

CARVER CENTER BUILDING PROJECT

Carver Center Capital Needs Assessment as of December 9, 2020

Total Deferred Maintenance currently estimated at \$1,400,000

High Priority areas at risk of catastrophic failure include:

- 1) Boiler - one of two units completely inoperable; concerns have been flagged since 2016
- 2) HVAC - replacement of A/C units

Secondary Areas of Concern:

- 3) Parking Lot
- 4) Security
- 5) Sprinkler System and Fire Alarm
- 6) Pool Equipment
- 7) Duct work related to recent mold remediation

Follow Up Actions:

Develop an action schedule and funding plan

Investigate current insurance coverage

Finally, the recent leak and Mold issues in the roof of the Teen Center and subsequent future preventive recommendations are included in the Grid.

Important Note: All cost estimates need updating.

CARVER CENTER BUILDING PROJECT -GRID

PRIORITY #1

THE BOILER

Existing Condition	Proposed Scope	Estimated Budget
One Boiler is non-functioning	Replace both with two (2) Condensing Boilers	\$400,000 (2016) Hot Water, Gas Fired

PRIORITY #2

HVAC

Existing Condition	Proposed Scope	Estimated Budget
Three Units need Replacement in Lower Level, Pool & Gym	Replace with new units with high-efficiency motors	\$150,000 (2016)
Units serving Pantry at end of useful life	Replace with new variable refrigerant flow ductless AC system	\$60,000 (2016)
Roof 204 & Office Wing Existing served by cooling Only rooftop & perimeter Hot water radiation	New High-efficiency rooftop unit, & perimeter hot water radiation	\$25,000 (2016)
Temp Controls Existing are stand-alone Old & not functioning well	Provide a Building Mgt system [BMS]	\$180,000 (2016)

PRIORITY #3

PARKING LOT

Existing Condition	Proposed Scope	Estimated Budget
Extremely poor, Potholes, Lighting Drainage, Grading	Complete overhaul & replacement	\$449,141 (2012?)

PRIORITY #4

SECURITY

Existing Condition	Proposed Scope	Estimated Budget
Poor overall Security	Install Access Control Panels at main entry Points. Install intercom Systems in three locations Replace outdated camera Technology	\$55,291 (2019)

ADDITIONAL

PROJECTS

Fire Sprinkler System

Associated means of Egress

Interstate Fire A Safety

Fitness Center

\$37,113

50% Deposit paid

Fire Alarm

Replace existing system with Fully addressable system

Building

\$65,000

NOTE: All Estimates will require re-quoting

TEEN CENTER ROOF LEAK -ADDED AS OF 12/2020

As a result of the recent roof leak and subsequent mold contamination in the Teen Center, BNF Consulting has recommended the following actions within the next 12 months:

Flexible Ducts which are used for air supply and return in the ceiling cavity need to be replaced.

In removing the blower and cleaning for any contamination in the two Roof Top A/C Units, noted heavily loaded dusts on the blower. Recommend periodic maintenance of the system

Exterior Metal Ducts have been compromised with water condensation in the inner liner insulation, also noted heavily loaded dusts on the liner surfaces. Recommend to retrofit the exterior duct works in consultation with our HVAC Contractor.

We will request quotes for the above work.