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as of 2-23-23

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THE TOWER STREET SCHOOL REUSE STUDY 2021-2022
SUMMARY REPORT

Respectfully submitted to Westerly Town Council and the Town of Westerly on
February 23, 2023

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EXECUTIVE SUMMARY

In 2021, the Tower Street School, located at 83 Tower Street in Westerly, RI, was slated to be sold to a private real-estate developer. The School was built in 1955 as an elementary school and later functioned as a community center until its 2020 closure. Recognizing the School as a valuable community asset due its size, central location, and history of community service, the Royce Family Fund requested to delay the sale to investigate a public future for the facility. On December 10, 2021, the Fund entered into a Lease Purchase Agreement with the Town of Westerly whereby the Fund agreed to, "coordinate a community-wide assessment of possible future use(s) of the property and evaluation of said uses," for a period of one or two years. In partnership with the Town of Westerly, the Westerly Education Center, the Ocean Community YMCA, and Urso, Liguori and Micklich, P.C., the Fund established an ad hoc Committee and launched the 2022 Tower Street School Reuse Study. The goal of the Study was to coordinate with community members and experts to determine whether the Tower Street School property could serve the Town with community-oriented use(s) that could be sustainable on a go forward basis.

The 2022 Study was comprised of two major parts: the Technical Evaluation of the building, and the Community Needs Assessment. The Technical Evaluation was used to establish a baseline understanding of the current physical and mechanical state of the School. The Evaluation revealed that the property requires substantial work. It shows significant damage due to wear and tear throughout the years. Moreover, the School's closure in 2020, and subsequent mechanical shutdown, has caused further damage. The facility requires plumbing work, total replacement of mechanical systems, fire protective measures, and considerable roofing work. The building is currently unsafe; it contains traces of asbestos, lead and PCBs. That said, the property is, advantageously, connected to the Town's water supply, sewer system, and gas supply.

The Community Needs Assessment, led by consultant Linda M. Schreiber and the ad hoc Committee, enlisted the help of the community to determine potential future beneficial uses of the property. Participants were prompted to reflect on the leading critical needs of the Westerly Community. The top three cited needs were 1. Community Center, 2. Housing, and 3. Workforce Development / Jobs. Most participants concluded that the property would be best used as a community center with a housing component. The Assessment revealed that the programmatic resources provided by the old Tower Street Community Center are sorely missed. Participants stressed that a new center could meet community needs by providing recreational services, educational wraparounds, social services, and mental health services. Still, they maintained that a housing component—especially an affordable one—is essential.

With the support of its community partners, the Fund has renewed its lease of the Tower Street School for 2023. This year, the Committee strives to develop a community-endorsed *and* logistically feasible plan for the future of the School. Of utmost importance is designing a self-sustaining model that will ultimately be owned and operated by the Town of Westerly. Thus, in 2023, the Committee will identify major partners who can bring the community's vision of a public-serving space at Tower Street to life. Potential partners must have demonstrated need, the capacity to fundraise, and apparent interest at board levels. Additionally, the Fund will conduct a property survey. The Committee will continue evaluating the viability of the existing building, considering rehabilitation versus replacement. At the end of this second year of study, the Fund and its ad hoc Committee once again strive to present its work, findings, and recommendations to the Westerly Town Council and interested community members for review and consideration on next steps.

SUMMARY

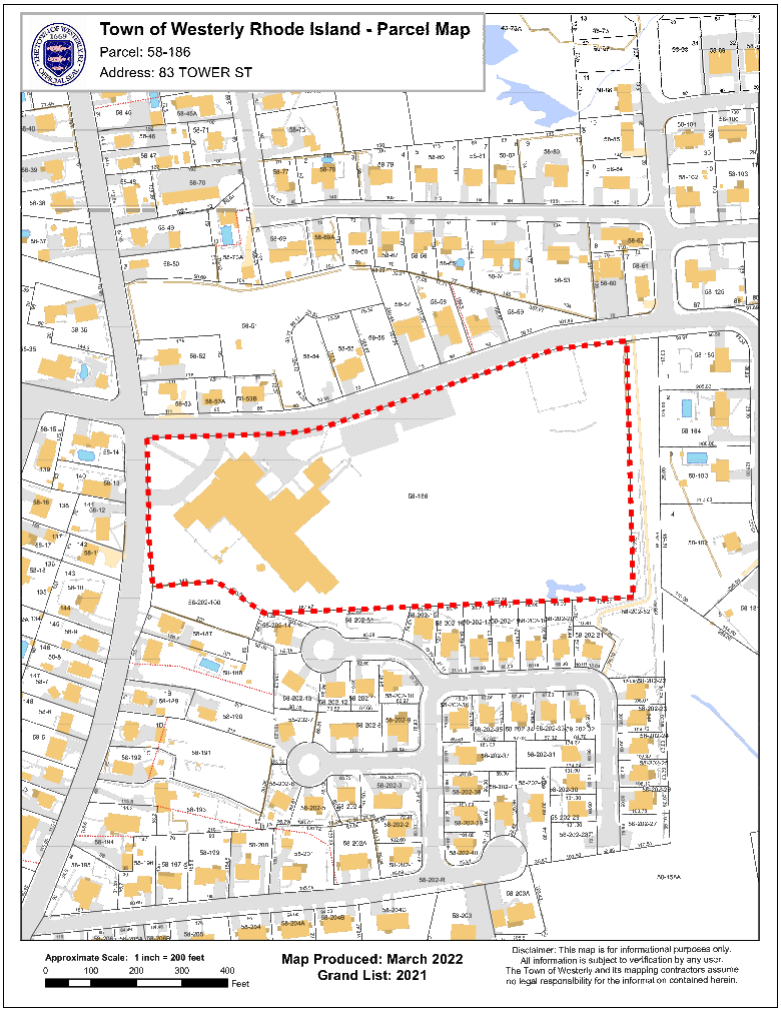
I. INTRODUCTION

In 2021, the Tower Street School, a 1950's school complex located just a half mile from the heart of downtown Westerly, was slated to be sold. Westerly's Town Council was poised to initiate its private sale to a real-estate developer with plans to build low- and moderate-income housing. Still, Town Council was also interested in exploring a more community-based option for the facility. With the approval of its members, Town Council's President approached the Royce Family Fund to discuss alternatives to the sale. In partnership with the Town of Westerly, the Westerly Education Center, the Ocean Community YMCA, and Urso, Liguori and Micklich, P.C., the Fund requested to delay the sale, and investigate whether the School, with a vast history of serving the Westerly community, might better serve public purposes, rather than private.

Figure 1: Map of Westerly, Rhode Island

Located at 83 Tower Street in Westerly, RI, the Tower Street School was built in 1955 as an elementary school serving children from kindergarten to fifth grade. The building is situated on 11.28 acres, embedded in a residential neighborhood within a half mile of Westerly's downtown. The school was enlarged in 1994, increasing the size of the facility to 45,000 square feet. In 2010, the Town consolidated schools and converted the Tower Street School into a community center. In 2020, after 10 years of programming, Covid 19 shuttered the facility. It has remained vacant since.

Figure 2: Tower Street School Parcel Map



On December 10, 2021, the Royce Family Fund negotiated a lease agreement to forestall the private sale of the property. With the support of its community partners, the Fund entered into a Lease Purchase Agreement with the Town of Westerly whereby the Fund agreed to "coordinate a community-wide assessment of possible future use(s) of the property and evaluation of said uses" for a period of one or two years" (see *Appendix A: Tower Street School Lease*). The Fund formed an ad hoc Committee to launch the Tower Street School Reuse Study and investigate the property's best use.

The Committee defined the School's "best use" as the way it might serve the Westerly Community most comprehensively. To determine that, the Committee consulted the Westerly community directly. Thus, the Study was designed to prompt the community itself to take a key role in shaping the future of the School.

Over the course of 2022, the Fund employed a group of professionals to manage the Study and facilitate an in-depth examination of the School and its potential uses. The Study was comprised of two components: a preliminary technical evaluation of the building's current physical state and a community-driven survey of possible uses. The purpose of this report is to share the

process and results of the Study.

Westerly's Town Council was an instrumental supporter of the 2022 Study. As of January 2023, a new Town Council has been elected and its membership has changed. This report is intended to brief the newly elected Council on the work performed in 2022. The Fund hopes that this may better equip the Council in addressing matters related to the School's future. In addition, the Fund aims to make this report available to the individuals who participated in the 2022 Study, as well any interested members of the greater Westerly Community. This draft report is a working document that is intended to be amended as the study progresses.

II. HISTORY

As a local elementary school embedded in a residential neighborhood, the Tower Street School was a vital part of the Westerly community. Every day, the building was full of administrators, teachers, children, and their parents. The playgrounds were filled with the sounds of children playing. The basketball court and the tennis courts saw activity all through the summer months. As Westerly's population grew, so did the Tower Street School, expanding to 45,000 square feet. By 2010, however, demographics had changed, and a school of this size was no longer required. The town of Westerly chose to maintain the building for public use and determined to re-use the building as a community center, managed by Westerly's School Department.

Figure 3: Student-Made Murals at the Tower Street School

For ten years, Joan Serra acted as the director of the Tower Street School Community Center. Under Serra's leadership, the Center prioritized family literacy and multi-generational use. It combined educational, recreational, health and wellness, and social and emotional services. The Center partnered with multiple organizations to achieve a diverse array of on-site offerings. Organizations included the Bradley School and Hospital, Literacy Volunteers, the Fogarty Center, The Church at Westerly, the Olean Center, GED / Adult Education, and Wood River Health Services. The Adult Education program was particularly robust; it offered 829 courses in a wide range of subjects. The Center also housed a yoga studio and a community garden which sponsored a pre-school program, "Grow and Go Seek," that garnered state-wide recognition.

The Center was run by Serra and one administrative assistant. Each tenant partnering with the Center employed its own staff. The Center was open 7 days a week, from 6:30 a.m. to 8:00 p.m. It accommodated a licensed day care center, and a State-licensed kitchen. Transportation was provided to the Center via RIPTA's (Rhode Island Public Transit Authority's RIPTA) Flex Bus. Upwards of 2,000 people crossed the Center's threshold every single day.

The Center suffered from funding challenges, and after 10 years of programming, it faced an insurmountable hurdle—Covid-19. On April 13, 2020, all staff members were sent home due to the pandemic. The Center was permanently closed. Since then, the School has remained vacant.

The School's history shows a life rich with public service. Through its role as an elementary school and subsequent transformation into a lively community center, the School promoted the vitality of the Westerly Community for over 60 years. The past offers an inspiring image of what the future of Tower Street might look like. Still, to determine a feasible use for the School, it is necessary to understand the physical state of the facility—especially since it has remained vacant since its 2020 closure. Thus, the first component of the Tower Street School Reuse Study was a Technical Evaluation of the property.

III. TECHNICAL EVALUATION

When the Tower Street School closed in 2020, the building's mechanical systems were drained and taken offline. Over the course of 2022, a series of technical studies were performed to assess the overall physical condition of the Tower Street School: a MEP/FP Systems Evaluation, a Physical Conditions Assessment, and a Hazardous Materials Assessment.

a. MEP/FP (Existing Mechanical, Electrical, Plumbing, Fire Protection) Systems Evaluation

The Royce Family Fund commissioned Allied Consulting Engineering of Westford, Massachusetts to evaluate The Tower Street School's MEP/FP systems (see *Appendix B: MEP/FP Systems Evaluation*).

i. HVAC

Allied found that, in its most recent use, the current building was heated by a hydronic gas fired boiler system. There was no cooling provided. The boiler was shut down over two years before Allied's evaluation. The system did not have a water treatment system to properly condition the water prior to building shutdown. Thus, Allied concluded that it is likely that the cast-iron

pipes have rusted. In addition, low points in the pipes may have retained water which may have frozen. Rust and scaling in the pipes would need to be flushed to prevent any particles from clogging coils and control valves. This makes re-use of the equipment problematic.

Allied observed heating and ventilating units in the building's Auditorium and Cafeteria. If this equipment is reused, ductwork should be inspected and cleaned prior to reuse. Corridors are also supplied with heating and ventilation units. Allied assessed that the size of existing ductwork precludes retrofitting a cooling component.

Figures 4 & 5: Boiler Room equipment

Allied provided two options to address heating, ventilation, and air conditioning:

1. Activate the existing hot water boiler and supplement it with space heaters, electric baseboard heaters, and window air conditioning units. This would also require examining and testing all equipment, testing, and cleaning the piping system, and inspecting and cleaning all ductwork.
2. Abandon old equipment and install a split system heat pump. Ducted fan coil units would be used to provide cooling and fresh air.

ii. PLUMBING

The existing hot water heater is at the end of its life and Allied recommends its replacement. The piping was found to be mostly copper and should be reusable. Toilet rooms contain a mixture of adult and child-sized fixtures. Most of the flushometers were removed when the building shutdown in 2020. Allied's recommendations include installing a new high efficiency gas-fired hot water heater, a separate HW heater for the kitchen, and all new toilet fixtures and fittings.

Figure 6: Hot Water Heater

Figure 7: Bathroom

iii. ELECTRICAL

Allied determined that the existing electrical service is an 800 amp, 208V, 3-phase fed from underground service into the existing boiler room. Both the electrical service and the transformer are adequately sized for the anticipated first phase of the project. However, due to an anticipated increase in HVAC loads, an upgrade to 1600-amp service will be required for the re-use of the entire building.

Allied inspected the following electrical components:

1. Fire Alarm System

The existing Gamewell E3 panel can be re-used. However, the older systems in the building must be replaced. A remote annunciator, Knox-box and alarm tie-ins are required for the kitchen Ansel hood.

2. Panels & Wiring

There are some outdated electrical panels that will need replacement. New panels can have extended capacity to handle new HVAC loads. Old wiring will need to be replaced.

3. Exit and Emergency Lighting

A complete replacement should be considered with new style fixtures, 90-minute battery life, and required exterior emergency egress lights.

4. Lighting

Incandescent lighting should be replaced with updated, LED fixtures. This will save energy, provide visual comfort, and make maintenance easier.

5. Lighting Controls

Currently, there is no consistent automatic lighting control in building. Recommendations include occupancy sensors, lighting control panels, and dimming switches.

6. Telecommunications

All previous telecommunications have been stripped from the building. A new server and new data outlets will need to be added based on new programming needs. A dedicated room for the server is recommended.

iv. FIRE PROTECTION

The only areas of the building outfitted with sprinklers are the existing kitchen and boiler room. The units were first installed in the 1950's. Sprinkler heads were then replaced in 2019. Allied recommends the existing system be inspected per NFPA 25 Standard to determine the extent of component replacement. Additionally, a hydrant flow test should be conducted to determine the adequacy of the existing pressure.

The anticipated first phase of the building's reuse will yield a mixed-use occupancy. The cafeteria and auditorium will be considered assembly space classified as A-3 occupancy. Due to the size of the space and an occupant load greater than 300 people, sprinklers will be required. If classrooms are used for adults only (classified as a Business occupancy, Group B) sprinklers will not be required. However, if classrooms are anticipated for instruction for a K-12 occupancy, a sprinkler system will indeed be required.

Figure 8: Cafeteria

Figure 9: Auditorium

One caveat, however, is that the State Fire Marshal will ultimately determine the extent of fire protection required. Phase 1 renovations include 19,000 SF of an existing +/− 45,000 SF building. The State may require a demising wall to be built between the renovated and unrenovated spaces in the building.

v. KITCHEN

Much of the original kitchen equipment has been removed. New mechanicals and equipment required will depend on whether the facility will function as a full commercial cookline or as catering / warming kitchen. Potential upgrades include a new exhaust hood, a new grease trap, and additional kitchen equipment. This added electrical load will require a new electrical panel in the kitchen area.

Figures 10 & 11: Kitchen

b. Physical Conditions Assessment

On-Site Insight was retained by the Fund to analyze the physical condition of the School (see *Appendix C: Physical Conditions Assessment*). The consultant included an assessment of the mechanical systems in their report, but for our purposes the focus of this summary is sitework, roofing, exterior envelop, windows and doors and interior finishes. The On-Site Insight report categories capital investment by year of anticipated expenditure. While On-Site Insight found that the building is currently in fair condition, many of the materials and assemblies require repair or replacement.

i. SITE

On-Site Insight began its assessment by analyzing the property around the building. Much of the parking lot pavement appears to be in fair condition. However, select asphalt walkways display cracking and weathering. These areas may pose potential trip hazards. On-Site Insight recommends replacing these areas in Year 1. Asphalt paved tennis and basketball courts also show localized cracking and line fading. These should be refurbished in Year 1. Children's playground equipment also exhibits age related wear that merits replacement in Year 1. On-Site Insight also recommends that landscaping repair and tree pruning should be attended to in Year 1. Chain link fencing and enclosures are in good condition. Their future replacement is anticipated at Year 5.

Figure 12: Basketball Court

Figure 13: Parking Lot

Figure 14: Tower Street School

Figure 15: Community Garden

Figure 16: Community Garden Greenhouse

Figure 17: Playground

ii. ROOFING

Upon examination, the TPO (single-ply thermoplastic polyolefin) roofing on the flat portions of the roof show significant signs of wear. On-Site Insight maintains that this TPO has reached the end of its serviceable life. The TPO has become brittle, flashings have failed, and roof membranes have separated from termination bars. Pitch pockets show poor flashings and failed sealants. Leaking over the years has resulted in a series of insufficient patches. Ponding occurs regularly over the flat portions of the roof. On-Site Insight recommends applying a polyurethane modified roof assembly in Year 1. The existing pitched roofs are covered with 3-tab asphalt roof shingles. These appear to be at the end of their useful life and should be replaced in Year 1.

Figure 18: Tower Street School roof shows pooling

iii. BUILDING ENVELOPE

On-Sight Insight found that the exterior brick masonry of the building shows signs of deterioration in the form of mortar loss, cracking, and spalling. Evidence of moisture infiltration was also observed at several locations within the building. Thus, repointing, crack repair, and localized brick replacement are suggested in Year 1. On-Sight Insight observed wood shake siding installed at gable ends in some locations. This siding has reached the end of its serviceable life and needs replacement in Year 1. Infill metal panels show damage and should be repaired in Year 1. On-Sight Insight recommends that a full replacement of these panels should be considered in Year 7. In upper wall areas, localized deterioration of the EIPS (Exterior Insulation and Finish System) was observed. These areas should be repaired and repainted in Year 1.

iv. WINDOWS & DOORS

Exterior doors of the building showed abrasions, corrosion, and peeling paint. On-Sight Insight recommends that they be replaced in Year 1. Aluminum-framed windows also show some aging in failed insulated glass units and deteriorated butyl bedding. In 2022, vandals broke several windows. On-Sight Insight recommends that repairs and glass replacement should be slated for

year 1. At Year 7, a complete window replacement for the building should be considered.

v. INTERIOR FINISHES

On-Site Insight observed water damage on the acoustic tile ceilings throughout the building. This wear, coupled with the overall aged condition of the tiles, indicate a need for replacement in Year 1. Areas of carpet and VCT floor tiles are stained and worn in several locations. Replacement is recommended in Year 1. Bathroom ceramic tile shows need for replacement in Year 12. On-Sight Insight also found that some interior walls show areas of mold which need remediation. In all cases, interior walls will require a fresh coat of paint in Year 1.

Figure 19: Deteriorating ceiling shows evidence of leakage

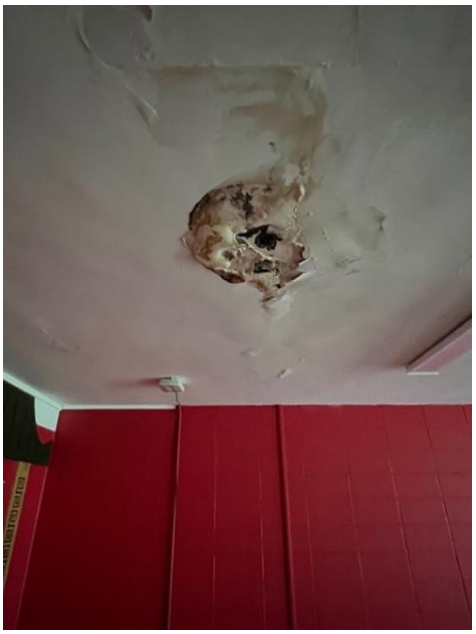


Figure 20: Water damage at door jamb

c. Hazardous Materials Summary

AltTech Services was retained by the Royce Family Fund to analyze hazardous materials present at the School (see *Appendix D: Hazardous Materials Survey*). AltTech collected and tested samples for asbestos, PCBs, and lead paint. Evidence of each material was discovered on site. Asbestos is present in thermal insulation around pipes, in caulk around exterior doors and windows, in 9x9 flooring tiles, and in glue daubs. Of eight separate samples, PCBs were detected in only one location at window/door caulking. Lead paint was detected throughout the building at doors, door jambs and door frames.

AltTech asserts that, prior to any selective demolition or renovation of the School, hazardous materials will need to be abated to prevent exposure to workers and occupants. A full testing program for lead would need to be established with regular site inspections, air monitoring, proper exhaust measures and requisite PPE (Personal Protective Equipment) gear provided for all workers.

Figure 21: Asbestos floor tiles

After establishing a baseline understanding of the School's physical state by way of the Technical Evaluation, the Study progressed to its next stage, the feedback-focused Community Needs Assessment.

IV. COMMUNITY NEEDS ASSESSMENT

The Community Needs Assessment portion of the Tower Street School Study was led by consultant Linda M. Schreiber (see *Appendix E: Community Needs Assessment*). The purpose of the Assessment was to enlist the help of the Westerly community to generate ideas for the future use of the Tower Street School. Participants were encouraged to reflect on issues facing the Westerly Community, and the types of support that might best address them.

The Assessment was carried out sequentially at three levels. The first level of community input was gathered through discussion within a core multi-party ad hoc Committee. At the second stage of the Assessment, private interviews were held with Key Leaders of the Westerly Community. At the third stage, The Community Needs Assessment culminated with a public forum where all willing and interested community members were encouraged to participate.

Through its design and execution, the community-driven assessment embodied the ethos and mission of the Tower Street School Study of 2022. The intention of the Assessment was to create the time and space for the Westerly Community to both contemplate and influence the fate of the Tower Street School.

a. Ad hoc Committee

The ad hoc Committee held weekly meetings over several months to brainstorm alternative uses for the school. It also managed the logistical components of the Tower Street School Reuse Study. The group was comprised of the Town Manager, the Town Council President, representatives from the Royce Family Fund, the Westerly Education Center, and the Ocean

Community YMCA.

To initiate the second phase of the Assessment, the Committee compiled a list of individuals they considered leaders of the Westerly Community. The Committee endeavored to represent the community broadly and wholly. In making their list of interview prospects, they considered the following factors: geographical diversity, career, race, and age. The Committee also sought to recruit individuals who administer and receive social services, reside in the North End neighborhood, standout among grass roots initiates, engage in community leadership roles, or possess project development and funding experience. The chosen names were organized into eleven categories: Foundations, Recreation, Cultural and Arts, Social Services, Healthcare, Education, Churches, Young Entrepreneurs, Town of Westerly, Philanthropists, and Other. These individuals were identified as the Key Leaders group and were approached to participate in individual interviews.

b. Key Leader Interviews

In June 2022, 35 individual interviews were held. The invitee / respondent participation rate was exceptional. Most interviews were held in person; a few were conducted via Zoom. All interviews were facilitated by Linda Schreiber. Two of the interviews were conducted with two colleagues present together; only one invitee was present for all others. Schreiber posed series of eight questions in semi-structured conversation. The questions are as follows:

1. Have you had any involvement with the programming previously provided at the Tower Street School? Are you familiar with any of their programs / services provided in the Westerly community?

2. What makes your community special? What are its strengths or assets?

3. When you think about some of the concerns people have right now for their families, and some of the needs they have that aren't being met—What do you see as the top 3 most pressing problems currently facing people in Westerly at this time? (Employment / Education / Income-Assets Building / Housing / Health / Civic Engagement / Support services...

4. As you think forward, out over the next 5-7 years…what do you think might be 2 or 3 major problems facing your community?

5. Which groups / segments of people do you think are most underserved in your community? How?

6. What can nonprofits be doing better to address the current problems and/or these underserved communities (based on either your own involvement, or from any comments heard in community).

7. Are there other individuals or groups you respect & recognize as having great impact, who we might want to learn from or partner with? (Not just local govt / private / philanthropy…)

8. Do you have any other suggests that could help us increase this project's presence / help us to best utilize this building in the community?

The compilation of responses from the Key Leader interviews revealed the following leading critical needs for the Westerly community, in rank order:

# TALLIED	ISSUE	DETAILS
22	Community Center	• Healthy, affordable alternative activities • Recreation facilities, activity, open & studio spaces
20	Housing	• Lack of & affordability
17	Mental Health	• Behavioral Health
17	Economic Disparity	• Low income & in poverty • Need living wages
15	Education	• Aging facilities • Challenged schools • Dropout rate
13	Youth	• Activity spaces, safe • Life skills • Build opportunities
13	Workforce Development	• Securing employees • Good jobs

In addition to the items above, interviewees also cited concerns around substance abuse, transportation barriers, food insecurity, the aging population, childcare and Human Service coordination.

Question 4 asked respondents to look five to seven years to the future and identify problematic trends or increased needs. In addition to the aforementioned issues, the top long-term concerns center on the community's growing wealth disparity and increasing levels of poverty, and the "graying of the region with fewer young families able to live here."

Question 2 prompted individuals to consider the strengths and assets of the Westerly Community. The responses are as follows:

# TALLIED	STRENGTHS & ASSETS	DETAILS
15	Vibrant Downtown	• Creates sense of small-town community • Chuck Royce—reinventing, synergy • Architecture & historic preservation • Theatre, Music, Hospitals, Library, WEC, YMCA, Wilcox Park, a lot for this sized community
14	Connection	• Community that cares

		• Familiarity of everybody knows everybody • People are friendly & lend support (though may not be the same for newcomers / diverse populations)
9	Philanthropic, Generous	
8	Engaged Community	• Participation & volunteerism • Wants to collaborate
8	Beaches & Tourism	• Chamber events • Get to live where everyone else wants to vacation!
8	Diversity is Growing	• Culturally rich • Diverse neighborhoods
7	Family is Tight	• Family living nearby • Kids want to come back to raise their families here

c. Community Leader Forum

The Community Leader Forum concluded the Assessment. Through the Committee's efforts, the public event received substantial advance marketing. The Committee coordinated with local media outlets to share ads and articles about the Tower Street School Reuse Study and the Forum (see *Appendix F: Print Advertisements*). Digital print sites repeatedly shared the open invitation, encouraging community participation (see *Appendix G: Digital Advertisements*). In addition, The City Manager's office and Committee members reached out directly to individuals via email. Invitees were once again culled from a wide variety of community sectors—representing social service agencies, recipients of agency services, public service, healthcare, education, clergy, government and law enforcement, private business, and residents.

Figure 22: Community Forum Event, 2022

The Forum took place on July 19th, 2022, at the Westerly Yacht Club from 8:00 a.m. to 10:00 a.m. More than 60 individuals participated in the breakfast event. Many of those who attended did not receive a direct invitation. They rather heard news of the event through the open invitation calling for public input. Several people from the Tower Street School neighborhood were in attendance. Participants were eager to lend feedback and expressed significant gratitude for the opportunity to gather with other engaged Westerly residents. An array of photos of the Tower Street School facility and property were displayed around the room.

The program opened with introductory remarks made by Chuck Royce. Then, the Town Manager, Town Council President, Director of the Westerly Education Center, and CEO of the Ocean Community YMCA CEO each spoke briefly. They described their own aspirations for the School, and how its public use might benefit their respective organizations—as well as the Town as a whole. GRO architectural development services then presented examples of similar multi-partner community projects to inspire the group. The emphasis of the day was "People, Programs, then Place," the focus being the needs of community members and the programs that might benefit them, rather than the facility design. Attendees were reminded that these elements were to be considered at a later stage of project development.

Figure 23: Chuck Royce gives introductory remarks at the Community Forum

Ten tables of six to eight participants then worked through a series of six questions. The questions had been crafted based on the findings from the Key Leader Interviews. A Host and Scribe were assigned to each table to facilitate discussion and record responses. To expand discussion, the tables were intentionally mixed to represent a variety of sectors. Responses were recorded on sheets posted on the walls. The questions posed to participants are as follows:

1. **Seeking Greater Community Impact:** What are the most critical social issues or pressing problems you see facing our community at this time? Then reflect on any new needs you might anticipate will emerge or increase over the next five years.

2. **Strengthening Community:** For this project to play a greater role in building the strength of our community—we need to especially consider needs among those who are currently underserved. Who is underserved and what needs might you prioritize? (i.e. Job opportunities, growing income disparity, housing cost escalation…)

3. **Drill Down Need Topic #1: YOUNG FAMILIES**—What could we do to be more effective in serving Young Families? (Parenting support, childcare, activities for whole family engagement…)

4. **Drill Down Need Topic #2: CHILDREN & TEENS**—What could we do to be more effective in helping children/teens? (Recreation / mental health / enrichment activities…)

5. **Drill Down Need Topic #3: SENIORS**—How do we better assist seniors with issues they face like continued health, support of independent living, engagement, and connection?

Figure 24: Community Forum participant jots down notes on a wall-sheet

At the end of the two-hour session, participants were prompted to reflect on everything they had heard that morning. They were then asked to post-it one idea that energized them, "got them jazzed about this project," or made them want to become more involved going forward.

d. Summary of Recurring Themes from Key Leaders and the Community Leader Forum

Given the consistency of themes recorded between both Individual Leader Interviews and the broader Community Forum, the following findings are presented for consideration:

1. Community Center

Participants expressed great interest in a mixed-use project that incorporated a community

center along with a housing component. They envisioned a vibrant, multi-generational, connection-building; social services; and a recreation HUB of activity. They stressed the need for an inclusive center that serves youth and young families. The center could provide recreation activities, educational wraparounds, activities that foster social connection, and a wide range of non-sports activities. Participants also cited a need for workforce development programing. They voiced that such programs reduce income disparity, improve mental health, and engage children and teens in health and educational growth opportunities.

2. Housing

Housing is tied for the top spot on the needs list. Participants pointed to the current lack of affordable housing as a long-term issue that will prevent young people from returning to the area to the raise their own children—a significant social value in this community. In addition, many underlined that escalated costs and the lack of housing jeopardizes the security of low-income families and contributes to a growing homelessness problem. Employers find it difficult to secure worker housing, and elderly residents are facing the prospect of needing to leave the community due to cost escalation.

3. Workforce Development / Jobs

Employment and job-growth rise to the top of the needs list. Participants expressed their interest in the strength of the entire Westerly Community. In the long term, they would like to see their community comprising a skilled workforce with well-paying job opportunities. This theme is also connected to the repeated concern for the challenges faced by low income and working poor families. Participants petitioned for resources that will help struggling community members become more financially stable.

4. Mental Health

Rising mental health challenges were the 4th highest issue cited. Participants conveyed the need of mental health resources for individuals for all ages. Many voiced concerns for the health of children and seniors due to the isolation of recent years. Participants were adamant that mental health resources for the community are seriously lacking, and existing services are limited and overwhelmed.

5. Youth Services

Participants called for safe, supervised, and wholesome activities for children and teens. These should include sport and non-sport options. They also mentioned a need for academic support for children and teens. Participants also frequently referenced the community's need for high-quality and affordable childcare. This includes care for both young children and those who are school aged. There should be morning, before-school programs as well after-school ones. Summer camp programs are also necessary. In addition, participants advocated for avenues wherein caring adults can mentor teens to encourage school graduation and future success.

6. Low Income Families and Young / Single Parents

Responses repeatedly show a concern for the well-being of community members and

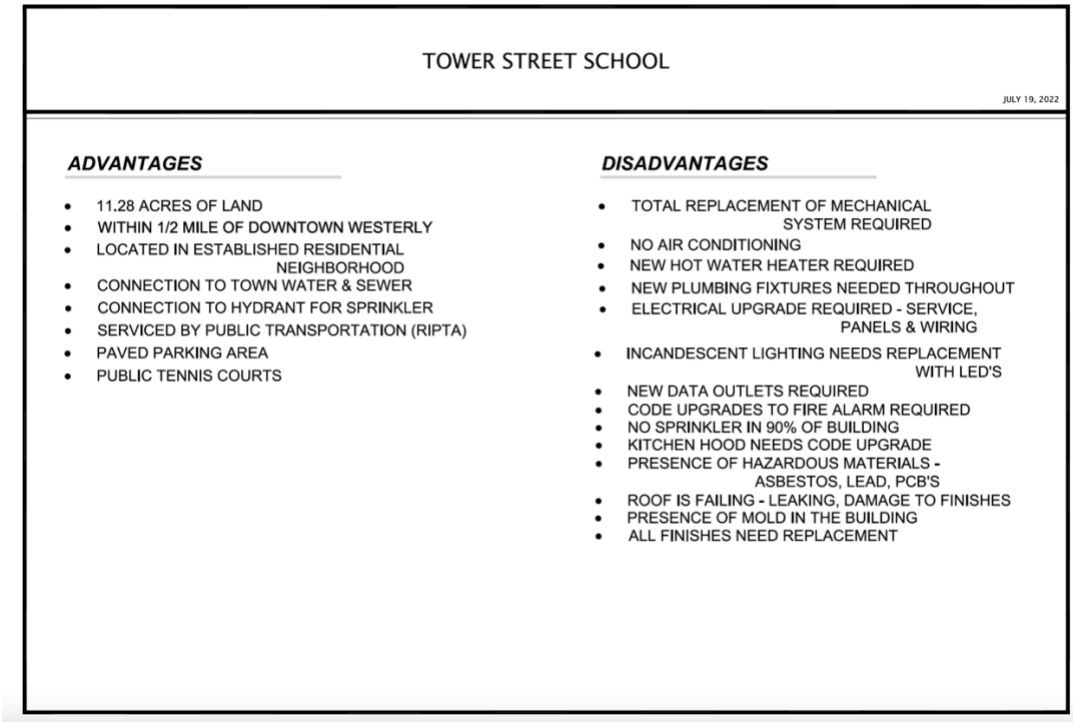
families—especially those with young children—experiencing financial distress. Participants were hopeful that the Tower Street School project would invest in programming that incorporates educational resources, basic life skill coaching, parenting support, and employment training.

V. ANALYSIS

a. Analysis of Data from Technical Evaluation

The 2022 Tower Street School Reuse Study confirms that the School boasts some advantageous physical characteristics. It is centrally located, just a half mile from downtown Westerly. Furthermore, it is situated on a significant amount of land, spanning 11.28 acres. Critically, the School is connected to the Town's water supply, sewer system and gas supply. In addition, even in its current physical state, the facility possesses features—such as the tennis and basketball courts—that could be enjoyed by the community after moderate repair. Still, the overall state of the building is neither physically nor technically sound. The facility requires significant maintenance, repair, and upgrades.

Figure 25: Advantages and disadvantages of the Tower Street School property were displayed at the Community Forum event



All three of the technical studies performed in 2022 (Existing MEP/FP Systems Evaluation, Physical Conditions Assessment, and Hazardous Materials Assessment) confirm that the building shows damage due to wear and tear throughout the years. Moreover, the School's closure in 2020, and subsequent mechanical shutdown, has caused further damage. The Existing MEP/FP Systems Evaluation revealed that a total replacement of mechanical systems is required. Currently, the facility has no air conditioning and needs a new cooling system. In addition, Allied Consulting found that the building's existing hot water heater needs replacement. New plumbing fixtures are

also required throughout the School. Additionally, a complete electrical update is necessary. Allied recommended that the existing electrical service be upgraded from an 800 amp to a 1600 amp. Incandescent lighting should be replaced with LEDs, and new data outlets are needed. Notably, the School is severely lacking in fire protective features. There are no sprinklers in 90% of the building. Only the existing kitchen and boiler room contain sprinkler units installed in the 1950's. The kitchen also requires a new exhaust system.

In the Physical Conditions Assessment, On-site Insight found that the School's roof is failing. Leaking and significant signs of wear necessitate replacement of the roof's TPO. Furthermore, the School's ceilings, carpet and floor tiles, bathroom ceramic tiles, and interior walls all show significant wear. Ceilings also show water damage, and interior walls show areas of mold. As a result, all interior finishes need replacement. AltTech also found the presence of asbestos, lead, and PCBs. Before any other work is carried out on the building, all hazardous materials will need to be mitigated to protect the safety of workers and occupants. Thus, though the building has assets could make it extremely valuable to the Westerly Community, a significant amount of work is required before it will be safe to enter—let alone mechanically and technically functional.

b. Analysis of Data from Community Needs Assessment

The Community Needs Assessment component of the Study successfully garnered community support and enthusiasm regarding the School's future. Interviewee response rates for Key Leaders were exceptional; during September 2022, Schreiber carried out 35 interviews. In preparation for the Community Forum, the ad hoc Committee made substantial efforts to advertise the public event. Committee members coordinated with local media outlets to promote the event and invited family, friends, and colleagues directly. The Committee's efforts paid off, and the event on July 19th, 2022, was extremely well attended—more than 60 individuals showed. Many of the attendees did not receive a direct invitation and rather heard news of the event through the advertisements. Furthermore, individuals expressed tremendous gratitude for the chance to participate in the Forum.

In both the Key Leader Interviews and Community Forum, individuals considered the ways the School could be used to address the needs of the Westerly Community. The top three community needs cited were a community center, housing, and workforce development and jobs. The majority thought that the best use of the School would be a community center with a housing component. Participants envisioned a center that could provide recreational activities, educational wraparounds, social services, and mental health services. Additionally, individuals stressed the need for both childcare and senior assistance at such a center. They also advocated that a housing component could help address the local housing crisis and the need for housing for both the elderly and young parents with children.

In the past, the Tower Street School Community Center was robust in its programming and cherished by the Westerly Community. What's more, many of the needs identified by participants in the 2022 Community Needs Assessment were met by the old Center. For instance, the old Center housed a daycare and summer camp—services that are sorely missed. Despite being a well-used community asset, the Center struggled with funding and was unable to weather the 2020 Covid Pandemic. The Community Needs Assessment revealed that the Westerly Community could still benefit from many of the services provided by the now-closed Tower Street School Community Center. Community members also voiced a pressing need for housing. The feedback from the

Assessment suggests that a mixed-use project combining a community center with housing could create a financially sustainable project.

VI. NEXT STEPS

The Royce Family Fund has renewed its lease of the Tower Street School for 2023. The ad hoc Committee will interpret and apply the data gained through the 2020 Study. By balancing the technical information with the participant-voiced insights, the Committee aims to develop a community-endorsed *and* logistically feasible plan for the future of the School. The 2023 year will also include a second phase of data gathering.

The Committee's new goals for 2023 include: identifying major partners, exploring programmatic requirements for those partners, and determining the property's scope of developable land. In 2023, it strives to seek major partners who demonstrate the commitment and expertise necessary to bring forward the Westerly Community's vision of a public-serving space at Tower Street. Potential partners must have demonstrated need, the capacity to fundraise, and apparent interest at board levels. After securing partnerships, the Committee will investigate programmatic requirements for committed partners to explore what a community-oriented facility at the School might look like. The Committee will also interview past users of the Tower Street School Community Center who may be interested in occupying space in a future facility. In addition, the Committee will conduct an engineering survey to determine how the property can be best developed. In 2023, the Committee will continue evaluating the viability of the existing facility at Tower Street so that it may make a recommendation regarding rehabilitation or replacement of the building.

Above all else, the Committee understands that it is of utmost importance that a future project at the Tower Street School be self-sustaining. Thus, the Committee intends to build a potential funding strategy for both the realization of a community space at the School and the ongoing viable operation of said space by its ultimate owner and operator, the Town of Westerly. At the end of this second year of study, the Fund and its ad hoc Committee will once again present its work, findings, and recommendations to the Westerly Town Council and interested community members for review and consideration on next steps on this important public asset.

APPENDIX A: TOWER STREET SCHOOL LEASE

LEASE-PURCHASE AGREEMENT

This Lease-Purchase Agreement is entered as of this 10th day of December, 2021 ("Lease") by and between Town of Westerly, a municipal corporation, with a business address of 45 Broad Street, Westerly, RI 02891 ("LANDLORD") and Royce Family Fund, Inc., a not-for-profit corporation authorized to conduct affairs in the State of Rhode Island and organized and existing under the laws of the State of Delaware, with an address of 8 Sound Shore Drive, Suite 140 Greenwich, CT 06830 ("TENANT").

ARTICLE I - FUNDAMENTAL LEASE PROVISIONS

1.1 LANDLORD: Town of Westerly

1.2 TENANT: Royce Family Fund, Inc.

1.3 PREMISES: All land, buildings and improvements constituting Tower Street School and its campus being Assessor's Plat 58, Lot 186, 83 Tower Street, Westerly, Rhode Island

1.4 COMMENCEMENT DATE: The effective commencement date of this Lease shall be January 1, 2022 ("Commencement Date").

1.5 INITIAL TERM AND RENEWAL TERM(S): Term commencing on the Commencement Date and terminating on December 31, 2022, subject to possible extension for one (1) year as provided herein.

ARTICLE II - LEASING AND TERM

2.1 PREMISES. In consideration of the rents, covenants, and agreements herein set forth, LANDLORD hereby leases to TENANT and TENANT hereby rents from LANDLORD during the Term (as hereinafter defined) hereof the Premises together with all easements, rights and privileges appurtenant thereto. LANDLORD shall provide all records, studies and reports related to the condition of the property including heating system, status, age of equipment, maintenance intervals, records, etc. to TENANT forthwith upon execution hereof.

2.2 TERM. The term of this Lease shall commence on the Commencement Date and shall terminate on December 31, 2022 (the "Term").

2.3 EXTENSION. The Westerly Town Council and TENANT will meet on or before October 15, 2022 for the purpose of TENANT indicating the progress made in identifying the best future use(s) of the premises as outlined below. The Town Council will consider at that time the extension of this Lease for the period January 1, 2022 to December 31, 2023.

2.4 LEASE WITH OPTION TO BUY. During the initial term of this Lease, LANDLORD gives TENANT an option to purchase the premises as described above at 83 Tower Street, Westerly, RI 02891, including land, building, and all improvements ("Property") as follows:

a) the option price shall be $1,100,000;

b) the option shall be exercised by Notice of Election in writing from TENANT to LANDLORD at least 45 days before the expiration of Lease or any extension. Closing shall be within 30 day of notice. LANDLORD to convey premises by Warranty Deed. Purchase price to be paid in cash, certified check or wire transfer.

ARTICLE III - RENT

3.1 RENT. TENANT is a charitable foundation which individually and in conjunction with other charitable organizations and other entities has renovated, repurposed and/or developed other real property in the Town of Westerly for educational, recreational and other philanthropic purposes.

The LANDLORD and TENANT recognize that the premises are a unique and important asset due to multiple factors, including but not limited to size, location availability of municipal water and sewer and other utility services such as gas and electric power. The Property has heretofore been utilized as a municipal school building and in conjunction with municipal and private charitable organizations for various human services programs.

As consideration for this Lease, TENANT agrees to coordinate a community-wide assessment of the possible future use(s) of the property and evaluation of the feasibility of said uses.

In addition to the community assessment hereinabove described, TENANT shall be responsible for utility and maintenance costs of the property (estimated by LANDLORD to be $45,000/year). Further, TENANT shall expend up to $50,000/year to limit water infiltration into the building on the premises.

ARTICLE IV - TENANT CONSTRUCTION

4.1 TENANT may with LANDLORD'S permission, which may not be unreasonably withheld, install improvements, fixtures and finishes.

4.2. All such work shall be completed in a good and workmanlike manner by licensed contractors; with all applicable building permits and other applicable permits; as well as any permit required by any national and local boards of fire underwriters or any other body or bodies exercising a similar function. In performing any such construction, TENANT shall not violate the terms and conditions of any insurance policy affecting or relating to the Premises or the Building. Promptly after completion of any such construction, TENANT shall procure all such approvals by governmental authorities, if any, of the completed construction as may be required and all such insurance organization approvals, if any, as may be required or customary in connection therewith and shall promptly deliver copies thereof to LANDLORD.

4.3. TENANT shall cause to be paid all costs and expenses and liabilities arising out of or in connection with any such permitted construction. TENANT shall not create or permit to be created or to remain, and shall promptly discharge any lien, encumbrance or charge levied on account of any of TENANT's construction or any mechanics', laborers' or materialmen's liens, conditional bill of sale, title retention agreement, chattel mortgage or security agreement or otherwise which might or does constitute an encumbrance, lien or charge upon the Building or any part thereof or the income therefrom or TENANT's interest in the Premises.

4.4. In connection with any contract entered into by TENANT for the approved construction of any improvements or the provision of any materials, labor or services with respect to the Premises, TENANT shall cause to be included in such contract a waiver by the person so contracting of any rights to file for mechanics', materialmen or any similar lien pursuant to the provisions of Rhode Island law. In addition, any person contracting with TENANT as aforesaid, shall agree that in any contract between such person and any other person for the provision of labor, materials or services in connection with any construction of any improvements to the Premises, a similar provision waiving the rights of such firm to file a mechanics' or materialmen or similar lien

under Rhode Island law shall be similarly included. Every such contractor shall acknowledge the provisions of this Section 4.4 so that in all events, **LANDLORD's** interest in the Premises or in this Lease shall not be subject to an) mechanics', materialmen or other lien for labor, materials or services. Tenant may request Landlord waive this requirement with respect to a specific contractor or sub-contractor.

4.5 TENANT may, but is not required to, remove its improvements and fixtures at the end of the initial or subsequent term(s) of the Lease provided that doing so does not damage the premises and/or compromise its structural integrity.

ARTICLE V - CONDUCT OF BUSINESS AND MAINTENANCE BY TENANT

5.1 Use of Premises and Standards: The premises shall be used by the Tenant for community-wide assessment hereinabove described and may sub-lease all or portions of the building for educational and/or charitable purposes with the permission of the Town Manager, which approval shall not be unreasonably withheld.

TENANT shall reasonably keep the Premises in the condition they are now.

TENANT additionally covenants not to perform any act on or about the Premises prohibited by any applicable federal. state or municipal law nor omit to perform any act required by law in connection with the use or operation of the Premises; nor to use or maintain the Premises in such a manner as to constitute an actionable nuisance to LANDLORD or any third party; and not to commit or permit waste of the Premises. TENANT shall comply with and observe all easements and all restrictive covenants and conditions that may affect or apply to the Premises, or any portion thereof, from time to time; provided such easements, covenants and conditions do not conflict with or abridge TENANT's rights under this Lease or unreasonably interfere with TENANT's business operations. Except as may be otherwise provided herein, TENANT shall procure, at its sole cost and expense, all permits and licenses required for the operation of the Permitted Use in the Premises and shall otherwise comply with all applicable laws; ordinances and governmental regulations. Upon termination of this Lease TENANT shall surrender the Premises in the condition and state of repair as existed on the Commencement Date, excepting only reasonable wear and tear.

5.2 GOVERNMENTAL REGULATION. TENANT shall, at its sole cost and expense, comply with all federal, state and local laws, ordinances, orders, rules and regulations pertaining to the operation of the Premises for its Permitted Use, now or hereafter in force. However, TENANT shall not be required to effect any structural repair, structural improvement, structural alteration or other change of a structural nature by reason of any such laws, ordinances, rules or regulations unless the conditions constituting a violation of any such provisions were created by improvements provided by, or use made of the Premises by TENANT.

5.3 (a) TENANT shall keep the Premises neat and clean. TENANT shall not store any items which are not reasonably necessary for the Permitted Use at or on the Premises, without LANDLORD's prior written consent. TENANT further agrees that TENANT shall use the Premises solely for purposes set forth above; refrain from placing in the sewerage system any chemical, waste or substance which is prohibited by the Town of Westerly or requires pre-treatment. In the event that TENANT desires to discharge item(s) requiring pre-treatment, it shall be responsible for providing such pre-treatment. TENANT shall not enter into any service, maintenance or other contract relating to the Premises which shall terminate after or shall not be terminable by TENANT upon (in which latter event, TENANT shall so terminate same) the expiration of the Initial Term hereof (or, if a Renewal Term is validly extended, after the expiration of a Renewal Term hereof).

(b) TENANT, at its sole cost and expense, shall also keep the Premises, including all fixtures, piping, equipment and apparatus of every kind, nature and description, (collectively "BUILDING COMPONENTS") in as good order, condition and repair as the same are in at the time of its access to the premises. TENANT shall, at its sole cost and expense, replace any window glass broken through its fault. Such repairs and replacements shall be effected with all due dispatch and shall be of good and workmanlike quality and class equal to the original work or installation.

(c) Any contractors performing reasonable work on behalf of TENANT at the Premises must be approved in writing in advance by LANDLORD, such approval to not be unreasonably withheld or delayed.

(d) TENANT shall not permit or commit any waste in, upon or about the Premises.

(e) TENANT shall not use or occupy or permit the Premises to be used or occupied in any unlawful manner or for any illegal purpose or in such manner as to constitute a nuisance.

(f) TENANT shall not be responsible for structural maintenance and repair and mechanical system maintenance and repair, including heat, electrical and plumbing; if such are necessary for use of the premises TENANT may undertake said repair, but will not be required to do so, the intention of the parties being that the building in its present state be preserved while the community assessment of its future use is being contemplated.

ARTICLE VI – LIENS

6.1 MECHANIC'S LIENS. TENANT agrees to promptly discharge (either by payment or by filing of the necessary bond, or otherwise) any mechanic's, materialman's or other lien against the Premises and any of TENANT's personal property or leasehold improvements located on the Premises, which may arise out of any payment due for or purported to be due for any labor, services, materials, supplies or equipment alleged to have been furnished to or for the TENANT in, upon or about the Premises. TENANT shall promptly discharge any mechanics, materialmen or other lien to be attached to the Premises and any of LANDLORD's personal property located thereon within five (5) calendar days after notice thereof and subject to the terms of Article 4 of this Lease.

ARTICLE VII - INSURANCE AND INDEMNITY

7.1 GENERAL LIABILITY INSURANCE. TENANT shall keep in force at its own cost and expense, throughout the Initial Term and any Renewal Term of this Lease, commercial general liability insurance with respect to the Premises and the business operated by TENANT and construction performed by TENANT in such companies and in such form as are reasonably acceptable to LANDLORD with coverage of not less than Two Million and No/100 ($2,000,000.00) Dollars per occurrence with an additional umbrella policy of not less than Five Million and No/l 00 ($5,000,000.00) Dollars. TENANT shall have all such public liability policies endorsed to show LANDLORD as an additional, insured on a primary basis, irrespective of any other coverage, whether collectible or not, with respect to occurrences upon the Premises. TENANT's insurance policy will further provide for at least thirty (30) calendar days' notice to LANDLORD before any substantial reduction of policy limits, cancellation or any other policy changes adverse to LANDLORD's interests. TENANT shall promptly furnish LANDLORD with certificates of such insurance as of the date hereof and thereafter upon reasonable request by LANDLORD.

7.2 PROPERTY INSURANCE. TENANT shall keep in force at its own expense, throughout the Term of this Lease, property insurance with respect to TENANT's improvements and betterments and personal property in such companies and in such form as are reasonably acceptable to LANDLORD with coverage of not less than the full insurable value. TENANT shall furnish

LANDLORD with certificates of said property insurance on the date hereof and promptly thereafter after reasonable request by LANDLORD.

7.3 INDEMNITY. TENANT shall, to the fullest extent permitted by law and at its own cost and expense indemnify, hold harmless and defend LANDLORD and LANDLORD's affiliated entities, directors, officers, employees, members, shareholders, partners and agents from and against any and all losses, suits, claims, actions, damages, liability and expense (including but not limited to reasonable attorneys' fees, witnesses' fees and all court costs) in connection with injury, disease, loss of life, personal injury and/or damage to or loss of any property arising from or out of the occupancy or use by TENANT of the Premises occasioned wholly or in part by the acts or omissions of TENANT its officers, contractors, agents, employees (acting within the scope of their office, contract, agency or employment), licensees or invitees. The foregoing indemnity shall include injury, disease or death of any employee of the TENANT and shall not be limited in any way by any amount or type of damages, compensation or benefits payable under any applicable Workers' Compensation, Disability Benefits or other similar employee benefits act. Said indemnity shall not extend to the negligence, imputed negligence, fault and/or strict liability of Landlord. The indemnity provisions contained in this Article shall survive the termination or expiration of this Lease.

7.4 EMPLOYER'S LIABILITY INSURANCE. TENANT shall, throughout the Term of this Lease, maintain such worker's compensation or employer's liability insurance as may be required by law, with limits of not less than Five Hundred Thousand ($500,000) Dollars for each employee, each accident, and policy limit.

Tenant assumes all risk of damage as to Landlord, and in respect to any property in, upon or about the Premises, to whomsoever belonging, waiving all claims with respect to such damage thereof against Landlord and agreeing to so indemnify, defend, and save Landlord harmless from and against all loss, cost, damage, expense or claims by others unless the same be due in whole or part to Landlord's negligence; such damages to include, without limiting the generality of the foregoing, damages due to acts or omissions of any of the Tenant on or about the Premises, or any part thereof being or becoming out of repair or due to any of the Tenant's acts or omissions with respect to the happening of any accident in, on or about the Premises. Tenant shall at all times maintain, at its expense, contractual liability and indemnity insurance related to this Lease and comply with the terms of any insurance policy or policies in effect pursuant to this Lease. All policies of insurance described herein shall be issued by an insurance company reasonably satisfactory to Landlord with a rating of not less than A+ (Superior) by Best's Insurance Reports.

ARTICLE VIII - ASSIGNMENT AND SUBLETTING

8.1 CONSENT REQUIRED. TENANT shall not assign this Lease, or any right or privilege granted hereunder, or sublet all or any portion of the Premises, or permit any business to be operated in or from the Premises by any other, without the prior written consent of LANDLORD, which consent may be withheld by the LANDLORD in its sole discretion; except that LANDLORD may not unreasonably withhold permission for a sub-lease for educational, charitable or philanthropic purposes. Any transfer of TENANT's interest in this Lease or the Premises by operation of law, regardless of whether the same is characterized as voluntary or involuntary, shall be construed as an assignment and prohibited by this Article. Upon a permitted assignment or subletting, assignee or sublessee shall assume all obligations of TENANT under this Lease. Further, LANDLORD's written consent to anyone assignment or subletting shall not act as a waiver of the requirements of consent with respect to any subsequent assignment or subletting. In the event of an assignment of this Lease approved in advance by LANDLORD, TENANT's liability under this Lease after said assignment shall terminate.

ARTICLE IX - DEFAULT OF TENANT OR LANDLORD

9.1 DEFAULT OF TENANT. TENANT shall be deemed in default of its obligations under this Lease upon the occurrence of any of the following;

(a) TENANT's failure to perform any other covenant, promise, or obligation of this Lease for a period of more than ten (10) calendar days after written notice thereof by LANDLORD to TENANT, except that this period shall be extended for a reasonable period of time if the alleged default is not reasonably capable of cure within said thirty (30) calendar day period and TENANT proceeds to diligently cure the default;

(b) The bankruptcy of, or appointment of a receiver or trustee for TENANT without TENANT's consent which is not dismissed within twenty (20) calendar days of the filing of the petition seeking TENANT's adjudication as a bankrupt or the appointment of a receiver or trustee;

(c) TENANT voluntarily petitions for relief under, or otherwise seeks the benefit of, any bankruptcy, reorganization, or insolvency law;

(d) TENANT's making an assignment of this Lease for the benefit of creditors;

(e) TENANT shall do, or have done, or permit to be done anything that creates a lien upon the Premises and shall fail to obtain the release of any such lien or bond off any such lien as required herein;

(f) TENANT's leasehold interest in the Premises shall be taken by execution, by other processes of law or as a result of the exercise of any creditor's rights; and

9.2 LANDLORD'S REMEDIES. Upon TENANT's default hereunder LANDLORD may exercise anyone or all of the following options:

(i) terminate this Lease, in which event TENANT shall immediately surrender the Premises to LANDLORD; (ii) terminate TENANT's right to occupy the Premises and re-enter and take possession of the Premises (without terminating this Lease); (iii) without terminating or canceling this Lease, to declare all amounts and rents due under this Lease for the remainder of the Term (or any extension or renewal thereof) to be immediately due and payable, and thereupon all rents and other charges due hereunder to the end of the Term (or any extension or renewal term, if applicable) shall be accelerated; (iv) to enter and repossess the Premises and relet the Premises for TENANT'S account, holding TENANT liable in damages for all reasonable expenses incurred in any such reletting and for any difference between the amount of rent received from such reletting (including reasonable attorneys fees) and the rent due and payable under the terms of this Lease; (v) to enter upon the Premises and do whatever TENANT is obligated to do under the terms of this Lease, and TENANT agrees to reimburse LANDLORD on demand for any expense which LANDLORD may incur in effecting compliance with TENANT's obligations under this Lease, and TENANT further agrees that LANDLORD shall not be liable for any damages resulting to TENANT from such action; and (vi) to exercise all other remedies available to LANDLORD at law or in equity, including, without limitation, injunctive relief of all varieties.

9.3 DEFAULT OF LANDLORD. Except as otherwise provided in this Lease, LANDLORD shall be in default under this Lease if LANDLORD fails to perform any of its obligations hereunder and said failure continues for a period of thirty (30) calendar days after written notice from TENANT to LANDLORD (unless such failure cannot reasonably be cured within thirty (30) calendar days and in that event LANDLORD shall commence to cure said failure within the thirty (30) calendar day period and thereafter diligently continue to cure the failure).

ARTICLE X - ACCESS BY LANDLORD

10.1 LANDLORD or LANDLORD's agents shall have the right to enter the Premises upon reasonable (but not less than 24-hour) notice to TENANT (written or oral notice), for the following reasons without limitation: to show the Premises to prospective purchasers or lenders and to make such reasonable repairs to the Premises as LANDLORD may deem necessary, and LANDLORD shall be allowed to take all material into and upon the Premises that may be required therefore, without the same constituting an eviction of TENANT in whole or in part. Notwithstanding the foregoing, LANDLORD shall be able to enter the Premises at any time, as LANDLORD deems necessary, during emergency situations upon notifying TENANT's emergency contact via cell (voice mail and also following up with email explaining the circumstances requiring immediate access to the Premises. LANDLORD agrees to the extent it can do so without incurring additional costs to undertake all such construction during non-business hours of TENANT. Nothing herein contained shall be deemed or construed to impose upon LANDLORD any obligation, responsibility or liability whatsoever for the care, maintenance or-repair of the Premises, nor any part thereof, except as otherwise specifically provided herein.

ARTICLE XI – TAXES AND TENANT'S PROPERTY

11.1 TAXES ON PROPERTY. TENANT shall not be responsible for Town and Fire District taxes with respect to the premises during the term of the Lease.

11.2 LOSS OR DAMAGE. Except as provided herein, LANDLORD shall not be liable for any loss or damage to any personal property of TENANT or of third parties located in, upon or about the Premises by theft or otherwise. LANDLORD shall not be liable for any claims arising from damage to personal property located in, upon or about the Premises resulting from fire, explosion, gas or electrical malfunction, water damage or leakage. LANDLORD shall not be liable to TENANT for any damages caused by other persons in or on the Premises, or by public or quasi-public work on adjacent property, unless such damage is caused by the act or failure to act of LANDLORD.

ARTICLE XII - SURRENDER OF PREMISES, HOLDING OVER

12.1 SURRENDER OF PREMISES.

(a) Upon any expiration or earlier termination of this Lease, TENANT shall quit and peacefully surrender the Premises to LANDLORD.

(b) If TENANT defaults on this Lease, TENANT hereby expressly waives, so far as permitted by law, the service of any notice of intention to re-enter provided for in any statute, or of the institution of legal proceedings to that end, and TENANT, for and on behalf of TENANT and all persons claiming through or under TENANT also waives any and all right of redemption or re-entry or repossession or to restore the operation of this Lease in case TENANT shall be dispossessed by a judgment or by warrant of any court or judge or in case of re-entry or repossession by LANDLORD or in case of any expiration or earlier termination of this Lease. TENANT, SO FAR AS PERMITTED BY LAW, WAIVES AND WILL WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MAITERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES, OR ANY CLAIM OF INJURY OR DAMAGE. The terms "enter", "re-enter", "entry" or "re-entry", as used in this Lease are not restricted to their technical legal meaning.

(c) In the event of any breach or anticipatory breach by either Party of any of the covenants, agreements, terms or conditions contained in this Lease, the non-breaching Party shall be entitled to enjoin such breach or anticipatory breach. The non-breaching Party shall have the right to invoke any right or remedy allowed at law or in equity or by statute or otherwise as though re-entry, summary proceedings, and other remedies were provided for in this Lease. An anticipatory breach shall, for purposes of this Article, be deemed to be an event which, with the passage of time or the giving of notice or both, would constitute an Event of Default.

(d) Each right and remedy of either Party provided for in this Lease or otherwise existing at law or in equity shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease, or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by either Party of anyone or more of the rights or remedies provided for in this Lease, or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude or waive the simultaneous or later exercise by either Party of any or all other rights or remedies provided for in this Lease, if any, or now or hereafter existing at law or in equity or by statute or otherwise.

(e) In the event of a default by TENANT hereunder, TENANT shall be responsible for any reasonable attorneys' fees of the damaged Party incurred in enforcing the provisions of this Lease.

(f) A Party shall in no event be in default in the performance of any of its obligations hereunder unless and until the non-performing Party shall have failed to perform such obligations within ten (10) calendar days or such additional time as is reasonably required to correct any such default, after notice by the damaged Party to the non-performing Party properly specifying what such obligation, if any, the non-performing Party has failed to perform.

ARTICLE XIII - DESTRUCTION OF PREMISES

13.1 DESTRUCTION. If the Premises are destroyed by fire or other casualty and it is reasonably estimated by TENANT that it will take more than six (6) months for LANDLORD to perform its portion of the restoration work on the Premises as hereinafter provided, then TENANT shall retain the option to purchase the premises in their damaged condition as provided in Section 2.4; subject to an equitable adjustment of the purchase price.

13.2 NON-LIABILITY. LANDLORD shall not be liable for any inconvenience or interruption of business of TENANT occasioned by fire or other casualty.

13.3 NOTICE BY TENANT. TENANT shall give immediate notice to LANDLORD in case of fire or other casualty or accident on the Premises, or of defects therein or in any fixtures or equipment.

ARTICLE XIV - SIGNS

14.1 TENANT shall have the right to building signage in accordance with municipal zoning regulations and approval.

ARTICLE XV - REPRESENTATIONS AND WARRANTIES -

15.1 TENANT. TENANT hereby represents and warrants to LANDLORD that: (a) TENANT is a duly authorized and existing corporation organized and existing under the laws of the State of Delaware and is authorized to transact business in the State of Rhode Island; (b) TENANT has the full right and authority to enter into this Lease; (c) each of the persons executing this Lease on behalf of TENANT is authorized to do so; and (d) this Lease constitutes a valid and legally binding obligation of TENANT, enforceable in accordance with its terms.

15.2 LANDLORD. LANDLORD represents and warrants to TENANT that: (a) LANDLORD is the fee simple owner of the Premises; (b) LANDLORD is a duly authorized existing municipal corporation under the laws of the State of Rhode Island (c) LANDLORD has the full right and authority to enter into this Lease; (d) each of the persons executing this Lease on behalf of LANDLORD is authorized to do so; and (e) this Lease constitutes a valid and legally binding obligation on LANDLORD, enforceable in accordance with its terms.

ARTICLE XVI- NOTICES

16.1 Any notice, demand, request or other instrument which may be or is required to be given under this Lease shall be deemed to be delivered: (a) whether or not actually received, three (3) business days after deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested; or (b) when received (or when receipt is refused) if delivered personally or sent by a nationally recognized overnight courier, all charges prepaid, at the addresses of LANDLORD and TENANT as set forth in this Article. Such address may be changed by written notice to the other party in accordance with this Article. All such notices and communication shall be addressed as follows:

If to TENANT, to:	Royce Family Fund, Inc. c/o Thomas J. Liguori, Jr. Registered Agent 85 Beach Street, Building C Westerly, RI 02891 tomliguori@ulmlawfirm.com
With a copy to:	Royce Family Fund, Inc. Charles M. Royce, President 8 Sound Shore Drive, Suite 140 Greenwich, CT 06820 chuck@roycefunds.com
If to LANDLORD, to:	Town of Westerly Shawn M. Lacey, Interim Town Manager 45 Broad Street Westerly, RI 02891 slacey@westerlyri.gov
With copies to:	William J. Conley, Jr., Town Solicitor 123 Dyer Street, Unit 2B Providence, RI 02903 www.williamconleylaw.com

ARTICLE XVII - ESTOPPEL CERTIFICATE, SUBORDINATION, NON-DISTURBANCE

17.1 ESTOPPEL CERTIFICATE. At any time and from time to time either party, upon request of the other party, will execute, acknowledge and deliver an instrument, stating, if the same be true, that this Lease is a true and exact copy of this Lease between the parties hereto, that there are no amendments hereof (or stating what amendments there may be), that the same is then in full force and

effect and that, to the best of its knowledge, there are no offsets, defenses or counterclaims with respect to the performance of the terms, covenants and conditions hereof on the part of TENANT or LANDLORD, as the case may be, to be performed, and that as of such date no default has been declared hereunder by either party or if not, specifying the same. Such instrument will be executed by the other party and delivered to the requesting party within fifteen (15) calendar days of receipt.

ARTICLE XVIII - BROKERS

18.1 TENANT and LANDLORD recognize that Pequot Commercial is the sole broker representing the parties in this transaction. The Landlord shall be responsible for sales commission due said broker in the event of purchase pursuant to the Option contained herein..

ARTICLE XIX - HAZARDOUS SUBSTANCES

19.1 TENANT shall not cause or permit any Hazardous Substance (as hereinafter defined) to be used, stored, generated, or disposed of on, in or about the Premises in violation of any applicable laws, ordinances or regulations. If any Hazardous Substance is used, stored, generated, or disposed of on, in, or about the Premises except as permitted above, or if the Premises become contaminated in any manner as a result of any breach of the foregoing covenant or any act or omission of TENANT or any of its agents, employees contractors, licensees and invitees, TENANT shall indemnify, defend and hold harmless LANDLORD from any and all claims, demands, actions, damages, fines, judgments, penalties, costs (including reasonable attorneys', consultants', and experts' fees), liabilities, losses (including without limitation, any decrease in value of the Premises, damages due to loss or restriction of rentable or usable space, or any damages due to adverse impact on marketing of Premises), and expenses arising during or after the term of this Lease and arising as a result of such contamination. This indemnification includes, without limitation, any and all costs incurred due to any investigation of the site, or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision. Without limitation of the foregoing, if TENANT causes or permits the presence of any Hazardous Substance on, in, or about the Premises that results in contamination, TENANT, at its sole expense, shall promptly take any and all necessary actions to return the Premises to the same condition that existed prior to the presence of any such Hazardous Substance on, in, or about the Premises. TENANT shall first obtain LANDLORD's prior written approval for any such remedial action.

As used herein, the term "Hazardous Substance" means any substance which is toxic, ignitable, reactive, or corrosive and which is regulated by any local government, the State in which the Premises are located, or the United States government. "Hazardous Substance" includes any and all materials or substances which are defined as "hazardous waste", "extremely hazardous waste" or a "hazardous substance" pursuant to state, federal or local governmental law. "Hazardous Substance" includes, but is not limited to, asbestos, polychlorobiphenyls and petroleum. The provisions under this entire Article shall survive the expiration or earlier termination of this Lease.

ARTICLE XX – LANDLORD INSURANCE

20.1 LANDLORD will keep in force, at its expense, throughout the term of this Lease, public liability insurance with respect to the Building with combined single limit coverage of not less than Two Million ($2,000,000) Dollars with an umbrella policy with a combined single limit of not less than Five Million ($5,000,000) Dollars.

ARTICLE XXI - FORCE MAJEURE

21.1 In the event that either party hereto shall be delayed or hindered in or prevented from the performance required hereunder by reason of strikes, lockouts, labor troubles, failure of power,

riots, insurrection, war, acts of God, or other reason of like nature not the fault of the party delayed in performing work or doing acts (hereinafter "Permitted Delay"), such party shall be excused for the period of time equivalent to the delay caused by such Permitted Delay.

ARTICLE XXII - ADDITIONAL TERMS

22.1 PLUMBING. Plumbing facilities shall not be used for any other purpose than that for which they were constructed, and no foreign substance other than those generally used during the operation of a business and engineering design offices shall be deposited therein. The cost and expense of any breakage, stoppage or damage resulting from a violation of this provision shall be borne solely by TENANT.

22.2 SECURITY. TENANT shall have the full responsibility for protecting the Premises and the property located therein from theft and robbery and shall keep all doors, windows and storage spaces securely fastened when not in use. LANDLORD shall not be responsible for any security at the Premises.

22.3 GARBAGE AND REFUSE. Disposal of garbage and refuse shall be the responsibility of TENANT.

22.4 VIOLATIONS. Applicable governmental penalties, fines or damages imposed on any portion of the Premises as a result of the acts or non-acts of TENANT, its employees, agents, licensees or invitees shall be paid by TENANT within thirty (30) calendar days after receipt of said notice by TENANT, unless reasonably contested by TENANT.

22.5 QUIET ENJOYMENT. Upon paying all rent and all other payments required to be made by TENANT hereunder, and Upon TENANT's performing and fulfilling all terms, conditions or agreements on TENANT's part to be performed and fulfilled, TENANT will quietly have and enjoy the Premises during the term of this lease without lawful hindrance by any person claiming by, through or under LANDLORD.

ARTICLE XXIII – MISCELLANEOUS

23.1 WAIVER The waiver by LANDLORD or TENANT of any breach or default of any term, covenant or condition shall not be deemed to be a waiver of any subsequent breach or default of the same or any other term, covenant or condition, nor shall the acceptance of any payment due from TENANT to LANDLORD pursuant to this Lease be deemed to be a waiver of any such breach or default of such payment due from TENANT to LANDLORD pursuant to this Lease. No term, covenant or condition of this Lease shall be deemed to have been waived by LANDLORD or TENANT, unless such waiver is in writing.

23.2 ACCORD AND SATISFACTION. No payment by TENANT or acceptance by LANDLORD of a lesser amount than sums herein stipulated shall be deemed to be other than on account of the due sums, nor shall any endorsement or statement on any check or in any letter accompanying any check or payment prejudice LANDLORD's right to recover the balance or such rent or pursue any other remedy provided in this Lease, unless otherwise agreed to by LANDLORD.

23.3 CAPTIONS AND SECTION NUMBERS. The captions and section numbers appearing in this Lease are inserted only as a matter of convenience and in no way limit, construe or describe the scope or intent of such sections.

23.4 ENTIRE AGREEMENT. This Lease and any attachments hereto and forming a part hereof set forth all the covenants, promises, agreements, conditions, and understandings between

LANDLORD and TENANT concerning the Premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, other than as herein set forth. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon LANDLORD or TENANT until reduced to writing and signed by LANDLORD and TENANT.

23.5 TENANT AND LANDLORD DEFINED, USE OF PRONOUN. The words "TENANT" and "LANDLORD" shall mean each party mentioned as TENANT or LANDLORD herein, whether one or more. If there is more than one party any notice required or permitted may be given to anyone thereof, and such notice to one shall be deemed notice to all. The use of the singular pronoun to refer to TENANT or LANDLORD shall be deemed proper regardless of the number of parties.

23.6 PARTIAL INVALIDITY, If any term, covenant or condition of this Lease, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such term, covenant, or condition to persons or circumstances other than those as to which it was held invalid or unenforceable, shall not be affected thereby and each term, covenant, or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

23.7 APPLICABLE LAW. The parties hereto shall be bound by, and this Lease shall be construed according to the laws of the State of Rhode Island without regard to its conflict of laws principles.

23.8 COSTS OF ENFORCEMENT. In the event that LANDLORD or TENANT shall bring an action to recover any sum due hereunder or for any breach hereunder and shall obtain a judgment in its favor, or in the event that LANDLORD or TENANT retain an attorney for the purpose of collecting any sum due hereunder or enforcing any of the terms or conditions hereof or protecting their interest in any bankruptcy, receivership, or insolvency proceeding or otherwise against the other, the prevailing party shall be entitled to recover all reasonable costs and expenses incurred, including reasonable attorneys' and legal assistants' fees prior to trial, at trial, and on appeal.

23.9 CONSENT. Wherever in this Lease LANDLORD or TENANT is required to give its consent or approval, such consent or approval shall not be unreasonably withheld, conditioned or delayed.

23.10 RECORDING OF LEASE. TENANT and LANDLORD agree that this Lease may be recorded.

23.11 EXECUTION AND COUNTERPARTS. This Lease may be executed in one or more counterparts, all of which shall constitute one agreement.

23.12 ASSIGNMENT BY LANDLORD. LANDLORD shall not have the right to assign this Lease to any other party.

[Signatures Appear on the Following Page]

IN WITNESS WHEREOF, the parties hereto have executed his Lease Agreement as of the date and year first above and written.

LANDLORD:
Town of Westerly

By: _____

Name: Shawn M. Lacey

Title: Interim Town Manager

TENANT:
Royce Family Fund, Inc.

By: _____

Name:

Title:

APPENDIX B: MEP/ FP SYSTEMS EVALUATION

ALLIED CONSULTING ENGINEERING SERVICES

N Royce Family Trust
Eight Sound Shore Drive, Suite 140
Greenwich, Connecticut 06830

March 10, 2022

Attention: Mr. Thomas Liguori

Subject: Existing MEP/FP Systems Evaluation
Tower Street School
Westerly, Rhode Island

We visited the site on January 25, 2022, to evaluate the existing HVAC, Electrical, Fire Alarm and Plumbing systems. Our observations, findings and recommendations are below.

Existing Building

The existing building is a former elementary school 1-story building with classrooms, gymnasium, media and cafeteria with kitchen on one floor. The building is fully heated and limited spaces have air conditioning. There is limited fire protection system in the building.

The building has had a few additions and extension constructed over the years. Some of these newer areas have different means of supplying heating.

The building has not been used for the last few years and systems have been shut down and drained.

Proposed Building Usage

The front part of the building is proposed to be used for classrooms, auditorium and cafeteria.

HVAC

Existing conditions

The building is heated by a hydronic gas fired boiler system with a combination of unit ventilators, finned tube baseboard, convectors, cabinet unit heaters and fan coils. The newest portion of the building, consisting of classrooms at the rear of the building, are heated with H&V ducted systems to provide heating and ventilation.

There are two (2) gas fired boilers located in the Boiler Room. The boilers were operated in a duty/standby boiler with each boiler capable of handling the building heating load. The Viessman boiler was used as the lead boiler with the Weil McLain used as the standby.

The boilers are connected to a chimney for venting and combustion air is provided through roof mounted hoods.

The boilers are piped in a primary/secondary arrangement with two main building

circulation pumps in a duty/standby arrangement. The pumps appear to be in good condition and are equipped with variable speed drives to modulate the hot water flow as space heating units stage on and off. 2-way zone control valves located throughout the building are used to provide heating control to the spaces.

The hot water supply and return distribution pipes mainly runs in tunnels and crawl spaces under the floor along the perimeters of the building. Some of the piping in the newer section of the building is run overhead. The majority of the piping was reported to be cast iron or steel with limited copper piping. The boiler system did not have a water treatment system to properly condition the water prior to building shutdown.

It was reported that the hot water boiler system was drained a couple of years ago when the building was shut down. The cast iron piping's interior condition is unknow and needs to be investigated further. It would be expected that there is rusting and scaling of the interior surface of the pipe and there could be low points in the system that may have retained water and may have frozen and split since being shut down. The rust and scaling in the piping would need to be treated and flushed to minimize particles possibly clogging coils or control valves if the system were to be restarted. Since a lot of the piping is in crawl spaces and tunnels repairing and/or replacing the piping would be labor intensive.

The original pneumatic controls have been abandoned and a Johnson control system was installed. This system needs to be tested and reviewed to determine compatibility with currently available components to determine if the system can be reworked or if new controls are required.

The Gymnasium and Cafeteria spaces are served by H&V units (heating and ventilation) in addition to perimeter hydronic finned tube. Both spaces have ceiling fans for air circulation and destratification.

The kitchen is a commercial kitchen with a commercial exhaust hood and roof mounted exhaust fan. There is no make-up air unit which is required under current mechanical codes. Operational status of the exhaust fan is not known. If the kitchen is to be reused the existing equipment will need to be examined for capacity and operational status to determine if it is reusable and properly sized for new equipment.

The classrooms in the newer areas in the rear of the building are served by H&V units with under floor duct distribution with floor mounted registers along the perimeter. The capacities of these units and the outside air capacity needs further investigation to determine if they can provide current code required outside air ventilation. Adding cooling to these may not be possible due to unit configuration and undersized ductwork.

If these systems are to be reused the ductwork should be inspected and cleaned prior to reuse. Some ceiling and wall areas in this part of the building have large areas of mold on the walls, ceiling and floors, if this mold has spread into the duct systems it may be hard to remediate and excavating to replace the under floor duct may not be cost effective,

There are additional H&V units in this area of the building that provide heating and ventilation to the common corridors. The systems serving this part of the building could not easily be retrofitted with air condition due to the existing duct being sized for heating and would not be large enough for the airflow required for cooling.

The classroom most recently used for the Cosmetology program has a ductless split system to provide cooling. This system should be checked to verify operation for possible reuse.

Toilet rooms are exhausted by roof mounted exhaust fans that serve and individual toilet

room or a group of adjacent toilet rooms. The fans should be able to be cleaned and reused.

Proposed Space Usages

1. Typical Classroom, 25-30 people
    a. 2-3 tons cooling load
    b. 100-150 CFM outside air
    c. Equipment Option #1
        i. Activate existing hot water boiler system and use existing space heating units.
            1. Option #1a - Provide electric baseboard or cabinet heaters in lieu of restarting boiler system
        ii. Furnish and install new window A/C unit
            1. 2-ton Kuhl model KCL24A30B, 230 volt 20A plug
            2. 3-ton Kuhl model KCL36A30B, 230 volt 30A plug
        iii. Rely on natural ventilation (Operable sash = minimum 4% floor area)
    d. Equipment Option #2
        i. Abandon existing boiler and install split heat pump system
        ii. 2-ton Mitsubishi model SUZ-KA24NAHZ (HP) & PEAD24AA7 (FCU) with outside air ducted to ducted fan coil. 208/1/60 17 MCA, 27 MOCP
        iii. 3-ton Mitsubishi model SUZ-KA36NAHZ (HP) & PEAD36AA7 (FCU) with outside air ducted to ducted fan coil 208/1/60 26 MCA, 42 MOCP
2. Cafeteria and Kitchen
    a. Loads will depend on planned occupancy and kitchen equipment (full commercial cookline or catering/warming)
    b. Equipment options include
        i. Air handler with HW heating and DX cooling coils
        ii. Packaged rooftop gas/electric heating/cooling unit
        iii. Mitsubishi HP units
    c. If commercial cookline is installed an exhaust hood with grease rated exhaust fan and a gas-fired make-up air unit
3. Auditorium
    a. Loads will depend on planned occupancy and kitchen equipment (full commercial cookline or catering/warming)
    b. Equipment options similar to Item #2
4. General
    a. All heating, cooling exhaust and ventilation equipment proposed to be reused should be serviced to determine if they are in good operating condition and fit to

be reused.

b. If the hydronic heating system is to be reused the piping system should be pressure tested for integrity. Additionally spot checked should be made to determine the amount of rust and scale on the interior of the pipes. A water treatment specialist should be contacted to review water quality and recommend water treatment.

c. Existing ductwork to be reused should be inspected and cleaned.

Plumbing

Existing conditions

The potable hot water is provided by a gas fired tank located in the boiler room. The PVI Industries, Inc. water heater is 125 gallons. This heater was operational when the building was shut down, but it is at the end of its life expectancy. The piping has been drained for a couple of years, but as most of it is copper it should be reusable.

The kitchen has an above floor grease trap and some existing fixture, although many have been removed. The grease trap should be cleanable and may be able to be reused.

The Toilet Rooms are a mixture of adult size and kids size fixtures. A limited number are ADA accessible. Most of the flushometer valves were removed as part of the building shutdown and freeze proofing. Some fixtures may be reusable but the fixtures may need to be updated to current low flow fixture requires depending on the level of renovations.

There are drinking fountains located in in different areas around the building. Many of these units are kid sized and may need to be remounted or replaced depending on future occupancy.

Some classrooms have a counter mounted sink. In other classrooms the sinks have been removed and the water and drain pipe stubs remain. There are a couple of Janitors closets in different parts of the building with floor sinks. These floor sinks could be reused, the faucets would need to be tested and some may need to be replaced.

Recommendations and Options

- Replace DHW tank with new high efficiency gas fired heater sized for the new loads.
- Option to provide electric point of use instantaneous water heaters at the new toilet rooms.
- If required, a new high efficiency gas fired water heater can be provided to serve the requirements of the new kitchen equipment.

Electrical Systems

1. Existing conditions

- The existing electrical service to the existing school is an 800 amp, 208V, 3-phase service fed from an underground service entering the building in the boiler room. The feeder wires are run underground into the building from the transformer. The 800 amp switchboard feeds the old service (400 amps) and the old electrical distribution system is

still in place. The service is adequate for property as-is and is anticipated to be adequate for any minor renovation work, however, the service will need to be upgraded if the entire building is renovated (primarily due to increased HVAC loads).

- The main service equipment (Panel "MDP") appears to be in good working condition and has been maintained – it was installed in 1995. The equipment is manufactured by Siemens. Newer panels have been installed in the corridors (250 amps and 125 amps each in pairs serving various areas) and spare parts are generally readily available at this time for these panels. There are older panels (generally in Janitor closets) that are part of the older distribution system that are obsolete and should be removed. The main switchgear can remain and be retrofitted to serve new equipment as required for minor renovation work. It is recommended that most of the distribution system be replaced if the entire building is to be renovated (only some of the branch panels should remain).
- Many junction boxes and troughs throughout the building are missing covers. Some panels have the deadfront unhinged – an unsafe condition.
- The kitchen area equipment is mostly gas-fueled – any addition of electrical equipment may need more power being added to this area. Panel space in the existing kitchen panel is also limited as the panel has been maxed out. The N.E.C. requires ground fault current interrupter (G.F.C.I.) protection for receptacle circuits throughout a commercial kitchen – this does not exist in the kitchen area. Ground-fault interrupters provide protection from electric shocks in wet areas. The kitchen hood, equipment under the hood and the kitchen supply air fan are not presently interlocked with the building fire alarm system. These items including the gas supply are required to shut off upon general fire alarm.
- Wiring in the building varies – original wiring is present in many areas and newer wiring has been added over the years. Some abandoned wiring is still in place and should be removed including exposed wiring. Several device and junction box covers are missing.
- The lighting mostly consists of fluorescent lighting and some older incandescent lighting. The fixtures in general are functional but outdated. Existing lighting is in fair condition – still operational, however, some fixtures need new lenses. Fixtures in the kitchen area are damaged or grease-stained in some cases. Some fixtures have been infiltrated with moisture due to roof leaks.
- Light switches comprise of toggle and rotary dimmer switches. A few time-clocks have been used to control exterior lighting – the time-clocks are the older analog dial-type controllers. Some areas have occupancy sensors.
- The exit signs throughout are signs with battery backup. A few exit signs were not illuminated and did not provide the required intensity level required by the building code.
- Emergency lighting in the building varies with a mix of old/new – emergency heads are dispersed throughout areas. The look of the space is not consistent as varying types of emergency lights have been installed over the years.
- The existing fire alarm system is a Gamewell E3 panel installed in 2017. Horn/strobes, strobes, smoke detectors, and pull stations are located throughout the building although part of the old zoned system is still active and some older devices have been left active. Carbon Monoxide detectors are located in the boiler room.
- Existing data and telephone systems needed for operation of the building are active although proper wire management practices have not been employed. A demarcation point is located in the server area. There is also a lack of identification and labeling, and a lack of wire management hardware.

Recommendations (with timeline for action):

1. *Fire Alarm System*

It is recommended that the fire alarm system remain and be reused regardless of the level of renovation. The old system shall be completely removed and old devices replaced with new devices. Existing old-system wiring and devices would be replaced new and provide full coverage per current codes for the areas renovated. A new remote annunciator, knox-box and exterior beacon are recommended – these items should be located at the main entrance. Fire alarm tie-ins are required to the kitchen hood Ansul system if a kitchen is part of the future plans – and subsequently a kitchen equipment gas shut-off valve.

2. *Branch Panels and Wiring*

Minor Renovation: Existing branch electrical panels that are outdated or rusted should be replaced "one for one" with new equipment and issues such as work-space and number of circuits should be addressed. New panels can have extended space capacity to also support HVAC upgrades. Wiring that is old / deteriorated can concurrently be replaced with MC-cable (typical for buildings of this type). Wire-mold can be used for exposed wiring. Any abandoned/unused feeds can be removed concurrently. Consideration should also be given to replacing receptacles in the renovated areas. The existing service can remain and be used to feed new panels serving the specific renovated area.

Gut-renovation of entire building: The main distribution system shall be replaced with new equipment. It is anticipated that a 1600 amp service will be required. Some of the branch panels could remain and be reused. The older system shall completely be removed.

3. *Exit and Emergency Lighting*

Exit lights and emergency lights should be considered for complete replacement with newer style fixtures. Exit lights should be hard-wired with a full 90-minute battery. Existing locations would be reviewed (fixtures can be replaced one for one if the locations are deemed acceptable) and new fixtures would be added where required. Work would involve running new wire from the local lighting circuit (the nearest point where un-switched conductors are available). Emergency lighting could possibly be incorporated into space lighting with integral battery packs (if space lighting is replaced – see below). Integral battery packs would also eliminate "two-headed" fixtures – especially where aesthetics are of prime concern. Exterior emergency egress lighting is code-required and can be incorporated into the building mounted lighting scheme fairly easily.

4. *Kitchen Work (if required)*

The electrical system in the kitchen should be updated to include GFCI type receptacles throughout (per the National Electrical Code), interlocking of the Ansul system with the fire alarm system and shut down of the supply / exhaust fans upon alarm. Specific equipment shall be fed electrically as required.

5. *General Space Lighting*

Existing lighting throughout the building varies significantly and would be evaluated on a case by case basis. It is recommended that incandescent lighting be completely removed and replaced. Older fluorescent lighting (with older ballasts and broken/yellowing lenses) should be replaced by updated, more efficient lighting. The benefits of replacing existing lighting include energy savings, better aesthetics and visual comfort, and ease of maintenance. As noted above, emergency lighting could possibly be incorporated into new fixtures.

6. Lighting Controls

The building does not presently have a consistent automatic lighting controls scheme. Automatic lighting controls (in all areas) would decrease utility costs by automatically turning lights off when rooms become unoccupied. If extensive lighting renovations are to occur, automatic controls would be required throughout in order to conform to the latest code. Several methods of control can be incorporated depending on room use – examples are occupancy sensors, lighting control panels and dimming/sensor switches. This would particularly be useful where large switchbanks are presently installed.

7. Telecommunications

New data outlets shall be added as required by the new programming of spaces. A cable TV system can possibly be added if TVs are desired in classrooms, dining areas or other public areas. It is recommended, for future maintenance, that a dedicated server room/closet with proper labeling and identification system be maintained and wire management hardware be added at the server. Pathways to route cables would have to be determined or could be incorporated into molding / chases / shafts.

Fire Protection

Existing conditions

The existing building is provided with sprinklers in limited spaces. These include the kitchen and the boiler room. This system was originally installed in the 1950's and all the sprinkler heads were replaced in 2019. The boiler room is the location of the existing sprinkler head end equipment including backflow preventer and 3" alarm check valve. Per the inspection tags, the existing system has a static pressure of between 40 PSI -45 PSI and a residual pressure of 30 PSI – 35 PSI. It is unclear if the pressures listed on the service tags were taken when the system was last active so they may be inaccurate and not representative of the available system pressure.

Code Analysis

Per Rhode Island State Building Code Section 3404.1 "alterations to any building or structure shall comply with the requirements of this code for new construction." This indicates that any renovation would necessitate bringing the renovated area up to modern building code requirements, including regarding fire sprinklers.

To determine the fire protection requirements, the Occupancy Group for the building must be determine. Originally, this building would have been classified Educational Group E. However, Group E is intended for use with students through 12th grade. When the use shifts to adult education beyond 12th grade, the occupancy becomes Business Group B. Section 304.1 of the Code states that Business Group B occupancies include "Educational occupancies for students above the 12th grade." However, the auditorium and cafeteria assembly spaces are allowed to be included as part of a Group E occupancies only (Section 303.1.3). Given the use group would be Group B, the auditorium and cafeteria assembly spaces would be classified as Assembly Group A-3 occupancies. Therefore, based on the new use, the building would be considered a Mixed Use Group B and A-3 occupancy.

Due to the mixed use occupancy, there are different requirements for sprinklers in Group A-3 and Group B. Group A-3 requires sprinklers if the occupant load is greater than 300 people

(Section 903.2.1.3). Given the assemblies spaces are roughly 6000 square feet, the occupancy load would be at least 400 people (per Table 1004.5 for Unconcentrated Table and Chairs). Therefore, the auditorium and cafeteria would require sprinklers. Note due to the presence of the stage, additional sprinklers will be required at the stage opening depending on the final layout of the space. Group B specifically requires sprinklers in Ambulatory Care Facilities and not other use cases, such as this. Group B also requires sprinklers if the building is larger than a certain height or area. However, this building is below these thresholds. The Group B Occupancy of this existing building would therefore not require sprinklers.

Recommendations

1. *Existing Fire Sprinkler System*

It is recommended that the existing system be examined per NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. This will determine the extent to which any of the existing components need to be replaced.

Additionally, it is recommended the sprinklers remain within the higher hazard areas of the kitchen and the boiler room.

2. *Hydrant flow test*

It is recommended that a hydrant flow test be conducted to determine the available system pressure. The pressure noted on the inspection tags are likely inaccurate and not representative of the available system pressure.

3. *Extension of sprinkler system*

Based on code analysis, only the Assembly Group A-3 areas (i.e., auditorium and cafeteria) would require sprinklers. The Business Group B areas would not require sprinklers per the Rhode Island Building Code.

End of Report

APPENDIX C: PHYSICAL CONDITIONS ASSESSMENT

ON-SITE INSIGHT
A RECAP REAL ESTATE ADVISORS COMPANY

Capital Needs Assessment and Replacement Reserve Analysis

PRELIMINARY REPORT

Prepared for:

Royce Family Foundation
Eight Sound Shore Drive, Suite 140
Greenwich, CT 06830

Tower Street Community Center

Westerly, RI

July 15, 2022

RECAP
REAL ESTATE ADVISORS

Tower Street Community Center: Proper y Overview

Total Buildings: 1

Total Gross Square Feet: ##########

Building Type	# of Buildings	Total Square Footage
Community	1	45,249
Townhouse	-	-
Walkup	-	-
Totals:	**1**	**45,249**

Occupancy: Community Center

Property/Development Age: 68 years

Year of Construction: 1955

City & State: Westerly, RI

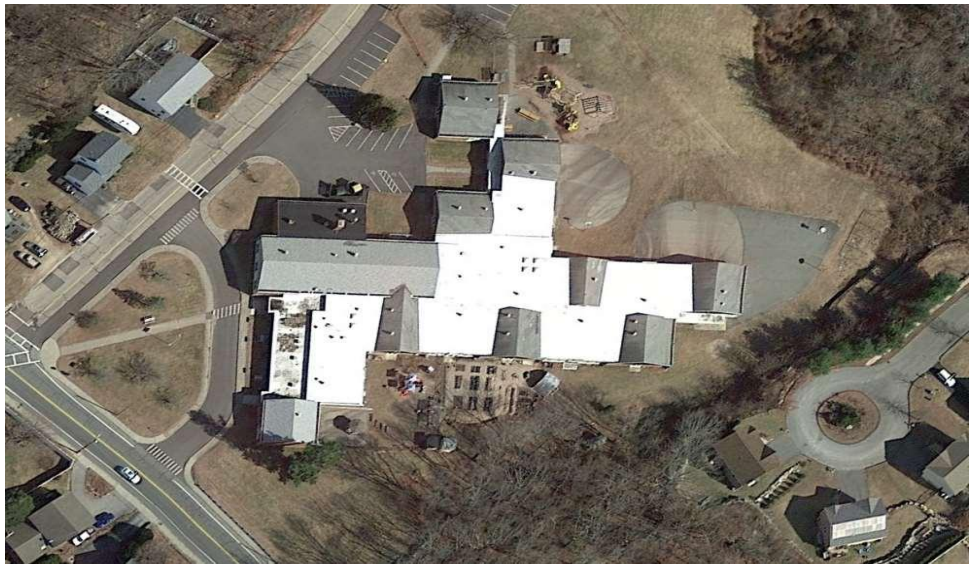
Street Address: 93 Tower Street

OSI Project Number: 22127

Assessment Date: June 16th, 2022

Assessment Conditions: High 70's, Sunny

Assessor: Matthew Chown



Property Description:

Tower Street Community Center is a single story building originally constructed circa 1955 (former elementary school) and was subsequently rehabilitated and converted into a community center circa 1994/1995. The building, which currently sits vacant, aimed to provide human services programming as well as recreational use for the local community. Interior spaces include common hallways, office space, an auditorium, a gymnasium, a media center, a commercial kitchen, restrooms, and an array of classrooms.

Tower Street Community Center

Westerly, RI

Tower Street Community Center is a single story building originally constructed circa 1955 (former elementary school) and was subsequently rehabilitated and converted into a community center circa 1994/1995. The building, which currently sits vacant, aimed to provide human services programming as well as recreational use for the local community. Interior spaces include common hallways, office space, an auditorium, a gymnasium, a media center, a commercial kitchen, restrooms, and an array of classrooms. Overall, the development is in fair condition at the present time. 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 include sectional asphalt-paved walkway replacement, children's playground equipment replacement, domestic hot water heater replacement, older circulation pump and peripheral replacement, expansion of the fire sprinkler system to the auditorium and gymnasium (per Allied Consulting Engineering Services MEP report dated March 10th, 2022), distribution piping repairs/replacement, older HVAC equipment replacement, older electrical system and component replacement, security camera system upgrades, older fire alarm system component replacement, exterior doorway replacement, building envelope repairs (e.g., brick masonry repointing, crack repairs, localized masonry replacement, cementitious paneling replacement, etc.), deteriorated caulking replacement, original exterior window replacement, single-ply TPO roof assembly replacement, asphalt roof shingle replacement, and interior renovations (e.g., repainting efforts, floor covering replacement, suspended ceiling tile replacement, bathroom fixture and accessory replacement, etc.). As discussed with the site representative during the site review, capital needs shown in this report reflect in-kind or similar replacement of existing building systems and components. No costs for major upgrade work are shown at this time, which may also trigger replacement of other building systems and components (i.e., installation of central cooling system may require upgrade of electrical service, etc.).

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. Costs for the twenty-year plan total $5,297,462, or $117.07 per gross square feet in current dollars

($5,852,741, or $129.35 per gross square feet in inflated dollars). Assuming that the development has no dedicated existing replacement reserve funds; an initial cash infusion of $4,450,000 would be necessary to help offset costs for near-term needs and establish reserves for future capital needs. In addition, an annual replacement reserve contribution of $60,000 indexed at 3% for inflation annually would be necessary to maintain a positive reserve balance through the plan's twenty-year timeframe. This is a hypothetical funding scenario and alternative funding approaches may achieve similar results.

Site

The building is located on a large moderately sloped parcel in a predominantly residential neighborhood of Westerly, RI. Asphalt-paved surface parking lots are present along the north end of the site and are accessed off of Narragansett Avenue. Asphalt-paved walkways facilitate pedestrian access throughout the site; limited concrete walkways are also present. Asphalt-paved basketball courts are present at the rear (i.e., south end) of the development; an asphalt-paved basketball and tennis court are also present towards the northeast corner of the property. Metal chain-link fencing is installed along select property limits as well as along the tennis and basketball court perimeter. Additional site elements include children's playground equipment, landscaping comprised of lawn areas, shrubs, and trees, a wood-framed gazebo, as well as wood-framed storage sheds.

1. **Costs for the development's site related elements total $818,099 or $18.08 per gross square feet in inflated dollars.**

2. The asphalt pavement (parking areas and drive aisles) appears to have been resurfaced within the past several years and displays good overall conditions. No widespread cracking, depressions, or evidence of fatigue was observed. No drainage issues were also reported during the site review. Future costs to scarify and resurface the asphalt pavement are shown in Year 15. Interim and future costs to carry out preventative maintenance repairs in the form of crack filling, sealcoating, and restriping are shown in Years 1, 6, 11, and 20.
3. Localized cracking and weathering were observed within select asphalt walkways. These areas of deterioration may pose a potential trip hazard. Costs to replace the older/deteriorated asphalt walkways are shown in Year 1. The newer asphalt walkways are shown for future replacement in Year 15.
4. The south end asphalt-paved basketball/recreational courts are in serviceable condition at the present time. Future replacement costs are shown in Year 15. Interim crack filling repairs are included with the aforementioned asphalt pavement preventative maintenance repair work.

5. The asphalt-paved tennis and basketball courts present at the northeast corner of the development are in serviceable condition, however localized cracking and faded striping were observed. Costs to repaint/refurbish the courts are shown every eight years starting in Year 1.
6. No widespread shifting, displacement, or wear was observed within the property's metal chain-link fencing; however, some oxidation of the fencing was observed. Future replacement costs are shown in Year 5, based on a twenty-year expected useful service life.
7. A metal chain-link dumpster enclosure is located at the loading dock area. The dumpster enclosure is in serviceable condition at the present time; future replacement costs are shown in Year 10.
8. The children's playground equipment appears to date to the 1995 rehabilitation. The equipment exhibits age related wear; costs to replace the playground equipment and play surfaces (including wood benches, gazebos, smaller playground equipment at rear, etc.) are shown in Year 1.
9. Costs to carry out landscaping repairs/upgrades including tree pruning efforts are shown in Years 1 and 11. These costs also include as-needed repairs/refurbishment of the greenhouse present at the rear of the building.
10. Replacement of the rear wood-framed storage sheds is shown in Year 10.
11. No problems/concerns were reported with regards to the building's site distribution systems. Consideration should be given to scoping the sewer piping to determine piping condition and repair/replacement needs. These site distribution systems are shown being maintained and monitored during the plan's timeframe.

Mechanical Room

The building's central mechanical room houses the heating and domestic hot water (DHW) generation equipment. A pair of natural gas-fired boilers (1 is a Viessmann 1,544 MBH energy input model, 1 is a Weil-McLain ~1,357 MBH energy input model) facilitate hydronic heat generation for the building; the boilers operate in a duty/standby configuration. Augmenting the boilers are KMC controllers, a pair of inline hydronic heat circulation pumps, variable frequency drive controllers governing heating water pump performance, as well as high efficiency/micro-VFD boiler water circulation pumps. Heating distribution system peripheral units include a mix of fan coil units (FCU's), unit ventilators, finned tube baseboard, cabinet heaters, and heating and ventilation units (forced hot air ductwork); these systems are discussed in the Building Mechanical section of the report. A PVI natural gas-fired domestic water heater (125-gallon storage capacity) facilitates domestic hot water (DHW) generation for the building. Augmenting the water heater is a Leonard thermostatic mixing valve as well as a pair of inline fractional horsepower circulation pumps.

12. **Costs related to the development's boilers and boiler room systems total $435,728 or $9.63 per gross square feet in inflated dollars.**
13. The boiler plant has been offline for the last few years as the building has been vacant (additional discussion on capital needs associated with bringing the system back online discussed in the Building Mechanical section of the report). It is assumed that the existing boiler plant is in serviceable condition at the present time, and no operational issues are present. The Viessmann boiler appears to have been installed circa 2010 and is therefore approximately thirteen-years of age. Future replacement of the boiler is shown in Year 12, based on a twenty-five year expected useful service life. The Weil-McLain boiler is older and appears to have been installed circa 2005; future replacement costs are shown in Year 7.
14. The building appears to have previously been equipped with a pneumatic control system governing interior environment conditions. This system has been replaced with a KMC electronic control system. A mechanical, electrical, and plumbing system evaluation was carried out by Allied Consulting Engineering Services (report dated March 10th, 2022), per the report if significant HVAC equipment replacement is to be carried out, it should be determined if the existing control system is compatible with the new HVAC equipment. This should be further reviewed by a qualified design professional. As a minimum, periodic costs for as-needed controller and peripheral equipment replacement are shown every five years starting in Year 1.
15. A pair of inline hydronic heat circulation pumps (2 and 3-horsepower models) facilitate hydronic heat circulation for the facility. A pair of variable frequency drive controllers better match hydronic heat circulation pump output to system demands. Replacement of the circulation pumps and VFD's is shown in Year 1; a future VFD replacement cycle is shown in Year 16.
16. A pair of high efficiency pumps facilitate boiler water circulation (e.g., Groundfos micro-VFD pump, and Wilo high efficiency circulation pump). Future replacement of these circulation pumps is shown in Years 3 and 18. Replacement of the older Taco cartridge circulator is shown in Years 1 and 16.
17. The PVI natural gas-fired domestic water heater (125-gallon storage capacity) dates to the time of the 1995 rehabilitation. The water heater is operating beyond the end of its normal expected useful service life, and costs for replacement are shown in Years 1 and 16.
18. Replacement of the thermostatic mixing valves and domestic water fractional horsepower circulation pumps is shown in Years 1 and 16, based on a fifteen-year expected useful service life.
19. Replacement of the central mechanical room sump pump is shown in Years 1 and 16.

Building Mechanical and Electrical Systems

Major building systems include the fire sprinkler system (equipped with a backflow preventer), distribution piping for domestic hot and cold water, hydronic heat, sanitary wastewater, and natural gas services, heating, ventilation and air conditioning (HVAC) services, electrical, fire detection, and security.

20. **Costs related to the development's mechanical and electrical systems total $1,353,586 or $29.91 per gross square feet in inflated dollars.**
21. Limited interior spaces are provided with a fire suppression system (e.g., commercial kitchen and boiler room). The wet fire suppression system contains a backflow preventer, a device aimed at keeping stagnant water from retreating into the potable water system, as well as a circulation pump. Per the Allied Engineering MEP report, any renovation of the building would require expansion of the fire sprinkler system into the auditorium and cafeteria; costs for this work pending a detailed review by a qualified design professional are shown in Year 1.
22. The building has been vacant for the last few years and systems have reportedly been shut down and drained. Per the MEP report prepared by Allied Consulting Engineering Services, it would be expected that there is rusting and scaling of the interior surface of the hydronic heat distribution piping and potentially frozen/split piping due to low points retaining water (no water treatment system to properly condition water prior to shutdown). Depending on future usage of the facility and rehabilitation plans, if the existing system is to be utilized the piping should be pressure tested for integrity and spot checked to determine extent of corrosion and scale on interior pipe surfaces. Where exposed, localized corroded/oxidized distribution piping was observed. An allowance for as-needed distribution piping repairs/replacement are shown in Year 1, however a further detailed review is required to determine the full scope/extent of pipe deterioration and cost(s) of required repair/replacement work.
23. Ceiling/overhead-mounted heating and ventilation units facilitate space heating for the rear hallways and classrooms. From available vantage points, these units appear to date to the 1995 rehabilitation. Replacement of the H/V units is shown in Year 1. Localized corroded ductwork was also observed in the vicinity of the H/V units; these areas of corrosion are shown being repaired/addressed as part of H/V unit replacement.
24. A mix of fan coil units, classroom ventilators, cabinet heaters, and finned tube radiators facilitate space heating distribution for the remaining interior spaces. The majority of these systems appear to date to the 1995 rehabilitation. Replacement of these systems, based on observed conditions and equipment expected useful service lives, is shown in Year 1.
25. A pair of LG ductless mini-split system air conditioners facilitate zone-type space cooling for select interior spaces. These air conditioners appear to have been replaced within the past several years; future replacement costs are shown in Year 7, based on a fifteen-year expected useful service life.

26. Rooftop-mounted powered exhausters facilitate ventilation for the restrooms and various other interior spaces. Select exhausters were observed to be displaced. Replacement of the exhausters is shown in Year 1, concurrent with roof assembly replacement.
27. The building contains a combination of newer and older electrical distribution systems and components. The Siemens 800 amp switchboard and several electrical distribution panels appear to have been replaced circa 1995; these components are in serviceable condition at the present time. The 800 amp panel feeds the old 400 amp service, and the old electrical distribution system is reportedly still in place. It should be noted that select circuit breaker panels were observed to be missing filler plates during the site review; isolated panel dead fronts are also not secured (safety issues). Per the Allied Engineer MEP report, if a significant renovation of the building is to be carried out most of the electrical distribution system should be replaced. As a minimum, costs to replace older circuit breaker panels and wiring are shown in Year 1. These costs also include various other electrical system repairs/upgrades including GFCI installation within the commercial kitchen. It is also recommended that periodic infrared thermographic inspections and analysis of utility connections, main switchboard, breaker panels, disconnect switches, etc. be carried out to identify potential 'hot spots' in the electrical equipment that may cause potentially hazardous situations or a major source of system inefficiency. These inspections are shown being handled out of operating accounts.
28. The development is equipped with a security camera system (monitors and recording station not reviewed during assessment). It is unconfirmed at the present time whether the camera system is sufficient for the property's needs; several areas of apparent vandalism were noted during the site review. As a minimum, costs to upgrade/replace and/or expand the security camera system are shown in Year 1, pending confirmation of existing system capabilities.
29. Emergency battery-powered light fixtures facilitate illumination in the event of a power failure. The light fixtures vary in age and condition, however several appear to be older. Costs to replace the light fixtures are shown in Years 1 and 11.
30. A Honeywell Gamewell E3 fire alarm control panel monitors horn/strobes, strobes, smoke detection devices, and pull stations located throughout the building. Portions of the old zoned system are reportedly active including older end devices. A future full system replacement allowance is shown in Year 14, based on a twenty-year expected useful service life. Replacement of the older zone-type system is shown in Year 1 (including end devices).
31. A video entry intercom system regulates visitor access at the main entrance. Future costs to replace the intercom system are shown in Year 5, based on a twenty-year expected useful service life.

Building Architectural Systems

The building contains a combination of pitched and flat roof structures constructed utilizing three-tab asphalt roof shingles and a single-ply thermoplastic polyolefin (TPO) roof assembly, respectively. Main entry doors are metal-framed, metal doors with vision panels. The remaining emergency egress doors are predominantly a mix of solid core wood and embossed two panel metal doors with half lites. Metal and solid core wood doors are present at the service spaces. The building is predominantly clad in brick masonry; additional cladding materials include exterior insulation and finish systems (EIFS), cementitious panels, wood shake siding (gable ends), and metal infill paneling. Exterior windows are predominantly aluminum-framed fixed and operable models containing insulating glass units (IGU's); limited vinyl-framed hung windows containing IGU's are present at the front elevation and loading dock area of the building. Limited original wood and metal-framed windows were also noted, particularly at the loading dock area. Building-mounted light-emitting diode (LED) fixtures facilitate illumination along the building perimeter. Interior spaces include common hallways, office space, an auditorium, a gymnasium, a commercial kitchen, a media center, and an array of classrooms.

32. Costs related to the development's architectural systems total $3,245,328 or $71.72 per gross square feet in inflated dollars.

33. No structural problems/concerns were reported with regards to the building. A portion of the building's crawlspace was reviewed during the site review, no water infiltration issues were observed or reported. The building's main structural framing systems are shown being maintained and monitored during the plan's timeframe.
34. Concrete stoops with steel railings are present at the emergency exits of select rear classrooms. Railings exhibit corrosion/weathering. Costs to refurbish the railings and repair deteriorated concrete are shown in Years 1 and 11 (includes loading dock area).
35. Several exterior doors exhibit abrasions and corrosion; the majority of the painted wood doors also exhibit paint peeling. Replacement of the exterior doors is shown in Year 1, based on observed conditions and doorway expected useful service lives (including limited side lights).
36. Several areas of brick masonry deterioration in the form of mortar loss, cracking, and spalls were observed, particularly at the rear of the building. Evidence of moisture infiltration through the masonry envelope was also observed at select locations, particularly at the west end of the building. Localized voids/sources of moisture infiltration and rodent ingress were also observed at isolated locations (e.g., near main entrance to facility). Costs to carry out masonry repairs in the form of repointing, crack repairs, and localized brick masonry replacement are shown in Year 1. These costs also include replacement of deteriorated caulking, deteriorated cementitious paneling (present along select upper wall areas), as well

as addressing all voids/sources of moisture infiltration/rodent ingress within the masonry envelope. Consideration should also be given to application of a water repellant coating to address the apparent water infiltration issues; this condition should be further reviewed by a qualified design professional to determine full scope and cost(s) of improvement work.

37. Exterior insulation and finish systems (EIFS) are predominantly installed along select upper wall areas. Localized deterioration/wear was observed (including at roof level). Costs for repairs and repainting efforts are shown in Year 1.
38. Wood shake siding is installed at select gable ends. The siding exhibits weathering/age related wear, select wood shakes also exhibit splitting. Replacement of the shake siding is shown in Year 1.
39. Localized damaged metal infill paneling was observed. Interim costs to carry out localized repairs/replacement are shown in Year 1; future replacement of the metal infill paneling is shown in Year 7, concurrent with exterior window replacement.
40. The aluminum-framed windows appear to date to the time of the 1995 rehabilitation. Isolated failed insulating glass units (IGU's) were noted during the site review (i.e., condensation formation between the glass panes). The butyl bedding compound was also noted to be deteriorated at select locations. Furthermore, several damaged glass units were also observed. An interim allowance to replace failed IGU's and replaced cracked glass sections is shown in Year 1. Future replacement of the exterior windows is shown in Year 7, based on a thirty-five year expected useful service life. Limited vinyl-framed hung windows containing IGU's are also present at the building, in particular at the front office space. Future replacement of the vinyl-framed windows is shown in Year 7. Older fixed metal and wood-framed windows are present in the vicinity of the loading dock. Corrosion of metal framing was observed; replacement of these windows is shown in Year 1.
41. Building-mounted light-emitting diode (LED) fixtures facilitate illumination along the building perimeter. Future replacement of the LED fixtures is shown in Year 10, based on a fifteen-year expected useful service life.
42. The flat roof sections contain a single-ply TPO roof assembly. Evidence of poor drainage, roof leakage, as well as moisture infiltration beneath the roof membrane (i.e., membrane blisters) were observed during the site review. Pitch pockets were also noted to be deteriorated/weathered and pose as a source of moisture infiltration. The single-ply TPO roof assembly appears to be operating beyond the end of its normal expected useful service life, and replacement costs are shown in Year 1. These costs also include replacement of all valley, ridge cap, hip cap, and metal components well as replacement of new aluminum fascia and gutter components.
43. The pitched roof sections are covered with three-tab asphalt roof shingles. Several displaced asphalt roof shingles were noted during the assessment. Furthermore, several mastic-type repairs were noted. The roof shingles appear to be operating beyond the end of their normal expected useful service lives, and costs for replacement are shown in Year 1.
44. Areas of suspected asbestos containing floor tile as well as suspected mold staining were noted during the site review. It was reported during the site review that select interior materials are asbestos containing material. No environmental or

hazardous material testing was carried out as part of the scope of work of this report. Furthermore, no costs for asbestos or hazardous material remediation or abatement are shown in the report as the full extent of such material is unconfirmed and beyond the scope of this report. It is recommended that prior to disturbing these materials, a qualified asbestos and hazardous materials professional be retained to determine the full scope and cost(s) of required abatement and remediation work.

45. Common hallway finishes include painted wall and ceiling surfaces, suspended ceiling tile, terrazzo flooring, and limited vinyl composition tile (VCT). Costs for repainting efforts are shown in Years 1 and 11. Replacement of the suspended ceiling tile is shown in Year 1. The limited VCT flooring is shown for replacement in Year 1. The terrazzo flooring is shown being maintained out of operating accounts during the plan's timeframe.
46. Periodic costs to carry out as-needed solid core wood passage doorway replacement are shown every five years starting in Year 1.
47. Interior common area light fixtures are predominantly comprised of T8 fluorescent tubes. These fixtures appear to be operating beyond the end of their normal expected useful service lives; replacement costs are shown in Year 1. Consideration should be given to installing light-emitting diode (LED) fixtures as an energy efficiency improvement.
48. Metal lockers are present within select hallways. Costs to refurbish/carry out electrostatic painting are shown in Year 1.
49. Office space finishes include painted wall surfaces, suspended ceiling tile, VCT flooring, and carpeting. Costs for repainting efforts are shown in Years 1 and 11. Replacement of the suspended ceiling tile is shown in Year 1. The VCT flooring is also shown for replacement in Year 1. The carpet tile flooring is shown for future replacement in Year 8.
50. Classroom finishes include painted wall and ceiling surfaces, suspended ceiling tile, vinyl composition tile, and suspected asbestos containing floor tile. Costs for repainting efforts are shown in Years 1 and 11. Replacement of the suspended ceiling tile is shown in Year 1. The floor coverings are shown for replacement in Year 1. Several classrooms contain cabinetry/casework that exhibit age related wear. Replacement of the cabinetry/casework is shown in Year 1.
51. The remaining interior space finishes include a mix of painted wall and ceiling surfaces, adhered ceiling tile, suspended ceiling tile, ceramic tile flooring (common restrooms), vinyl composition tile (VCT), and suspected asbestos containing floor tile. The majority of the finishes/materials are operating beyond the end of their normal expected useful service lives, and renovation efforts are shown in Year 1. The bathroom ceramic tile flooring is shown for future replacement in Year 12.
52. Periodic costs to carry out as-needed replacement of the restroom fixtures and accessories are shown every five years starting in Year 1. Consideration should be given to installing low-flow fixtures as a water saving measure.
53. Costs to replace the commercial kitchen equipment (e.g., sinks, electric domestic water heater, refrigeration equipment, food warmers, grease trap, etc.) are shown in Year 1. Furthermore, depending on planned occupancy (i.e., full commercial cookline or catering/warming), a make-up air unit and an exhaust hood with a grease rated exhaust fan may have to be

installed if s full commercial cookline is installed per the Allied Engineering MEP report. No costs for this work are shown at this time.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 16th, 2022. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Matthew Chown. 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*.

View of asphalt pavement conditions as seen at north end parking area along Narragansett Avenue

Additional view of asphalt-paved surface parking area conditions – no widespread cracking, depressions, or evidence of fatigue observed

View of asphalt-paved entry roadway conditions as seen towards northwest corner of development

View of localized cracking within asphalt-paved walkway

Additional view of asphalt-paved walkway deterioration as seen along front of building

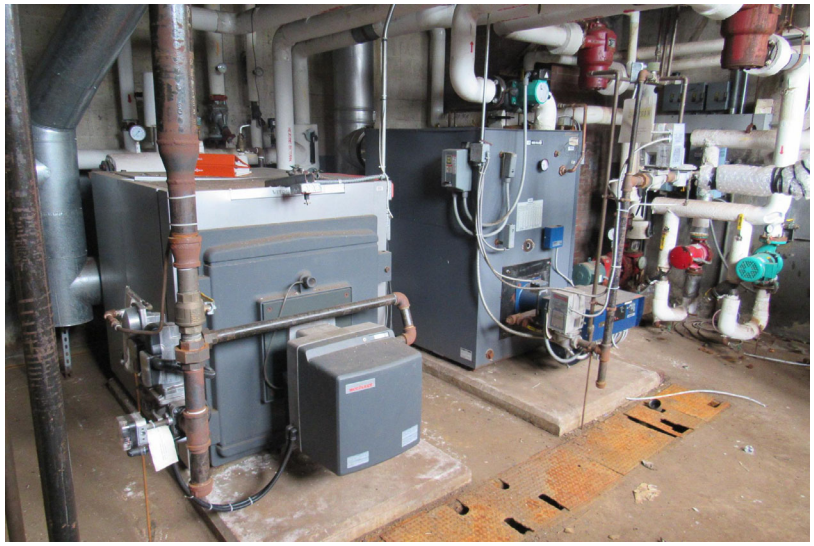
View of asphalt-paved basketball court present at south end of development – localized cracking noted

View of tennis and basketball courts and surrounding metal chain-link fencing present towards northeast corner of site

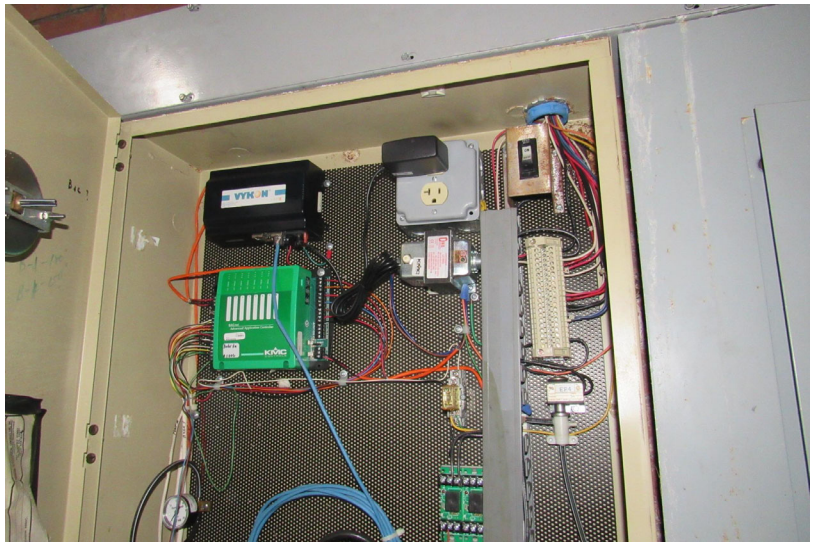
View of sample of children's playground equipment conditions

View of wood-framed bench structure exhibiting wear

View of rear wood-framed storage shed



View of natural gas-fired boilers facilitating hydronic heat generation for building

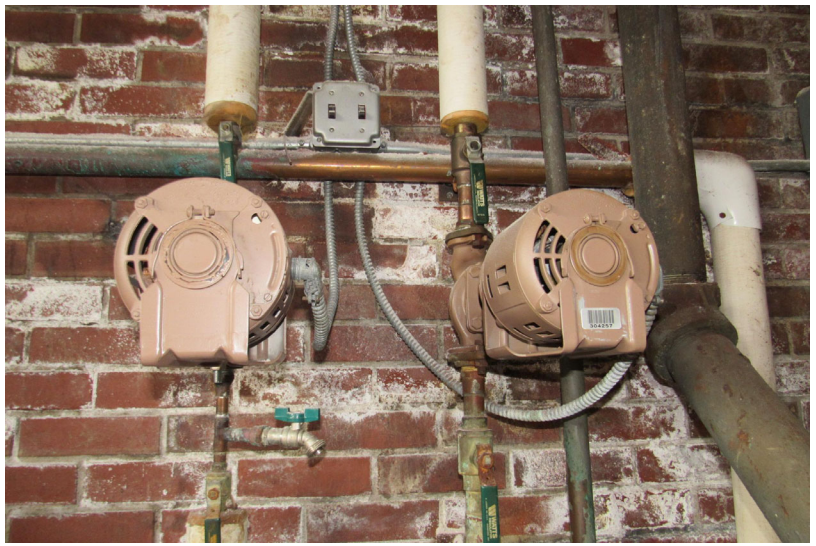


View of controls governing boiler plant performance

View of inline hydronic heat circulation pumps – 2 and 3-horsepower models

View of hydronic heat circulation pump variable frequency drive controllers

View of natural gas-fired domestic water heater facilitating domestic hot water (DHW) generation for building – 125-gallon storage capacity



View of DHW circulation pumps

View of domestic hot water thermostatic mixing valve

View of electric domestic water heater serving commercial kitchen equipment

View of wet fire suppression system – note backflow preventer is in place

View of sample of distribution piping exhibiting oxidation/wear

View of one of several interior heating and ventilation units serving rear (i.e., south end) classrooms

View of Trane fan coil unit (FCU) facilitating space heating distribution for select interior spaces

View of second Trane fan coil unit facilitating space heating distribution for select interior spaces

Several classrooms contain unit ventilators

View of LG ductless mini-split system air conditioner

View of displaced rooftop-mounted powered exhauster present at west end of building

View of Siemens switchgear– 800 amps, 3 phase, 4 wire

View of corroded electrical conduit present within central mechanical room

View of one of several electrical circuit breaker panels – mix of newer Siemens panels and possibly original panels

View of fire alarm control panel monitoring hardwired end devices

View of sample of building crawlspace conditions

View of concrete loading dock present at north end of building

View of building architecture as seen at front of building

View of building architecture as seen at rear of building

View of main entry metal doors with vision panels

View of embossed two panel metal doorway and metal side lights exhibiting corrosion and age related wear

View of solid core wood emergency egress doors exhibiting age related wear

View of hollow metal emergency egress doorway exhibiting abrasions/wear

View of pronounced brick masonry deterioration (e.g., mortar loss, spalls, cracking) – observed at several locations

View of apparent efflorescence staining on interior brick masonry surfaces

View of damaged metal paneling present at rear of building

View of void/source of moisture and rodent ingress within building envelope as seen at north end

View of exterior window perimeter caulking conditions – note cohesive/adhesive failures

View of wood shake siding exhibiting age related wear

Exterior windows are predominantly aluminum-framed fixed and operable models – butyl bedding compound deteriorated at select locations

View of failed insulating glass unit (i.e., condensation formation between glass panes)

View of building-mounted light-emitting diode (LED) fixtures

View of single-ply thermoplastic polyolefin (TPO) roof assembly conditions

View of widespread staining and evidence of poor drainage on single-ply roof assembly – isolated membrane blisters also noted during site review (i.e., indication moisture has traveled beneath roof membrane)

View of accumulated vegetation around strainer dome restricting adequate roof drainage

View of displaced three-tab asphalt roof shingles – observed at several locations

View of evidence of previous mastic-type repairs to roof valley and shingles

View of typical curb-mounted skylight conditions

View of deteriorated brick masonry at chimney

View of typical common hallway finishes

View of sample of classroom finishes – mix of painted wall and ceiling surfaces, suspended ceiling tile, vinyl composition tile (VCT), and suspected asbestos containing floor tile

Additional view of classroom finishes – mix of painted wall and ceiling surfaces, suspended ceiling tile, vinyl composition tile (VCT), and suspected asbestos containing floor tile

View of sample of classroom cabinetry – age related wear

View of sample of office space finishes – mix of vinyl flooring and carpeting

View of cafeteria finishes – commercial kitchen in background

View of commercial kitchen finishes and equipment

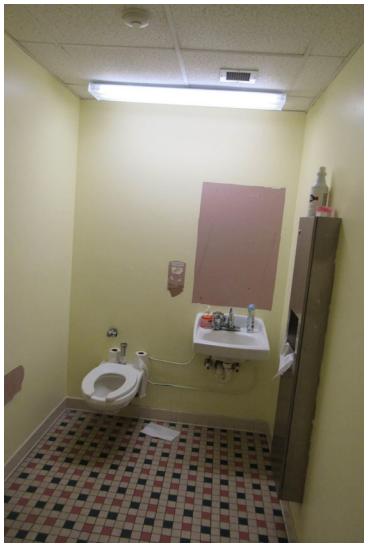
View of sample of commercial kitchen refrigeration equipment

View of auditorium finishes

View of auditorium stage finishes

Localized moisture damaged finishes noted within interior spaces – potentially due to roof leakage or failed distribution piping

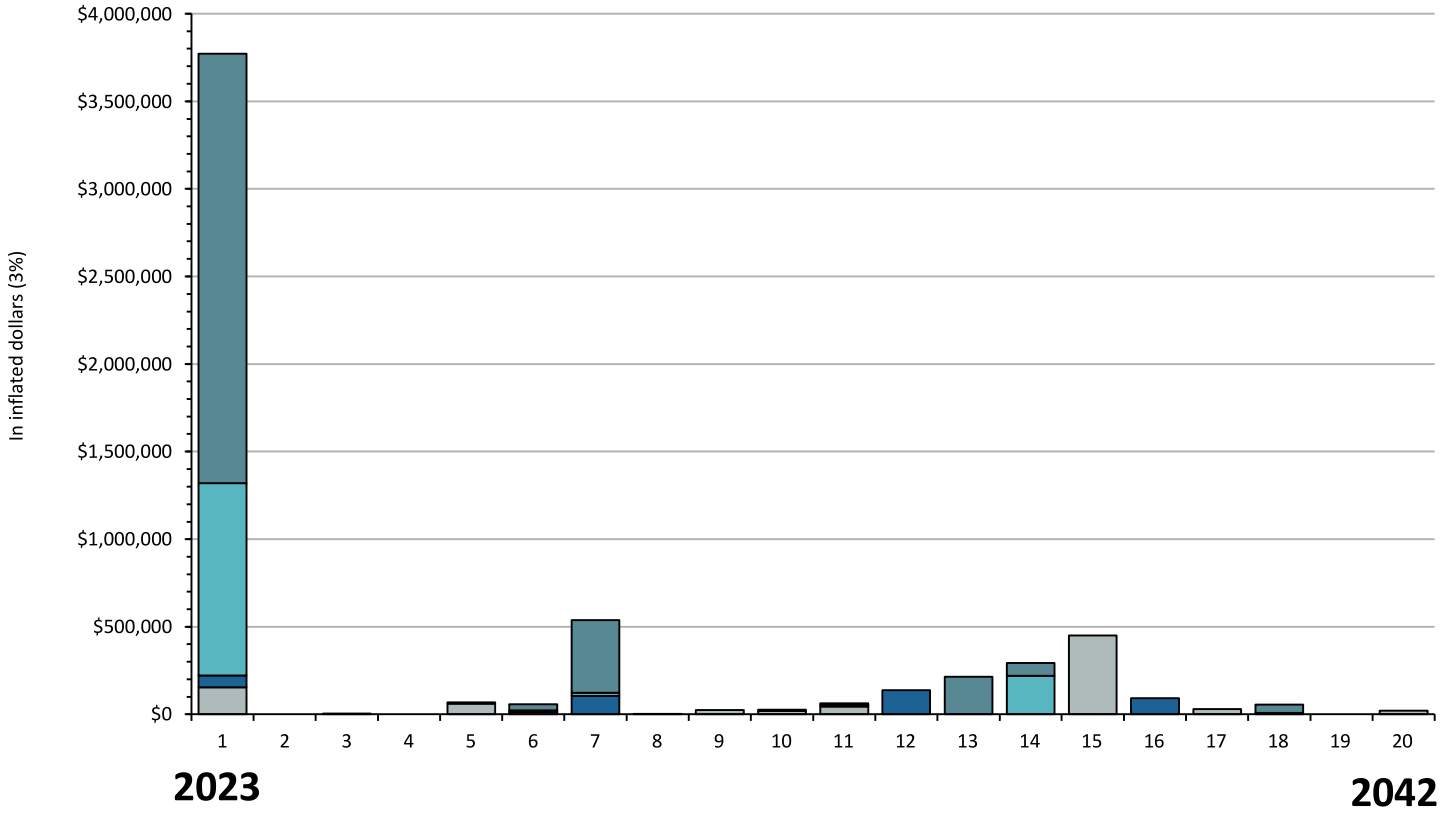
View of typical interior passage doorway conditions

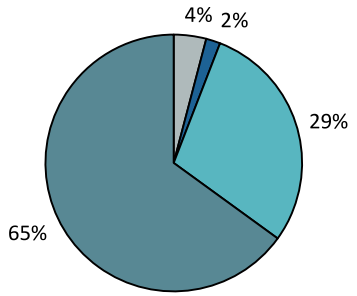


View of sample of common restroom finishes and fixtures – one of several present at facility

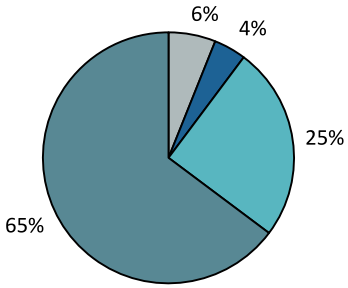
Additional view of common restroom finishes and fixtures

Tower Street Community Center





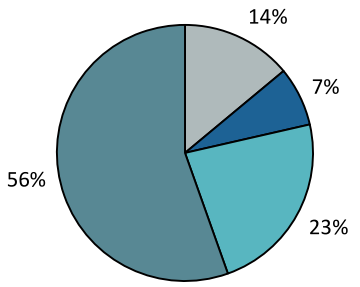
Year One Distribution



Ten Year Distribution

Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	$29,700 or $0.66 /GSF	$272,419 or $6.02 /GSF	$818,099 or $18.08 /GSF
Mechanical Room	$68,350 or $1.51 /GSF	$187,564 or $4.15 /GSF	$435,728 or $9.63 /GSF
Building Mech. & Elec.	$1,098,000 or $24.27 /GSF	$1,123,227 or $24.82 /GSF	$1,353,586 or $29.91 /GSF
Building Architectural	$2,451,549 or $54.18 /GSF	$2,910,888 or $64.33 /GSF	$3,245,328 or $71.72 /GSF
In inflated dollars:	$3,647,599 or $80.61 /GSF	$4,494,098 or $99.32 /GSF	$5,852,741 or $129.35 /GSF
In current dollars:	$3,771,441 or $83.35 /GSF	$4,378,941 or $96.77 /GSF	**$5,297,462 or $117.07 /GSF**



Twenty Year Distribution

Capital Needs Summary

Tower Street Community Center

Westerly, RI

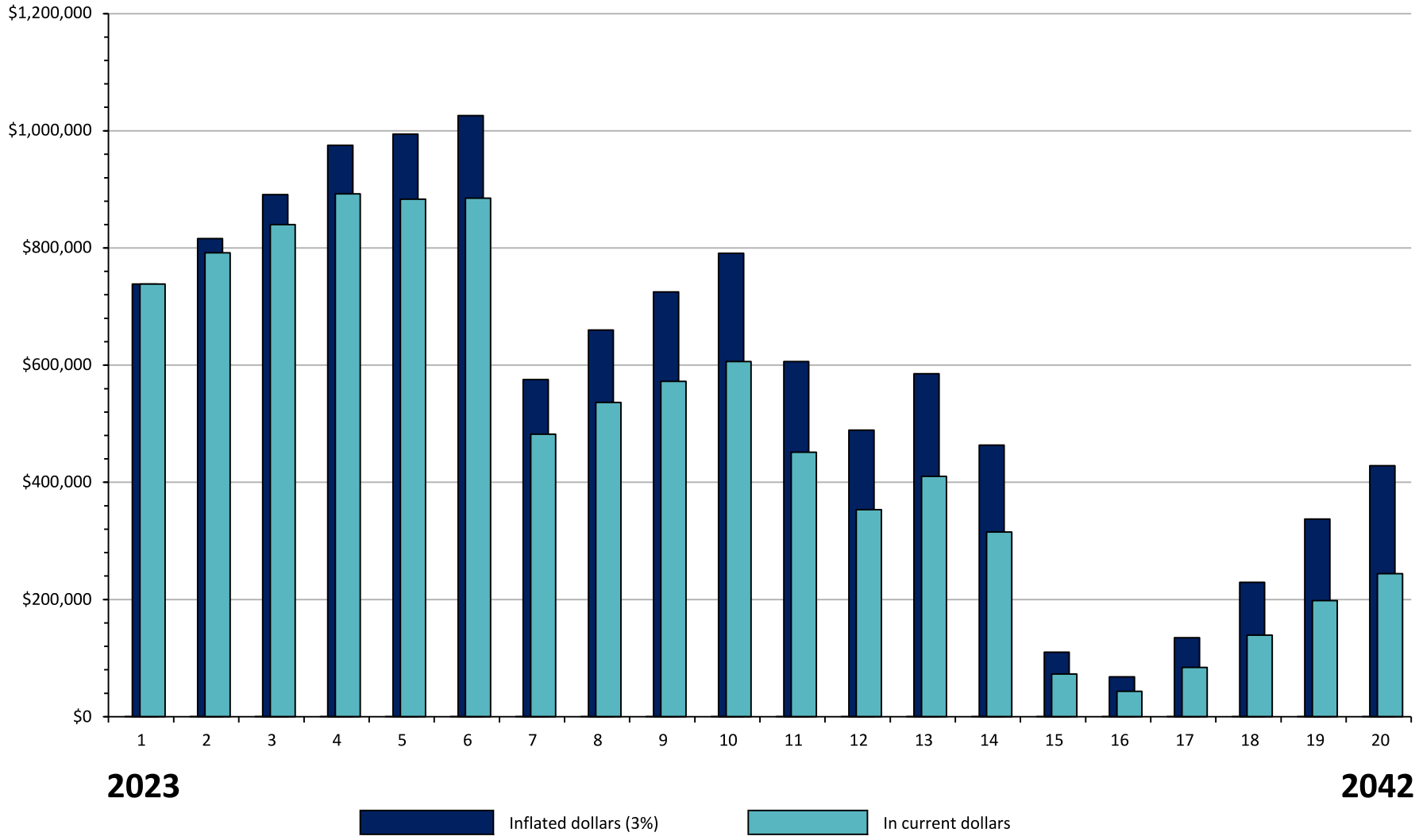
OSI Ref: **22127**
Property Age: **68 Years**
Occupancy: **ommunity Center**

Number of Buildings: **1**
Rentable Square Footage: **45,249**

	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10
Site Systems										
Surface	$153,543	$0	$0	$0	$60,507	$14,348	$0	$0	$24,449	$19,572
Site Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Sub-Total	**$153,543**	**$0**	**$0**	**$0**	**$60,507**	**$14,348**	**$0**	**$0**	**$24,449**	**$19,572**
Mechanical Room										
Boilers	$38,650	$0	$5,198	$0	$0	$8,695	$105,321	$0	$0	$0
Boiler Room Systems	$29,700	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical Sub-Total	**$68,350**	**$0**	**$5,198**	**$0**	**$0**	**$8,695**	**$105,321**	**$0**	**$0**	**$0**
Building Mech. & Electrical										
Mechanical	$815,500	$0	$0	$0	$0	$0	$17,911	$0	$0	$0
Electrical	$282,500	$0	$0	$0	$7,316	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical & Electrical Sub-Total	**$1,098,000**	**$0**	**$0**	**$0**	**$7,316**	**$0**	**$17,911**	**$0**	**$0**	**$0**
Building Architectural										
Structural and Exterior	$435,955	$0	$0	$0	$0	$0	$414,832	$0	$0	$7,894
Roof Systems	$1,031,614	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallways	$195,304	$0	$0	$0	$0	$5,796	$0	$0	$0	$0
Office Space	$49,530	$0	$0	$0	$0	$0	$0	$1,836	$0	$0
Classrooms	$548,711	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cafeteria	$30,808	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gymnasium	$60,518	$0	$0	$0	$0	$0	$0	$0	$0	$0
Common Restrooms	$34,680	$0	$0	$0	$0	$28,982	$0	$0	$0	$0
Commercial Kitchen	$64,430	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Architectural Sub-Total	**$2,451,549**	**$0**	**$0**	**$0**	**$0**	**$34,778**	**$414,832**	**$1,836**	**$0**	**$7,894**
Total Capital Costs	**$3,771,441**	**$0**	**$5,198**	**$0**	**$67,823**	**$57,820**	**$538,064**	**$1,836**	**$24,449**	**$27,465**

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.

2033 Year 11	2034 Year 12	2035 Year 13	2036 Year 14	2037 Year 15	2038 Year 16	2039 Year 17	2040 Year 18	2041 Year 19	2042 Year 20	
										Site Systems
$43,511	$0	$0	$0	$449,496	$0	$30,972	$0	$0	$21,702	Surface
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Site Distribution Systems
$43,511	**$0**	**$0**	**$0**	**$449,496**	**$0**	**$30,972**	**$0**	**$0**	**$21,702**	Site Sub-Total
										Mechanical Room
$10,079	$138,922	$0	$0	$0	$44,792	$0	$8,099	$0	$0	Boilers
$0	$0	$0	$0	$0	$46,272	$0	$0	$0	$0	Boiler Room Systems
$10,079	**$138,922**	**$0**	**$0**	**$0**	**$91,063**	**$0**	**$8,099**	**$0**	**$0**	Mechanical Sub-Total
										Building Mech. & Electrical
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Mechanical
$10,079	$0	$0	$220,280	$0	$0	$0	$0	$0	$0	Electrical
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Elevators
$10,079	**$0**	**$0**	**$220,280**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	Mechanical & Electrical Sub-Total
										Building Architectural
$10,079	$0	$0	$0	$0	$0	$0	$0	$0	$0	Structural and Exterior
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Roof Systems
$34,248	$0	$0	$0	$0	$7,790	$0	$0	$0	$0	Hallways
$10,795	$0	$0	$0	$0	$0	$0	$0	$0	$0	Office Space
$82,473	$0	$0	$0	$0	$0	$0	$0	$0	$0	Classrooms
$10,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	Cafeteria
$17,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	Gymnasium
$46,606	$72,326	$0	$0	$0	$38,949	$0	$0	$0	$0	Common Restrooms
$3,991	$0	$0	$0	$0	$0	$0	$0	$0	$0	Commercial Kitchen
$215,375	**$72,326**	**$0**	**$0**	**$0**	**$46,739**	**$0**	**$0**	**$0**	**$0**	Building Architectural Sub-Total
$279,045	**$211,248**	**$0**	**$220,280**	**$449,496**	**$137,802**	**$30,972**	**$8,099**	**$0**	**$21,702**	**Total Capital Costs**



Reported Reserve Balance as of	***01/01/2023 :***	**$0**	At the end of Year One, Reserve Balances are projected to be:	**$738,559**
Estimated Reserve Balance as of	***01/01/2023 :***	**$0**	At the end of Year 20, Reserve Balances are projected to be:	**$428,498**
Current annual contributions to reserves :		**$60,000**	***All projected capital needs are met throughout the plan***	

1. Annual replacement reserve contribution of $60,000 ($1.33 per GSF) shown starting in Year 1 and then indexed at 3% annually for inflation
2. $4,250,000 in outside capital included in Year 1 to help offset costs of near-term needs and establish reserves for future capital needs

Reserve Funding In Year 1

Starting replacement reserve balance: **$0** $0.00 /GSF

Contributions to Reserves: **$60,000** $1.33 /GSF

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.

		2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10
(A)	**Reserve Balances**										
	Starting Replacement Reserves	$0	$738,559	$815,748	$891,103	$975,144	$994,351	$1,026,092	$575,529	$659,716	$724,983
(B)	**Annual Funding**										
	Contributions Indexed at 3%	$1.33	$1.37	$1.41	$1.45	$1.49	$1.54	$1.58	$1.63	$1.68	$1.73
(C)	Additional Contributions (per GSF)										
(D)	Total Annual Reserve Funding	$60,000	$61,800	$63,654	$65,564	$67,531	$69,556	$71,643	$73,792	$76,006	$78,286
(E)	Interest on Reserves at 2%	$0	$15,389	$16,900	$18,478	$19,500	$20,004	$15,858	$12,230	$13,710	$15,008
	Total Funds Available	**$60,000**	**$815,748**	**$896,301**	**$975,144**	**$1,062,175**	**$1,083,912**	**$1,113,593**	**$661,551**	**$749,432**	**$818,277**
(F)	Total Capital Cost	$3,771,441	$0	$5,198	$0	$67,823	$57,820	$538,064	$1,836	$24,449	$27,465
(G)	**Reserve Balances**	**($3,711,441)**	**$815,748**	**$891,103**	**$975,144**	**$994,351**	**$1,026,092**	**$575,529**	**$659,716**	**$724,983**	**$790,811**
	Outside Capital:	$4,450,000									
	Adjusted Reserve Balances	$738,559	$0	$0	$0	$0	$0	$0	$0	$0	$0

Notes:

1. Annual replacement reserve contribution of $60,000 ($1.33 per GSF) shown starting in Year 1 and then indexed at 3% annually for inflation

2. $4,250,000 in outside capital included in Year 1 to help offset costs of near-term needs and establish reserves for future capital needs

*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

Reserve Funding In Year 20

Projected replacement reserve balance is **$428,498** This is $9.47 per RSF in inflated dollars or $5.40 per RSF in uninflated dollars

Projected annual funding to reserves is **$105,210** This is $2.33 per RSF in inflated dollars or $1.33 per RSF in uninflated dollars

2033 Year 11	2034 Year 12	2035 Year 13	2036 Year 14	2037 Year 15	2038 Year 16	2039 Year 17	2040 Year 18	2041 Year 19	2042 Year 20	
										Reserve Balances **(A)**
$790,811	$606,234	$488,883	$585,061	$463,273	$110,211	$67,648	$134,965	$229,646	$337,407	Starting Replacement Reserves
										Annual Funding **(B)**
$1.78	$1.84	$1.89	$1.95	$2.01	$2.07	$2.13	$2.19	$2.26	$2.33	Contributions Indexed at 3%
										Additional Contributions **(C)**
$80,635	$83,054	$85,546	$88,112	$90,755	$93,478	$96,282	$99,171	$102,146	$105,210	Total Annual Reserve Funding **(D)**
$13,832	$10,843	$10,633	$10,380	$5,678	$1,761	$2,006	$3,610	$5,614	$7,583	Interest on Reserves at 2% **(E)**
$885,278	**$700,131**	**$585,061**	**$683,553**	**$559,706**	**$205,450**	**$165,936**	**$237,745**	**$337,407**	**$450,200**	**Total Funds Available**
$279,045	$211,248	$0	$220,280	$449,496	$137,802	$30,972	$8,099	$0	$21,702	Total Capital Cost **(F)**
$606,234	**$488,883**	**$585,061**	**$463,273**	**$110,211**	**$67,648**	**$134,965**	**$229,646**	**$337,407**	**$428,498**	**Reserve Balances** **(G)**
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Tower Street Community Center

SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project		Notes
SURFACE									
Roadways and Parking	30,941	sf	6.50	$201,117	<5	20	15	in 1 Year	Asphalt pavement; good overall conditions Future costs to scarify and resurface
Crack-Fill and Sealcoat	30,941	sf	0.40	$12,376	<5	5	1 /6 /11 /20	in 1 Year	Asphalt pavement; costs for preventative maintenance repairs in the form of crack filling, sealcoating, and restriping
	1,212	sf	9.50	$11,514	<5	20	15	in 1 Year	Predominantly asphalt walkways; mix of older/newer; cracking/weathering
Asphalt Walkways	2,828	sf	9.50	$26,866	20+	20	1	in 1 Year	Replacement costs
Basketball Courts	13,006	sf	6.50	$84,539	10	25	15	in 1 Year	Asphalt-paved basketball/recreational courts; serviceable condition Future replacement costs; interim crack filling included with work above
Tennis/Basketball Courts	12,867	sf	1.50	$19,301	28	8	1 /9 /17	in 1 Year	Asphalt-paved tennis & basketball court; localized cracking and faded striping Costs to refurbish tennis court (e.g., crack repairs, repainting, resealing)
Retaining Walls	1	ls		$0	28+	40			Limited segmental concrete block masonry retaining walls Maintain and monitor - Operating
Fencing	588	lf	45.00	$26,460	~15	20	5	in 1 Year	Metal chain-link fencing installed along select property boundaries Future replacement costs
Fencing	455	lf	60.00	$27,300	~15	20	5	in 1 Year	Metal chain-link fencing surrounding tennis/basketball courts Future replacement costs
Dumpsters & Enclosures	1	ea	7500.00	$7,500	~5	15	10	in 1 Year	Metal chain-link dumpster enclosure with vinyl weave Future replacement costs
Play Equipment	1	ls	75000.00	$75,000	28	25	1	in 1 Year	Children's playground equipment; age related wear Replacement costs including wood structures
Site Lighting (Pole Fixtures)		ea							
Site Lighting (Bollards)		ea							
Landscaping	1	ls	20000.00	$20,000	varies	20	1 /11	in 1 Year	Landscaping comprised of lawn areas, shrubs, and trees; greenhouse at rear Costs for landscaping repairs/upgrades including tree pruning efforts
Storage Shed	2	ea	3750.00	$7,500	~15	25	10	in 1 Year	Wood-framed storage sheds present at rear of building; serviceable condition Future replacement costs
SITE DISTRIBUTION SYSTEMS									
Gas Lines	1	ls		$0	28+	60			Utility supplied service; no problems/concerns reported Maintain and monitor
Sanitary Lines	1	ls		$0	28+	60			Publicly supplied service; no problems/concerns reported Maintain and monitor
Cold Water Lines	1	ls		$0	28+	60			Publicly supplied service; no problems/concerns reported Maintain and monitor
Electric Distribution	1	ls		$0	28+	60			Utility supplied service; no problems/concerns reported Maintain and monitor

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
SURFACE																				
Roadways and Parking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$304,207	$0	$0	$0	$0	$0
Crack-Fill and Sealcoat	$12,376	$0	$0	$0	$0	$14,348	$0	$0	$0	$0	$16,633	$0	$0	$0	$0	$0	$0	$0	$0	$21,702
Asphalt Walkways	$26,866	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,416	$0	$0	$0	$0	$0
Basketball Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,873	$0	$0	$0	$0	$0
Tennis/Basketball Courts	$19,301	$0	$0	$0	$0	$0	$0	$0	$24,449	$0	$0	$0	$0	$0	$0	$0	$30,972	$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	$29,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fencing	$0	$0	$0	$0	$30,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dumpsters & Enclosures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Play Equipment	$75,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Lighting (Pole Fixtures)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Lighting (Bollards)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Landscaping	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,878	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storage Shed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,786	$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

Tower Street Community Center

MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BOILERS								
Boilers	1	ea	100360.00	$100,360	13	25	12 in 1 Year	Viessmann natural gas-fired boiler; duty/standby configuration Replacement costs including burner - 1,544 MBH energy input
Boilers	1	ea	88205.00	$88,205	18	25	7 in 1 Year	Weil-McLain natural gas-fired boiler; duty/standby configuration Replacement costs including burner - ~1,357 MBH energy input
Controls - Electronic	1	ls	7500.00	$7,500	<5	15	1 /6 /11 /16 in 1 Year	KMC electronic controls, 2-way zone control valves located throughout building Periodic costs for as-needed component repairs/replacement
Controls - Pneumatic	1	ls		$0	varies	15		Old pneumatic control system abandoned/converted to DDC; no costs shown
Variable Frequency Drives	2	ea	10000.00	$20,000	18	15	1 /16 in 1 Year	Variable frequency drive controllers governing hydronic heat circulation pump performance Replacement costs
Boiler Water Pumps	1	ea	1950.00	$1,950	12	15	3 /18 in 1 Year	Grundfos micro-VFD boiler water circulation pump Replacement costs
Boiler Water Pumps	1	ea	2950.00	$2,950	12	15	3 /18 in 1 Year	Wilo high efficiency boiler water circulation pump Replacement costs
Boiler Water Pumps	1	ea	1250.00	$1,250	18	15	1 /16 in 1 Year	Taco cartridge circulator Replacement costs
Heating Water Pumps	2	ea	4950.00	$9,900	18	20	1 in 1 Year	Inline hydronic heat circulation pumps Replacement costs concurrent with VFD's - 2 & 3-HP
Flue Exhaust	1	ls		$0	varies	25		Metal flue exhausts Costs included with boiler plant above
BOILER ROOM SYSTEMS								
Boiler Room Piping/Valves	1	ls		$0	varies	25		Boiler room piping/valves As-needed costs included with distribution piping work below
Thermostatic Mixing Valve	1	ea	3750.00	$3,750	~15	15	1 /16 in 1 Year	Domestic hot water thermostatic mixing valve Replacement costs
Heat Exchanger for Bldg. Heat		ea						
Domestic Hot Water Generation	1	ea	20000.00	$20,000	28	15	1 /16 in 1 Year	PVI natural gas-fired domestic water heater Replacement costs - 125-gallon storage capacity
Domestic Hot Water Storage		ea						
Domestic Hot Water Pumps	2	ea	1750.00	$3,500	28	15	1 /16 in 1 Year	Inline fractional horsepower circulation pumps Replacement costs - 1/12 HP
Boiler Room Piping Insulation	1	ls		$0	varies	25		Fiberglass pipe insulation Maintain and monitor - Operating
Fuel Oil Storage		ea						
Fuel Oil Transfer System		ls						
Sump Pumps	1	ea	2450.00	$2,450	28	15	1 /16 in 1 Year	Sump pump present within central mechanical room Replacement costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
BOILERS																				
Boilers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$138,922	$0	$0	$0	$0	$0	$0	$0	$0
Boilers	$0	$0	$0	$0	$0	$0	$105,321	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Controls - Electronic	$7,500	$0	$0	$0	$0	$8,695	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$11,685	$0	$0	$0	$0
Controls - Pneumatic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Variable Frequency Drives	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,159	$0	$0	$0	$0
Boiler Water Pumps	$0	$0	$2,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,223	$0	$0
Boiler Water Pumps	$0	$0	$3,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,876	$0	$0
Boiler Water Pumps	$1,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,947	$0	$0	$0	$0
Heating Water Pumps	$9,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Flue Exhaust	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BOILER ROOM SYSTEMS																				
Boiler Room Piping/Valves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Thermostatic Mixing Valve	$3,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,842	$0	$0	$0	$0
Heat Exchanger for Bldg. 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	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,159	$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
Domestic Hot Water Pumps	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,453	$0	$0	$0	$0
Boiler Room Piping Insulation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Oil Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Oil Transfer System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sump Pumps	$2,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,817	$0	$0	$0	$0

Tower Street Community Center

BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BUILDING MECHANICAL								
Compactors		ea						N/A: No compactors present at development
Building Fire Suppression	1	ls	*costs pending specifications/further review* 150000.00	$150,000	68	50	1 in 1 Year	Wet fire suppression system equipped with backflow preventer and base-mounted circulation pump; replacement/overhaul costs including sprinkler expansion (aud./cafeteria)
Building Heating Distribution	1	ls	*costs pending specifications/further review* 350000.00	$350,000	28+	50	1 in 1 Year	Hydronic heat distribution piping, ductwork at rear; evidence of corroded/oxidized piping, system offline for several years, potentially damaged piping; as-needed costs pending review
Domestic Water Distribution	1	ls		$0	28+	40		Copper distribution piping; evidence of corroded/oxidized copper piping As-needed costs included with piping work above
Sanitary Waste Distribution	1	ls		$0	28+	50		Sanitary waste and vent stack piping As-needed costs included with piping work above
Natural Gas Distribution	1	ls		$0	28+	40		Natural gas distribution piping Maintain and monitor
Heating & Ventilation Units	10	ea	15000.00	$150,000	28+	25	1 in 1 Year	Heating & ventilation units serving rear hallways and classrooms, cafeteria, and auditorium Replacement costs
Fan Coil Units	2	ea	10000.00	$20,000	28	25	1 in 1 Year	Trane fan coil units Replacement costs
Building Air Conditioning	2	ea	7500.00	$15,000	~8	15	7 in 1 Year	LG ductless mini-split system air conditioners Replacement costs
Building Air Conditioning	1	ls		$0	varies	15		Thru-window air conditioners serving select classrooms Maintain and monitor - Operating
Classroom Ventilators	11	ea	7500.00	$82,500	28	25	1 in 1 Year	Classroom ventilators Replacement costs
Cabinet Heaters	4	ea	4500.00	$18,000	28	25	1 in 1 Year	Cabinet heaters within hallways and unit heaters within service spaces Replacement costs; maintain and monitor unit heaters
Hallway Vent. & Exhaust	36	ea	1250.00	$45,000	varies	25	1 in 1 Year	Rooftop-mounted powered exhausters Replacement costs concurrent with roof assemblies
BUILDING ELECTRICAL								
Building Power Wiring	1	ls	*costs pending specifications/further review* 150000.00	$150,000	varies	40	1 in 1 Year	Siemens switchgear and distribution panels - 800 amps, 3 phase, 4 wire; some older equipment Potential upgrade required pending scope of rehabilitation; costs for older equipment
Security	1	ls	*costs pending specifications/further review* 75000.00	$75,000	varies	20	1 in 1 Year	Security camera system; several areas of vandalism noted Costs for system upgrade/replacement
Emergency Generator		ea						
Emergency Lights	1	ls	7500.00	$7,500	varies	10	1 /11 in 1 Year	Emergency battery-powered light fixtures Replacement cost
Smoke / Fire Detection	1	ls	50000.00 150000.00	$50,000 $150,000	28 6	20 20	1 in 1 Year 14 in 1 Year	Honeywell fire alarm control panel monitoring hardwired end devices Replacement costs including end devices; limited older zone-type system; costs in Year 1
Signaling / Communication	1	ls	6500.00	$6,500	~15	20	5 in 1 Year	Video entry intercom system Replacement/upgrade costs
BUILDING ELEVATORS								
Shafts and Doorways		ea						N/A: No elevators present at development
Cabs		ea						
Controller/Dispatcher		ea						
Machine Room Equipment		ea						

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
BUILDING MECHANICAL																				
Compactors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Fire Suppression	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Heating Distribution	$350,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sanitary Waste Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Natural Gas Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Heating & Ventilation Units	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fan Coil Units	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Air Conditioning	$0	$0	$0	$0	$0	$0	$17,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Air Conditioning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Ventilators	$82,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cabinet Heaters	$18,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Vent. & Exhaust	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING ELECTRICAL																				
Building Power Wiring	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Security	$75,000	$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	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$0	$0	$0	$0	$0
Smoke / Fire Detection	$50,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$220,280	$0	$0	$0	$0	$0	$0
Signaling / Communication	$0	$0	$0	$0	$7,316	$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

Tower Street Community Center

BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
STRUCTURE								
Foundation	1,544	lf		$0	68	50		Cast-in-place concrete foundation walls; isolated cracking Repair costs included with brickwork below
Framing	1	ls		$0	68	70		No problems/concerns reported Maintain and monitor
Concrete Stoops/Railings	6 1	ttl ls	7500.00	$7,500	28+	50	1 /11 in 1 Year	Concrete stoops and steel railings, loading dock; cracking/concrete deterioration Costs to refurbish railings and repair deteriorated concrete
BUILDING EXTERIOR								
Exterior Common Doors	4	ea	3250.00	$13,000	28+	35	1 in 1 Year	Metal doors with vision panels at main entrances Replacement costs
Exterior Emergency Exit Doors	32	ea	2950.00	$94,400	28+	35	1 in 1 Year	Predominantly solid core wood and embossed two panel metal doors with half lites Age related wear, corrosion, abrasions; replacement costs including side lights
Exterior Service Doors	5	ea	1950.00	$9,750	28+	35	1 in 1 Year	Metal and solid core wood service doors Replacement costs
Glass Sliding Doors		ea						
Storm Doors		ea						
Exterior Walls - Brick	11,154 3,904	ttl sf sf	60.00	$234,228	68	60	1 in 1 Year	Brick masonry cladding; several areas of spalls, cracking, and mortar loss; repair/replacement costs including cementitious paneling
Exterior Walls - EIFS	2,117	sf	7.50	$15,878	28	20	1 in 1 Year	Exterior insulation and finish systems (EIFS); localized deterioration/wear Costs for repairs/repainting
Exterior Walls - Wood Shakes	1,485	sf	20.00	$29,700	28+	30	1 in 1 Year	Limited wood shake siding installed at select gable ends Replacement costs
Exterior Walls - Metal Paneling	1 2,163	ls sf	7500.00 30.00	$7,500 $64,890	28 28	40 40	1 in 1 Year 7 in 1 Year	Metal infill paneling; localized damage/wear Interim repair costs; future replacement costs concurrent with windows
Exterior Caulking	1	ls		$0	15+	15		Exterior caulking installed at window and door perimeters Replacement costs included with masonry and window work
Window Frames	2,025	sf	125.00	$253,125	28	35	7 in 1 Year	Aluminum-framed fixed and operable windows containing insulating glass units (IGU's); replacement costs; interim needs below
Window Frames	28	ea	1050.00	$29,400	~20	30	7 in 1 Year	Vinyl-framed hung windows containing IGU's; predominantly at front of building; future replacement costs concurrent with aluminum windows
Window Frames	11	ea	1500.00	$16,500	35+	35	1 in 1 Year	Older metal and wood-framed fixed windows; corrosion/age related wear Replacement costs
Window Glass	2,025 1	ttl sf ls	7500.00	$7,500	varies	15	1 in 1 Year	Insulating glass units (IGU's); localized failed IGU's noted Costs for localized repairs/replacement
Balcony Railings		ea						
Fire Escapes		ea						
Building Mounted Lighting	11	ea	550.00	$6,050	~5	15	10 in 1 Year	Building-mounted light-emitting diode (LED) fixtures Future replacement costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
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
Concrete Stoops/Railings	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING EXTERIOR																				
Exterior Common Doors	$13,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Emergency Exit Doors	$94,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Service Doors	$9,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Glass Sliding Doors	$0	$0	$0	$0	$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 - Brick	$234,228	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls - EIFS	$15,878	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls - Wood Shakes	$29,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls - Metal Paneling	$7,500	$0	$0	$0	$0	$0	$77,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Caulking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames	$0	$0	$0	$0	$0	$0	$302,244	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames	$0	$0	$0	$0	$0	$0	$35,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Glass	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Balcony Railings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fire Escapes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Mounted Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,894	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

BUILDING ARCHITECTURE--*continued*

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
ROOF SYSTEMS								
Structure	47,145	sf		$0	68	40		Flat and pitched roof structures; no problems/concerns reported Maintain and monitor
Roof Covering - Single-Ply	24,380	sf	30.00	$731,400	20+	20	1 in 1 Year	Single-ply TPO roof assembly; evidence of roof leakage, membrane blisters, poor drainage; replacement costs
Roof Covering - Shingles	22,765	sf	11.00	$250,414	28	20	1 in 1 Year	Three-tab asphalt roof shingles; widespread displaced shingles, mastic-type repairs, age related wear; replacement costs
Roof Drainage	1	ls		$0	28	25		Internal roof drains; accumulated vegetation noted at strainer domes As-needed repair costs included with roof replacement above
Roof Drainage	320	lf	15.00	$4,800	28	25	1 in 1 Year	Limited aluminum downspouts Replacement costs concurrent with roof assemblies
Skylights	6	ea	7500.00	$45,000	28	25	1 in 1 Year	Curb-mounted skylights Replacement costs concurrent with roof assemblies
Chimney	1	ls		$0	68	60		Brick masonry chimney; spalls and mortar loss Costs included with Exterior Walls above
HALLS								
Hallway Walls	13,023	sf	1.50	$19,535	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
	633	sf	1.50	$950	10+	10	1 11 in 1 Year	Limited painted ceiling surfaces; costs for repainting efforts
Hallway Ceilings	4,348	sf	7.50	$32,610	28+	40	1 in 1 Year	Suspended ceiling tile; replacement costs
Hallway Floors	221	sf	10.00	$2,210	20+	20	1 in 1 Year	Limited vinyl composition tile (VCT) Replacement costs
Hallway Floors	4,760	sf		$0	68	40		Terrazzo flooring at main lobby and majority of hallways Maintain and monitor - Operating
Hallway Doors	1	ls	5000.00	$5,000	varies	35	1 /6 /11 /16 in 1 Year	Solid core wood passage doors Costs for as-needed replacement
Hallway Railings		lf						
Hallway Interior Lighting	1	ls	*costs pending specifications* 125000.00	$125,000	28+	20	1 in 1 Year	Predominantly fluorescent tube light fixtures Costs for replacement with light-emitting diode (LED) fixtures including automatic controls
Hallway Lockers	1	ls	10000.00	$10,000	20+	20	1 in 1 Year	Metal lockers within select hallways Refurbishment costs
OFFICE SPACE								
Office Walls	5,355	sf	1.50	$8,033	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Office Ceilings	2,485	sf	7.50	$18,638	varies	40	1 in 1 Year	Suspended ceiling tile Replacement costs
Office Floors	2,286	sf	10.00	$22,860	28	20	1 in 1 Year	Vinyl composition tile (VCT); limited broadloom carpeting Replacement with vinyl flooring
Office Floors	199	sf	7.50	$1,493	~7	15	8 in 1 Year	Carpet tile flooring Replacement costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
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 - Single-Ply	$731,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Covering - Shingles	$250,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Drainage	$4,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Skylights	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Chimney	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
HALLS																				
Hallway Walls	$19,535	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,253	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Ceilings	$33,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,276	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Floors	$2,210	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Floors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Doors	$5,000	$0	$0	$0	$0	$5,796	$0	$0	$0	$0	$6,720	$0	$0	$0	$0	$7,790	$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	$125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Lockers	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OFFICE SPACE																				
Office Walls	$8,033	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,795	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Ceilings	$18,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Floors	$22,860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Floors	$0	$0	$0	$0	$0	$0	$0	$1,836	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Tower Street Community Center

BUILDING ARCHITECTURE--*continued*

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
CLASSROOMS								
Classroom Walls	29,349	sf	1.50	$44,024	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Classroom Ceilings	11,563	sf	1.50	$17,345	10+	10	1 11 in 1 Year	Painted ceiling surfaces; costs for repainting efforts
Classroom Floors	10,955	sf	7.50	$82,163	varies	40	1 in 1 Year	Suspended ceiling tile; replacement costs
Classroom Cabinetry	22,518	sf	10.00	$225,180	varies	20	1 in 1 Year	Vinyl composition tile (VCT), limited carpeting, and suspected asbestos containing floor tile Replacement costs
	1	ls	180000.00	$180,000	varies	30	1 in 1 Year	Classroom cabinetry/casework; age related wear Replacement costs
CAFETERIA								
Cafeteria Walls	3,015	sf	2.50	$7,538	10+	10	1 /11 in 1 Year	Predominantly painted wall surfaces, adhered wall tile Costs for repainting/refurbishment efforts
Cafeteria Ceilings	2,327	sf		$0	68	40		Exposed roof framing Maintain and monitor
Cafeteria Floors	2,327	sf	10.00	$23,270	20+	20	1 in 1 Year	Suspected asbestos containing floor tile Replacement costs
AUDITORIUM								
Auditorium Walls	5,075	sf	2.50	$12,688	10+	10	1 /11 in 1 Year	Predominantly painted wall surfaces, wall paneling Costs for repainting/refurbishment efforts
Auditorium Ceilings	3,117	sf		$0	68	40		Exposed roof framing Maintain and monitor
Auditorium Ceilings	952	sf	7.50	$7,140	28+	40	1 in 1 Year	Suspended ceiling tile present over stage area Replacement costs
Auditorium Floors	4,069	sf	10.00	$40,690	20+	20	1 in 1 Year	Suspected asbestos containing floor tile Replacement costs
COMMON RESTROOMS								
Restroom Walls	6,453	sf	1.50	$9,680	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Restroom Ceilings	1,100	sf	7.50	$8,250	28	40	12 in 1 Year	Suspended ceiling tile Replacement costs
Restroom Floors	1,100	sf	40.00	$44,000	28	40	12 in 1 Year	Ceramic tile flooring; localized wear Replacement costs
Restroom Accessories	26 ttl 5	ea	1500.00	$7,500	20+	20	1 /6 /11 /16 in 1 Year	Standard restroom accessories (e.g., toilet paper holders, grab bars, mirrors, soap dispensers, etc.); replacement costs
Restroom Fixtures	26 ttl 5	ea	3500.00	$17,500	varies	30	1 /6 /11 /16 in 1 Year	Toilets and lavatories Costs for replacement with current low-flow fixtures
COMMERCIAL KITCHEN								
Kitchen Walls	1,980	sf	1.50	$2,970	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Kitchen Ceilings	573	sf	10.00	$5,730	68	40	1 in 1 Year	Adhered ceiling tile Replacement costs
Kitchen Floors	573	sf	10.00	$5,730	40+	20	1 in 1 Year	Suspected asbestos containing floor tile Replacement costs
Kitchen Equipment	1	ls	50000.00	$50,000	varies	20	1 in 1 Year	Stainless steel sinks, electric DHW, refrigeration, rangehood, warmers, etc. Replacement/upgrade costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
CLASSROOMS																				
Classroom Walls	$44,024	$0	$0	$0	$0	$0	$0	$0	$0	$0	$59,164	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Ceilings	$99,507	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,310	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Floors	$225,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Cabinetry	$180,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CAFETERIA																				
Cafeteria Walls	$7,538	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,130	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cafeteria Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cafeteria Floors	$23,270	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
AUDITORIUM																				
Auditorium Walls	$12,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,051	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium Ceilings	$7,140	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium Floors	$40,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
COMMON RESTROOMS																				
Restroom Walls	$9,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,008	$0	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,420	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Floors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,906	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Accessories	$7,500	$0	$0	$0	$0	$8,695	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$11,685	$0	$0	$0	$0
Restroom Fixtures	$17,500	$0	$0	$0	$0	$20,287	$0	$0	$0	$0	$23,519	$0	$0	$0	$0	$27,264	$0	$0	$0	$0
COMMERCIAL KITCHEN																				
Kitchen Walls	$2,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,991	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kitchen Ceilings	$5,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kitchen Floors	$5,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kitchen Equipment	$50,000	$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.

APPENDIX D: HAZARDOUS MATERIALS ASSESSMENTS

HAZARDOUS MATERIALS SURVEY REPORT
FORMER TOWER STREET SCHOOL
83 TOWER STREET
WESTERLY, RHODE ISLAND

Prepared for

Royce Family Fund, Inc.
Attention: Mr. Nicholas C. Moore, Secretary
8 Sound Shore Drive, Suite 140, Greenwich, CT 06830

Prepared by

AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

AltTech Reference: Project No. 20200526

June 28, 2022

Table of Contents

1.0 Introduction

This hazardous materials survey report is being submitted on behalf of:

Royce Family Fund, Inc.
Attention: Mr. Nicholas C. Moore, Secretary
8 Sound Shore Drive, Suite 140, Greenwich, CT 06830

and documents the activities and results of a hazardous materials survey conducted within the former Tower Street School located at 83 Tower Street in Westerly, RI. The hazardous materials building survey included an asbestos survey and bulk sampling of representative exterior window/door caulking for poly chlorinated biphenyls (PCBs).

It should be noted that suspect materials associated with the roofing systems, subsurface investigation (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the roofing systems, as well as subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

Qualified personnel conducted the asbestos survey following procedures generally accepted and recommended by the United States Environmental Protection Agency (US EPA), the United States Occupational Safety Health Administration (OSHA) and the Rhode Island Department of Health (RIDOH). AltTech Services (AltTech) personnel collected and had laboratory analysis performed on an adequate number of suspect bulk material samples to ensure accurate results.

2.0 Suspect Bulk Sampling Information

The suspect asbestos containing materials (ACMs) were characterized by the analysis of bulk samples collected by Brian A. Piccolo (Rhode Island Certification No. AI00657) on Wednesday and Friday, June 1 and 3, 2022.

Survey procedures included a visual assessment of suspect ACMs identified by licensed and trained personnel. Visual assessment included the touching of identified suspect ACMs to determine its friability, (when dry, may be crushed, pulverized, or reduced to powder by hand pressure), identification of homogeneous areas of identified suspect ACMs, approximate quantification of identified suspect ACMs, collection of bulk samples for analysis, and assessment of the condition of suspect ACM. The USEPA's *Managing Asbestos in Place, A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials*, was used as a guide for this survey.

Each homogenous area of suspect ACM was assessed to determine the asbestos hazard. A homogeneous area is defined as a material that is uniform in color or texture with a similar appearance and an application on similar components. Sampling methods were designed to minimize damage to the ACM and subsequent fiber release.

Samples were submitted to and analyzed by Asbestos Identification Laboratory (AIL) of Woburn, Massachusetts. AIL is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP No. 2000919-0) and with the RIDOH (PLM00121). All samples were analyzed in accordance with USEPA recommended protocol ("Follow-up to the Interim Method for Determination of Asbestos in Bulk Insulation Samples" - EPA 600/R-93/116 method “Visual Estimate”) using polarized light microscopy (PLM) supplemented by dispersion staining techniques.

One hundred and seventy (170) asbestos bulk samples were collected amongst seventy (70) different homogeneous materials from the subject property building. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

The suspect ACMs sampled during the survey of the subject property building included plaster (base and skim coats), gypsum board, joint compound, 2’ x 2’ ceiling tiles, 12” x 12” ceiling tiles, glue daubs, air-cell type thermal system insulation (TSI) associated with pipping, layered paper TSI associated with pipping, door insulation, red firestop caulking, window caulking, tectum board, tectum board glue, brown fiberboard, 9” x 9” floor tile and associated mastic (glue), 12” x 12” floor tile and associated mastic, linoleum and associated mastic, wood plank flooring, carpet mastic, cove base molding and associated mastic and mastic associated with vinyl cove base.

Upon sampling and analysis, materials that were found to contain greater than 1% asbestos, and are thereby considered asbestos containing, are listed below.

- Samples 18A – 18C: Air-Cell TSI

  This material was observed to be located within wall chases and above finished ceilings associated with the bathrooms throughout the building; within the office area adjacent to the boiler room and kitchen of the cafeteria and the crawl space tunnels below the northeast and southeast hallways of the located building (**See Photosheets**).

- Samples 19A – 19C: Layered Paper TSI

  This material was observed to be located within wall chases and above finished ceilings associated with the bathrooms throughout the building; within the office area adjacent to the boiler room and kitchen of the cafeteria and the crawl space tunnels below the northeast and southeast hallways of the located building (**See Photosheets**).

- Samples 22A–22B: White Caulk

  This material was found to be associated with the original door and window frames of the building (**See Photosheets**).

  It should be noted that the white caulk revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the white caulk sample be analyzed using a more enhanced analytical method; PLM non-friable organically bound materials (NOB)-EPA 600/R-93/116 gravimetric preparation method, to determine the actual make-up of the white caulk material. The attached results reveal that the white caulk material as still found to contain 2% asbestos after using the PLM NOB method.

- Samples 26A – 26B: Black Sink Coating.

  This material was observed to be the under-sink coating associated with several sinks located in the classrooms throughout the building (**See Photosheets**).

- Samples 31A – 31C: Gray 9” x 9” Floor Tile with Black Streaks

  This material was found to cover the floors in several of the classrooms throughout the building. It should be note that this material is also located in the northwestern office area below carpeting (**see Figures and Photosheets**).

- Samples 32A – 32C: Cream 9” x 9” Floor Tile with Red Streaks

  This material was found to cover the floors in several of the classrooms throughout the building, as well as the cafeteria/kitchen (**see Figures and Photosheets**).

- Samples 45A – 45B: Dark Gary 9” x 9” Floor Tile

  This material was found to cover the floors in the office and hallway areas between the cafeteria and auditorium. It should be note that this material is located below the non-asbestos wood plank flooring in the hallway area between the cafeteria and auditorium (**see Figures and Photosheets**).

- Samples 50A – 50B: Brown 9” x 9” Floor Tile

  This material was found to cover the floors in the northern office and adjoining northwestern. It should be note that this material is located below carpeting and/or non-asbestos 12” x 12” floor tile area between the cafeteria and auditorium (**see Figures and Photosheets**).

These materials should be appropriately abated by a licensed asbestos abatement contractor in accordance with all local, state and federal regulations prior to any potential disturbance associated with any future renovation and/or demolition activities which may be proposed for the subject property building.

It should be noted that the glue daubs associated with the 12" x 12" ceiling/wall tiles and white sink coating materials revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the glue daubs and white sink coating samples be analyzed using a more enhanced analytical method (PLM NOB-EPA 600/R-93/116 gravimetric preparation method) to determine the actual make-up of the glue daub and white sink coating materials.

The analytical results included in **Appendix A** reveal that the glue daub found to contain 1% Chrysotile asbestos and the white sink coating was found to contain less than 1% Chrysotile asbestos after using PLM NOB Method. As such, the glue daub and white sink coating materials are not considered to be an asbestos containing material, by the Rhode Island Department of Health, US EPA and OSHA, which is defined as any material containing greater than 1% asbestos.

3.0 Suspect Window/Door Caulking Sampling for PCBs

Window/door caulking materials were characterized by the analysis of bulk samples collected by AltTech personnel, on Thursday, May 26, 2022. Specifically, the caulking associated with aluminum framed windows; original window/door caulking; red window/door caulking and the grey window/door caulking, associated with the building was sampled by AltTech. The samples were submitted to and analyzed by Eurofins Environment Testing Northeast, LLC, of North Kingstown, RI, and analyzed for PCBs via USEPA Method 8082/3540C (Soxhlet Extraction Method).

As can be seen in the analytical results included in **Appendix A**, concentrations of total PCBs were detected in one (1) of the eight (8) samples collected (1.38 mg/kg in one of the two original window/door caulking samples); however, the detected concentration did not exceed the TSCA threshold for PCB Bulk Product Waste (50 mg/kg). PCB concentrations were not detected above laboratory reporting limits in the other seven (7) samples analyzed.

Materials containing PCBs at concentrations greater than 50 mg/kg are considered to be a PCB Bulk Product Waste and should be disposed of according to TSCA regulations. None of the samples analyzed contained PCB concentrations exceeding 50 mg/kg; therefore, window caulking can be handled as general construction waste without special requirements relative to PCBs.

4.0 Summary/Conclusions

AltTech has completed a hazardous materials survey within the former Tower Street School located at 83 Tower Street in Westerly, RI. The hazardous materials building survey included an asbestos survey and bulk sampling of representative exterior window/door caulking for PCBs.

It should be noted that suspect materials associated with the roofing systems, subsurface investigation (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the roofing systems, as well as subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

One hundred and seventy (170) asbestos bulk samples were collected amongst seventy (70) different homogeneous materials from the subject property building. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

Upon sampling and analysis, materials that were found to contain greater than 1% asbestos, and are thereby considered asbestos containing, are summarized in Section 2.0 of this survey report.

Prior to any potential disturbance associated with any future renovation/demolition activities proposed for the subject property building, all identified ACMs should be appropriately abated by a licensed asbestos abatement contractor in accordance with all local, state and federal regulations pertaining to asbestos.

It should be noted that the glue daubs associated with the 12” x 12” ceiling/wall tiles and white sink coating materials revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the glue daubs and white sink coating samples be analyzed using a more enhanced analytical method (PLM NOB-EPA 600/R-93/116 gravimetric preparation method) to determine the actual make-up of the glue daub and white sink coating materials.

The analytical results included in **Appendix A** reveal that the glue daub found to contain 1% Chrysotile asbestos and the white sink coating was found to contain less than 1% Chrysotile asbestos after using PLM NOB Method. As such, the glue daub and white sink coating materials are not considered to be an asbestos containing material, by the Rhode Island Department of Health, US EPA and OSHA, which is defined as any material containing greater than 1% asbestos.

Licensed and trained personnel have made an effort to characterize visible and readily accessible suspect ACMs within the interior and exterior areas of the subject property building. However, no survey can be all encompassing. As such, should construction workers encounter and/or need to disturb any product(s) suspected as being ACM, that have not been previously identified or sampled, during any renovation or demolition activities in the future, all proper precautions should be taken to ensure these materials are appropriately characterized and handled in accordance with applicable local, state and federal regulations.

As can be seen in the analytical results of the window/door caulking materials included in **Appendix A**, concentrations of total PCBs were detected in one (1) of the eight (8) samples collected (1.38 mg/kg in one of the two original window/door caulking samples); however, the detected concentration did not exceed the TSCA threshold for PCB Bulk Product Waste (50 mg/kg). PCB concentrations were not detected above laboratory reporting limits in the other seven (7) samples analyzed.

Materials containing PCBs at concentrations greater than 50 mg/kg are considered to be a PCB Bulk Product Waste and should be disposed of according to TSCA regulations. None of the samples analyzed contained PCB concentrations exceeding 50 mg/kg; therefore, window caulking can be handled as general construction waste without special requirements relative to PCBs.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions presented in this report should not be construed as legal or medical advice.

The conclusions presented in this report represent the best technical judgment of AltTech based on the data obtained from the work. The conclusions are based on the site conditions encountered by licensed and trained personnel at the time work was performed at the specific inspection and/or sampling locations.

5.0 Signature(s) of Environmental Professional(s)

June 28, 2022

Brian A. Piccolo — Date
RI Inspector AI00657

APPENDIX A

Laboratory Results

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1A 892166	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
1B 892167	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
1C 892168	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
2A 892169	Brown Fiberboard	Attic Area	brown	Cellulose 95 Non-Fibrous 5	None Detected
2B 892170	Brown Fiberboard	Attic Area	brown	Cellulose 95 Non-Fibrous 5	None Detected
3A 892171	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
3B 892172	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
3C 892173	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
4A 892174	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
4B 892175	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
4C 892176	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
5A 892177	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
5B 892178	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
5C 892179	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
6A 892180	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected
6B 892181	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS,
EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
6C 892182	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected
7A 892183	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
7B 892184	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
7C 892185	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
8A 892186	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
8B 892187	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
8C 892188	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
9A 892189	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
9B 892190	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
9C 892191	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
10A 892192	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
10B 892193	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
10C 892194	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
11A 892195	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11B 892196	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11C 892197	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
11D 892198	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11E 892199	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
12A 892200	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12B 892201	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12C 892202	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12D 892203	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12E 892204	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
13A 892205	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13B 892206	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13C 892207	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13D 892208	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13E 892209	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
14A 892210	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected
14B 892211	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected
14C 892212	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
15A 892213	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
15B 892214	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
15C 892215	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
16A 892216	Glue Daubs	Throughout	brown	Non-Fibrous 98	**Detected** **Chrysotile 2**
16B 892217	Glue Daubs	Throughout			Not Analyzed
16C 892218	Glue Daubs	Throughout			Not Analyzed
17A 892219	Panel Glue	Throughout	tan	Non-Fibrous 100	None Detected
17B 892220	Panel Glue	Throughout	tan	Non-Fibrous 100	None Detected
18A 892221	Air Cell TSI	Throughout	gray	Cellulose 30 Non-Fibrous 10	**Detected** **Chrysotile 60**
18B 892222	Air Cell TSI	Throughout			Not Analyzed
18C 892223	Air Cell TSI	Throughout			Not Analyzed
19A 892224	Layered Paper TSI	Throughout	gray	Cellulose 30 Non-Fibrous 10	**Detected** **Chrysotile 60**
19B 892225	Layered Paper TSI	Throughout			Not Analyzed
19C 892226	Layered Paper TSI	Throughout			Not Analyzed
20A 892227	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected
20B 892228	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

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Batch: 80321

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44 Pole Bridge Road
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Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
20C 892229	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected
21A 892230	Red Firestop Caulk	Throughout	red	Fiberglass 10 Non-Fibrous 90	None Detected
21B 892231	Red Firestop Caulk	Throughout	red	Fiberglass 10 Non-Fibrous 90	None Detected
22A 892232	White Caulk	Exterior Windows/Doors	multi	Non-Fibrous 97	Detected Chrysotile 3
22B 892233	White Caulk	Exterior Windows/Doors			Not Analyzed
23A 892234	Red Caulk	Exterior Windows/Doors	red	Non-Fibrous 100	None Detected
23B 892235	Red Caulk	Exterior Windows/Doors	red	Non-Fibrous 100	None Detected
24A 892236	Cream Caulk	Exterior Windows/Doors	white	Non-Fibrous 100	None Detected
24B 892237	Cream Caulk	Exterior Windows/Doors	white	Non-Fibrous 100	None Detected
25A 892238	Gray Caulk	Exterior Windows/Doors	gray	Non-Fibrous 100	None Detected
25B 892239	Gray Caulk	Exterior Windows/Doors	gray	Non-Fibrous 100	None Detected
26A 892240	Black Sink Coating	Throughout	black	Non-Fibrous 95	Detected Chrysotile 5
26B 892241	Black Sink Coating	Throughout			Not Analyzed
27A 892242	Gray Sink Coating	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
27B 892243	Gray Sink Coating	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
28A 892244	White Sink Coating	Throughout	pink	Non-Fibrous 98	Detected Chrysotile 2

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
28B 892245	White Sink Coating	Throughout			Not Analyzed
29A 892246	Tectum Panels	Multi Purpose Gym	multi	Cellulose 70 Non-Fibrous 30	None Detected
29B 892247	Tectum Panels	Multi Purpose Gym	multi	Cellulose 70 Non-Fibrous 30	None Detected
30A 892248	Tectum Panel Glue	Multi Purpose Gym	tan	Non-Fibrous 100	None Detected
30B 892249	Tectum Panel Glue	Multi Purpose Gym	tan	Non-Fibrous 100	None Detected
31A 892250	Gray 9x9 w/ Black Streaks	Throughout	gray	Non-Fibrous 95	**Detected** **Chrysotile 5**
31AM 892251	Mastic	Throughout	black	Non-Fibrous 100	None Detected
31B 892252	Gray 9x9 w/ Black Streaks	Throughout			Not Analyzed
31BM 892253	Mastic	Throughout	black	Non-Fibrous 100	None Detected
31C 892254	Gray 9x9 w/ Black Streaks	Throughout			Not Analyzed
31CM 892255	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32A 892256	Cream 9x9 w/ Red Streaks	Throughout	tan	Non-Fibrous 97	**Detected** **Chrysotile 3**
32AM 892257	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32B 892258	Cream 9x9 w/ Red Streaks	Throughout			Not Analyzed
32BM 892259	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32C 892260	Cream 9x9 w/ Red Streaks	Throughout			Not Analyzed

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
32CM / 892261	Mastic	Throughout	black	Non-Fibrous 100	None Detected
33A / 892262	Sand 12x12	Throughout	tan	Non-Fibrous 100	None Detected
33AM / 892263	Mastic	Throughout	black	Non-Fibrous 100	None Detected
33B / 892264	Sand 12x12	Throughout	tan	Non-Fibrous 100	None Detected
33BM / 892265	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34A / 892266	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34AM / 892267	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34B / 892268	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34BM / 892269	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34C / 892270	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34CM / 892271	Mastic	Throughout	black	Non-Fibrous 100	None Detected
35A / 892272	Blue 12x12	Throughout	blue	Non-Fibrous 100	None Detected
35AM / 892273	Mastic	Throughout	black	Non-Fibrous 100	None Detected
35B / 892274	Blue 12x12	Throughout	blue	Non-Fibrous 100	None Detected
35BM / 892275	Mastic	Throughout	black	Non-Fibrous 100	None Detected
36A / 892276	Brown Linoleum	Rooms 14 and 19	brown	Fiberglass 20 Non-Fibrous 80	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
36AM 892277	Mastic	Rooms 14 and 19	tan	Non-Fibrous 100	None Detected
36B 892278	Brown Linoleum	Rooms 14 and 19	brown	Fiberglass 20 Non-Fibrous 80	None Detected
36BM 892279	Mastic	Rooms 14 and 19	tan	Non-Fibrous 100	None Detected
37A 892280	Pink 9x9	Room 22	tan	Non-Fibrous 100	None Detected
38A 892281	White 9x9 w/ Black Streaks	Room 13 and 21	white	Non-Fibrous 100	None Detected
39A 892282	Lt Brown 12x12	Room 18	brown	Non-Fibrous 100	None Detected
40A 892283	Cream 12x12 w/ Mauve	Throughout	tan	Non-Fibrous 100	None Detected
40AM 892284	Mastic	Throughout	tan	Non-Fibrous 100	None Detected
40B 892285	Cream 12x12 w/ Mauve Specs	Throughout	tan	Non-Fibrous 100	None Detected
40BM 892286	Mastic	Throughout	tan	Non-Fibrous 100	None Detected
41A 892287	Lite Green 12x12	Room 17	green	Non-Fibrous 100	None Detected
42A 892288	12x12 Floor Tile	Auditorium	tan	Non-Fibrous 100	None Detected
42AM 892289	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
42B 892290	12x12 Floor Tile	Auditorium	blue	Non-Fibrous 100	None Detected
42BM 892291	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
42C 892292	12x12 Floor Tile	Auditorium	multi	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
42CM / 892293	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
43A / 892294	Tan Speckled 12x12	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
43AM / 892295	Mastic	Rooms 1 and 5	black	Non-Fibrous 100	None Detected
43B / 892296	Tan Speckled 12x12	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
43BM / 892297	Mastic	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
44A / 892298	Gray 12x12 Floor Tile	Cafeteria Closets	tan	Non-Fibrous 100	None Detected
44AM / 892299	Mastic	Cafeteria Closets	black	Non-Fibrous 100	None Detected
44B / 892300	Gray 12x12 Floor Tile	Cafeteria Closets	tan	Non-Fibrous 100	None Detected
44BM / 892301	Mastic	Cafeteria Closets	black	Non-Fibrous 100	None Detected
45A / 892302	Dark Gray 9x9	Cafeteria Offices	gray	Non-Fibrous 95	Detected Chrysotile 5
45AM / 892303	Mastic	Cafeteria Offices	black	Non-Fibrous 100	None Detected
45B / 892304	Dark Gray 9x9	Cafeteria Offices			Not Analyzed
45BM / 892305	Mastic	Cafeteria Offices	black	Non-Fibrous 100	None Detected
46A / 892306	Wood Plank Flooring	Cafeteria Hallway	gray	Non-Fibrous 100	None Detected
47A / 892307	White 12x12	Room 7	white	Non-Fibrous 100	None Detected
47AM / 892308	Mastic	Room 7	yellow	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

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Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
47B 892309	White 12x12	Room 7	white	Non-Fibrous 100	None Detected
47BM 892310	Mastic	Room 7	yellow	Non-Fibrous 100	None Detected
48A 892311	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48AM 892312	Mastic	Throughout	black	Non-Fibrous 100	None Detected
48B 892313	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48BM 892314	Mastic	Throughout	black	Non-Fibrous 100	None Detected
48C 892315	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48CM 892316	Mastic	Throughout	black	Non-Fibrous 100	None Detected
49A 892317	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
49B 892318	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
49C 892319	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
50A 892320	Brown 9x9	Rooms 1 and 2	brown	Non-Fibrous 95	Detected Chrysotile 5
50AM 892321	Mastic	Rooms 1 and 2	black	Non-Fibrous 100	None Detected
50B 892322	Brown 9x9	Rooms 1 and 2			Not Analyzed
50BM 892323	Mastic	Rooms 1 and 2	black	Non-Fibrous 100	None Detected
51A 892324	Black Covebase Molding	Throughout	black	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
51AM / 892325	Mastic	Throughout	black	Non-Fibrous 100	None Detected
51B / 892326	Black Covebase Molding	Throughout	black	Non-Fibrous 100	None Detected
51BM / 892327	Mastic	Throughout	black	Non-Fibrous 100	None Detected
52A / 892328	12x12 Floor Tile	Rooms 31, 31A and 31B	tan	Non-Fibrous 100	None Detected
52AM / 892329	Mastic	Rooms 31, 31A and 31B	black	Non-Fibrous 100	None Detected
52B / 892330	12x12 Floor Tile	Rooms 31, 31A and 31B	tan	Non-Fibrous 100	None Detected
52BM / 892331	Mastic	Rooms 31, 31A and 31B	black	Non-Fibrous 100	None Detected
53A / 892332	Dark Blue 12x12	Room 14	blue	Non-Fibrous 100	None Detected
54A / 892333	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected
54B / 892334	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected
54C / 892335	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: PLM NOB

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
16A 896624	Glue Daubs	Throughout	brown	Cellulose 5 Other 2 Non-Fibrous 92	Detected Chrysotile 1
22A 896625	White Caulk	Exterior Windows / Doors	gray	Other 5 Non-Fibrous 93	Detected Chrysotile 2
28A 896626	White Sink Coating	Throughout	multi	Non-Fibrous 100	Detected Chrysotile < 1

Sampled: June 03, 2022 **Received:** June 09, 2022 **Analyzed:** June 13, 2022

Tuesday 14 June 2022

Analyzed by: **Batch:** 80701

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information

Former Tower Street School,
Westerly,
RI

Method: PLM NOB

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
16B 897690	Glue Daubs	Throughout	brown	Non-Fibrous 99	Detected Chrysotile 1
16C 897691	Glue Daubs	Throughout	brown	Other 5 Non-Fibrous 95	None Detected
28B 897692	White Sink Coating	Throughout	multi	Non-Fibrous 100	Detected Chrysotile < 1

Sampled: June 03, 2022 **Received:** June 14, 2022 **Analyzed:** June 16, 2022

Thursday 16 June 2022

Analyzed by:

Batch: 80837

eurofins | Environment Testing New England

ANALYTICAL REPORT

Eurofins New England
646 Camp Ave
North Kingstown, RI 02852
Tel: (413)789-9018

Laboratory Job ID: 620-4732-1
Client Project/Site: Former Tower Street School

For:
AltTech Services
44 Pole Bridge Road
North Scituate, Rhode Island 02857

Attn: Brian Piccolo

Authorized for release by:
6/6/2022 9:41:38 AM

Agnes Huntley, Project Manager
(401)372-3482
Agnes.Huntley@et.eurofinsus.com

LINKS
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This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

Table of Contents

Definitions/Glossary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
¤	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Job ID: 620-4732-1

Laboratory: Eurofins New England

Narrative

Job Narrative
620-4732-1

Comments
No additional comments.

Receipt
The samples were received on 5/26/2022 1:53 PM. Unless otherwise noted below, the samples arrived in good condition, and where required, properly preserved and on ice. The temperature of the cooler at receipt was 1.8º C.

GC Semi VOA
Method 8082A: The following samples exhibited elevated noise or matrix interferences for one or more analytes causing elevation of the detection limit (EDL): 1A-Caulk Ass/Aluminum Windows (620-4732-1), 1B-Caulk Ass/Aluminum Windows (620-4732-2), 2A-Original Caulk (620-4732-3), 2B-Original Caulk (620-4732-4), 3A-Red Caulk (620-4732-5) and 3B-Red Caulk (620-4732-6) . The RL was raised due to pattern interference persisting after several clean-ups. The reporting limit (RL) for the affected analytes has been raised to be equal to the EDL.

Method 8082A: The following samples exhibited elevated noise or matrix interferences for one or more analytes causing elevation of the detection limit (EDL): 4A-Grey Caulk (620-4732-7) and 4B-Grey Caulk (620-4732-8) . The RL was raised due to pattern interference persisting after several clean-ups. The reporting limit (RL) for the affected analytes has been raised to be equal to the EDL.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

Organic Prep
No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Detection Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Client Sample ID: 1A-Caulk Ass/Aluminum Windows — Lab Sample ID: 620-4732-1

No Detections.

Client Sample ID: 1B-Caulk Ass/Aluminum Windows — Lab Sample ID: 620-4732-2

No Detections.

Client Sample ID: 2A-Original Caulk — Lab Sample ID: 620-4732-3

Analyte	Result	Qualifier	RL		Unit	Dil Fac	D	Method	Prep Type
PCB-1248	1380		133		ug/Kg	1		8082A	Total/NA

Client Sample ID: 2B-Original Caulk — Lab Sample ID: 620-4732-4

No Detections.

Client Sample ID: 3A-Red Caulk — Lab Sample ID: 620-4732-5

No Detections.

Client Sample ID: 3B-Red Caulk — Lab Sample ID: 620-4732-6

No Detections.

Client Sample ID: 4A-Grey Caulk — Lab Sample ID: 620-4732-7

No Detections.

Client Sample ID: 4B-Grey Caulk — Lab Sample ID: 620-4732-8

No Detections.

This Detection Summary does not include radiochemical test results.

Client Sample ID: 1A-Caulk Ass/Aluminum Windows

Lab Sample ID: 620-4732-1

Date Collected: 05/26/22 11:50
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1221	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1232	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1242	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1248	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1254	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1260	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1262	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1268	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*39*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:27*	*1*
DCB Decachlorobiphenyl (Surr)	*48*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:27*	*1*

Client Sample ID: 1B-Caulk Ass/Aluminum Windows

Lab Sample ID: 620-4732-2

Date Collected: 05/26/22 11:40
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1221	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1232	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1242	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1248	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1254	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1260	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1262	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1268	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*61*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:44*	*1*
DCB Decachlorobiphenyl (Surr)	*57*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:44*	*1*

Client Sample ID: 2A-Original Caulk

Lab Sample ID: 620-4732-3

Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1221	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1232	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1242	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1248	**1380**		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1254	ND		2220		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1260	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1262	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1268	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1

Client Sample ID: 2A-Original Caulk
Lab Sample ID: 620-4732-3
Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*53*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:01*	*1*
DCB Decachlorobiphenyl (Surr)	*71*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:01*	*1*

Client Sample ID: 2B-Original Caulk
Lab Sample ID: 620-4732-4
Date Collected: 05/26/22 11:10
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1221	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1232	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1242	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1248	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1254	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1260	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1262	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1268	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*57*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:18*	*1*
DCB Decachlorobiphenyl (Surr)	*80*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:18*	*1*

Client Sample ID: 3A-Red Caulk
Lab Sample ID: 620-4732-5
Date Collected: 05/26/22 11:35
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1221	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1232	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1242	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1248	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1254	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1260	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1262	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1268	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*84*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:35*	*1*
DCB Decachlorobiphenyl (Surr)	*67*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:35*	*1*

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1221	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1232	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography (Continued)

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1242	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1248	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1254	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1260	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1262	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1268	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*58*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:52*	*1*
DCB Decachlorobiphenyl (Surr)	*71*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:52*	*1*

Client Sample ID: 4A-Grey Caulk
Lab Sample ID: 620-4732-7
Date Collected: 05/26/22 10:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1221	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1232	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1242	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1248	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1254	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1260	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1262	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1268	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*68*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:22*	*1*
DCB Decachlorobiphenyl (Surr)	*97*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:22*	*1*

Client Sample ID: 4B-Grey Caulk
Lab Sample ID: 620-4732-8
Date Collected: 05/26/22 10:55
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1221	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1232	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1242	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1248	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1254	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1260	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1262	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1268	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*75*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:39*	*1*
DCB Decachlorobiphenyl (Surr)	*70*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:39*	*1*

Surrogate Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Solid

Prep Type: Total/NA

		Percent Surrogate Recovery (Acceptance Limits)											
		TCX1	DCB1										
Lab Sample ID	Client Sample ID	(30-150)	(30-150)										
620-4732-1	1A-Caulk Ass/Aluminum Windov	39	48										
620-4732-2	1B-Caulk Ass/Aluminum Windows	61	57										
620-4732-3	2A-Original Caulk	53	71										
620-4732-4	2B-Original Caulk	57	80										
620-4732-5	3A-Red Caulk	84	67										
620-4732-6	3B-Red Caulk	58	71										
620-4732-7	4A-Grey Caulk	68	97										
620-4732-8	4B-Grey Caulk	75	70										
LCS 620-11358/2-A	Lab Control Sample	83	75										
LCSD 620-11358/3-A	Lab Control Sample Dup	76	70										
MB 620-11358/1-A	Method Blank	82	63										

Surrogate Legend

TCX = Tetrachloro-m-xylene

DCB = DCB Decachlorobiphenyl (Surr)

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Lab Sample ID: MB 620-11358/1-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 11358

Analyte	MB Result	MB Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1221	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1232	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1242	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1248	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1254	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1260	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1262	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1268	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1

Surrogate	*MB %Recovery*	*MB Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*82*		*30 - 150*	*05/31/22 17:42*	*06/02/22 17:59*	*1*
DCB Decachlorobiphenyl (Surr)	*63*		*30 - 150*	*05/31/22 17:42*	*06/02/22 17:59*	*1*

Lab Sample ID: LCS 620-11358/2-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 11358

Analyte			Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits		
PCB-1016			167	147.8		ug/Kg		89	61 - 112		
PCB-1260			167	148.8		ug/Kg		89	63 - 105		

Surrogate	*LCS %Recovery*	*LCS Qualifier*	*Limits*
Tetrachloro-m-xylene	*83*		*30 - 150*
DCB Decachlorobiphenyl (Surr)	*75*		*30 - 150*

Lab Sample ID: LCSD 620-11358/3-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 11358

Analyte			Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
PCB-1016			167	146.8		ug/Kg		88	61 - 112	1	30
PCB-1260			167	153.1		ug/Kg		92	63 - 105	3	30

Surrogate	*LCSD %Recovery*	*LCSD Qualifier*	*Limits*
Tetrachloro-m-xylene	*76*		*30 - 150*
DCB Decachlorobiphenyl (Surr)	*70*		*30 - 150*

QC Association Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

GC Semi VOA

Prep Batch: 11358

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-1	1A-Caulk Ass/Aluminum Windows	Total/NA	Solid	3540C	
620-4732-2	1B-Caulk Ass/Aluminum Windows	Total/NA	Solid	3540C	
620-4732-3	2A-Original Caulk	Total/NA	Solid	3540C	
620-4732-4	2B-Original Caulk	Total/NA	Solid	3540C	
620-4732-5	3A-Red Caulk	Total/NA	Solid	3540C	
620-4732-6	3B-Red Caulk	Total/NA	Solid	3540C	
620-4732-7	4A-Grey Caulk	Total/NA	Solid	3540C	
620-4732-8	4B-Grey Caulk	Total/NA	Solid	3540C	
MB 620-11358/1-A	Method Blank	Total/NA	Solid	3540C	
LCS 620-11358/2-A	Lab Control Sample	Total/NA	Solid	3540C	
LCSD 620-11358/3-A	Lab Control Sample Dup	Total/NA	Solid	3540C	

Analysis Batch: 11431

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
MB 620-11358/1-A	Method Blank	Total/NA	Solid	8082A	11358
LCS 620-11358/2-A	Lab Control Sample	Total/NA	Solid	8082A	11358
LCSD 620-11358/3-A	Lab Control Sample Dup	Total/NA	Solid	8082A	11358

Analysis Batch: 11486

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-1	1A-Caulk Ass/Aluminum Windows	Total/NA	Solid	8082A	11358
620-4732-2	1B-Caulk Ass/Aluminum Windows	Total/NA	Solid	8082A	11358
620-4732-3	2A-Original Caulk	Total/NA	Solid	8082A	11358
620-4732-4	2B-Original Caulk	Total/NA	Solid	8082A	11358
620-4732-5	3A-Red Caulk	Total/NA	Solid	8082A	11358
620-4732-6	3B-Red Caulk	Total/NA	Solid	8082A	11358

Analysis Batch: 11491

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-7	4A-Grey Caulk	Total/NA	Solid	8082A	11358
620-4732-8	4B-Grey Caulk	Total/NA	Solid	8082A	11358

Lab Chronicle

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Client Sample ID: 1A-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-1
Date Collected: 05/26/22 11:50
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 13:27	JS	ENE

Client Sample ID: 1B-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-2
Date Collected: 05/26/22 11:40
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 13:44	JS	ENE

Client Sample ID: 2A-Original Caulk
Lab Sample ID: 620-4732-3
Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:01	JS	ENE

Client Sample ID: 2B-Original Caulk
Lab Sample ID: 620-4732-4
Date Collected: 05/26/22 11:10
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:18	JS	ENE

Client Sample ID: 3A-Red Caulk
Lab Sample ID: 620-4732-5
Date Collected: 05/26/22 11:35
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:46	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:35	JS	ENE

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:46	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:52	JS	ENE

Lab Chronicle

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Client Sample ID: 4A-Grey Caulk
Lab Sample ID: 620-4732-7
Date Collected: 05/26/22 10:45
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:55	PRB	ENE
Total/NA	Analysis	8082A		1	11491	06/03/22 14:22	SFL	ENE

Client Sample ID: 4B-Grey Caulk
Lab Sample ID: 620-4732-8
Date Collected: 05/26/22 10:55
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:55	PRB	ENE
Total/NA	Analysis	8082A		1	11491	06/03/22 14:39	SFL	ENE

Laboratory References:

ENE = Eurofins New England, 646 Camp Ave, North Kingstown, RI 02852, TEL (413)789-9018

Accreditation/Certification Summary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Laboratory: Eurofins New England

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
New York	NELAP	11393	04-01-23
Rhode Island	State	LAI00368	12-30-22

The following analytes are included in this report, but the laboratory is not certified by the governing authority. This list may include analytes for which the agency does not offer certification.

Analysis Method	Prep Method	Matrix	Analyte
8082A	3540C	Solid	PCB-1016
8082A	3540C	Solid	PCB-1221
8082A	3540C	Solid	PCB-1232
8082A	3540C	Solid	PCB-1242
8082A	3540C	Solid	PCB-1248
8082A	3540C	Solid	PCB-1254
8082A	3540C	Solid	PCB-1260
8082A	3540C	Solid	PCB-1262
8082A	3540C	Solid	PCB-1268

Method Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Method	Method Description	Protocol	Laboratory
8082A	Polychlorinated Biphenyls (PCBs) by Gas Chromatography	SW846	ENE
3540C	Soxhlet Extraction	SW846	ENE

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

ENE = Eurofins New England, 646 Camp Ave, North Kingstown, RI 02852, TEL (413)789-9018

Sample Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
620-4732-1	1A-Caulk Ass/Aluminum Windows	Solid	05/26/22 11:50	05/26/22 13:53
620-4732-2	1B-Caulk Ass/Aluminum Windows	Solid	05/26/22 11:40	05/26/22 13:53
620-4732-3	2A-Original Caulk	Solid	05/26/22 11:00	05/26/22 13:53
620-4732-4	2B-Original Caulk	Solid	05/26/22 11:10	05/26/22 13:53
620-4732-5	3A-Red Caulk	Solid	05/26/22 11:35	05/26/22 13:53
620-4732-6	3B-Red Caulk	Solid	05/26/22 11:45	05/26/22 13:53
620-4732-7	4A-Grey Caulk	Solid	05/26/22 10:45	05/26/22 13:53
620-4732-8	4B-Grey Caulk	Solid	05/26/22 10:55	05/26/22 13:53

4732

620-4732 Chain of Custody

Page 1 of 1

CHAIN OF CUSTODY RECORD

Spectrum Analytical

☐ 11 Almgren Drive, Agawam, MA 01001, (413) 789-9018
☐ 646 Camp Avenue, N Kingstown, RI 02852, (401) 732-3400

Special Handling:

☐ TAT - Date Needed. Standard TAT

All TATs subject to laboratory approval
Min. 24-hr notification needed for rushes
Samples disposed after 30 days unless otherwise instructed.

Report To: AltTech Services, 44 Pole Bridge Road, North Scituate, RI 02857
Telephone #: 401-556-2746
Project Mgr: Brian Piccolo

Invoice To: AltTech Services, 44 Pole Bridge Road, North Scituate, RI 02857
P O No.: 20220526 Quote #:

Project No: 20220526
Site Name: Former Tower Street School
Location: 83 Tower Street, Westerly State: RI
Sampler(s): Brian Piccolo

F=Field Filtered 1=$Na_2S_2O_3$ 2=HCl 3=H_2SO_4 4=HNO_3 5=NaOH 6=Ascorbic Acid
7=CH_3OH 8=$NaHSO_4$ 9=Deionized Water 10=H_3PO_4 11= None 12=

DW=Drinking Water GW=Groundwater SW=Surface Water WW=Waste Water
O=Oil SO=Soil SL=Sludge A=Indoor/Ambient Air SG=Soil Gas
X1= Caulk X2= X3=

G= Grab C=Composite

Lab ID:	Sample ID:	Date:	Time:	Type	Matrix	# of VOA Vials	# of Amber Glass	# of Clear Glass	# of Plastic	PCBS 8082 with Soxhlet	Check if chlorinated
01	1A-Caulk Ass/ Aluminum windows	5/26/22	11:50	G	X1				1	X	☐
02	1B-Caulk Ass/ Aluminum windows		11:40	G	X1				1	X	☐
03	2A-Original Caulk		11:00	G	X1				1	X	☐
04	2B-Original Caulk		11:10	G	X1				1	X	☐
05	3A-Red Caulk		11:35	G	X1				1	X	☐
06	3B-Red Caulk		11:45	G	X1				1	X	☐
07	4A-Grey Caulk		10:45	G	X1				1	X	☐
08	4B-Grey Caulk	5/26/22	10:55	G	X1				1	X	☐
											☐
											☐

List Preservative Code below: 11

QA/QC Reporting Notes:

QA/QC Reporting Level
☐ Level I ☐ Level II ☐ Level III ☐ Level IV
☐ Other
State-specific reporting standards.

Relinquished by:	Received by:	Date:	Time:
		5/26/22	13:53

Temp °C: Observed 1.6, Correction Factor +0.2, Corrected 1.8, IR ID # 6

☐ EDD format.
☑ E-mail to bpiccolo@alttechri.com

Condition upon receipt: Custody Seals: ☐ Present ☐ Intact ☐ Broken
☐ Ambient ☑ Iced ☐ Refrigerated ☐ DI VOA Frozen ☐ Soil Jar Frozen

Page 17 of 18 136 of 177

6/6/2022

Login Sample Receipt Checklist

Client: AltTech Services

Job Number: 620-4732-1
SDG Number:

Login Number: 4732
List Number: 1
Creator: Huntley, Agnes R

List Source: Eurofins New England

Question	Answer	Comment
Radioactivity wasn't checked or is </= background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <6mm (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

APPENDIX B

Figures and Photosheets

RGB

The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02906
401 272-1730

project
ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
19 DECEMBER 1994

sheet contents
SECTION "A" FLOOR PLAN

job no. 4389

drawing no.
A1.4T REV.

sheet of

PREVIOUSLY ISSUED NOVEMBER 11, 1994

SK-7T 31 MARCH 1995

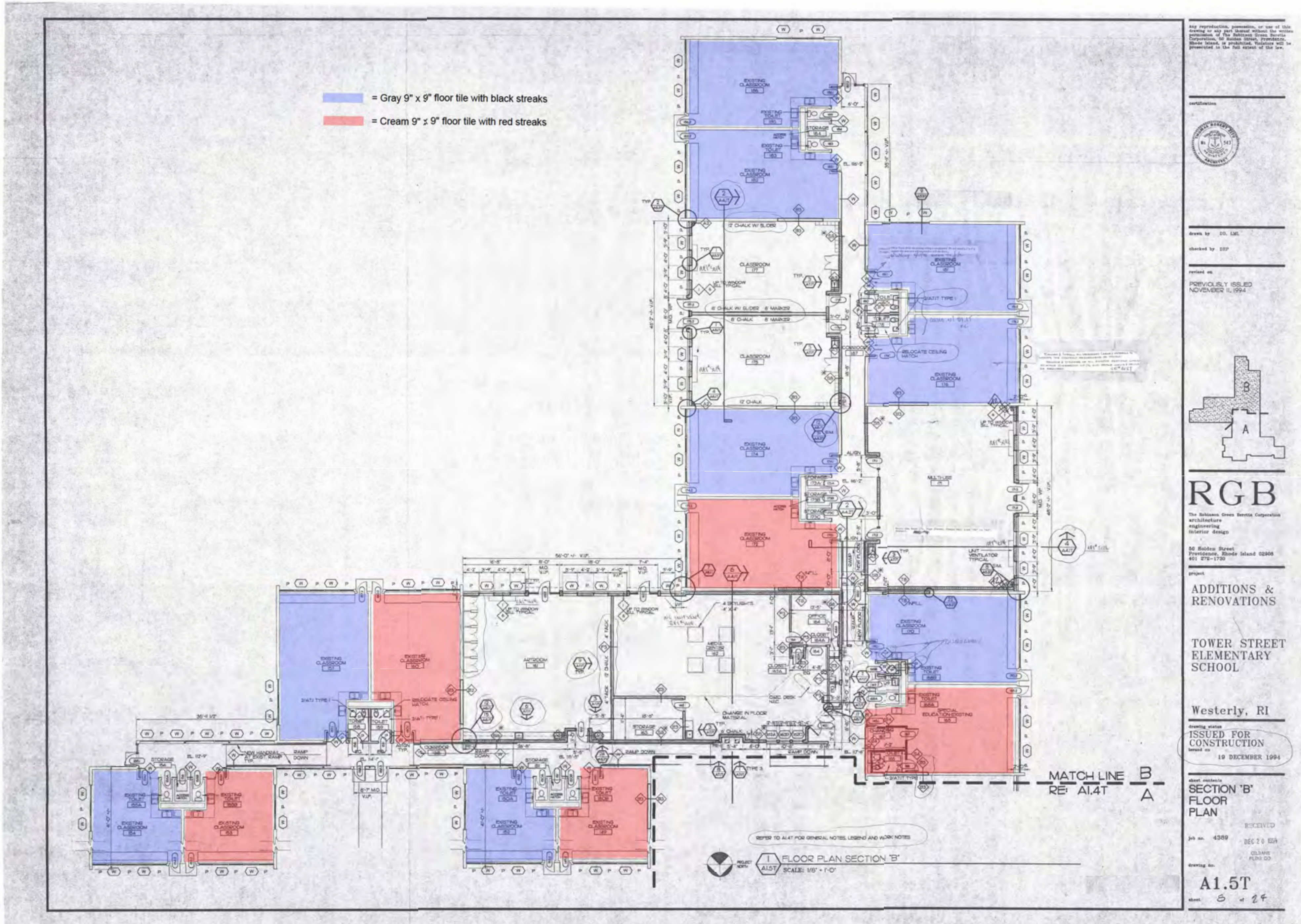

= Gray 9" x 9" floor tile with black streaks
= Cream 9" x 9" floor tile with red streaks
MATCH LINE B
RE: A1.4T
A
FLOOR PLAN SECTION "B"
SCALE: 1/8" = 1'-0"
REFER TO A1.4T FOR GENERAL NOTES, LEGEND AND WORK NOTES
Any reproduction, possession, or use of this drawing or any part thereof without the written permission of The Robinson Green Beretta Corporation, 50 Holden Street, Providence, Rhode Island, is prohibited. Violators will be prosecuted to the full extent of the law.
certification
drawn by DO. LML
checked by DRP
revised on
PREVIOUSLY ISSUED NOVEMBER 11, 1994
RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730
project
ADDITIONS & RENOVATIONS
TOWER STREET ELEMENTARY SCHOOL
Westerly, RI
drawing status
ISSUED FOR CONSTRUCTION
issued on 19 DECEMBER 1994
sheet contents
SECTION 'B' FLOOR PLAN
job no. 4389
drawing no.
A1.5T
sheet 8 of 24

Photo 1
View of typical TSI associated with pipping within the crawl Space area.

Photo 2
View of typical TSI associated with pipping above finished ceilings/walls.

Photo 3
View of typical TSI associated with pipping above finished ceilings/walls.

Photo 4

View of typical classroom with the gray 9” x 9” floor tile with black streaks.

Photo 5

View of typical classroom with the cream 9” x 9” floor tile with red streaks.

Photo 6

View of the white caulk associated with the original door and window frames of the building.

APPENDIX C

Positive ACM Table

Sample No.	Sample Description	Material Location	Estimated Square Foot/Linear Foot Cost for Abatement
18A – 18C	Air-Cell TSI	Various Areas Throughout Building	$30.00/lf - $33.00/lf – Crawl Space $16.00/lf - $18.00/lf – Wall Chases
19A – 19C	Layered Paper TSI	Various Areas Throughout Building	$30.00/lf - $33.00/lf – Crawl Space $16.00/lf - $18.00/lf – Wall Chases
22A – 22B	White Caulk	Original window/door frames	$30.00/lf - $33.00/lf
26A – 26B	Black Sink Coating	Various Classrooms Throughout Building	$150.00/sink
31A – 31C	Gray 9” x 9” Floor Tile w/ Black Streaks	Various Classrooms Throughout Building	$4.75/sf - $5.25/sf
32A – 32C	Cream 9” x 9” Floor Tile w/ Red Streaks	Various Classrooms Throughout Building and Cafeteria/Kitchen	$4.75/sf - $5.25/sf - Classrooms $7.00/sf - $7.50/sf - Classrooms
45A – 45B	Dark Gray 9” x 9” Floor Tile	Various Area Throughout Building	$4.75/sf - $5.25/sf
50A – 50B	Brown 9” x 9” Floor Tile	Various Area Throughout Building	$4.75/sf - $5.25/sf

*Please note that estimated square foot/linear foot cost for abatement is based on general industry standards and do not include any costs for select demolition that may be needed to access the asbestos containing materials prior to abatement.

ENVIRONMENTAL LEAD DETECTION, INC.

LEAD-BASED PAINT TESTING

PERFORMED AT:
Tower Street School
83 Tower St.
Westerly, RI 02891

PREPARED BY:
Brenda Eastman
RI DOH Lead Inspector
LI-00044
Environmental Lead Detection, Inc.
436 Gardners Neck Rd.
Swansea, MA 02777
TEL. (774) 526-8223
ELD1988@comcast.net

EXECUTIVE SUMMARY

Enclosed is the report for the Lead-Based Paint (LBP) testing conducted at the Tower Street School, 83 Tower St., Westerly, Rhode Island.

The subject property is a one-story brick school building built in 1955.

Positive XRF readings for lead-based paint were identified on interior exit wood doors and door jambs, wood access door and frame, and metal columns.

Positive XRF readings for lead-based paint were identified on exterior wood doors, door casings, door jambs, wood joists, wood window sills, aprons, casings, sashes, metal door, door lintels, and support columns. See attached Data Sheets for XRF Readings.

1.0 PLANNING AND DESIGN

1.1 Project Background

Environmental Lead Detection, Inc., was contracted to conduct Lead-Based Paint XRF testing at Tower Street School, 83 Tower St., Westerly, RI, on May 26, 2022. The structure may be scheduled for renovation and the scope of the survey was to determine what types of building components may contain LBP.

1.2 Organization and Management

Brenda Eastman, RI DOH Lead Inspector # LI-00044, conducted the field data collection portion of this project, data analysis and report preparation.

1.3 Testing Objectives

The main objective of this LBP inspection was to test enough surfaces in a properly controlled manner to obtain a 95% confidence level with the results and to determine at what locations and in what concentrations LBP exists.

A-wall pertains to the wall that is facing the front entry of the building and BCD sides continue clockwise. See attached floor plans for room locations.

1.4 Sampling Design

Representative painted surfaces were tested in accessible areas. Surfaces tested by XRF included:

Interior:

- Brick Walls
- CMU Walls
- Concrete Floor
- Concrete Walls
- Concrete Stair Treads
- Concrete Stair Stringer
- Metal Columns
- Metal Doors
- Metal Door Frames
- Metal Floor
- Metal Handrails
- Metal Pipes
- Metal Radiator
- Metal Vents
- Metal Window Frame
- Plaster Ceilings
- Plaster Walls
- Wood Access Door/Frame
- Wood Cabinets
- Wood Chalkboard Frame
- Wood Column
- Wood Doors
- Wood Door Casings
- Wood Door Jambs
- Wood Partition
- Wood Vent Frame
- Wood Window Aprons
- Wood Window Casings
- Wood Window Sills
- Wood Window Int. Stops
- Wood Window Sashes

Exterior:

- Brick Wall
- Concrete Foundation
- Metal Doors
- Metal Door Frames
- Metal Door Lintels
- Metal Electric Conduit
- Metal Support Columns
- Metal Vents
- Wood Doors
- Wood Door Casings
- Wood Door Jambs
- Wood Joists
- Wood Wall
- Wood Window Aprons
- Wood Window Casings
- Wood Window Sashes
- Wood Window Sills

2.0 Testing Methods

Under current Federal HUD guidelines, the XRF analyzer is a recognized method of in-situ lead paint testing. Initial in-situ lead paint testing was conducted using a Viken Lead in Paint Spectrum Analyzer. The instrument employed was:

Model:	Serial #:	Source date:
Pb200i	*2556*	*02/2022*

3.0 Findings

Lead-based paint was identified on some interior and exterior components. If this building will be used to educate or care for children younger than six (6) years of age, including, but not limited to, child day care centers, nursery schools, preschools, kindergarten classrooms, public and private elementary schools, the Rhode Island Department of Health Lead Regulations and EPA RRP (Repair, Renovation and Painting) Rule would apply in addition to the regulations below.

The following regulations apply to this project:

- DEM Air Pollution Control No. 5: Fugitive Dust Regulations
- OSHA 29 CFR 1926-Construction Industry Standards, 29 CFR 1926.62-Construction Industry Lead Standards, 29 CFR 1910.1200-Hazard Communication. 40 CFR 261-EPA Regulations.
- EPA Resource Conservation and Recovery Act (RCRA)

The primary concern with lead-based paint and construction activities is related to the release of lead particles which can be toxic to workers and the general public. The only acceptable method to measure any release of toxic levels of lead into the environment is by means of on-site ambient air sampling. Neither XRF nor AAS sampling methods can determine if lead particle levels are within acceptable levels.

Key Engineering Controls and Work Practices

- Identify building materials such as painted surfaces and pipes that may contain lead. Test materials as necessary
- Based on test results, perform a worker exposure assessment of the planned activities, that includes air monitoring and/or objective data, to determine if lead dust or fume may be generated at or above OSHA's action level (0.03 milligrams of lead per cubic meter of air (mg/m3))
- If so, then the activities must be done in compliance with 29 CFR 1926.62. This would include:
    - Establishing a written lead compliance program
    - Having a competent person conduct frequent and regular inspections of the jobsite, materials, and equipment
    - Sampling worker exposures

- Using special equipment or methods to decrease lead-dust generation such as local exhaust ventilation, dust collection systems (on power tools), and good housekeeping practices
- Providing respiratory protection and protective work clothing
- Providing medical exams and blood tests before work begins and every six months, as necessary
- Ensuring that workers wash their hands and face before eating, drinking, and smoking
- Setting up and ensuring use of change areas and eating facilities that are separate from the work area
- Limiting the wearing of lead-contaminated clothing in eating areas or away from the job site

- During certain tasks, workers must be treated as if they are exposed above the OSHA PEL (0.05 mg/m^3) until an exposure assessment, which includes air sampling, is performed. For each of these tasks, OSHA has identified an exposure level on which to base decisions until an exposure assessment is complete. If planned activities include any of the tasks below, you must provide the following items while the exposure assessment is being performed: respiratory protection and PPE identified in 29 CFR 1926.62(d)(2), change areas, hand washing facilities, training, and biological monitoring. These tasks include:
  - Where lead coatings or paint are present: manual demolition, scraping, and sanding; heat gun applications; power tool cleaning (with or without dust collection systems); cleanup activities where dry expandable abrasives are used; rivet busting; abrasive blasting (including enclosure movement or removal); welding; cutting; and torch burning
  - Spray painting with lead paint
  - Using lead containing mortar
  - Lead burning

Personal Protective Equipment

- Based on anticipated exposure, select respirator and protective clothing as required in 29 CFR 1926.62 for initial sampling and subsequent work where lead dust or fumes may be generated

Resource Conservation and Recovery Act (RCRA)

1. Non-Residential.

a. Waste material generated at child care centers or other non-residential facilities must be properly characterized based on laboratory analysis for TCLP lead, or on knowledge of the material.

(1) Disposable Personal Protective Equipment (PPE) and supplies, such as polyethylene sheeting, may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.

(2) Manually or mechanically removed lead-based paint and wooden components or debris containing lead-based paint may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.

(3) Metal components containing lead-based paint may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed or recycled at a scrap metal facility.

(4) Liquid or other waste must be properly characterized based on laboratory analysis for TCLP lead and properly disposed.

(5) Chemical paint strippers must be properly characterized based on laboratory analysis for TCLP lead and other factors and properly disposed.

2. Waste Water.

(1) Water used for cleanup must never be dumped on the ground, down a storm drain, or down a sink or tub. This water must be filtered and dumped in a toilet or disposed pursuant to all applicable local water treatment authority, MassDEP, and DOT requirements.

3. Disposal.

(1) All lead-containing waste material must be removed from the project site within seven (7) days of the project's completion.

(2) Solid waste may be disposed in any construction and demolition landfill or a municipal solid waste landfill. The waste must be contained in a manner that prevents the release of any dust or debris and be transported from the project site pursuant to all applicable MassDEP and DOT requirements.

(3) Materials characterized as hazardous waste must be transported pursuant to all DOT requirements and disposed pursuant to MassDEP Rules and Regulations for Hazardous Waste Management.

Submitted by:

Brenda Eastman
RI Lead Inspector #00044

XRF Data

4.0 FINDING

Tower Street School

XRF Data – Interior

Area #	Room	Component	Side	Substrate	XRF	Results
		Calibration			1.0	
		Calibration			1.0	
		Calibration			0.9	
1	WPS Main Office	Wall	A	Brick	0.2	Neg
1	WPS Main Office	Wall	C	Plaster	0.0	Neg
1	WPS Main Office	Door	C	Wood	0.1	Neg
1	WPS Main Office	Door Frame	C	Metal	0.1	Neg
1	WPS Main Office	Window Apron	A	Wood	0.1	Neg
1	WPS Main Office	Window Sill	A	Wood	0.1	Neg
1	WPS Main Office	Vent	A	Metal	0.1	Neg
2	WPS Main Office	Wall	A	Brick	0.1	Neg
2	WPS Main Office	Wall	B	Plaster	0.1	Neg
2	WPS Main Office	Door	C	Wood	0.1	Neg
2	WPS Main Office	Door Frame	C	Metal	0.0	Neg
3	WPS Parents as Teachers	Wall	A	Brick	0.2	Neg
3	WPS Parents as Teachers	Wall	C	Plaster	0.1	Neg
3	WPS Parents as Teachers	Door	C	Wood	0.0	Neg
3	WPS Parents as Teachers	Door Frame	C	Metal	0.2	Neg
3	WPS Parents as Teachers	Window Apron	A	Wood	0.1	Neg
3	WPS Parents as Teachers	Window Sill	A	Wood	0.1	Neg
4	4 a,b,c,d	Wall	A	Plaster	0.2	Neg
4	4 a,b,c,d	Wall	D	Plaster	0.1	Neg
4	4 a,b,c,d	Wall	B	Concrete	0.1	Neg
4	4 a,b,c,d	Door	C	Metal	0.1	Neg
4	4 a,b,c,d	Door Casing	C	Wood	0.1	Neg
4	4 a,b,c,d	Door Jamb	C	Wood	0.0	Neg
4	4 a,b,c,d	Window Frame	D	Metal	0.0	Neg
4	4 a,b,c,d	Column		Metal	0.2	Neg
4	4 a,b,c,d	Vent Frame	A	Wood	0.1	Neg
4	4 a,b,c,d	Vent	A	Metal	0.0	Neg
4	4 a,b,c,d	Handrail	D	Metal	0.1	Neg
4	4 a,b,c,d	Stair Tread		Concrete	0.0	Neg
4	4 a,b,c,d	Stair Stringer		Concrete	0.1	Neg
5	WPS Early Childhood Class	Wall	A	Brick	0.1	Neg
5	WPS Early Childhood Class	Wall	D	Plaster	0.1	Neg
5	WPS Early Childhood Class	Door	A	Wood	0.0	Neg
5	WPS Early Childhood Class	Door Frame	A	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
5	WPS Early Childhood Class	Window Sill	C	Wood	0.2	Neg
6	WPS Early Childhood Class	Wall	A	Brick	0.1	Neg
6	WPS Early Childhood Class	Wall	B	Plaster	0.0	Neg
6	WPS Early Childhood Class	Door	A	Wood	0.2	Neg
6	WPS Early Childhood Class	Door Frame	A	Metal	0.1	Neg
6	WPS Early Childhood Class	Window Sill	C	Wood	0.1	Neg
7	WIC Office	Wall	A	Brick	0.0	Neg
7	WIC Office	Wall	B	Plaster	0.1	Neg
7	WIC Office	Door	A	Wood	0.1	Neg
7	WIC Office	Door Frame	A	Metal	0.1	Neg
7	WIC Office	Window Sill	C	Wood	0.0	Neg
9	WPS Out-of-School Time	Ceiling		Plaster	0.1	Neg
9	WPS Out-of-School Time	Wall	A	Plaster	0.0	Neg
9	WPS Out-of-School Time	Vent	A	Metal	0.1	Neg
9	WPS Out-of-School Time	Vent Frame	A	Wood	0.1	Neg
9	WPS Out-of-School Time	Door	A	Wood	0.1	Neg
9	WPS Out-of-School Time	Door Frame	A	Metal	0.1	Neg
9	WPS Out-of-School Time	Door	D	Wood	0.0	Neg
9	WPS Out-of-School Time	Door Casing	D	Wood	0.0	Neg
9	WPS Out-of-School Time	Door Jamb	D	Wood	0.1	Neg
9	WPS Out-of-School Time	Window Frame	C	Metal	0.0	Neg
9	WPS Out-of-School Time	Chalkboard Frame	A	Wood	0.0	Neg
10	WPS Out-of-School Time	Ceiling		Plaster	0.2	Neg
10	WPS Out-of-School Time	Wall	A	Plaster	0.1	Neg
10	WPS Out-of-School Time	Door	B	Wood	0.1	Neg
10	WPS Out-of-School Time	Door Casing	B	Wood	0.1	Neg
10	WPS Out-of-School Time	Door Jamb	B	Wood	0.0	Neg
10	WPS Out-of-School Time	Window Casing	A	Wood	0.1	Neg
10	WPS Out-of-School Time	Cabinet	A	Wood	0.0	Neg
10	WPS Out-of-School Time	Cabinet	C	Wood	0.1	Neg
10	WPS Out-of-School Time	Chalkboard Frame	A	Wood	0.1	Neg
12	WPS Transition Academy	Ceiling		Plaster	0.1	Neg
12	WPS Transition Academy	Wall	A	Brick	0.1	Neg
12	WPS Transition Academy	Upper Wall	A	Plaster	0.0	Neg
12	WPS Transition Academy	Upper Wall	B	CMU	0.0	Neg
12	WPS Transition Academy	Door	D	Wood	1.2	Pos
12	WPS Transition Academy	Door Casing	D	Wood	0.0	Neg
12	WPS Transition Academy	Door Jamb	D	Wood	0.1	Neg
12	WPS Transition Academy	Door	B	Wood	0.0	Neg
12	WPS Transition Academy	Door Frame	B	Metal	0.0	Neg
12	WPS Transition Academy	Vent	A	Metal	0.1	Neg
12	WPS Transition Academy	Vent Frame	A	Wood	0.0	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
13	WPS Out-of-School Time	Ceiling		Plaster	0.1	Neg
13	WPS Out-of-School Time	Wall	A	Plaster	0.1	Neg
13	WPS Out-of-School Time	Wall	C	Brick	0.1	Neg
13	WPS Out-of-School Time	Wall	C	CMU	0.1	Neg
13	WPS Out-of-School Time	Door	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door Casing	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door Jamb	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door	D	Metal	0.1	Neg
13	WPS Out-of-School Time	Door Casing	D	Wood	0.0	Neg
13	WPS Out-of-School Time	Door Jamb	D	Wood	0.1	Neg
13	WPS Out-of-School Time	Window Casing	A	Wood	0.1	Neg
14	Westerly Wrestling Club	Upper Wall	B	Plaster	0.0	Neg
14	Westerly Wrestling Club	Wall	B	Concrete	0.1	Neg
14	Westerly Wrestling Club	Lower Wall	C	Brick	0.3	Neg
14	Westerly Wrestling Club	Window Sill	D	Wood	0.1	Neg
14	Westerly Wrestling Club	Door	D	Metal	0.1	Neg
14	Westerly Wrestling Club	Door Frame	D	Metal	0.1	Neg
15	Room 15	Upper Wall	C	Plaster	0.1	Neg
15	Room 15	Lower Wall	A	Brick	0.1	Neg
15	Room 15	Door	D	Wood	3.7	Pos
15	Room 15	Door Casing	D	Wood	0.1	Neg
15	Room 15	Door Jamb	D	Wood	1.7	Pos
16	Room 16	Upper Wall	B	Plaster	0.2	Neg
16	Room 16	Lower Wall	C	Brick	0.2	Neg
16	Room 16	Window Sill	C	Wood	0.1	Neg
16	Room 16	Door	D	Wood	4.7	Pos
16	Room 16	Door Casing	D	Wood	0.0	Neg
16	Room 16	Door Jamb	D	Wood	2.3	Pos
16	Room 16	Door	B	Wood	0.0	Neg
16	Room 16	Cabinet Frame	A	Wood	0.1	Neg
16	Room 16	Cabinet Door	A	Wood	0.0	Neg
16	Room 16	Cabinet Shelf	A	Wood	0.1	Neg
16	Room 16	Door Jamb	B	Wood	0.1	Neg
17	WPS Facilities	Upper Wall	A	Plaster	0.1	Neg
17	WPS Facilities	Lower Wall	C	Brick	0.1	Neg
17	WPS Facilities	Door	B	Metal	0.1	Neg
17	WPS Facilities	Door Casing	B	Wood	0.1	Neg
17	WPS Facilities	Door Jamb	B	Wood	2.6	Pos
19	WPS Facilities	Upper Wall	A	Plaster	0.1	Neg
19	WPS Facilities	Lower Wall	D	Concrete	0.1	Neg
19	WPS Facilities	Window Sill	B	Wood	0.1	Neg
19	WPS Facilities	Door	B	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
19	WPS Facilities	Door Frame	B	Metal	0.2	Neg
20	WPS Facilities	Upper Wall	C	Plaster	0.1	Neg
20	WPS Facilities	Lower Wall	A	Brick	0.1	Neg
20	WPS Facilities	Door	B	Metal	0.1	Neg
20	WPS Facilities	Door Casing	B	Wood	0.1	Neg
20	WPS Facilities	Door Jamb	B	Wood	1.0	Pos
20	WPS Facilities	Door	D	Wood	0.0	Neg
21	Room 21	Upper Wall	A	Plaster	0.2	Neg
21	Room 21	Lower Wall	C	Brick	0.0	Neg
21	Room 21	Window Sill	B	Wood	0.0	Neg
21	Room 21	Door	B	Wood	1.0	Pos
21	Room 21	Door Casing	B	Wood	0.1	Neg
21	Room 21	Door Jamb	B	Wood	0.1	Neg
21	Room 21	Cabinet Frame	A	Wood	0.0	Neg
21	Room 21	Cabinet Door	A	Wood	0.1	Neg
21	Room 21	Cabinet Shelf	A	Wood	0.0	Neg
22	Room 22	Upper Wall	A	Concrete	0.1	Neg
22	Room 22	Lower Wall	C	Plaster	0.1	Neg
22	Room 22	Door	B	Wood	1.0	Pos
22	Room 22	Door Casing	B	Wood	0.0	Neg
22	Room 22	Door Jamb	B	Wood	0.2	Neg
22	Room 22	Cabinet Frame	B	Wood	0.1	Neg
22	Room 22	Cabinet Door	B	Wood	0.1	Neg
22	Room 22	Cabinet Shelf	B	Wood	0.1	Neg
22	Room 22	Door Frame	D	Metal	0.2	Neg
23	Napatree Library	Wall	A	CMU	0.1	Neg
23	Napatree Library	Wall	B	Plaster	0.1	Neg
23	Napatree Library	Floor		Concrete	0.1	Neg
23	Napatree Library	Door	C	Metal	0.0	Neg
23	Napatree Library	Door Frame	C	Metal	0.1	Neg
23	Napatree Library	Door	A	Wood	0.1	Neg
23	Napatree Library	Door Frame	A	Metal	0.1	Neg
23	Napatree Library	Window Sill	C	Wood	0.0	Neg
23	Napatree Library	Window Frame	A	Metal	0.1	Neg
24	Room 24	Wall	A	CMU	0.2	Neg
24	Room 24	Wall	D	Plaster	0.1	Neg
24	Room 24	Door	C	Metal	0.1	Neg
24	Room 24	Door Frame	C	Metal	0.1	Neg
24	Room 24	Window Sill	C	Wood	0.1	Neg
24	Room 24	Partition	C	Wood	0.1	Neg
25	Literacy Volunteers	Wall	C	Plaster	0.1	Neg
25	Literacy Volunteers	Wall	D	Brick	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
25	Literacy Volunteers	Door	C	Wood	1.1	Pos
25	Literacy Volunteers	Door Casing	C	Wood	0.0	Neg
25	Literacy Volunteers	Door Jamb	C	Wood	0.1	Neg
26	Literacy Volunteers	Ceiling		Plaster	0.0	Neg
26	Literacy Volunteers	Wall	B	Brick	0.0	Neg
26	Literacy Volunteers	Wall	D	Plaster	0.0	Neg
26	Literacy Volunteers	Door	C	Wood	1.4	Pos
26	Literacy Volunteers	Door Casing	C	Wood	0.0	Neg
26	Literacy Volunteers	Door Jamb	C	Wood	0.1	Neg
27	Fogerty Center	Wall	A	Plaster	0.0	Neg
27	Fogerty Center	Wall	B	Brick	0.1	Neg
27	Fogerty Center	Door	A	Wood	1.4	Pos
27	Fogerty Center	Door Casing	A	Wood	0.0	Neg
27	Fogerty Center	Door Jamb	A	Wood	0.1	Neg
28	WPS Sensory Room	Ceiling		Plaster	0.1	Neg
28	WPS Sensory Room	Wall	A	Plaster	0.0	Neg
28	WPS Sensory Room	Wall	D	Brick	0.1	Neg
28	WPS Sensory Room	Door	A	Wood	0.1	Neg
28	WPS Sensory Room	Door Casing	A	Wood	0.1	Neg
28	WPS Sensory Room	Door Jamb	A	Wood	0.1	Neg
29	WPS Meeting Space	Ceiling		Plaster	0.1	Neg
29	WPS Meeting Space	Wall	B	Brick	0.1	Neg
29	WPS Meeting Space	Wall	D	Plaster	0.1	Neg
29	WPS Meeting Space	Door	A	Wood	1.0	Pos
29	WPS Meeting Space	Door Casing	A	Wood	0.2	Neg
29	WPS Meeting Space	Door Jamb	A	Wood	0.0	Neg
29	WPS Meeting Space	Door	C	Wood	0.0	Neg
29	WPS Meeting Space	Door Casing	C	Wood	0.1	Neg
29	WPS Meeting Space	Door Jamb	C	Wood	0.1	Neg
30	Computer Lab	Wall	A	Plaster	0.1	Neg
30	Computer Lab	Door	A	Wood	1.0	Pos
30	Computer Lab	Door Casing	A	Wood	0.2	Neg
30	Computer Lab	Door Jamb	A	Wood	0.2	Neg
30	Computer Lab	Window Casing	B	Wood	0.0	Neg
31b	Hallway	Door	A	Wood	1.3	Pos
31b	Hallway	Door Casing	A	Wood	0.1	Neg
31b	Hallway	Door Jamb	A	Wood	0.1	Neg
31b	Hallway	Column	A	Metal	3.2	Pos
31b	Hallway	Door	C	Wood	0.1	Neg
31b	Hallway	Door Frame	C	Metal	0.1	Neg
31b	Hallway	Vent	A	Metal	0.2	Neg
31b	Hallway	Door	B	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
31b	Hallway	Door Casing	B	Wood	0.1	Neg
31b	Hallway	Door Jamb	B	Wood	0.0	Neg
31b	Hallway	Access Door		Wood	1.5	Pos
31b	Hallway	Access Frame		Wood	2.9	Pos
32	WPS Gymnasium	Wall	B	Brick	0.1	Neg
32	WPS Gymnasium	Door	D	Wood	0.2	Neg
32	WPS Gymnasium	Door Frame	D	Metal	0.1	Neg
32	WPS Gymnasium	Pipe	D	Metal	0.1	Neg
32	WPS Gymnasium	Column	D	Wood	0.1	Neg
32	WPS Gymnasium	Bracket	D	Metal	0.1	Neg
33	Cafeteria	Wall	A	Brick	0.1	Neg
33	Cafeteria	Wall	D	Brick	0.1	Neg
33	Cafeteria	Floor	A	Metal	0.1	Neg
33	Cafeteria	Radiator		Metal	0.0	Neg
33	Cafeteria	Door	B	Metal	0.1	Neg
33	Cafeteria	Door	C	Wood	0.2	Neg
33	Cafeteria	Door Casing	C	Wood	0.0	Neg
33	Cafeteria	Door Jamb	C	Wood	0.1	Neg
33	Cafeteria	Window Casing	A	Wood	0.1	Neg
34	WPS Kitchen	Wall	A	Plaster	0.1	Neg
34	WPS Kitchen	Wall	B	Plaster	0.1	Neg
34	WPS Kitchen	Wall	C	Plaster	0.1	Neg
34	WPS Kitchen	Wall	D	Plaster	0.1	Neg
34	WPS Kitchen	Screen Door	C	Wood	2.8	Pos
34	WPS Kitchen	Door Casing	C	Wood	0.1	Neg
34	WPS Kitchen	Door Jamb	C	Wood	0.0	Neg
34	WPS Kitchen	Door	C	Wood	0.1	Neg
34	WPS Kitchen	Door	D	Wood	0.1	Neg
34	WPS Kitchen	Window Sill	B	Wood	0.0	Neg
34	WPS Kitchen	Window Casing	B	Wood	0.1	Neg
34	WPS Kitchen	Window Int. Stop	B	Wood	0.1	Neg
34	WPS Kitchen	Pipe	A	Metal	0.2	Neg
34	WPS Kitchen	Grease Interceptor	A	Metal	0.1	Neg
35	WPS Custodial Area	Wall	C	Plaster	0.1	Neg
35	WPS Custodial Area	Door	A	Wood	0.2	Neg
35	WPS Custodial Area	Door Casing	A	Wood	0.1	Neg
35	WPS Custodial Area	Door Jamb	A	Wood	0.0	Neg
35	WPS Custodial Area	Window Casing	B	Wood	0.1	Neg
35	WPS Custodial Area	Window Int. Sash	B	Wood	0.1	Neg

Tower Street School

XRF Data – Exterior

Area	Component	Side	Substrate	XRF	Results
Exterior	Door	A	Wood	3.1	Pos
Exterior	Door Casing	A	Wood	2.8	Pos
Exterior	Wall	A	Brick	0.1	Neg
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Wall	A	Wood	0.0	Neg
Exterior	Door A7	C	Wood	0.0	Neg
Exterior	Door Casing A7	C	Wood	0.2	Neg
Exterior	Door A10	A	Wood	0.1	Neg
Exterior	Door Casing A10	A	Wood	1.7	Pos
Exterior	Window Apron	A	Wood	0.1	Neg
Exterior	Door A4	C	Wood	0.1	Neg
Exterior	Door Casing A4	C	Wood	2.5	Pos
Exterior	Door Lintel A4	C	Metal	2.4	Pos
Exterior	Window Sill	B	Wood	2.0	Pos
Exterior	Window Apron	B	Wood	1.8	Pos
Exterior	Window Ext. Sash	B	Wood	1.4	Pos
Exterior	Window Casing	C	Wood	1.7	Pos
Exterior	Door A8	D	Metal	0.1	Neg
Exterior	Door Frame A8	D	Metal	0.1	Neg
Exterior	Door A6	A	Metal	1.0	Pos
Exterior	Door Frame A6	A	Metal	0.1	Neg
Exterior	Door Lintel A6	A	Metal	0.3	Neg
Exterior	Joist	B	Wood	2.0	Pos
Exterior	Vent	C	Metal	0.1	Neg
Exterior	Electric Conduit	B	Metal	0.2	Neg
Exterior	Foundation	B	Concrete	0.1	Neg
Exterior	Door D1	D	Wood	0.0	Neg
Exterior	Door Casing D1	D	Wood	2.8	Pos
Exterior	Door D2	D	Wood	0.1	Neg
Exterior	Door Casing D2	D	Wood	2.3	Pos
Exterior	Door Jamb D2	D	Wood	2.5	Pos
Exterior	Door D5	D	Metal	0.0	Neg
Exterior	Door Casing D5	D	Wood	0.1	Neg
Exterior	Door D6	D	Wood	0.1	Neg
Exterior	Door Casing D6	D	Wood	0.1	Neg
Exterior	Door Jamb D6	D	Wood	1.5	Pos
Exterior	Door D7	D	Metal	0.0	Neg

Area	Component	Side	Substrate	XRF	Results
Exterior	Door Frame D7	D	Metal	0.1	Neg
Exterior	Window Apron	D	Wood	0.1	Neg
	Calibration			0.9	
	Calibration			1.0	
	Calibration			0.9	

4.1 XRF Data – Surfaces Found To Be Positive For LBP

Surfaces that have been identified as containing lead-based paint above federal standards are listed as follows:

Tower Street School

Positive Interior XRF Data

Area #	Room	Component	Side	Substrate	XRF	Results
12	WPS Transition Academy	Door	D	Wood	1.2	Pos
15	Room 15	Door	D	Wood	3.7	Pos
15	Room 15	Door Jamb	D	Wood	1.7	Pos
16	Room 16	Door	D	Wood	4.7	Pos
16	Room 16	Door Jamb	D	Wood	2.3	Pos
17	WPS Facilities	Door Jamb	B	Wood	2.6	Pos
20	WPS Facilities	Door Jamb	B	Wood	1.0	Pos
21	Room 21	Door	B	Wood	1.0	Pos
22	Room 22	Door	B	Wood	1.0	Pos
25	Literacy Volunteers	Door	C	Wood	1.1	Pos
26	Literacy Volunteers	Door	C	Wood	1.4	Pos
27	Fogerty Center	Door	A	Wood	1.4	Pos
29	WPS Meeting Space	Door	A	Wood	1.0	Pos
30	Computer Lab	Door	A	Wood	1.0	Pos
31b	Hallway	Door	A	Wood	1.3	Pos
31b	Hallway	Column	A	Metal	3.2	Pos
31b	Hallway	Access Door		Wood	1.5	Pos
31b	Hallway	Access Frame		Wood	2.9	Pos
34	WPS Kitchen	Screen Door	C	Wood	2.8	Pos

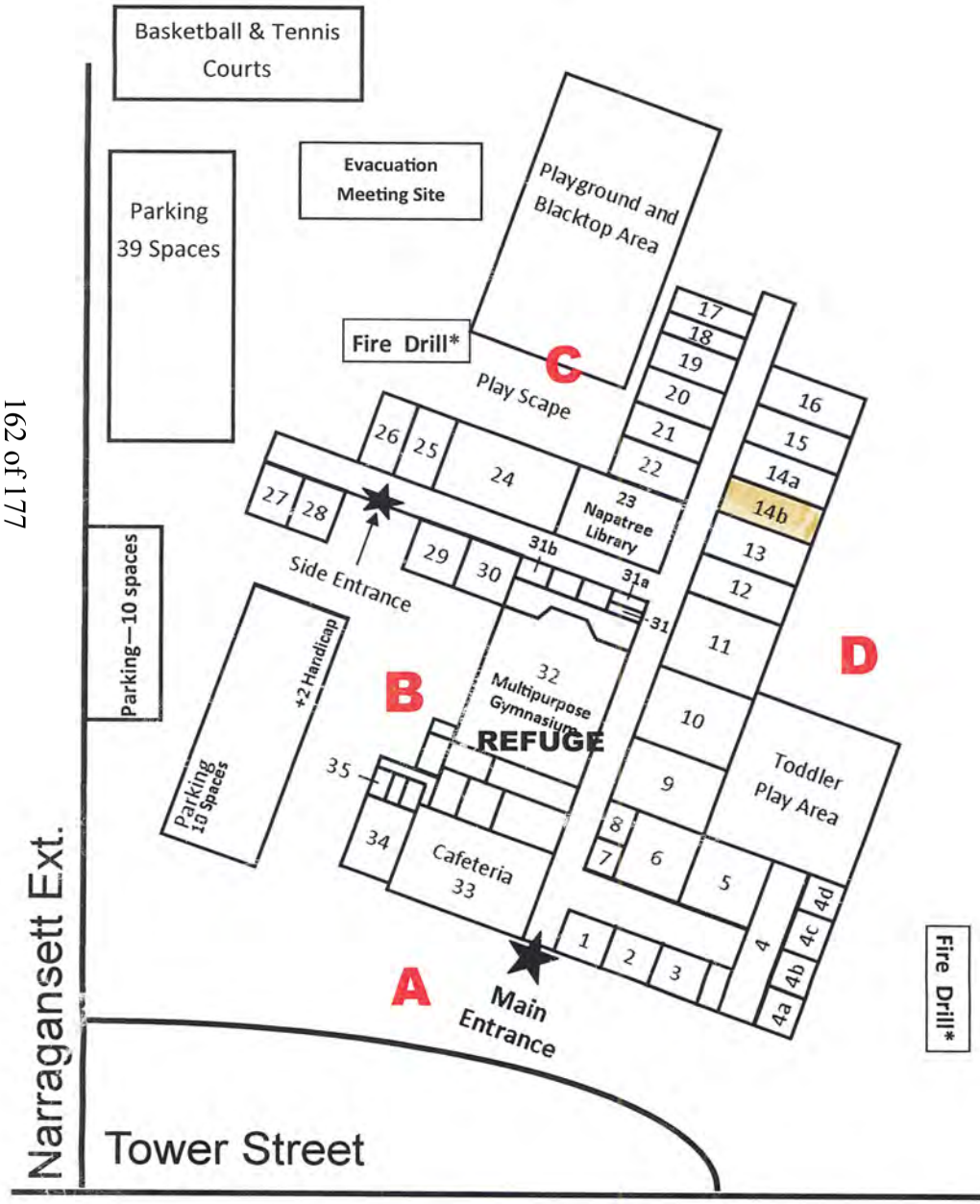
Tower Street School

Positive XRF Data – Exterior

Area	Component	Side	Substrate	XRF	Results
Exterior	Door	A	Wood	3.1	Pos
Exterior	Door Casing	A	Wood	2.8	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Door Casing A10	A	Wood	1.7	Pos
Exterior	Door Casing A4	C	Wood	2.5	Pos
Exterior	Door Lintel A4	C	Metal	2.4	Pos
Exterior	Window Sill	B	Wood	2.0	Pos
Exterior	Window Apron	B	Wood	1.8	Pos
Exterior	Window Ext. Sash	B	Wood	1.4	Pos
Exterior	Window Casing	C	Wood	1.7	Pos
Exterior	Door A6	A	Metal	1.0	Pos
Exterior	Joist	B	Wood	2.0	Pos
Exterior	Door Casing D1	D	Wood	2.8	Pos
Exterior	Door Casing D2	D	Wood	2.3	Pos
Exterior	Door Jamb D2	D	Wood	2.5	Pos
Exterior	Door Jamb D6	D	Wood	1.5	Pos

Floor Plan

Tower Street School Community Center



Room #	Updated 8-30-2019
1	WPS Main Office
2	WPS Building Director
3	WPS Parents as Teachers
4	WPS Facilities Department
4a	WPS Facilities Department
4b	WPS Facilities Department
4c	WPS Homeless Coordinator
4d	WPS Facilities Department
5	WPS Early Childhood Classroom
6	WPS Early Childhood Classroom
7**	Wood River Health Services/WIC Office
8	WPS Out-of-School Time
9	WPS Out-of-School Time
10	WPS Out-of-School Time
11	WPS Wellness Center
12	WPS Transition Academy
13	WPS Out-of-School Time
14a-b**	Westerly Wrestling Club
15 & 16	Open
17-20	WPS Facilities
21	Open
22	WPS Child Outreach
23	WPS Transition Academy and Meeting Space
24	Open
25/26 **	Literacy Volunteers of Washington County
27**	Fogerty Center
28	WPS Sensory Room
29	WPS Meeting Space
30	Computer Lab, Adult Education
31	WPS Maintenance Closet
31a	WPS Office
31b	WPS Storage Closet
32	WPS Gymnasium - **REFUGE**
33	WPS Cafe
34	WPS Kitchen
35	WPS Custodial Area

** Building Tenants and Rentals

Inspector's License

Rhode Island Department of Health

Lead Program

Lead Inspector

BRENDA J EASTMAN

Exp. Date: 10/31/2022
License #: LI00044
Member of C.O.N.E.S.T.

APPENDIX E: COMMUNITY NEEDS ASSESSMENT

TOWER STREET SCHOOL RE-USE PROJECT

COMMUNITY NEEDS ASSESSMENT

REPORT of FINDINGS

FOR PUBLIC USE

YEAR END REPORT PREPARED FOR THE ROYCE FAMILY FUND, ORGANIZING COMMITTEE, AND TOWN COUNCIL

DECEMBER 2022

Linda M. Schreiber

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(312) 720-9023

PURPOSE OF THE COMMUNITY NEEDS ASSESMENT

The purpose of this community needs assessment was to gather the community's input into top needs they experience or are aware of around them, as an influence on the direction for future renewal of the Tower Street School property at its highest and best use.

It is a commitment of great time and energy to slow down a project, defer demolishing or developing the site, and assessing alternate opportunities. But pausing and shifting toward a priority of examining how a site might instead be restored to meeting human needs can often result in generating several side benefits. One is informing the community and creating excitement for the future. Another is engaging a broader array of investors – including service providers, influential proponents, and prospective funders. And those factors lead to greater synergy and inspiration – reimagining and possibly launching mutual work together.

The needs assessment information gathered will elevate similar programs already provided in the community (so that costly duplication of services can be avoided) and perhaps which types have been most successful, and which have failed. Also elevated then are the gaps in services that are critically needed if the community is to remain thriving, pointing us toward the program design and delivery models of a facility which becomes a vital and life-impacting asset.

This process has been valuable in establishing ongoing relationships with other service providers and garnering the broader community's support. Given the organizing committee's desire to serve underserved groups, the project's visibility and image have also been enhanced. The findings reveal a very high level of investment in the project and agreement over key themes of need they wish to see addressed through Tower Street's revival. The overall assessment is that the Westerly community is poised to not only verbally support the concept of a community center/mixed model facility re-use but is enthusiastically anticipating learning more about how they can become partners in bringing this to fruition.

THE PROCESS WE UTILIZED

A Community Needs Assessment is a disciplined approach to collecting, analyzing, and using data to identify prioritized needs and issues that are barriers to the well-being and health of residents. The methodology employed for the Tower Street School study included multiple levels of community input which can inform the organizing committee's future decisions and connect to other community improvement efforts.

ORGANIZING COMMITTEE

The first level of input was gathered through discussion at weekly meetings over several months with the multi-party organizing committee. This group was comprised of representatives from the Royce Family Fund, the Town Manager, Town Council, Westerly Education Center, and the Ocean Community YMCA. Existing studies and data from entities such as healthcare, government, business, and school studies were shared and reviewed for analysis and discussion of implications on this assessment.

This committee then compiled an extensive list of leaders from a broad representation of the community. Their work resulted in a list of interview prospects with attention to diversity of geography, career, race, age, social services agency staff and recipients, factors of community leadership, standouts among grass roots initiatives, North End neighborhood residents, project development/funding experience and employment roles. Suggested names were then categorized to ensure broad inclusion, resulting in the

following eleven categories: Foundations, Recreation, Cultural and Arts, Social Services, Healthcare, Educational, Churches, Young Entrepreneurs, Town of Westerly, Philanthropists, and Other.

KEY LEADER INTERVIEWS

During the month of June, 35 individual interviews were held, mostly in person and a few via Zoom. The invitee/respondent participation rate was exceptional.

A series of 8 questions were posed in a semi-structured conversation, facilitated by Linda Schreiber. Two of the interviews were conducted with 2 colleagues present together, and all others were only with one invitee and the interviewer. The questions included:

1. Have you had any involvement with the programming previously provided at the Tower Street School? Are you familiar with any of their programs/services provided in the Westerly community?
2. What makes your community special? What are its strengths or assets?
3. When you think about some of the concerns people have right now for their families, and some of the needs they have that aren't being met - What do you see as the top 3 most pressing problems currently facing people in Westerly at this time? (Employment/Education/Income-Asset Building/ Housing/ Health/ Civic Engagement/ Support Services…
4. As you think forward, out over the next 5-7 years… what do you think might be 2 or 3 major problems facing your community?
5. Which groups/segments of people do you think are most underserved in your community? How?
6. What can nonprofits be doing better to address the current problems and/or these underserved communities (based on either your own involvement, or from any comments heard in community).
7. Are there other individuals or groups you respect & recognize as having great impact, who we might want to learn from or partner with? (Not just local govt/private/philanthropy…)
8. Do you have any other suggestions that could help us increase this project's presence/help us to best utilize this building in the community?

The compilation of responses during the leader interviews revealed these leading critical needs for the Westerly community, in rank order:

tallied **ISSUE**

22 **Community Center** Healthy, Affordable Alternative Activities. Recreation facilities, activity, open & studio spaces.
20 **Housing** Lack of & affordability.
17 **Mental Health,** Behavioral Health
17 **Economic Disparity** Low income & in poverty. Need living wages.
15 **Education** Aging facilities. Challenged schools. Dropout rate
13 **Youth** Activity Spaces, Safe. Life skills. Build opportunities.
13 **Workforce development** & securing employees. Good jobs.

Additional concerns around substance abuse, transportation barriers, food insecurity, the aging population, childcare and Human Service coordination were also often cited.

A separate question asked respondents to look out 5-7 years to the future and identify problematic trends or increased needs. In addition to those items listed above, the top long-term concerns center on the community's growing wealth disparity and increasing levels of poverty, and the "graying" of the region with fewer young families able to live here.

Another question examines potential capacities, strengths and assets in the community which might be leveraged. The top responses to "What Makes Westerly Special?" include:

15 Vibrant Downtown. Creates sense of small-town community. Chuck - Reinventing, synergy. Architecture & historic preservation. Theater, Music, Hospitals, Library, WEC, YMCA, Wilcox Park, a lot for this size community.

14 Connection. Community that cares. Familiarity of everybody knows everybody. People are friendly & lend support. (Though may not be same for newcomers/ diverse populations)

9 Philanthropic, generous

8 Engaged community. Participation & volunteerism. Wants to collaborate

8 Beaches & tourism. Chamber events. Get to live where everyone else wants to vacation!

8 Diversity is growing. Culturally rich. Diverse neighborhoods

7 Family is tight. Family living nearby. Kids want to come back to raise their families here.

COMMUNITY LEADER FORUM

Upon compiling the individual interview responses, key themes of findings emerged. Questions were then crafted, framed around those findings and themes, for the deeper discussion included in the next stage of broader community engagement: a Community Leader Forum.

This event received substantial advance marketing through the Committee's efforts. Local media outlets, newspaper ads and articles about the potential project and digital print sites repeatedly shared the open invitation, encouraging public participation. Multiple emails sent such as the example below were from the City Manager's office and individual committee members to encourage the attendance of key attendees:

Hi Everyone:

Thank you for responding to the invitation to attend the breakfast forum for discussion on the feasible uses for the former Tower Street School. **This email confirms your RSVP.**

MARK THE DATE!
Tuesday, July 19th 8am to 10am at the
Westerly Yacht Club, 1 Watch Hill Road, Westerly, RI

We look forward to your thoughts during this breakfast forum and if you know of others who would like to share their input, please have them send a quick email, no later than Friday, 7/15 with their name and email address to: TowerStreetReuse@WesterlyRI.gov

PLEASE DO NOT REPLY TO THIS EMAIL. You must send a new email to the address. *(IT Security will kick back all replies)*

If you need special assistance or accommodations for the forum, please call (401) 348-2532.

There was a significant number of participants who did not receive a direct invitation but showed up that morning to engage in the discussions, spurred by the open invitation encouraging public input.

The breakfast event was held on July 19th and represented the input of more than 60 attendees. Invitees were once again culled from a wide variety of community sectors – representing social service agencies, recipients of agency services, public service, healthcare, education, clergy, government and law enforcement, private business, and local residents. Several people from the Tower Street School neighborhood were in attendance.

Participants were eager to lend feedback and expressed significant gratitude afterward for the opportunity to gather with other committed, engaged residents. An array of display photos and maps were on display around the room to inform the attendees of the current state of the facility and property.

The program opened with a welcome and introductory remarks by Chuck Royce. Westerly's Town Manager, Council President, The Westerly Education Center Director, and the Ocean Community YMCA CEO each spoke briefly about their aspirations for how this additional property might benefit their organization and the Town as a whole. A vision for the possibilities was then cast using similar multi-partner community project examples, by GRO architectural development services. The emphasis for the day was "People, Programs, then Place", reminding attendees of our purpose to maintain focus at this stage on People's needs and Programs to be delivered (with the facility design or Place, yet to come at a later point.)

Ten tables of 6-8 participants then worked through a series of 6 facilitated questions (Please see attached #2). The questions drew out the most critical needs, who is most underserved, and then 3 centered around the needs of Young Families, Youth, and Seniors. Each table had an assigned Host and a Scribe to collect the responses. Tables were intentionally mixed to represent a variety of sectors, to expand the discussion. Responses were recorded on wall sheets and the compilation of each question's responses are enclosed in the separately attached zip file. The questions were as follows:

1. Seeking Greater Community Impact: What are the most critical social issues or pressing problems you see facing our community at this time? Then reflect on any new needs you might anticipate will emerge or increase over the next five years?

2. Strengthening Community: For this project to play a greater role in building the strength of our community – we need to especially consider needs among those who are currently underserved. Who is underserved and what needs might you prioritize? (ie: Job opportunities, growing income disparity, housing cost escalation…)
3. Drill Down Need Topic #1 - YOUNG FAMILIES: What could we do to be more effective in serving Young Families? (Parenting support, childcare, activities for whole family engagement…)
4. Drill Down Need Topic #2 - CHILDREN & TEENS: What could we do to be more effective in helping Children/teens? (recreation/mental health/enrichment activities…)
5. Drill Down Need Topic #3 – SENIORS: How do we better assist Seniors – with issues they face like continued health, support of independent living, engagement, and connection?

The two-hour session concluded with the sixth question, asking them to ponder all they had heard that morning and post-it one idea that energized them, "got them jazzed about this project", or prompted them to want to become more closely engaged to volunteer as it moves forward. The dynamic in the room was charged, enthusiastic and caring.

What follows are the recurring themes combined from both the interviews and the forum. This information points us to the top prioritized needs as well as brief notes on potential desired impacts and programming design suggestions.

EXECUTIVE SUMMARY OF RECURRING THEMES

Given the consistency of themes recorded between the individual Leader Interviews and the broader Community Forum, the following findings are presented for consideration:

1. COMMUNITY CENTER This will be best received as a mixed-use project incorporating a community center along with a housing component. The vision is a vibrant, multi-generational, connection-building, social services and recreation HUB of activity. Key needs expressed for inclusion in the community center are youth and young family services – providing recreational, educational wraparounds, social connection and a wide range of non-sports activities. The other key need is for workforce development programming. These are seen as necessary tools to reduce income disparity, improve mental health, and engage more children and teens in healthy and educational growth opportunities.

2. HOUSING is tied for the top spot on the needs lists. The current lack of affordable housing is damaging the future options for young people to return to the area and raise their own families – a significant social value in this region. Escalated costs and lack of housing also contribute to growing homelessness and hurt low-income families' efforts to secure stable housing. Employers see difficulties securing worker housing, and elderly residents face the prospect of needing to leave the community due to cost escalation.

3. WORKFORCE DEVELOPMENT/JOBS Employment and job growth opportunities rise to the top of the needs lists due to an altruistic hope to see the entire community remain strong. The long-term vision is to provide a skilled workforce, matched to well-paying job opportunities. This is also connected to the repeated concern about the challenges faced by low income and working poor families, and the hope to provide paths to move from poverty to financial stability. Education from high school to work is needed.

4. RISING MENTAL HEALTH challenges were the 4th highest urgent need cited. The responses covered all ages but given the isolation of recent years there is high concern for children and Seniors. Recognition that

the system for mental health services is absolutely broken, and existing services are limited and overwhelmed, this is a top request for the Tower Street project to aim to address.

5. YOUTH SERVICES needs are extensive, and women throughout each of the above needs. Significant emphasis was placed on providing safe, supervised, wholesome activities and educational supports for children and teens. Intergeneration opportunities are cited frequently, along with sport and non-sport activities. Providing quality yet affordable childcare is in high demand, both young children and school ages (before and after school care, plus summer camps). And caring adults as mentors for teens to encourage school graduation and future success.

6. LOW INCOME FAMILIES & YOUNG/SINGLE PARENTS There is repeated sensitivity shown in the responses that lifting the prospects for the working poor or struggling families with young children will reap benefits for the next generations. The desire is to invest in improving the lives for the entire family with education, basic life skills and parenting support, stable homes, and employment training opportunities.

The committee retains the option as part of the final portion of this study to pursue Community Conversation (focus) groups, to obtain deeper understanding of the detailed programmatic approaches that may be best developed, and information helpful to influence the physical plant design should the project proceed to that stage. A determination will be made regarding the focus groups after this report is reviewed and additional studies on the physical plant are complete.

APPENDIX F: PRINT ADVERTISEMENTS

tretch that has undergone afety and infrastructure nprovements.

This is the biggest day on he Waterbury Branch ever," aid Jim Gildea, chair of the Connecticut Commuter ail Council and rider on

news conference in Bridgeport. "This is transformational. Transformational not only for the rail commuter such as myself, to get us to our places of destination, but for economic development in the downtowns that

Waterbury Mayor Neil O'Leary said the expanded service coincides with a rise in population in parts of western Connecticut. He said about 4,000 people moved into his city, which is about a two-hour drive

Sunday, June 26, there were just under 100,000 customers, 123% of Metro-North's pre-COVID baseline for weekend ridership.

"Metro-North is in the middle of a ridership renaissance right now," she said.

Halstead's interment, which has not been set.

— *Associated Press*

thewesterlysun.com | Neighborhood news, as it happens

JMS renews Malloy's contract despite criticism

ELFAST, Maine (AP) — The niversity of Maine System hancellor who came under riticism for his handling of taffing and restructuring ill keep his job for another ear.

rustees voted unanimously Monday to extend the con- act for Chancellor Dannel Malloy despite recent votes f no confidence from fac- lty at three of the system's even campuses.

rish Reilly, chairwoman of he UMS Board of Trustees, said the outcome that puts Malloy on a short leash balances his mistakes against his previous success in making structural changes for the system to adapt.

"The year will give the chancellor an opportunity to rebuild trust, increase transparency and sustain the momentum of needed change that he has begun," she said in a statement after the meeting at the University of Maine Hutchinson Center in Belfast.

Hard feelings caused by the former two-term Connecticut governor came to a head with a botched hiring of a president for the Augusta campus.

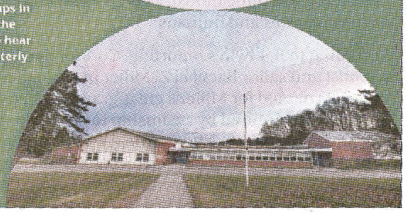
Malloy declined to tell the search committee about previous no-confidence votes before the hiring of Michael Laliberte at the University of Maine at Augusta. Laliberte withdrew amid the controversy, but the system is on the hook for paying him up to $705,000 over three years.

The Royce Family Fund, working in partnership with the Town of Westerly, Westerly Education Center, Ocean Community YMCA, and others invite you to a community forum to discuss the feasible uses of the former Tower Street School.

Our team is in the project's outreach phase and is seeking input from community members on the needs and gaps in services that could possibly be addressed through the re-use or rebuild of the facility. The forum's goal is to hear from a wide range of constituents in the greater Westerly community.

Please tell us your thoughts during a breakfast forum to be held on Tuesday, July 19, 2022 - 8:00 AM to 10:00 AM at the Westerly Yacht Club 1 Watch Hill Road, Westerly.

Tower Street Re-Use



If you plan on attending, kindly RSVP, via email, at TowerStreetReuse@WesterlyRI.gov
Should you need special assistance or accommodations for the forum, please call (401) 348-2532.

thewesterlysun.com
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topagents.thewesterlysun.com

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Susan@SchilkeRealty.com

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has been taken to a nearby hospital for evaluation and motorists have experienced long delays along Norwich-Westerly Road

personnel with the North Stonington Ambulance Association were called to the restaurant, located at 386 Norwich-Westerly Road,

evaluated at the scene and taken to Backus Hospital in Norwich as a precaution. No one else was involved in the crash.

Motorists reported experiencing delays throughout the day Thursday as heavy equipment was used to remove the truck.

Officials: drought worsening in southern New England

HARTFORD (AP) — Southern New England is experiencing worsening drought conditions, government officials said Thursday, urging residents to voluntarily take steps to reduce their water consumption.

Connecticut Gov. Ned Lamont declared a Stage 2 drought, based on a recommendation by the state's Interagency Drought Workgroup, which determined that every county in the state is experiencing Stage 2 drought conditions due to below-normal precipitation.

Stage 2 is the second of five drought stages defined by the Connecticut Drought Preparedness and Response Plan. On June 2, the workgroup classified New London and Windham counties as being at Stage 1, essentially a "heads up" about the early signs of abnormally dry conditions.

"Residents should be mindful of their water consumption and take sensible steps to reduce impacts on other water uses and on the environment," Lamont said in a statement.

Residents and businesses are being urged to take steps such as reducing automatic outdoor irrigation, postponing planting new lawns or vegetation and fixing leaky plumbing.

Much of Massachusetts and Rhode Island have been in a drought since May.

Massachusetts Energy and Environmental Affairs Secretary Beth Card declared on Wednesday a significant drought for a large portion of that state, and Rhode Island officials declared on Thursday that all but southern coastal areas are now in a moderate drought.

The city of Warwick instituted every-other-day watering restrictions effective immediately.

WESTERLY

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APPENDIX G: DIGITAL ADVERTISEMENT

THE WESTERLY SUN

78° Sunny

NEWS SPORTS OBITS OPINION PHOTOS CLASSIFIEDS THINGS TO DO SPECIAL SECTIONS MORE EPAPER

Tower Street Re-Use
Come to a community forum to discuss the feasible uses of the former Tower Street School.
RSVP Needed
7/19/22 • 8AM to 10AM
Westerly Yacht Club
1 Watch Hill Road, Westerly
More Info ▸

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