0	\$34,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alleyway	\$0	\$0	\$0	\$0	\$0	\$0	\$12,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crack-Fill and Sealcoat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Courtyard	\$0	\$12,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,256	\$0	\$0	\$0
Courtyard Stairs	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Play Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sign and Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SITE DISTRIBUTION SYSTEMS

Gas Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cold Water Lines	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Leach fields	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Downtown YMCA

MECHANICAL ROOM

MECHANICAL ROOM		(Expected Useful life)				Replacement Schedule		Notes
Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project		
BOILERS								
Boilers	1 ea		\$0	1	30			Weil McClain Model 88 Series 2, gas-fired steam boiler Monitor
Burner	1 ea		\$0	1	15			Burner repairs and cleaning from operating
Boilers	1 ea		\$0	30+	30			Weil McClain backup boiler - assumed needed for 4th & 5th floors Reportedly not needed - abandon in place - no costs
Boilers	5 ea	8955.00	\$44,775	2	20	18	in 1 Year	State Premier, 199 MBH ea. Gas-fired condensing models Future replacement costs
Controls	ea							
Controls	ea							
Condensate & Feed Water	1 ea		\$0	1	25			Included with boilers
Circulator Pumps	1 ea	8500.00	\$8,500	~10	15	5 /20	in 1 Year	3-horsepower, base mounted pump Costs to replace
Circulator Pumps	ea							
Chilled Water Pumps	2 ea	8500.00	\$17,000	15+	15	1 /16	in 1 Year	3-horsepower, base mounted pump Costs to replace
Flue Exhaust	1 ea		\$0	varies	25			Metal flue - steam boiler, CPVC at condensing equipment Monitor
BOILER ROOM SYSTEMS								
Boiler Room Piping/Valves	1 ls		\$0	varies	25			No problems observed or reported Monitor
3-Way Valve & Controller	ea							
Heat Exchanger for Pool Heat	1 ea		\$0	15+	20			Shell and tube, ceiling hung steam to water heat exchanger Operating
Domestic Hot Water Generation	ea							
Domestic Hot Water Storage	ea							
<i>Based on Contractor Estimate</i>								
Air Handler Units	1 ls	200000.00	\$200,000	95	25	1	in 1 Year	AHU #9, 10, 11, 12, 14, 17 & two chiller AHU Costs to replace per contractor estimate
Air Handler Units	1 ls	100000.00	\$100,000	95	25	3	in 1 Year	AHU #15, 16, 19, 20 Costs to replace remaining older air handler units
Air Handler Units	1 ea		\$0	~10	25			AHU #13 - Recently replaced TRANE model Operating
Fan Coil Units	1 ea		\$0	~10	25			Cabinet and ceiling hung FCU throughout building Operating
Pool Humidity Exhaust Fan	1 ea	1500.00	\$1,500	15+	20	3	in 1 Year	Pool humidity exhaust fan, no extensive interior corrosion observed Costs for in-kind replacement; consider installing dehumidification or HRV

Projected Capital Needs Over Twenty Years

Downtown YMCA

Costs projected at 3%

MECHANICAL ROOM

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
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BOILERS

Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Burner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,006	\$0	\$0
Controls	\$0	\$0	\$0	\$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
Condensate & Feed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Circulator Pumps	\$0	\$0	\$0	\$0	\$9,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,905
Circulator Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chilled Water Pumps	\$17,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,485	\$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
3-Way Valve & Controller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Exchanger for Pool Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot Water Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Air Handler Units	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Air Handler Units	\$0	\$0	\$106,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Air Handler Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fan Coil Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Humidity Exhaust Fan	\$0	\$0	\$1,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Downtown YMCA

BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule			Notes
Year of action AND duration of project									
BUILDING MECHANICAL									
Laundry Equipment	2 ea	4000.00	\$8,000	4	10	6	16	in 1 Year	Costs to replace the commercial washer
	2 ea	3500.00	\$7,000	2	10	8	/18	in 1 Year	Costs to replace the commercial dryer
Building Fire Suppression	1 ls		\$0	ADD	75				No sprinkler coverage <i>No costs included per management</i>
Building Heating Distribution	1 ls		\$0	varies	75				No problems observed or reported Monitor
Domestic Hot/Cold Water Dist.	1 ls		\$0	varies	75				No problems observed or reported Monitor
Building Sanitary Waste & Vent. Dist.	1 ls		\$0	varies	75				No problems observed or reported Operating
Building Gas Distribution	1 ls		\$0	varies	75				No problems observed or reported Monitor
Rooftop Units (<i>Racquetball</i>)	2 ea	17500.00	\$35,000	21	25	4		in 1 Year	Carrier models - specific product specification not available, est. 7-ton Costs to replace
Building A/C (<i>Racquetball</i>)	3 ea	7500.00	\$22,500	21	15	1	/16	in 1 Year	Carrier, 5-ton cooling capacity Costs to replace
Hallway Vent. & Exhaust	3 ea		\$0	21	20				Mushroom type exhaust fans - repairs over past years Operating
Building Chiller	1 ea	105000.00	\$105,000	~7	25	18		in 1 Year	90-ton capacity Carrier Chiller Future replacement costs
Building Air Conditioning	6 ea	3300.00	\$19,800	20+	15	1	/16	in 1 Year	Split system air conditioning - 4 near racket, 2 serve locker Costs to replace
Pool Filtration Equipment	1 ea	15000.00	\$15,000	varies	15	10		in 1 Year	Triton Sand Filter, chlorinator, pump Future allowance to replace filter, pumps, chlorinator and sectional piping
BUILDING ELECTRICAL									
Building Power Wiring	1 ls		\$0	varies	99				Square D equipment Monitor
Emergency Generator	ea								
Emergency Lights	1 ls	16875.00	\$16,875	95	10	1	/11	in 1 Year	Inadequate/missing emergency lighting and exit signage Costs to install new emergency lighting
Smoke / Fire Detection	1 ls	175000.00	\$175,000	20+	20	1		in 1 Year	Costs to upgrade with a fully addressable system
Signaling / Communication	1 ls	30000.00	\$30,000	20+	20	1		in 1 Year	Upgrade phone system
BUILDING ELEVATORS									
Shafts and Doorways	ea								N/A
Cabs	ea								
Controller/Dispatcher	ea								
Machine Room Equipment	ea								

Projected Capital Needs Over Twenty Years

Downtown YMCA

Costs projected at 3%

BUILDING MECHANICAL AND ELECTRICAL

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
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BUILDING MECHANICAL

Laundry Equipment	\$0	\$0	\$0	\$0	\$0	\$9,274	\$0	\$8,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,464	\$0	\$11,570	\$0	\$0
Building Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Heating Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Hot/Cold Water Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Sanitary Waste & Vent. Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Gas Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rooftop Units (Racquetball)	\$0	\$0	\$0	\$38,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building A/C (Racquetball)	\$22,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,054	\$0	\$0	\$0	\$0
Hallway Vent. & Exhaust	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Chiller	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,549	\$0	\$0
Building Air Conditioning	\$19,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,848	\$0	\$0	\$0	\$0
Pool Filtration Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,572	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lights	\$16,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smoke / Fire Detection	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signaling / Communication	\$30,000	\$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
Cabs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controller/Dispatcher	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machine Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Downtown YMCA

BUILDING ARCHITECTURE

BUILDING ARCHITECTURE				(Expected Useful life)		Replacement Schedule		Notes
Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project		
STRUCTURE								
Foundation	550 lf		\$0	95	50			Men's locker room repairs post sidewalk work; no current issues Monitor
Framing	1 ls		\$0	95	70			No problems observed or reported Monitor
Accessibility Improvements	1 ls		\$0	ADD	50			No costs at this time per discussion with management Will be handled on a case by base basis
Miscellaneous	ea							
BUILDING EXTERIOR								
Exterior Common Doors	1 ea		\$0	95	35			Iron and glass, double-leaf front entrance doors Costs to restore included with building envelope work below
Exterior Common Doors	1 ea		\$0	~20	35			Aluminum/glass, double-lead door at Travis Street elevation Monitor
Exterior Common Doors	5 ea	1100.00	\$5,500	35+	35	4	in 1 Year	Single leaf metal doors, courtyard, racket ball, etc. Costs to replace
Service Doors	6 ea	1100.00	\$6,600	95	35	4	in 1 Year	Egress, service, and roof access doors Costs to replace
Storm Doors	ea							
Exterior Walls	30,310 sf		\$0	95	35			Brick, limestone, stucco surfaces - cracking, mortar loss, potentially hazardous conditions - Costs included with building envelope work
Exterior Walls	5,760 sf		\$0	34	35			Stucco surfaces at racquetball addition - discolored, fair condition Costs included with building envelope work
Based on Contractor Estimate								
Building Envelope	1 ls	219891.00	\$219,891	95	15	1 /16	in 1 Year	Clean, repair, seal all masonry; repair/paint all trim, windows, doors Apply elastomeric coating at all stucco surfaces, replace all caulking
Trim, Soffit & Fascia	1 ls		\$0	varies	35			Included with exterior walls
Exterior Ceilings	1 ls		\$0	95	20			Included with Building Envelope work
Window Frames (YMCA)	142 ea	Avg. Costs 2100.00	Discuss \$298,200	95	35	10	in 1 Year	Wood framed, fixed and operable windows - rot & deterioration Repair costs w/ envelope work; future replacement w/ historic replica
Window Frames (3rd & 4th Floor)	91 ea		Discuss \$0	95	35			Wood framed, operable windows - rot & deteriorating frames Missing or boarded glass panes - repair included in envelope work
Window Glass	284 ea		\$0	varies	15			Replace fogged or damaged window glass from Operating
Connector Bridge	1 ls		\$0	~50	50			Discuss
Unit Balconies/Wood Decks	4 ea		\$0	95	50			Iron railings at faux/Juliet balconies Prepare/paint included in building envelope work
Exterior Stairs	2 ea	9500.00	\$ 19,000	~34	35	1	1	Metal stairs and railings to racquetball court and fire escapes
	1 ea	9500.00	\$9,500	~34	35	1	in 1 Year	Costs to replace stairs and railings
Bldg Mounted Lighting	5 ea	750.00	\$3,750	varies	15	1 /16	in 1 Year	Parking area and alley way lighting - install LED fixtures Decorative ornate iron fixtures and both street entrances
Bldg Mounted Lighting	4 ea		\$0	95	20			Costs to restore are included in Building Envelope work

Projected Capital Needs Over Twenty Years

Downtown YMCA

Costs projected at 3%

BUILDING ARCHITECTURE

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
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STRUCTURE

Foundation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Framing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessibility Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

BUILDING EXTERIOR

Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Common Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Common Doors	\$0	\$0	\$0	\$6,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Doors	\$0	\$0	\$0	\$7,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$219,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342,583	\$0	\$0	\$0	\$0
Trim, Soffit & Fascia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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
Window Frames (YMCA)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Frames (3rd & 4th Floor)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Window Glass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Connector Bridge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Balconies/Wood Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Stairs	\$28,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,842	\$0	\$0	\$0	\$0
Bldg Mounted Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Downtown YMCA

BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Schedule								
Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project		Notes
ROOF SYSTEMS								
Structure	15,838 sf		\$0	95	40			Pitched and flat roof surfaces Monitor
Roof Covering	14,650 sf	9.50	\$139,175	>21	20	4	in 1 Year	Rolled asphalt surfaces - fair condition for age, leaking/ponding at gym roof Costs to resurfaces
Roof Covering	2,376 tftl sf							Terra-cotta Spanish barrel style - many missing tiles, exposed framing Costs to repair approximately 20% of surface area
Roof Covering	1,188 sf	12.00	\$14,256	>21	20	1	in 1 Year	
Roof Covering								
Roof Drainage	1 ls	3500.00	\$3,500	varies	20	1	in 1 Year	Interior and exterior drainage system Allowance to clean drains and repair leak near first floor cardio room
Skylights								
Penthouses	1 ea		\$0	varies	20			Included with exterior walls and envelope work
Access Doors & Hatches								
Roof Railings								
INTERIOR SURFACES								
								Painted interior surfaces - poor overall condition
Interior Walls	1 ls	50140.00	\$50,140	varies	10	1 /11	in 1 Year	Costs to prepare and paint
								Mostly suspended ceiling tiles, some painted surfaces and exposed framing Costs to prepare and paint
Interior Ceilings	1 ls	20390.00	\$20,390	varies	10	1 /11	in 1 Year	Costs to prepare and paint
								Stained/painted interior woodwork and trim Costs to prepare and paint/stain
Interior Wood Work	1 ls	12970.00	\$12,970	varies	10	1 /11	in 1 Year	
Hallway Doors								
Hallway Railings								
Hallway Interior Lighting								
Hallway Heating								
Miscellaneous								
STAIRS								
Stair Treads & Landings (YMCA)	5 ea		\$0	95	10			Stairs do not meet current safety standards Operating
Stair Railings (YMCA)	5 ea		\$0	95	20			Stairs do not meet current safety standards Operating
Stair Treads & Landings (4th & 5th fl)	2 ea		\$0	95	35			Operating
Stair Railings (4th & 5th fl)	2 ea		\$0	95	20			Operating

Projected Capital Needs Over Twenty Years

Downtown YMCA

Costs projected at 3%

BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
ROOF SYSTEMS																				
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$152,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$14,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Drainage	\$3,500	\$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
Penthouses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Doors & Hatches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTERIOR SURFACES																				
Interior Walls	\$50,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Ceilings	\$20,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Wood Work	\$12,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,431	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hallway Railings	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STAIRS																				
Stair Treads & Landings (YMCA)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings (YMCA)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Treads & Landings (4th & 5th	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Railings (4th & 5th fl)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Downtown YMCA

BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project		Notes
RECEPTION & ENTRANCE LOBBY								
Lobby Floors	1,250 sf		\$0	95	35			Original tile surfaces Maintain out of operating
Light Fixtures	12 sf		\$0	~15	15			Ceiling and wall mounted fixtures Operating
Multi Media Fixtures	1 ls		\$0	~10	10			Greeting screen Operating
Reception Desk & Equipment	1 ls	4000.00	\$4,000	~15	20	6	in 1 Year	Built in desk and computer equipment Costs to replace
Lobby Local HV	ea							
FITNESS AND WELLNESS ROOMS								
Walls/Ceilings	7,419 sf	1.35	\$10,000	varies	10	1	in 1 Year	Wall damage, missing/damaged ceiling tiles, damaged interior trim Costs to patch/repair wall above contractor painting estimate
	300 sf		\$0	35+	35			Cardio room - ceramic tile flooring - operating
Floor Covering (<i>First Floor</i>)	900 sf	2.00	\$1,800	7	20	3	in 1 Year	Cardio room - rubber flooring - installation costs Cardio and weight room - rubber flooring
Floor Coverings	2,600 sf	2.00	\$5,200	7	20	3	in 1 Year	Costs to glue down rubber flooring, instalation costs only
			<i>Based on Vender Pricing</i>			<i>Per Mgmt</i>		
Weight Training Equipment	1 ls	203946.20	\$203,946	~59	25	1	in 1 Year	Costs to replace
			<i>Based on Vender Pricing</i>			<i>Per Mgmt</i>		
Cardio Equipment	1 ls	35142.78	\$35,143	~10	15	1 /16	in 1 Year	Costs to replace
OFFICE & SUPPORT ROOMS								
Office Walls/Ceilings	5,615 sf	1.07	\$6,000	varies	10	1	in 1 Year	Wall damage, missing/damaged ceiling tiles, damaged interior trim Costs to patch/repair wall above contractor painting estimate
	550 sf	5.00	\$2,750	15+	15	1	1	VCT flooring as second floor office hallway
Office Floor Covering	2,670 sf	3.95	\$10,547	15+	10	1 /11	in 1 Year	Carpeting at first and second floor offices
Office Equipment	1 ea			varies	12			Operating
MEN'S LOCKER ROOM								
			<i>Costs Pending</i>					
Shower, Sauna, Whirlpool Renovation	1,360 sf	125.00	\$170,000	~50	35	5	in 1 Year	Ceramic tile shower stalls, toilets, sinks, dividers, and accessories Budget allowance for renovation
			<i>Costs Pending</i>					
Locker Room Renovation	4,677 sf	25.00	\$116,925	~50	10	5	in 1 Year	Carpeting, painted wall surfaces, suspended ceiling tiles, lockers, benches Budget allowance for renovation
Miscellaneous	ea							
WOMEN'S LOCKER ROOM								
			<i>Costs Pending</i>					
Shower, Sauna, Whirlpool Renovation	1,200 sf	125.00	\$150,000	~34	30	1	in 1 Year	Ceramic tile shower stalls, toilets, sinks, dividers, and accessories Budget allowance for renovation
			<i>Costs Pending</i>					
Locker Room Renovation	915 sf	85.00	\$77,775	~34	30	1	in 1 Year	Ceramic tile, painted walls, suspended ceiling tiles, lockers, benches Budget allowance for renovation
Miscellaneous	ea							
Miscellaneous	ea							

Projected Capital Needs Over Twenty Years

Downtown YMCA

Costs projected at 3%

BUILDING ARCHITECTURE--continued

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
RECEPTION & ENTRANCE LOBBY																				
Lobby Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Light Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multi Media Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reception Desk & Equipment	\$0	\$0	\$0	\$0	\$0	\$4,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lobby Local HV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FITNESS AND WELLNESS ROOMS																				
Walls/Ceilings	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Covering (First Floor)	\$0	\$0	\$1,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Coverings	\$0	\$0	\$5,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Weight Training Equipment	\$203,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cardio Equipment	\$35,143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,751	\$0	\$0	\$0	\$0
OFFICE & SUPPORT ROOMS																				
Office Walls/Ceilings	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Floor Covering	\$13,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MEN'S LOCKER ROOM																				
Shower, Sauna, Whirlpool Renovat	\$0	\$0	\$0	\$0	\$191,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Locker Room Renovation	\$0	\$0	\$0	\$0	\$131,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WOMEN'S LOCKER ROOM																				
Shower, Sauna, Whirlpool Renovat \$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Locker Room Renovation	\$77,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Downtown YMCA

BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2019 \$\$	Total Cost in 2019 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
GYMNASIUM							
Main Gymnasium - Floors	3,365 sf	3.95	\$13,292	95	7	4 /11 /18 in 1 Year	Hardwood stipe flooring - fair overall condition
	200 lf	25.00	5,000	50+	25	6 1	Costs to refinish wood and re-stripe court lines
Walking Track & Railing	1,110 sf	2.75	\$3,053	95	15	1 /16 in 1 Year	Future allowance to replace railing system
							Costs to seal concrete walking surface
Gymnasium Fixtures	2 ea		\$0	??	15		Basketball hoops - good condition - operating
Small Gymnasium - Flooring	1,775 sf	2.00	\$3,550	7	20	3 in 1 Year	Rubber flooring - good condition
							Costs to glue down rubber flooring, installation costs only
Walls & Ceilings	13,400 sf	0.90	\$12,000	95	20	1 in 1 Year	Extensive cracking within plaster walls, damaged/missing ceiling sections
							Costs to patch/repair wall above contractor painting estimate
RACKETBALL COURTS							
Court Walls/Ceilings	15,320 sf	0.95	\$14,554	~50	10	1 /11 in 1 Year	Painted surfaces -widespread peeling
							Costs to prepare and paint
Court Floor Covering	3,820 sf	0.95	\$3,629	~50	10	1 /11 in 1 Year	Hardwood flooring
							Allowances to refinish and restripe
Hall Walls/Ceilings	5,420 sf	0.95	\$5,149	~50	10	1 /11 in 1 Year	Painted surfaces -widespread peeling
							Costs to prepare and paint
Hall Floor Covering	1,900 sf	0.95	\$1,805	~50	10	1 /11 in 1 Year	Painted concrete flooring
	3 ea	4000.00	\$12,000	~50	20	1 1	Costs to prepare and paint
Observation Floor Glass	2 ea	4000.00	\$8,000	~50	20		Three courts missing Plexiglas at observation level
							Two courts with Plexiglas at observation level
NATATORIUM							
Pool Decking & Tiled Walls	2,245 sf	3.50	\$7,858	95	35	1 in 1 Year	See Mechanical & Electrical section for pool plumbing & mechanical
							Costs to clean and repair ceramic tile surfaces
Pool Surface	2,200 sf	3.50	\$7,700	95	35	1 /6 /11 /16 in 1 Year	Costs to clean and repair ceramic tile surfaces
							Recently refinished drainage - no reported issues
Pool Gutter	155 lf		\$0	95	20		Monitor
MULTIPURPOSE ROOM (Conference Room)							
Walls/Ceilings	2,600 sf		\$0	??	10		Pending
Floors	1,250 sf		\$0	??	35		Pending
Chapel	1 ls	1800.00	\$1,800	??	20	3 in 1 Year	Replace carpeting and refinish pews
THIRD AND FORTH FLOORS							
Walls/Ceilings	48,300 sf		\$0	95	10		No costs included - per YMCA board
Floor Area	13,800 sf		\$0	95	10		No costs included - per YMCA board
Cleaning/Trash & Storage Removal	1 ls		\$0	95	20		Operating
Misc.	ea						

Projected Capital Needs Over Twenty Years

Downtown YMCA

Costs projected at 3%

BUILDING ARCHITECTURE--*continued*

Replacement Items	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028	Year 11 2029	Year 12 2030	Year 13 2031	Year 14 2032	Year 15 2033	Year 16 2034	Year 17 2035	Year 18 2036	Year 19 2037	Year 20 2038
GYMNASIUM																				
Main Gymnasium - Floors	\$0	\$0	\$0	\$14,524	\$0	\$0	\$0	\$0	\$0	\$0	\$17,863	\$0	\$0	\$0	\$0	\$0	\$0	\$21,969	\$0	\$0
Walking Track & Railing	\$3,053	\$0	\$0	\$0	\$0	\$5,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,756	\$0	\$0	\$0	\$0
Gymnasium Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Small Gymnasium - Flooring	\$0	\$0	\$3,766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Walls & Ceilings	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RACKETBALL COURTS																				
Court Walls/Ceilings	\$14,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Court Floor Covering	\$3,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hall Walls/Ceilings	\$5,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hall Floor Covering	\$1,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Observation Floor Glass	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NATATORIUM																				
Pool Decking & Tiled Walls	\$7,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Surface	\$7,700	\$0	\$0	\$0	\$0	\$8,926	\$0	\$0	\$0	\$0	\$10,348	\$0	\$0	\$0	\$0	\$11,996	\$0	\$0	\$0	\$0
Pool Gutter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MULTIPURPOSE ROOM (Conference Room)																				
Walls/Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chapel	\$0	\$0	\$1,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
THIRD AND FORTH FLOORS																				
Walls/Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cleaning/Trash & Storage Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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.