HINGHAM AFFORDABLE HOUSING TRUST FY 2027 CPA FUNDS REQUEST

Hingham Affordable Housing Trust

TOWN OF HINGHAM 210 Central Street Hingham MA 02043

Application

HINGHAM AFFORDABLE HOUSING TRUST
FY 2027 CPA FUNDS REQUEST

I. Overview

The Hingham Affordable Housing Trust (the Trust) requests **$1,000,000** in Community Preservation Act ("CPA") Funds for FY2027 (commencing July 1, 2026) to add to its "Opportunity Fund" to enable it to continue its efforts to expand and preserve affordable housing in Hingham. This request encompasses approximately $500,000 in additional funds to enable the Trust to continue to purchase, renovate, and transfer single-family homes and condominiums, and $500,000 for necessary preservation work at the Lincoln School Apartments (LSA), the 60-unit senior affordable rental development on Central Street owned by the Town of Hingham.

The Town's 2021 Master Plan identified housing affordability as one of the Town's seven priority areas over the ensuing decade, and specifically set as the Trust's development goal adding five new affordable housing units to the Town's housing stock each year over ten years, or a total of 50 units by 2031 (Town of Hingham, 2021).

The Trust's work over the last five years has enabled it to convey eight affordable homes (four single family homes, a duplex, and two condominiums) to new homeowners. Over the next 18 months, the Trust anticipates transferring an additional five affordable homes. The Trust now owns two condominiums that it will sell to qualified buyers via lottery after renovations. It is also working on renovating and /or developing three additional homes on two properties owned by the Trust or the Town; completing and selling one of those three appears realistic in the next 18 months. We also aim to purchase and renovate three additional condominiums over the next 18 months; completing and selling two of these in the upcoming grant period appears realistic. As discussed below, the Trust also seeks funding to preserve the aging structure at LSA, half of which dates to 1920, and the other half to 1980.

CPA funds are the Trust's primary, recurring revenue source. Since Hingham's adoption of the CPA in 2003, community housing has received 18% of the CPC's total grant funding (i.e., there are four permitted uses of CPC funds, and housing continues to account for less than a quarter of total amounts granted). The Trust received $700K in CPC funds last year (FY 2026), following a year in which no application had been submitted.

The Trust currently has a funds balance of approximately **$874K**. Based on our projected spending and anticipated sale revenue over the next 18 month discussed below, we will require the additional requested funds to continue the Trust's work and maintain a sufficient bank balance for contingencies.

II. The Trust's Activities and Use of Funds, 2023 - 2025

The chart below summarizes the Trust's purchases, renovation, and sales of affordable properties over the last two years. We include below the approximate costs the Trust has incurred to purchase, carry, and improve each of the properties and the proceeds obtained on sale, to give a sense of how the Trust has used CPC funds and its funding needs to continue its work.

In terms of process, the Trust, in accordance with its governing bylaw, presents each proposed acquisition of property to the Select Board, which must approve purchases. We also present annually to the Select Board and Advisory Committee on our work including our use of funds.[1]

SUMMARY OF HAHT DEVELOPMENT & SALE ACTIVITY, 2023 – PRESENT

Address	Description	Purchase Price & Date	Renovation & Other Costs	Sale Price & Date	Net Cost to Trust	SHI Units Added[2]
29-31 Rhodes Cir.	Duplex condominium. The Trust purchased the property in 2019. It renovated, created legal condominium structure, and sold the two units in 2023 and 2024. Obtained $119K state grant toward renovation costs.	$528K (2019)	$275K	$440K (2023) (2024)	$244K ($119K of renovation costs met by a state grant)	2
270 Central St.	Single-family home built by Habitat for Humanity in 1995 that Town purchased from owner. Needed extensive remediation / renovations. Sold in 2024.	$119K (2020)	$322K	$317K (2024)	$125K	1

[1] The Trust includes in the "meeting documents" section of its webpage on the Town's website each month a financial "snapshot" for each active project with detailed expense and proceeds summaries. See Affordable Housing Trust Meeting Documents.

[2] The Subsidized Housing Inventory or SHI is the list of all homes in town that qualify as affordable under Massachusetts General Laws Chapter 40B (Executive Office of Housing and Livable Communities, 2025).

Address	Description	Purchase Price & Date	Renovation & Other Costs	Sale Price & Date	Net Cost to Trust	SHI Units Added[3]
23 Ridge-wood Crossing	Townhome condo in 55+ community. Trust purchased after Town's extended litigation with prior owner. Trust renovated and sold, 2023. Was already on the SHI.	$183K (2021)	$181K	$252K (2023)	$112K	0
18K Beal's Cove Rd.	Two-BR condo purchased by the Trust in 2023. HAHT renovated and sold by lottery in 2024.	$385K (2023)	$44K	$229K (2024)	$198K	1
21B Beal's Cove Rd.	One-BR condo purchased by the Trust in 2024. HAHT renovated and sold by lottery in 2025.	$351K (2024)	$66K	$227K (2024)	$190K	1
499 Cushing St.	Single-family home on 2.3 acres Trust purchased in 2018. Rented for several years. In process of pursuing subdivision of property into front and rear lots, renovating and selling existing home, conveying rear lot to non-profit developer to build and sell a second affordable single-family home.	$553K (2018)	TBD	TBD	TBD	2
3H Beal's Cove Rd.	One-BR condo purchased and renovated by the Trust in 2025, currently for sale by lottery process[4]. Closing date expected in December 2025, expected to be added to SHI in 2026.	$345K (2025)	$28K	$156K TBD	$225K	1
2104 Hockley Dr.	Two-BR condo purchased by the Trust in September 2025. To be renovated, sold by lottery process in 2026, and added to SHI thereafter.	$483K (2025)	TBD	TBD	TBD	1

[3] The Subsidized Housing Inventory or SHI is the list of all homes in town that qualify as affordable under Massachusetts General Laws Chapter 40B.

[4] See *Affordable Homeownership Opportunity - 3 Beal's Cove Road Unit H, Hingham* (Costa, 2025).

III. Upcoming Opportunities and Anticipated Needs for Funds, Next 18 Months

A. Individual Affordable Homes

The Trust anticipates moving forward on the following three categories of individual affordable homes during the 18-month period between now and July 1, 2027. We anticipate spending a total net outflow of approximately **$1,596,000** on these projects, as follows:

1) **Currently-Owned Properties.** As noted above, the Trust currently owns the single-family home at 499 Cushing St. and condominiums in Beals Cove and Hingham Woods. We are projecting net outflow of funds for the 499 Cushing St. property for renovation and sale of the existing home, and subdivision and conveyance of the rear portion to a non-profit developer of **$336K**.[5] We project net proceeds of $122K, net of carrying and renovation costs, for the two condominiums that the Trust now owns. Thus, we project net outflow of funds on the combined four properties of **$214K**.

2) **Hobart St. "Tax Title" Property.** After reviewing the dozens of properties that the Town owns through tax foreclosures, Town staff identified one property that is suitable for development as an affordable home. The Select Board has approved transfer of the property for affordable housing, and the property has passed perc tests. The Trust is preparing to bid on the property at an upcoming auction that will limit the buyer to develop it as an affordable home. The Trust would then convey the property to a non-profit developer for construction. As with the above Cushing St. property, the Trust also anticipates providing a grant to the developer to make the project financially viable. We would not receive proceeds after conveying it for construction. Thus we anticipate outflows of approximately **$332K** in connection with the project.

3) **Additional Purchases.** The Trust monitors the local housing market for appropriate homes on the low end of the price spectrum. The Trust is essentially priced out of the market for single-family homes given rising house prices and demand for starter homes. Those homes generally start in the $600K - $700K range, and often need extensive further work. The Trust has therefore focused its recent efforts on condominium purchases. It would like to buy three more condominiums over the next 18 months, renovate them as needed, and sell two of the three to qualified buyers (the third would be in the renovation process during the relevant period). For these three additional purchases, it anticipates total net outflows of **$1,050,000.** This reflects total purchase costs of **$1,425,000,** renovation and carrying costs of approximately $139K, and sales proceeds during the relevant period of

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[5] This includes renovation expenses of $250K and a projected sale price of $368K for the existing home; and for the rear portion, approximately $137K in professional fees to subdivide the property and for the RFP process for sale to a non-profit developer, and a grant of approximately $200K to the developer to make development financially feasible.

approximately $513K (we project that the third such condo would not be sold within the period).

Combining our proposed work on these three categories of single-family properties we are projecting outflows of **$1,596,000** over the next 18 months.

B. <u>Multi-Family Properties.</u>

1) **Expenses to Preserve LSA Property.** We are also requesting funds to ensure we are preserving the aging LSA building, specifically to contribute to a comprehensive building envelope project and potentially replacing portions of the roof over the next year to two years.

   - **LSA Background.** The Lincoln School at 86 Central St. first opened in approximately 1920 and served as an elementary school until the late 1970s. In 1979, Town Meeting authorized conveyance of the property to the Benedictine Fathers, Inc., who renovated the old school building and added a wing to enable the expanded building to provide housing for 60 seniors (aged 62+) and individuals with disabilities. The renovation and addition were completed and opened as the LSA in 1982. Thus, the two wings of the LSA are approximately 105 and 43 years old, respectively.

     In 2008, Town Meeting approved the Town's purchase of the LSA from the Benedictine Fathers. The Town remains the owner and leases the property to an LLC called Lincoln School Apartments, LLC. The Trust is the sole member of the LLC. The Town retains a management company (Corcoran Management Co.) to manage the property. Per the Ground Lease, a volunteer five-member Board of Managers, made up of appointed Town residents, including two Trust members, oversees the management company and the building. [6]

   - **LSA Capital Improvement Process and needs.** The LSA's budget, approved each year by the Select Board, provides for annual reserves to be set aside to enable it to address capital needs. As of August 31, 2025, the LSA's reserve balance is approximately **$1.2 million**. Corcoran Management, under its management contract, obtains a Capital Needs Assessment every 5 years from outside engineers. Over the last five years, the LSA Board has overseen approximately $1.54 million in improvements recommended by those CNA's, including replacing the air handlers for the HVAC system and approximately $1.24 million on a project to replace all windows in the building.

[6] See Appendix, *Lincoln School Apartments: Financial Overview & Operational Structure*

- **Building Envelope / Other Capital Needs.** In recent years, the LSA Board has commissioned several studies and estimates and obtained recommendations on the most pressing capital needs. Despite the window replacements, significant leaking has continued across the buildings (i.e. the window replacements have only partially resolved the problems). A 2023 report on the building envelope determined that the building façade is in danger of "rapid and widespread deterioration" (Chassie & Healy, 2023). Repair recommendations include complete restoration of existing brick and precast masonry as well as repointing mortar joints, and replacement of damaged brick. In 2023, the LSA Board obtained an estimate from Building Envelope Analysis, Inc. (BEA) for that building envelope work, which BEA has recently updated to take into account increases over the last two years. The current estimate is between **$1.88 and $2.08 million** for the two buildings (Healy, BEA Cost Estimate Update, 2025).

  In addition, the LSA is facing other capital needs in the next several years, which the LSA Board will prioritize for further work in consultation with the Select Board and the Town. Some but not all of the projects would be permitted uses of CPA funds.[7] The needed work includes:

  - The buildings are in need of new roofing, as a 2023 inspection report recommended a "complete tear off and roof replacement within 4 to 8 years" (Healy, Roof Inspection Report, Lincoln School Apartments, 2023).

  - A report on the HVAC system recommended heating system replacement to include a new heating and cooling system and new ductwork throughout.

  - The buildings also need stripping and repaving parking lots and walkways; a fire alarm system upgrade; to extended sprinkler coverage; electrical upgrades; upgrades to all common areas; and building modifications to comply with ADA requirements.

The LSA LLC's current capital reserves of $1.2 million are far short of the amounts that will be needed to undertake the above preservation and maintenance projects. HAHT believes it should be in position to assist with funding the needed building envelope and, if necessary, roofing replacement repairs, both of which are expected to proceed in stages depending on availability of funds, weather, and other factors. Both projects involve

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[7] Section 5(b)(2) of the CPA, MGL chapter 44B, provides that CPA funds may be used "for the acquisition, creation, preservation and support of community housing .... provided, however, that funds expended pursuant to this chapter shall not be used for maintenance." The Department of Housing and Community Development's authoritative guidance cites "Building envelope and site work to preserve the structural integrity of the housing" and "Roof, siding and window replacements to assure the water tightness of the housing" as permitted uses of CPA funds (Heyer, 2013).

"preservation" of affordable housing and thus are permitted uses of CPA funds. The Trust will consult as appropriate with Town counsel, and track the uses of its funds contributed to LSA capital needs, to ensure compliance with the CPA spending restrictions.[8]

2) **Professional Fees concerning Potential Multifamily Opportunity**. The Trust has held non-public discussions with the Select Board and senior Town staff concerning a potential multi-family affordable development opportunity. As noted above, the Trust has commissioned a feasibility study at a cost of approximately $49K, which it will pay in the next several months, to assess the financial and other aspects of the opportunity. The Trust may incur further related professional fees on that matter in the coming 18 months.

Finally, in addition to those anticipated fund uses, the Trust believes that to carry out its mission it needs to maintain a substantial account balance to deal with any additional opportunities or contingencies that arise with respect to existing properties and opportunities, including an additional condominium purchase if available.

As of September 30, the Trust currently had total funds on deposit of **$874K;** that amount will increase as of December 31 when last year's CPC grant of $700K is added to the accounts for an approximate total of **$1,574,000**, based on current balances.[9] The Trust's financial projections summarized above indicate that on a net basis it anticipates spending a similar amount to that **($1,596,000)** on its single-family initiatives, with its resulting balances fluctuating over time. The Trust therefore requests a CPA grant in the current cycle in the amount of **$1,000,000** to enable it to contribute significantly to the building-envelope work at LSA while maintaining a sufficient balance in its accounts to be able to meet contingencies.

October 7, 2025

The Hingham Affordable Housing Trust

John J. Falvey Jr. In capacity as Chair,

John Falvey, *Chair*
Pamela Bates, *Vice Chair*
Michael Sutton, *Treasurer*
Julie Strehle, *Select Board Member*
Brigid Ryan
Elizabeth Cullen
Cullen McGehee

[8] The Town, by Select Board vote, has also contributed to the LSA's capital reserves for the last two years by returning to the LSA the annual cash flow payments LSA pays to the Town, totaling $302,482. It also supports the LSA by assigning two Town Staff members to assist actively in working with Corcoran and the Trust to oversee management of the property, including the above projects.

[9] Approximately $458K of the current balance are derived from CPC grants and limited to use in accordance with CPA restrictions. They are segregated in the Trust's "Opportunity Fund." An additional $65K are the balance of rent proceeds from 499 Cushing and will be used solely for costs on that property.

Addenda

A. Chapter 40B Subsidized Housing Inventory Hingham Biennial Update, 2025 (Executive Office of Housing and Livable Communities, 2025)

B. Affordable Homeownership Opportunity - 3 Beal's Cove Road Unit H, Hingham (Costa, 2025)

C. Lincoln School Apartments: Financial Overview & Operational Structure

D. Building Envelope Inspection Report, Lincoln School Apartments (Chassie & Healy, 2023)

E. BEI Cost Estimate Update (Healy, 2025)

F. Roof Inspection Report, Lincoln School Apartments (Healy, Roof Inspection Report, Lincoln School Apartments, 2023)

G. Utilization of CPA Funds for Preservation of Existing Public Housing Units (Heyer, 2023)

H. References

A. Chapter 40B Subsidized Housing Inventory Hingham Biennial Update, 2025 (Executive Office of Housing and Livable Communities, 2025)

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES CH40B SUBSIDIZED HOUSING INVENTORY

Hingham

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1362	n/a	Thaxter St.	Rental	58	Perp	No	*EOHLC*
1363	n/a	30 Thaxter St.	Rental	26	Perp	Yes	*EOHLC*
1364	n/a	100 Beal St.	Rental	14	Perp	Yes	*EOHLC*
1365	n/a	30 Thaxter St.	Rental	8	Perp	Yes	*EOHLC*
1366	Whiting Lane	246 Whiting Lane	Ownership	6	2042	Yes	*EOHLC*
1367	Lincoln School	86 Central Street	Rental	60	2030*	Yes	*MassHousing*
4093	Brewer Meadows	196-200 Summer Street	Rental	21	Perp	Yes	*FHLBB*
4094	Lincoln Hill	West Street	Ownership	4	Perp	Yes	*FHLBB*
4312	DDS Group Homes	Confidential	Rental	10	N/A	No	*DDS*
5711	Linden Ponds	301-303 Linden Pond Way	CCRC	272	perp	Yes	*FHLBB*
7192	Central Street	Central Street	Ownership	1	Perp	Yes	*EOHLC*
7920	Ridgewood Crossing	French Street	Ownership	3	Perp	NO	*EOHLC*
9035	Avalon at Hingham Shipyard	349 Lincoln Street	Rental	91	Perp	NO	*EOHLC*
9132	Back River Condominiums	24 Beal St	Ownership	5	Perp	NO	*EOHLC*
9475	Derby Brook	Derby Brook Way/Whiting St	Ownership	5	Perp	YES	*MassHousing*
9476	80 Beal Street	80 Beal Street	Ownership	2	Perp	YES	*EOHLC*
9707	Damon Farm	1220-1222 Main St	Ownership	2	Perp	YES	*MassHousing*
9922	Avalon Hingham Shipyard II	319 Lincoln Street	Rental	190	perp	YES	*EOHLC*

This data is derived from information provided to the Executive Office of Housing and Livable Communities (EOHLC) by individual communities and is subject to change as new information is obtained and use restrictions expire.

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES CH40B SUBSIDIZED HOUSING INVENTORY

Hingham

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
9942	Beal's Cove Village	Beal's Cove Road	Ownership	1	Perp	NO	*EOHLC*
9943	Fort Hill	1111-113 Fort Hill Street	Rental	6	2062	NO	*EOHLC*
9965	Weathervane at Chestnut Gardens	119 and 137 Beal Street	Ownership	2	Perp	NO	*EOHLC*
10105	Broadstone Bare Cove	220 Beal St	Rental	220	Perp	YES	*MassHousing*
10523	Winona Way	Winona Way	Ownership	1	Perp	NO	*EOHLC*
10714	Whiting Street	Whiting Street	Ownership	2	Perp	YES	*EOHLC*
10893	Rhodes Cir	Rhodes Cir	Ownership	2	Perp	NO	*EOHLC*
10933	Central St	Central St	Ownership	1	Perp	NO	*EOHLC*
11005	Beal's Cove Rd	Beal's Cove Rd	Ownership	1	Perp	NO	*EOHLC*
	Hingham Totals			1,014	**Census 2020 Year Round Housing Units**		9,823
					Percent Subsidized		10.32%

B. Affordable Homeownership Opportunity - 3 Beal's Cove Road Unit H, Hingham (Costa, 2025)

AFFORDABLE HOMEOWNERSHIP OPPORTUNITY

3 Beal's Cove Unit H, Hingham

REMODELED CONDOMINIUM; AVAILABLE TO FIRST TIME HOMEBUYERS

1 Bedroom, 1 Bath, Condo Fee $463/mo., Sale Price $155,500

OPEN HOUSE OCTOBER 21, 2025, 5:30 PM – 6:30 PM

Maximum Household Income: 1-person $69,480, 2-person $79,440

Maximum Assets: $75,000 Other restrictions apply.

Information Meeting:

10/14/25 @ 6 pm, via Zoom. Meeting ID: 886 4512 2635, Passcode: 332914, Call in: (305) 224-1968

Application deadline: 11/14/25

Affordable Housing Lottery:

11/19/25 @ 6 pm, via Zoom. Meeting ID: 810 0726 7355, Passcode: 295778, Call in: (305) 224-1968

Applications

Mail or email: Kristen Costa, L.A. Associates, 5 Middlesex Ave. #16
Wilmington, MA 01887 (978) 758-0197 kriscosta@laassoc.com
Hingham Town Hall, 210 Central St. (781) 741-1419; Public Library, 66 Leavitt St. (781) 741-1405
Download at: www.laassoc.com or www.mymasshome.org
TTY: 711, when asked 978-758-0197

The developer does not discriminate based on race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance recipiency, religion, sex, sexual orientation, gender identity, or any other basis prohibited by law.

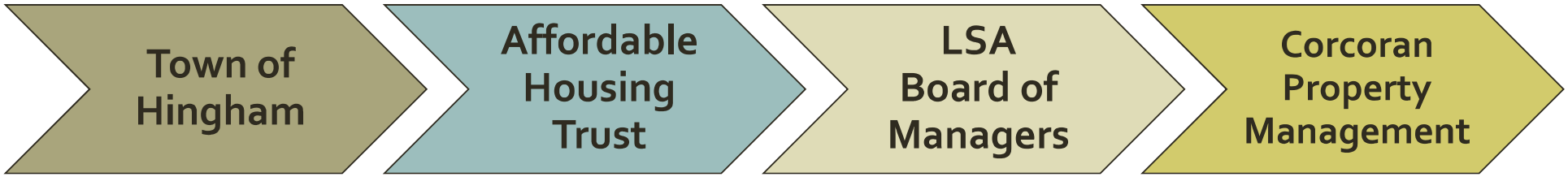
EQUAL HOUSING OPPORTUNITY

Applicants with disabilities may request modifications to the unit or accommodations to our rules, policies, practices or services if necessary to afford an equal opportunity for housing. For applicants with Limited English Proficiency, a translation service will be provided at no charge.

EQUAL HOUSING OPPORTUNITY

C. Lincoln School Apartments: Financial Overview & Operational Structure

Lincoln School Apartments:
Financial Overview & Operational Structure



Current Operations Model:

- **Ownership:**
  - Town leases property to LLC
  - Affordable Housing Trust owns LLC.
- **Management:**
  - LSA Board of Managers oversees property management company.
  - Corcoran Management oversees daily operations.
- **Revenue Sources:**
  - Resident rent and Section 8 vouchers fund expenses.

D. Building Envelope Inspection Report, Lincoln School Apartments (Chassie & Healy, 2023)

BUILDING ENVELOPE INSPECTION REPORT

INSPECTION OF:	LINCOLN SCHOOL APARTMENTS 86 CENTRAL STREET HINGHAM, MA
INSPECTION DATE:	JUNE OF 2023
PREPARED FOR:	JR FREY, PE, TOWN ENGINEER TOWN OF HINGHAM 25 BARE COVE PARK DRIVE HINGHAM, MA 02043
PREPARED BY:	KEVIN CHASSIE, BEA STEPHEN HEALY, BEA

LINCOLN SCHOOL APARTMENTS – HINGHAM, MA

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1.0 OBJECTIVE

In late June of 2023, BEA performed a Building Envelope Inspection at Lincoln School Apartments in Hingham, Massachusetts. The purpose of this Condition Survey was to assess the condition of the building envelope components and identify exterior deficiencies. The report summarizes our findings, conclusions, recommendations, and associated repair/restoration cost budget estimates.

2.0 BACKGROUND

Located in a quiet suburban area, Lincoln School Apartments is comprised of two interconnected building segments. The 5-story building structures consists of brick masonry construction, with primarily wood framed floors and roofs. The brick masonry exterior walls are constructed with steel relief angles at the fenestrations to support the masonry above the window and door openings. The windows are configured with stone headers and sills, and new operable/fixed window units. The newly installed dual glazed windows are constructed with thermally broken aluminum frames. The building segments are accessed via common entryways and corridors. The construction of the building is classified as Residential Group R-2 (multiple family dwelling).

3.0 SCOPE OF WORK

The Building Envelope Inspection includes the following:

- Review exterior maintenance history, and other pertinent information with Property Management Team and Owners.
- Perform a visual inspection of the exterior wall assembly using binoculars, to observe evidence of movement, bulging, bowing, separation, delamination, and displacement of façade components, and determine which areas to inspect prior to establishing an intrusive inspection plan.
- Perform an up-close visual inspection of exterior conditions to observe signs of water damage, staining, rust, efflorescence, cracks, gaps, deterioration, and degradation.
- Provide repair budget estimates based on the recommendations made.

4.0 INFORMATION OBTAINED FROM OTHERS

The investigation began by obtaining as much information about the building as possible. During the inspection process, the following information was obtained from the management team:

- No building plans, drawings, and/or construction documents were made available prior to the assessment.
- The original Lincoln School building, built in 1920, underwent major renovation in 1980, including interior renovations and the addition of a new adjoining residential building.
- It is our understanding, random masonry repairs were recently performed on the façade in conjunction with the new window installation project, including brick masonry cracks repairs and repointing of deteriorated brick mortar joints.
- The low-slope roof system on the main roof levels, consist of EPDM (rubber) single-ply fully adhered roof membrane system, is approximately 18-years old, and no longer covered under warranty.
- The lower balcony roof, consists of a PVC single-ply roof membrane system with concrete pavers, is also is approximately 18-years old, and no longer covered under warranty.
- In April of 2023, BEA performed a visual roof inspection and evaluation of the three (3) roof levels at Lincoln School Apartments and provided a written report with a summary of observations, recommendations, and associated repair/replacement cost estimates.

5.0 INTERIOR CONDITIONS SURVEY

Conditions Survey: An interior conditions survey form was provided to all Unit Residents. The survey form is designed to ask specific questions regarding concerns of possible water intrusion and problematic interior conditions. The following information, as provided by various Owners/Residents, was tabulated and reviewed prior to the field inspections:

Interior Conditions Report

Unit No.	Resident	Year's	Interior Symptoms	Notes/Issue(s)
101	Olga Fluker	20	Yes	Water stains and peeling paint Kitchen area
102	Susan Akiley	1.5	No	No Comment
103	Judith Galeo	2	Yes	Misc. Rusted shower drain
104	Freda Hall	10	No	No Comment
105	Norma Fisher	21	No	No Comment
106	Marianne Young	3	Yes	Misc. Peeling paint around bathroom ceiling fan and heater

107	Nora Burns	4	No	No Comment
109	Susan Golden	1.5	No	No Comment
110	Ellen Qallivan	10	No	No Comment
112	Carol Buccella	8	Yes	Water stains on Bathroom ceiling when it rains
203	Jeanne Reimey	2	No	No Comment
206	Al Paluzzi	4	Yes	Peeling paint in Kitchen and drafty window in Master bedroom
207	Al Chambers	13	No	No Comment
208	L. Willard	11	Yes	Misc. Multiple issues reported. See original survey form submitted by Resident
209	David Noonan	2	Yes	Misc. Would like medicine cabinet swapped out
210	William Vigeant	3	Yes	Misc. Missing tiles in Bathroom shower and peeling Kitchen countertop
211	Gary Whyte	.25	No	No Comment
213	Grace Ford	4	Yes	Water stains and peeling paint in Bathroom, chipped paint at Living and Bedroom heat registers
214	Lynda Bennett	8	No	No Comment
215	Elaine Lodi	4	No	No Comment
216	Not Legible	6	No	No Comment
217	Carole O'Connell	3.5	Yes	Misc. Water stains Bathroom and Bedroom ceilings
301	Cheryl Blake	4	Yes	Water stains in Bedroom
302	Ruth Keegan	4	No	No Comment
303	William Shea	1	No	No Comment
304	Diane Furness	2	Yes	Misc. Prior leak issues have been resolved

305	Frances Armstrong	20	No	No Comment
306	Robert Hammond	7	Yes	Misc. Paint chips form Master Bedroom heater and Bathroom tube needs to be recalked
308	Diane Sullivan	1.5	No	No Comment
403	Carol Scannell	1	No	No Comment
405	Jean Manning	12	No	No Comment
406	Ilana Cutler	8	Yes	Misc. Mold on Bathroom sink
407	Lorraine Young	7	No	No Comment
409	K. Salerno	.25	No	No Comment
410	Glenn Kashner	2	Yes	Water stains on Living room window
412	Janet Morrissey	13	No	No Comment
415	Andrea Camobreco	1	Yes	Misc. Report issues related to hallways
416	Carol Oliva	23	No	No Comment
501	Karen Rain	2	No	No Comment
502	Alice Sheelan	1	No	No Comment
503	Lawrence Courtney	7	Yes	Reported issue with windows
505	Not Legible	8	No	No Comment
506	Lorraine Lyons	2.5	Yes	Misc. Multiple issues reported. See original survey form submitted by Resident
507	Barbara Brennod	12	No	No Comment

Note: Overall, no major water infiltration issues were reported.

6.0 FAÇADE - INSPECTION AND OBSERVATIONS

A visual inspection was performed on the building's façade, including the brick cladding, pre-cast concrete components, fenestrations, and through-wall penetrations. During our inspection, the following observations and information was documented. For the purpose of this report, we will refer to the original building, constructed in 1920 as "Building A", and the building addition, constructed in 1980 as "Building B".

The focus of this report was to identify the condition of the exterior masonry systems and their flashing details, in anticipation of a partial and/or full remediation project to restore the masonry system and mitigate current or potential sources of water infiltration and subsequent damage/deterioration.

The assessment was conducted by elevation, in order to identify and logically group repair priorities for a "phased project approach". As a result, the subsequent building sections are identified by elevation and include prioritized conditions observed within each section.

Building A: The exterior walls of the historic building are constructed with solid, load-bearing masonry walls, consisting of several widths of brick, and were designed to resist structural loads as well as provide weather resistance for the building envelope. Details on these elevations include masonry arches over fenestrations, precast concrete bands, cornice, and ornamented architectural elements. Overall, the brick veneer and mason joints were observed to be in fair/poor condition. During the visual inspection the following deficiencies and observations were documented:

- Random locations of spalling and deteriorated brick
- Random locations of spalling and cracked precast concrete
- Moderate deterioration of brick-to-brick masonry joints
- Moderate deterioration of brick-to-precast concrete masonry joints
- Moderate deterioration of precast-to-precast masonry joints
- Random masonry deficiencies at foundation and stairwell retaining walls
- Improper repairs to damaged brick
- Improper brick/precast mortar joint repairs
- Efflorescence on surface of brick masonry, evidence of water absorption

Building B: The exterior walls of the newer building were constructed with a single course of brick veneer to function as a drainage wall system. With brick veneer, the structural support comes from the concrete, steel, or wood that makes up the backup wall, and the brick is on the exterior is for aesthetic purposes. In addition, due to the inherent nature of brick being porous, and allowing water to penetrate it, there are internal components installed and designed to catch and discharge the water back to the exterior, usually through weepholes

and/or proper through-wall flashings. The majority of the exterior walls and associated components were observed to be in relatively good condition. However, the following deficiencies were observed during the building envelope assessment:

- Random locations of minor to moderate brick mortar joint deterioration
- Random locations of loose/missing mortar joints
- Random locations of spalling/damaged/cracked brick veneer
- Random locations of improper brick veneer repairs
- Random locations of improper brick veneer mortar joint repairs
- Random locations of plugged/compromised weep holes
- Deterioration of exterior sealant joints at brick to wall terminations
- Rusting of steel reinforcement and subsequent brick masonry damage
- Improper roof flashing terminations at brick wall interface
- Efflorescence and staining on surface of brick veneer
- Improper balcony deck waterproofing terminations
- Lose/Missing fascia metal at balcony soffits

Exterior Windows/Doors: As mentioned above, all exterior windows have been recently replaced, therefore, our visual inspection was limited to the exposed window rough opening. During the visual inspection the following observations were made and noted:

- Brick mortar joint deficiencies at brick returns.
- Random locations of spalling/damaged/cracked precast headers.

7.0 INSPECTION PHOTOS

1) The noted defects/deficiencies as shown in the photos represent “typical” conditions observed during the façade inspection.

2) Many of the photos shown in this report depict typical conditions of the defects observed, and in most cases, are located at multiple locations throughout the façade and/or exterior wall elevations.

8.0 ELEVATION PHOTOS

1) This examination and evaluation is designed to determine the overall condition of the existing façade brick masonry system, associated components, and details at the time of inspection.

2) The façade photos provided show the exterior components referenced in this report and include the percentage/quantity of noted deficiency observed at the time of inspection.

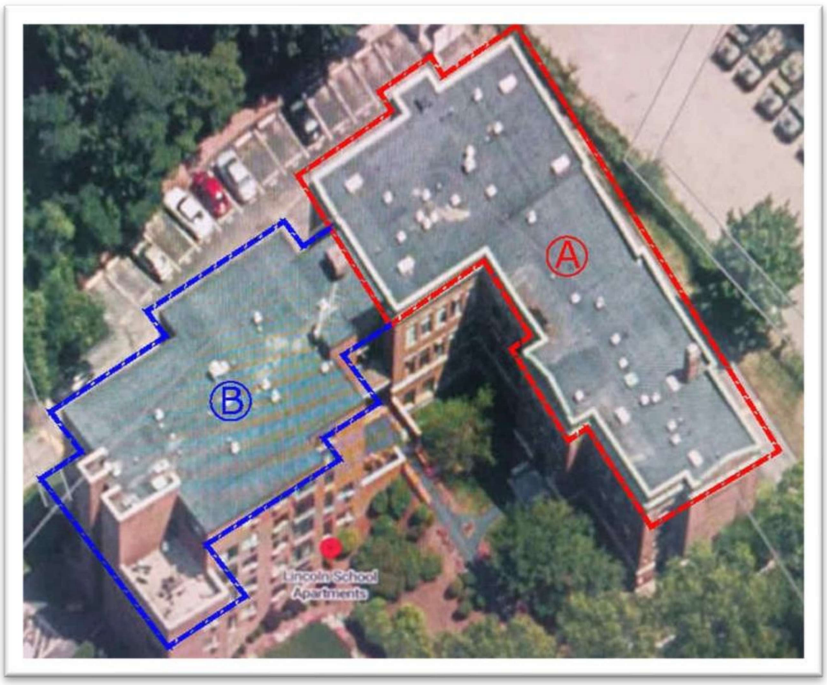


Photo 1: Lincoln School Apartments / Section ‘A’ (Built in 1920) / Section ‘B’ (Built in 1980).

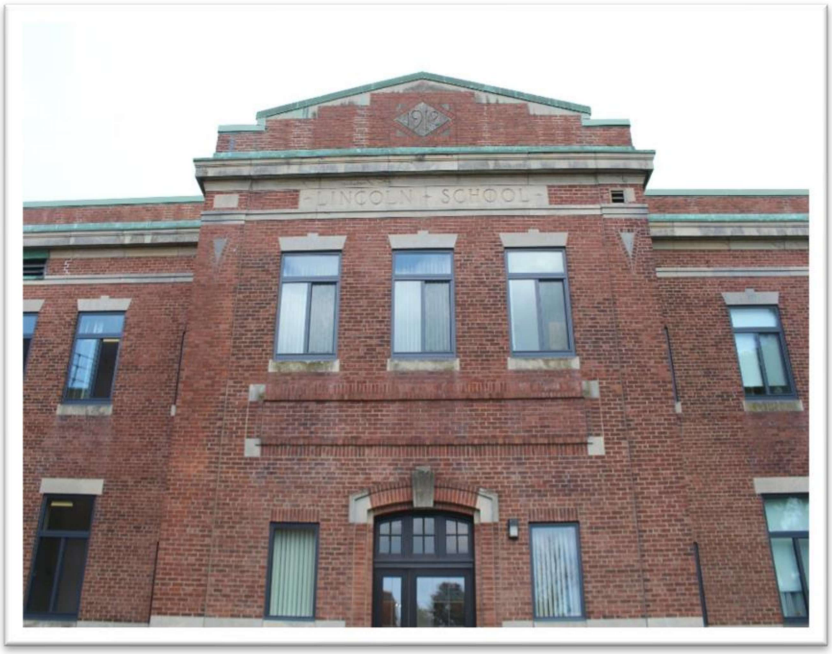


Photo 2: View of the old Lincoln School entrance.

Photo 3: Photo shows a partial view of the building constructed in 1920.

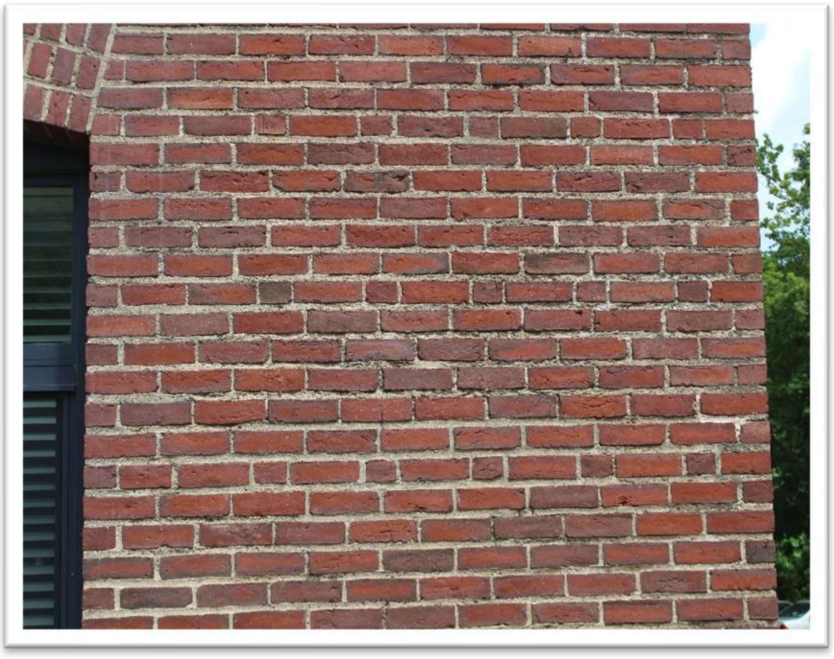


Photo 4:1920 brick masonry wall constructed of solid brick masonry.

Photo 5: This photo shows a typical section of old brick masonry wall.

Photo 6: Close-up photo shows typical condition of aging and weathered brick mortar joints.

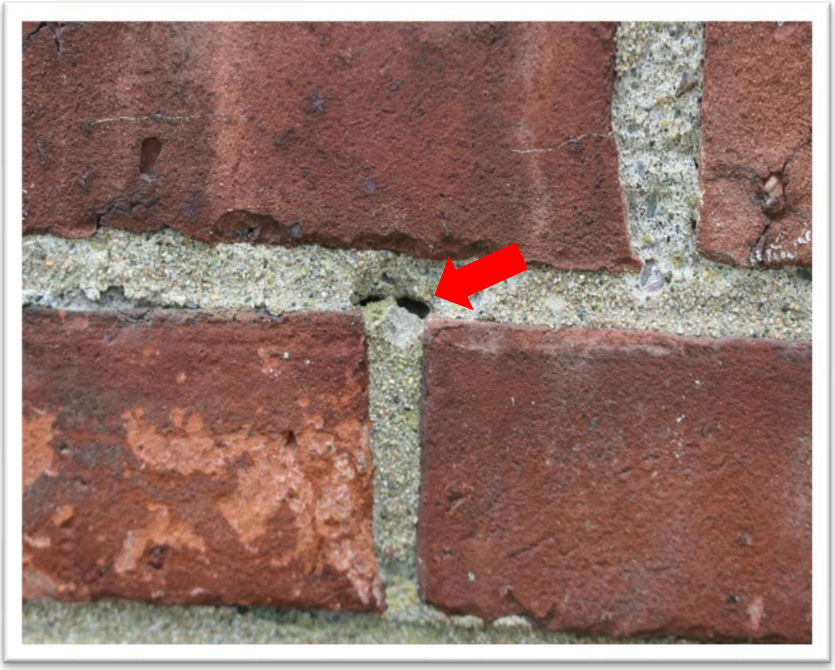


Photo 7: Small holes and voids in brick mortar observed throughout historic facade.

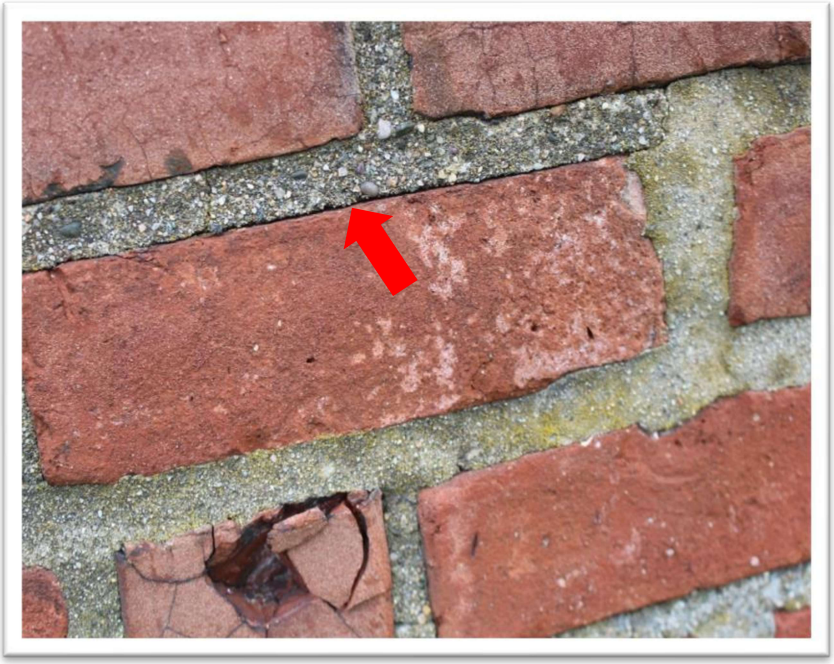


Photo 8: Moderate mortar deterioration and subsequent separation/damage along brick joint observed.

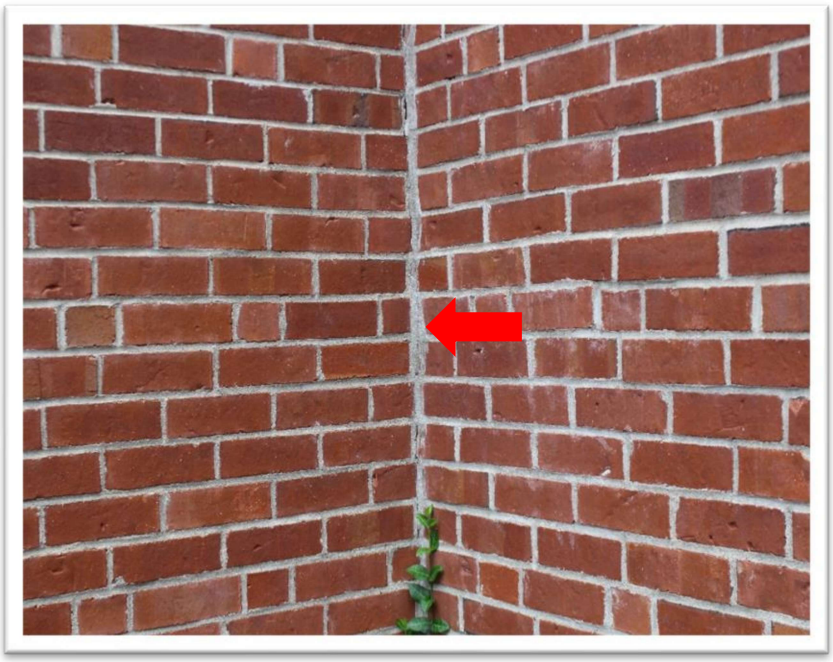


Photo 10: Mortar deterioration and subsequent separation along vertical wall joint.

Photo 11: The majority of old brick was observed in fair condition.

Photo 12: Random brick deterioration was observed at certain building elevations.

Photo 13: The historic bricks is in various stages of surface deterioration.

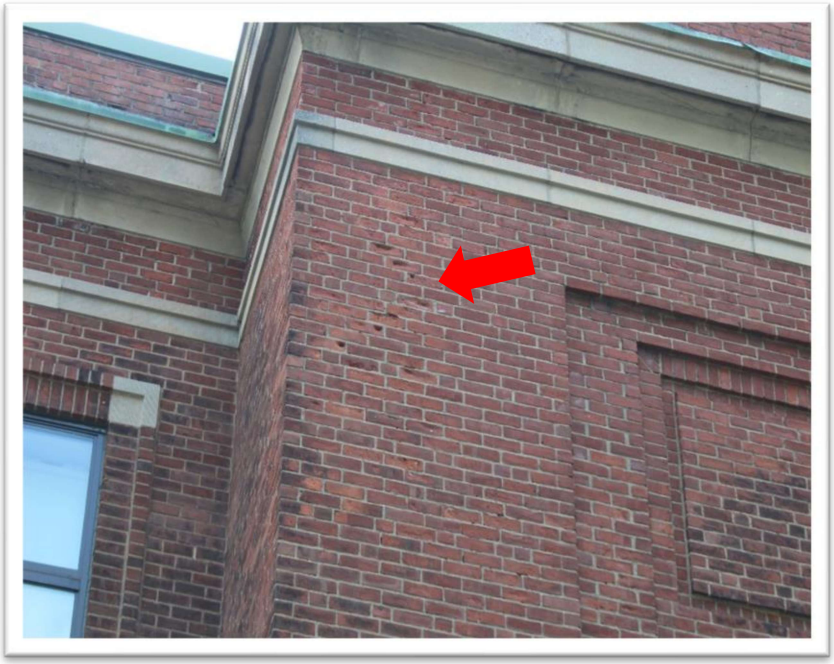


Photo 14: One of several locations of spalling brick observed along the building's south elevation.

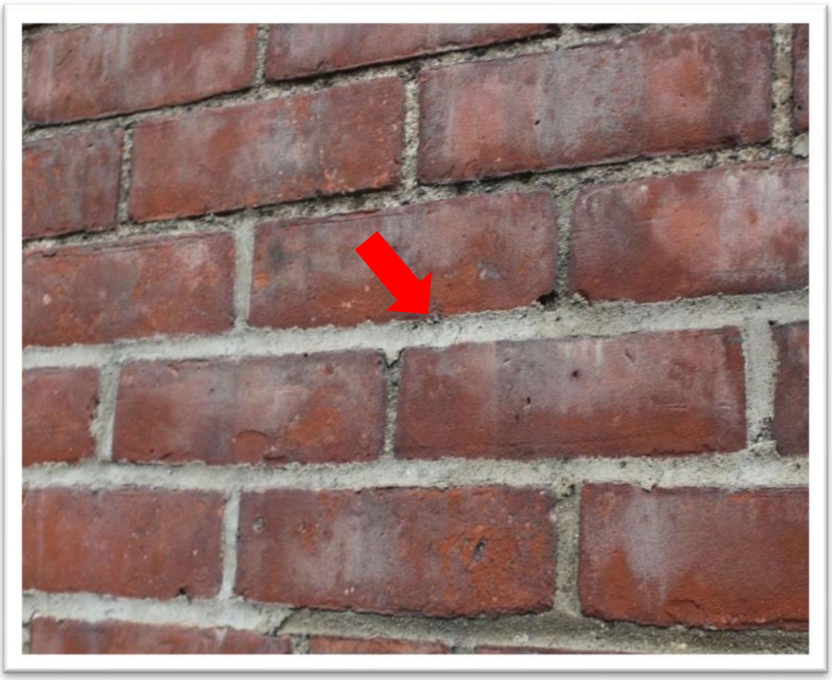


Photo 15: Locations of improper mortar joint repairs were observed, where deteriorated mortar joints were overlayed with new mortar, in lieu of proper cutting and repointing techniques.

Photo 16: Typical condition observed at locations where improper masonry repairs were performed.

Photo 17: Improper repair material used at numerous locations.

Photo 18: At most locations, the repair material easily peels away from the repair area.

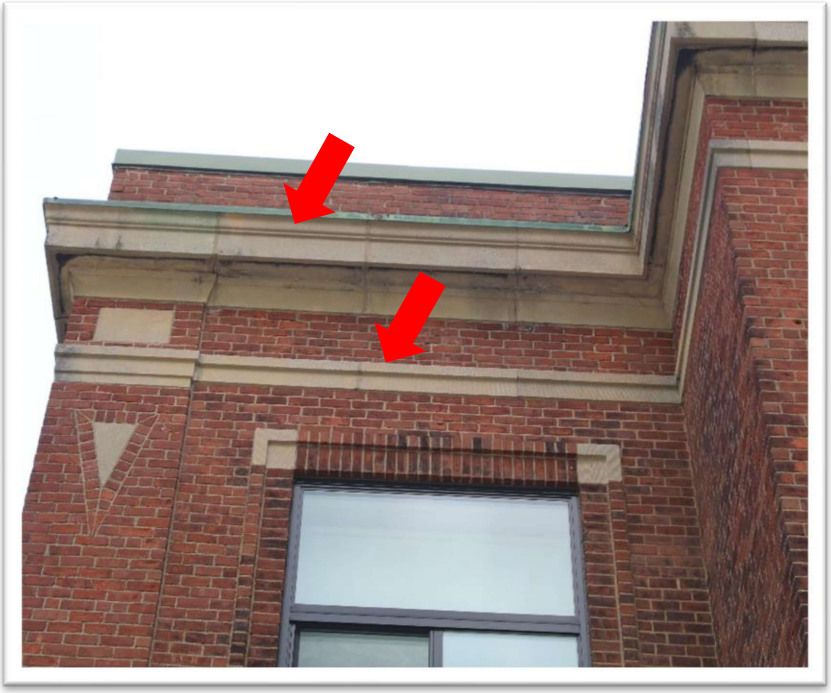


Photo 19: Photo shows precast concrete cornice and upper band that runs along perimeter of historic building.

Photo 20: Photo shows precast concrete band along lower portions of historic building.

Photo 21: This photo shows precast concrete mortar joint observed in fair condition.

Photo 22: A large percentage of existing mortar joints along the precast cornice and bands were noted in poor condition, exposing underlaying masonry to water infiltration.

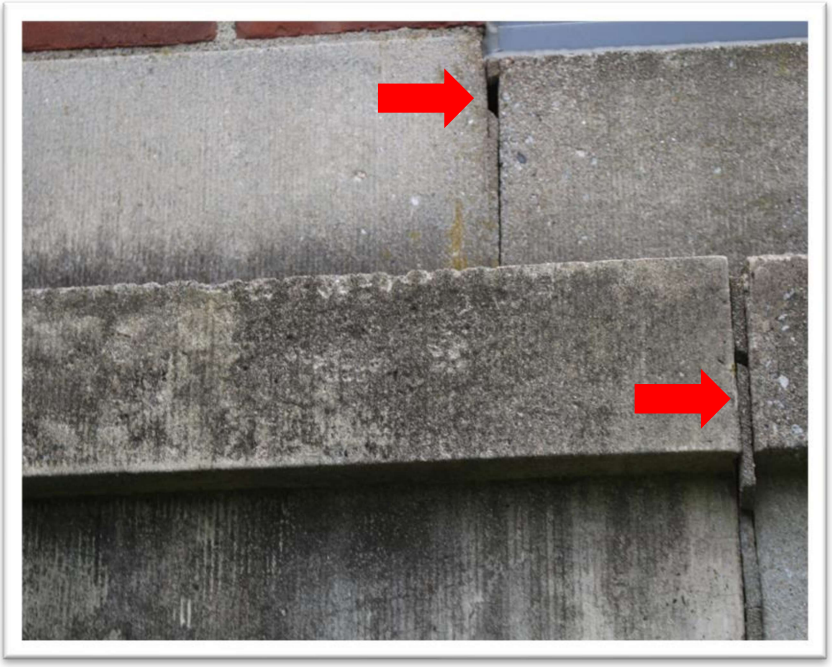


Photo 23: Numerous hole and voids observed in precast concrete mortar joints.

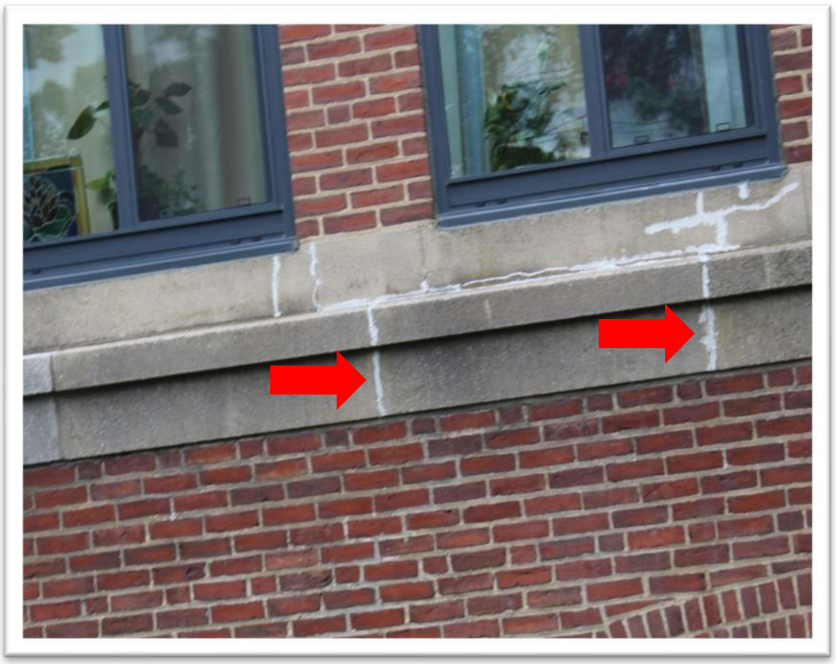


Photo 24: Improper precast concrete mortar joint repairs.

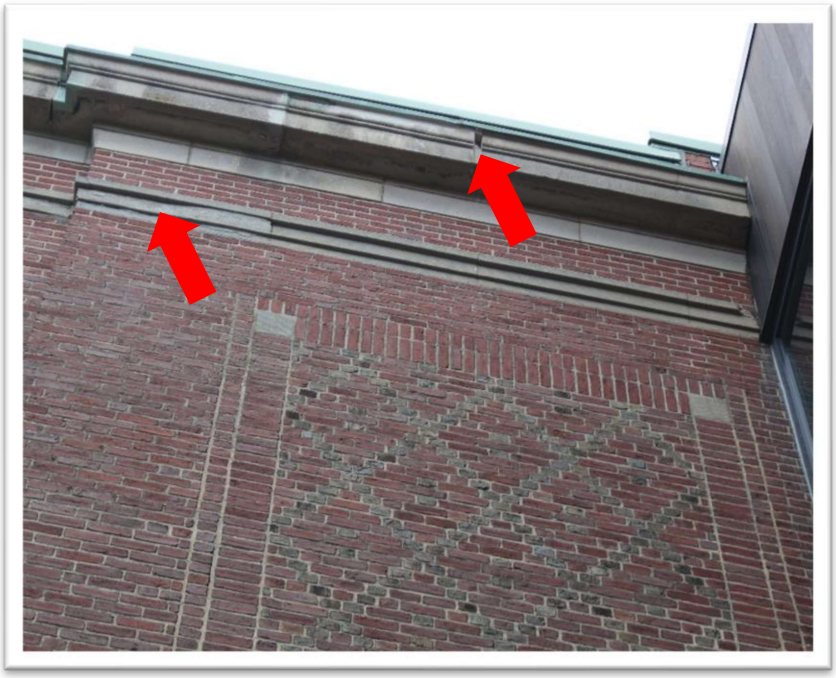


Photo 25: Random locations of deteriorated/defective precast observed along cornice/upper band.

Photo 26: Deterioration and spalling sections/portion of precast concrete randomly observed.

Photo 27: Many sections of defective precast have been improperly repaired with caulking.

Photo 28: Cracked and chipped precast concrete randomly observed.

Photo 29: This photo shows a partial view of the building constructed in 1980.

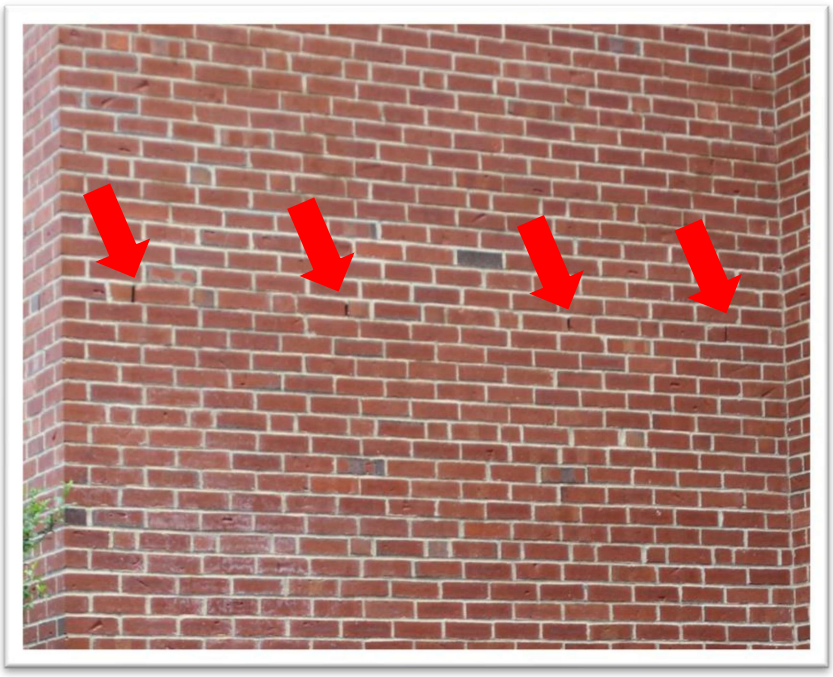


Photo 30: 1980 brick masonry wall, constructed with brick veneer cladding. Note the weep holes provided for the barrier wall drainage system.

Photo 31: Weep slots and proper drainage provisions are provided at fenestrations.

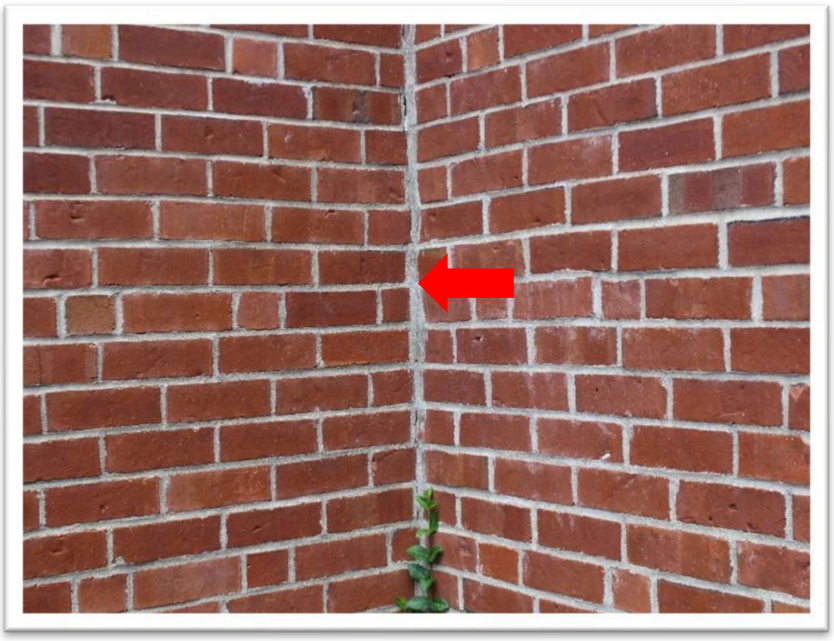


Photo 32: Photo shows one a several defective vertical brick mortar joints.

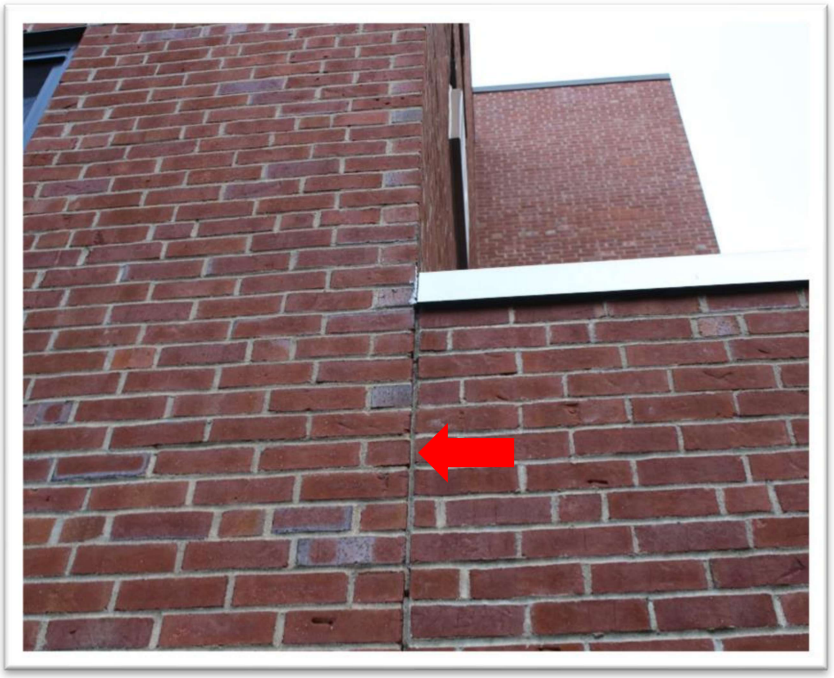


Photo 33: Photo shows defective brick mortar joint at roof parapet wall.

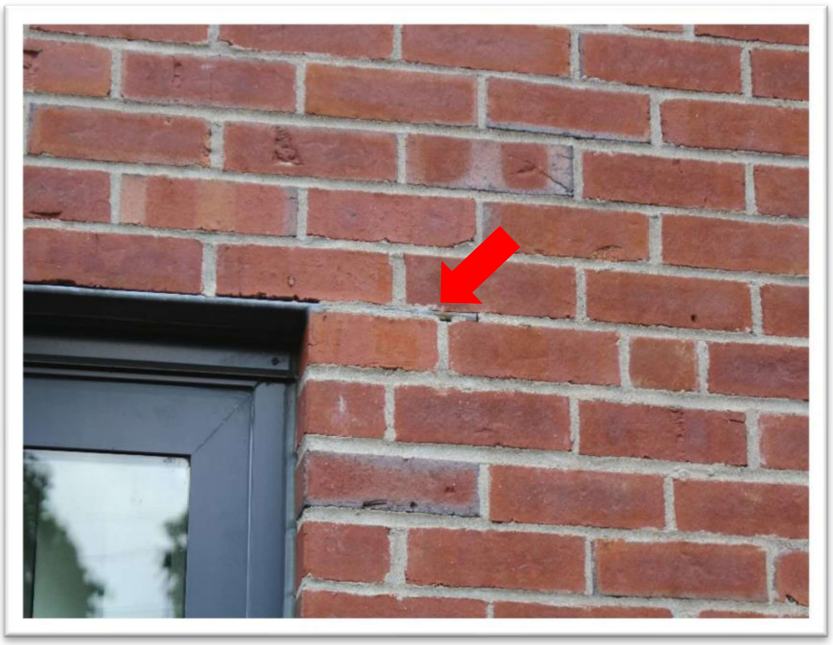


Photo 34: Photo shows exposed steel lintel at brick mortar joint.

Photo 35: Photo shows portion of lose mortar at steel lintel (randomly observed).

Photo 36: Embedded rusting steel beam in brick masonry wall.

Photo 37: Known as “jaxing” when steel forms rust and expands up to six times it’s volume, it can cause subsequent and damage to surrounding brick masonry.

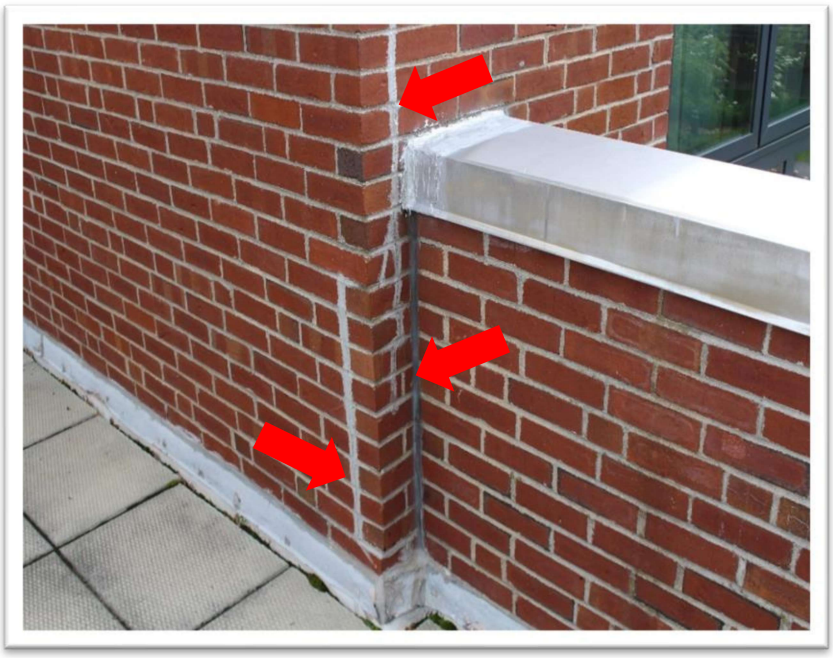


Photo 38: Random brick masonry repairs using caulking observed.

Photo 39: This photo shows back side of roof parapet wall with improper brick masonry repairs.

Photo 40: Defective brick patched with slurry coat of cement.

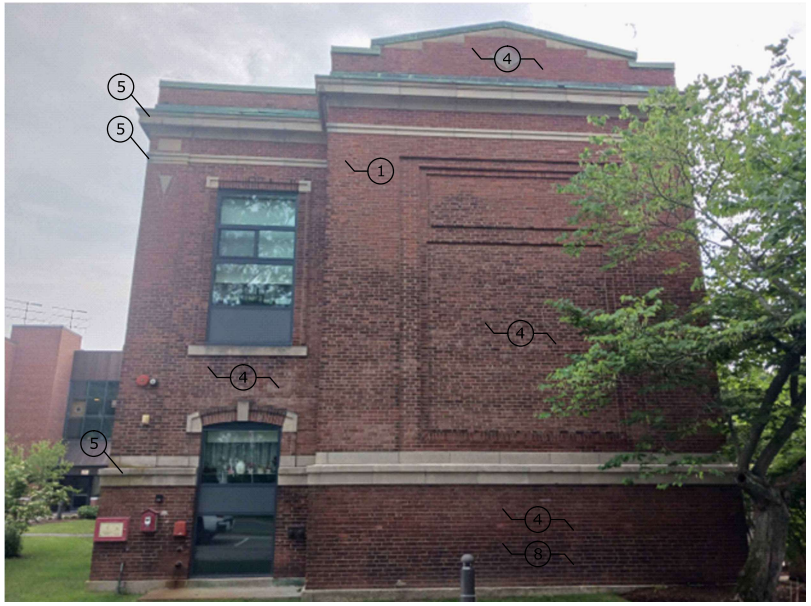
Photo 41: Improper waterproofing termination at parapet wall coping cap.

Photo 42: Presents of efflorescence on surface of brick at possible leak location.

Photo 43: Presents of efflorescence on surface of brick at possible leak location.

E1 - East Elevation

Deficiency Noted:	Approximate Precentage:
2	35%
3	20%
4	50%
5	65%
8	30% (Stained Precast)



E2 - East Elevation

Deficiency Noted:	Approximate Precentage:
1	10%
4	50%
5	60%
8	40% (Stained Precast/Brick)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - A

Elevation: East Elevations

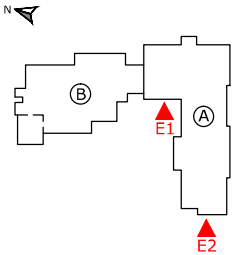
Drawing: A1

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



Ⓐ = Built in 1920

Ⓑ = Built in 1980

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W1 - West Elevation

Deficiency Noted:	Approximate Precentage:
(2)	30%
(3)	15%
(4)	40%
(5)	60%
(8)	60% (Stained Precast)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - A

Elevation: West Elevation

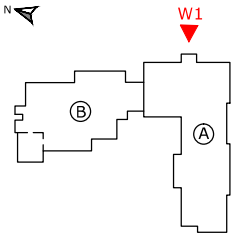
Drawing: A2

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



(A) = Built in 1920

(B) = Built in 1980

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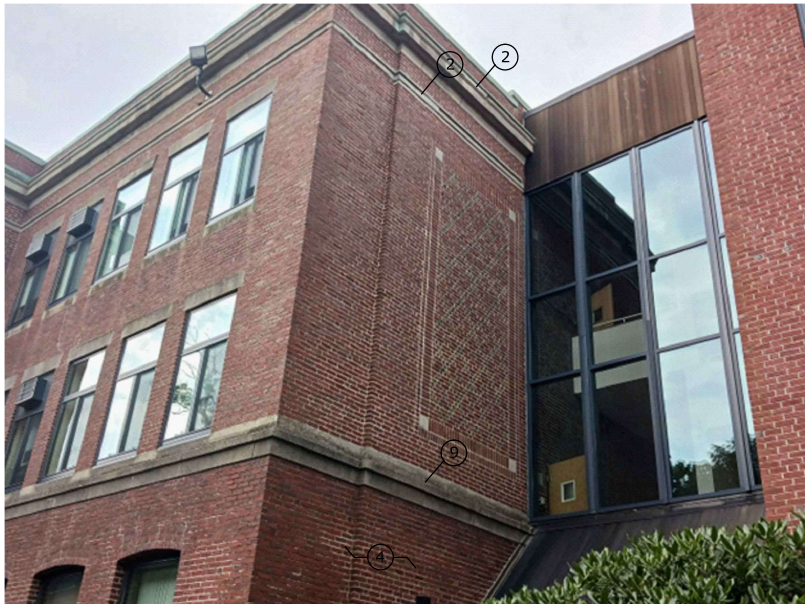


N1 - East Elevation

Deficiency Noted:	Approximate Precentage:
2	40%
4	50%
9	80% (Stained Precast)

N2 - East Elevation

Deficiency Noted:	Approximate Precentage:
2	20%
4	50%
5	50%
8	50% (Stained Precast/Brick)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - A

Elevation: North Elevations

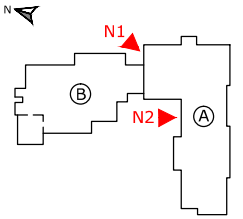
Drawing: A3

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



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Ⓑ = Built in 1980

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N3 - East Elevation

Deficiency Noted:	Approximate Precentage:
4	50%
9	30% (Stained Precast)
10	Plant Growth (Vines)

N4 - East Elevation

Deficiency Noted:	Approximate Precentage:
4	40%
5	50%
9	50% (Stained Precast)
10	Plant Growth (Vines)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - A

Elevation: North Elevations

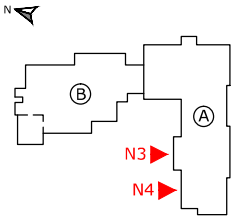
Drawing: A4

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



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S1 - East Elevation

Deficiency Noted:	Approximate Precentage:
1	10%
4	80%
6	Random

S2 - East Elevation

Deficiency Noted:	Approximate Precentage:
4	70%
9	30% (Stained Brick)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - A

Elevation: South Elevations

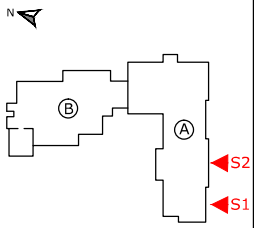
Drawing: A5

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



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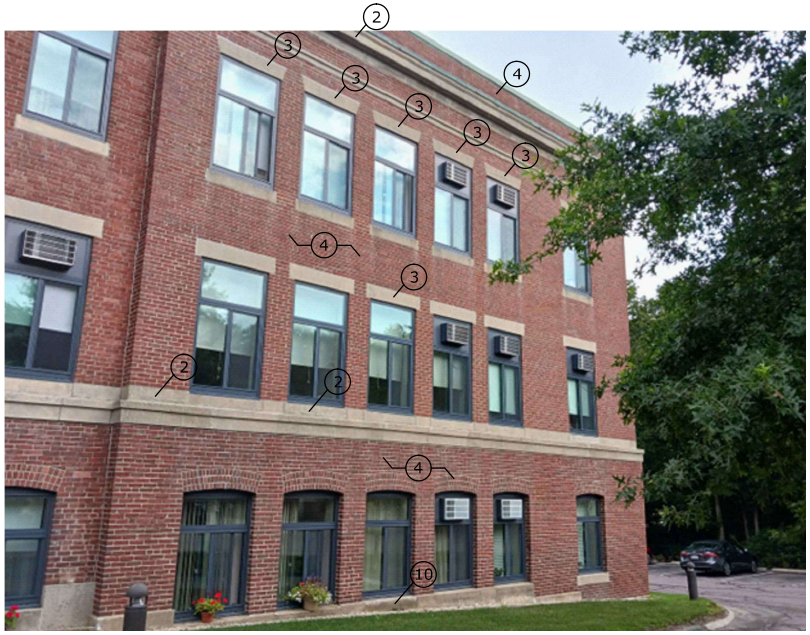
S3 - East Elevation

Deficiency Noted:	Approximate Precentage:
1	Isolated
2	Isolated
4	60%
5	50%
6	Vertical Masonry Joint



S4 - East Elevation

Deficiency Noted:	Approximate Precentage:
2	10% (Random)
3	50%
4	60%
10	70% (Along Foundation)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - A

Elevation: South Elevations

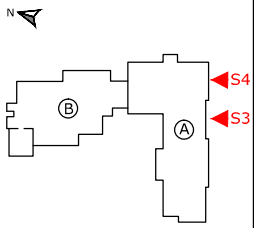
Drawing: A6

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



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E1 - East Elevations

- Overall Condition -

Deficiency Type:	Approximate Percentage:
(4)	05% (At Steel Lintels)
(7)	100% (Parapet Wall Coping)
(8)	10% (Vert. Wall Control Joint)
(9)	10% (Efflorescence)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - B

Elevation: East Elevations

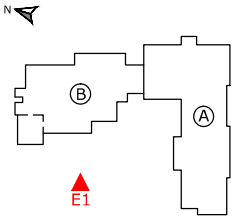
Drawing: B1

Inspection Date: July 2023

Conditions Index

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Concrete Along Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration/Wall
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



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W1 - West Elevations

- Overall Condition -

Deficiency Type:	Approximate Percentage:
(1)	08% (At Window Returns)
(4)	10% (At Return Wall)
(9)	10% (Efflorescence)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - B

Elevation: West Elevations

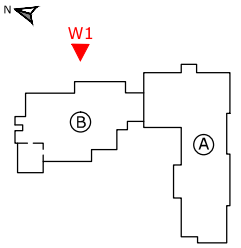
Drawing: B2

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



(A) = Built in 1920

(B) = Built in 1980

Building Envelope Analysis, LLC
P.O.Box 619
Wrentham, MA 02093
Phone: 508-320-7518
Phone: 978-697-5801
www.be-anaiysis.com

N1 - East Elevation

Deficiency Noted:	Approximate Precentage:
(1)	05% (At Embedded Steel)
(4)	10% (Random)
(7)	100% (At Parapet Wall)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - B

Elevation: North Elevation

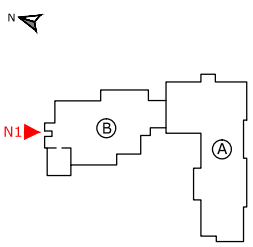
Drawing: B3

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



Ⓐ = Built in 1920

Ⓑ = Built in 1980

Building Envelope Analysis, LLC
P.O.Box 619
Wrentham, MA 02093
Phone: 508-320-7518
Phone: 978-697-5801
www.be-anaiysis.com

S1 - East Elevations

- Overall Condition -

Deficiency Type:	Approximate Percentage:
(4)	05% (At Steel Lintels)
(8)	10% (Vert. Wall Control Joint)
(9)	20% (Efflorescence)

BUILDING ELEVATION

Project Name:

LINCOLN SCHOOL APT.
86 CENTRAL STREET
HINGHAM, MA

Building: Building - B

Elevation: South Elevations

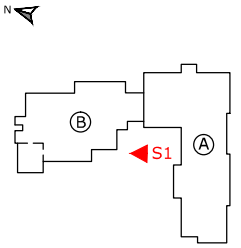
Drawing: B4

Inspection Date: July 2023

Legend:

1	Damaged/Spalling Brick
2	Damaged/Spalling Precast Band or Cornice
3	Deteriorated/Damaged Precast Window Header or Sill
4	Deteriorated Brick Mortar Joints
5	Deteriorated Precast Mortar Joints
6	Defective/Improper Masonry Repair
7	Defective/Improper Flashing Repair or Termination
8	Deteriorated/Improper Sealant Joint Termination at Fenestration
9	Substrate Deficiency/Efflorescenne
10	Deficiency As Noted

Key Plan



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9.0 FAÇADE CONCLUSIONS

Masonry – Building A: During the visual inspection performed on the exterior wall elevations, most of the building envelope defects we observed are considered typical for a building of this era. However, upon the conclusion of the façade inspection, it is our opinion the majority of the brick and masonry mortar joints have significant deterioration, due to their age and the elements. In addition, improper repairs have been performed to problematic/deteriorated brick and precast concrete mortar joints and isolated areas of damaged brick. When performing repairs to historic masonry, it is imperative that appropriate materials and methods are used to address masonry deficiencies and achieve long-term performance.

Masonry – Building B: Upon the conclusion of the building envelope inspection, the overall condition of the exterior masonry barrier wall system and associated components were observed in good condition. Although random brick veneer deficiencies were observed and noted, the degree and extent of damage is far less than building A. However, if not properly repaired, the noted defects are prone to water infiltration and subsequent damage.

9.0 RECOMMENDATIONS

To address the exterior deficiencies observed at Lincon School Apartments, we recommend a complete and comprehensive restoration approach. It is our opinion, due to the degree of masonry degradation, the historic building is at a risk of rapid and widespread deterioration. A comprehensive restoration program is the key to remediate deteriorated conditions, restore the structural integrity, appearance, and durability of the building. In addition, the building operating budget will be relieved of rising emergency repair costs, potential liability, and return to normalcy with regular preventive maintenance and manageable repairs. Following is a summary of the repairs recommended to restore and address the exterior wall deficiencies observed and noted during the façade assessment:

1) Building A - Brick Masonry: Complete restoration of existing brick and precast masonry materials, on all elevations is highly recommended, including but not limited to, repointing all and/or a large percentage of brick/precast masonry mortar joints, random replacement of cracked/damaged brick, and repairs to foundation masonry wall deficiencies.

2) Building A - Precast Concrete: Overall the precast components, including concrete band, cornice, lintels and windowsills were observed in fair condition. However, random sections/portions have sustained moderate degradation, and require replacement and/or proper repair. In addition, the application of a modified, breathable cement-based coating to all precast eliminants is highly recommended to deter further degradation.

3) Building B – Brick Masonry: Perform random masonry repairs to all cracks, voids, separation, deteriorated, and missing mortar joints between the various masonry

components as referenced and/or identified on the building envelope photos provided herein. In addition, to avoid thermal expansion damage to brick and masonry components, the installation of vertical expansion joints is recommended. When properly designed, located, and installed, new wall joints will help to alleviate and accommodate the current expansion and contraction condition that exist. Isolated areas of improper masonry repairs should also be removed and replaced utilizing proper repair methods and materials.

10.0 BUDGET ESTIMATES

The following cost estimates and repair scope are based on a comprehensive approach to completely restore exterior wall deficiencies and degradation, visually observed at the time of inspection. The estimated cost provided include cost for contractor general conditions, including aerial lifts and/or staging equipment, as required to access the repair area, and takes into consideration the cost for mobilization/demobilization, site logistics, police details, street permits, dumpsters, etc. In addition, a 15% contingency is included to address possible underlaying conditions encountered during construction. The following budget estimates are calculated in today's dollars and were generated using average industry costs for the scope of work recommended, and are provided per building and/or per building elevation:

Building A – 100% Brick Masonry Restoration – Estimated Costs:

Recommended Scope of Work	Repair Cost Estimated	General Conditions	Total Estimate:
Building A - East Elevations	$175,000.00	$26,250.00	$201,250.00
Building A - West Elevation	$187,500.00	$28,125.00	$215,625.00
Building A - North Elevations	$455,000.00	$68,250.00	$523,250.00
Building A - South Elevations	$482,500.00	$72,375.00	$554,875.00
Total Estimated Cost:	**$1,300.000.00**	**$195,000.00**	**$1,495,000.00**

Building A – 100% Precast Restoration, Including Coating Application – Estimated Costs:

Recommended Scope of Work	Repair Cost Estimated	General Conditions	Total Estimate:
Building A - East Elevations	$58,600.00	$8,790.00	$67,390.00
Building A - West Elevation	$45,940.00	$6,900.00	$52,840.00
Building A - North Elevations	$47,900.00	$7,200.00	$55,100.00
Building A - South Elevations	$88,120.00	$13,220.00	$101,340.00
Total Estimated Cost:	**$240,560.00**	**$36,110.00**	**$276,670.00**

Building B – Brick Masonry Repairs – Estimated Costs:

Recommended Scope of Work	Repair Cost Estimated	General Conditions	Total Estimate:
Building B - East Elevations	$22,000.00	$3,300.00	$25,300.00
Building B - West Elevation	$15,600.00	$2,340.00	$17,940.00
Building B - North Elevations	$12,800.00	$1,920.00	$14,720.00
Building B - South Elevations	$10,000.00	$1,500.00	$11,500.00
Total Estimated Cost:	**$60,400.00**	**$9,060.00**	**$69,460.00**

E. BEI Cost Estimate Update (Healy, 2025)

Thompson, Donna

From: Stephen Healy <shealy@be-analysis.com>
Sent: Monday, September 29, 2025 3:05 PM
To: Thompson, Donna
Cc: Oram, Jennifer; Kevin Chassie; Thompson, Donna
Subject: RE: BEA Contact Info

Donna,

Kevin had a chance to re-visit our report from 2023 and offers the following update:

"I would increase the overall cost estimates by 5%. The revised budget estimates are as follows:
Bldg. 'A': Between $ 1,800,000.00 to $ 2,000,000.00 (Includes 15% construction contingency).
Bldg. 'B': Between $ 75,000.00 to $ 80,000.00 (Includes 15% construction contingency)."

KC

Please feel free to reach out to Kevin with questions or to request a proposal for our services for specifications, bid documents, and project oversight.

Regards,

Stephen Healy
978.697.5801
shealy@be-analysis.com

From: Thompson, Donna <thompsond@hingham-ma.gov>
Sent: Monday, September 29, 2025 2:05 PM
To: Stephen Healy <shealy@be-analysis.com>
Cc: Oram, Jennifer <oramj@hingham-ma.gov>
Subject: RE: BEA Contact Info

Dear Stephen,

Thanks so much for sending this along.

As we discussed, the Town of Hingham is looking to complete the exterior repair and repointing work recommended in your June 2023 Building Inspection Report for Lincoln School Apartments (attached), and is looking for updates for the estimated costs you provided in the report.

Please let me know if you need any additional information to complete the update.

Best,

Donna Thompson

Town of Hingham Massachusetts

Land Use and Development Coordinator
Town of Hingham
210 Central Street
Hingham, MA 02043
(781) 804-2314 (w)
(781) 783-4026 (c)
thompsond@hingham-ma.gov

Please be advised that starting July 1, 2024 we will be closed on Fridays.
Hours for Zoning/Land Use and Development are:
Monday - 7:30 am to 5 pm
Tuesday - 7:30 am to 7 pm
Wednesday - 7:30 am to 5 pm
Thursday - 7:30 am to 5 pm

From: Stephen Healy <shealy@be-analysis.com>
Sent: Monday, September 29, 2025 1:59 PM
To: Thompson, Donna <thompsond@hingham-ma.gov>
Subject: BEA Contact Info

Stephen Healy
978.697.5801
shealy@be-analysis.com

Kevin Chassie
kchassie@be-analysis.com
508.320.7518

BEA
Building Envelope Analysis, LLC

F. Roof Inspection Report, Lincoln School Apartments (Healy, Roof Inspection Report, Lincoln School Apartments, 2023)

ROOF
INSPECTION REPORT

INSPECTION OF:	LINCOLN APARTMENTS LOW SLOPE ROOFS 210 CENTRAL STREET TOWN OF HINGHAM
INSPECTION DATE:	APRIL 25, 2023
PREPARED FOR:	JR FREY, PE, TOWN ENGINEER TOWN OF HINGHAM 25 BARE COVE PARK DRIVE HINGHAM, MA 02043
PREPARED BY:	STEPHEN HEALY, BEA

LINCOLN APARTMENTS - HINGHAM MA

P.O. Box 619, Wrentham, MA 02093
E-Mail: shealy@be-analysis.com;
Phone:978.697.5801

TABLE OF CONTENTS

1.0 OBJECTIVE

Building Envelope Analysis, LLC's services were retained to perform visual roof inspections, and evaluate all three accessible flat roof levels at the Lincoln Apartments in Hingham, MA. This inspection effort was focused on visually analyzing the current, general conditions, identifying defects, and estimating the remaining serviceable life of the existing roof systems.

The following general observations, summary, recommendations, and budget analysis are based on the visual inspections performed, and the overall condition of the existing roofing systems currently in place.

2.0 GENERAL OBSERVATIONS

The following general observations are based on the roofing deficiencies sighted, as well as the overall conditions found on the three distinct, flat roof sections inspected at the Lincoln Apartments. The inspection was conducted on April 25th, 2023. Color Digital photos of 'typical conditions' and 'defects' sighted are included in the "Photos Section" of this report.

The following descriptive terminology is used to describe the overall conditions sighted:

Condition	Condition Description
"A"	12 Years or more of remaining service life *(Very Good)*
"B"	7-12 Years or more of remaining service life *(Good)*
"C"	2-6 Years or more of remaining service life *(Fair)*
"D"	1-2 Years or more of remaining service life *(Poor)*
"F"	<1 Year of remaining service life *(Failing)*

Access to the three roof areas was provided through a roof hatch on roof section B, and a roof level door on roof section C. Roof A was easily accessed from roof B. For the purpose of this report, we have labeled the three flat roof areas as 'A', 'B' and 'C' as shown on the aerial image on the cover page of this report.

The following Roof Inspection Section describes each roof system's composition and general conditions as sighted during the inspection.

3.0 ROOF INSPECTIONS

Section A

Roof System:

Roof section A has an +/- 8,050sf fully adhered EPDM system with .060 roof membrane installed over 1.0" polyisocyanurate insulation, mechanically attached through the

original 4-ply BUR roof system with a heavy gravel surfacing, into a wood deck substrate. This roof section appears to have been installed with acceptable installation quality and is in 'C', fair condition for its age and composition. We did observe typical, repairable defect conditions in a few places. Overall, except for a few minor defects, this roof section A is in fair condition.

Perimeter Edge:
Section A has a low parapet wall around the entire perimeter. The perimeter edge is constructed with shop fabricated, painted coping cap installed over an existing concrete coping stone. A copper through-wall flashing exists which goes under the existing concrete coping stone. The EPDM roof membrane is flashed up under this copper flashing and terminated. There are a few areas where this copper through flashing has been improperly flashed over (see photos). Overall, the condition and installation quality of the metal edge systems on section A is fair, and consistent with its suspected age and composition (see photos).

Wall Flashings:
The wall flashings observed are located on the demising wall and the low parapet walls on the perimeter. They are all generally in fair condition for their age and composition.

Roof Top Penetrations:
Various penetrations are vent stacks, pipe flashings, fan curbs, vent curbs, and one chimney. These penetration flashings are generally in fair condition for their age and composition.

Roof Drainage:
Roof section A drains into interior roof drains. Generally, the roof drains well with only minor indication of puddling/ponding water. All interior roof drains appear to have either retrofit or replacement drains installed. Overall, the drainage and drain conditions are fair for their suspected age and composition.

Overall, the general condition of this roof section A can be considered 'C'-*"Fair"*. This roof system appears to have been installed per industry standards, with acceptable workmanship. The expected service life of this system type can typically be 22 to 25 years or more when properly installed and maintained.

Section B

Roof System:

Roof section B has a fully adhered EPDM system with .060 roof membrane installed over 3.0" polyisocyanurate insulation, which appears to be hot asphalt attached over an original smooth 4-ply BUR roof system onto a wood deck substrate. This roof section appears to have been installed with acceptable installation quality and is in fair condition for its age and composition. We did

observe a few typical, repairable defect conditions. Overall, except for a couple minor, repairable defects, this roof section B is in fair condition.

Perimeter Edge:
Section B has a typical shop fabricated edge metal perimeter on most areas, and has raised masonry walls which have shop fabricated, coping cap installed. Overall, the condition and installation quality of the metal edge system on section B is fair, and consistent with its age and composition (see photos). The metal coping cap is in poor condition and may be original to the building.

Wall Flashings:
The wall flashings observed are located on the raised masonry walls. It appears that there is a saw cut metal counter flashing installed at the raised walls. Some areas have termination bar installed over small sections of missing counter flashing. Generally, the wall flashings are in fair condition for their age and composition.

Roof Top Skylight:
There is one existing double dome skylight installed on section B. The skylight flashing and curb are in fair condition but the acrylic dome is badly deteriorated, with crazing and cracking throughout (see photo).

Roof Top Penetrations:
Various penetrations are vent stacks, pipe flashings, and fan curbs. These penetration flashings are generally in fair condition for their age and composition.

Roof Drainage:
Roof section B drains into interior roof drains. Generally, the roof drains well but does have areas of moderate ponding/puddling water. Overall, the drainage and drain conditions are fair for their suspected age and composition.

Overall, the general condition of this roof section B can be considered *"Fair"*. This roof system appears to have been installed per industry standards, with acceptable workmanship. The expected service life of this system type can typically be 22 to 25 years or more when properly installed and maintained.

Section C

Roof System:

Roof section C is a small, low terrace roof area accessible by a roof level door. This roof has what appears to be a PVC roof membrane. This membrane is covered completely by 2' x 2' x 2" concrete pavers creating a plaza deck. We were not able to remove any pavers to view the roof membrane. The paver and membrane system appears to be in good condition, properly installed, with typical signs of normal aging. We were not able to determine this roof's age, but suspect

it is at least 18 to 20 years old. Overall, for its suspected age and composition, this roof section 'C' is in fair condition.

Perimeter Edge:
Section C has typical raised masonry parapet walls which have shop fabricated, coping cap installed. Overall, the condition and installation quality of the metal coping system is poor (see photos).

Wall Flashings:
The wall flashings observed are located on the raised masonry wall and masonry parapet walls. Generally, the wall flashings are in fair condition for their suspected age and composition.

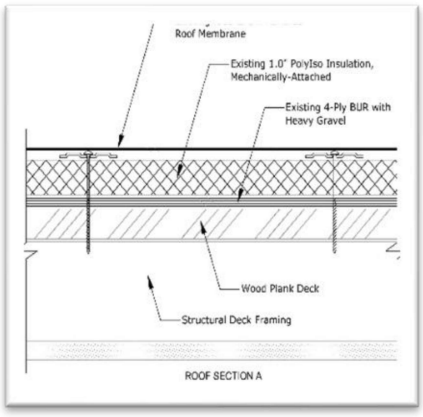
Roof Top Penetrations:
There are no penetrations on this roof section.

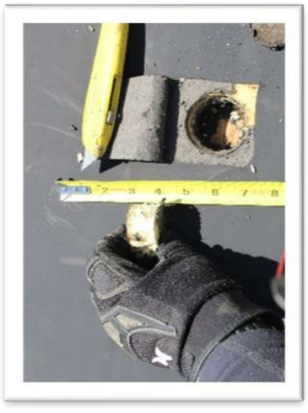
Overall, the general condition of this roof section C can be considered *"Fair"*. This roof system appears to have been installed per industry standards, with acceptable workmanship. The expected service life of this system type can typically be 25 to 28 years or more when properly installed and maintained.

4.0 CORE SAMPLE ANALYSIS

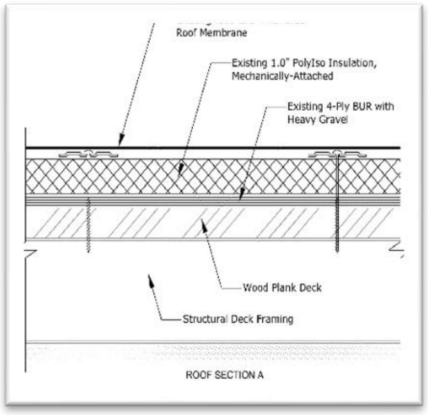
Core samples were taken from both roof sections A & B to document the current roof system composition down to the substrate. These core cuts were properly repaired (see photos). Following are photos and a description of the composition of the existing roof assemblies.

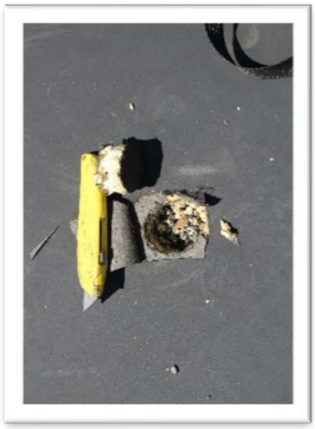
Roof Core Test Roof A:



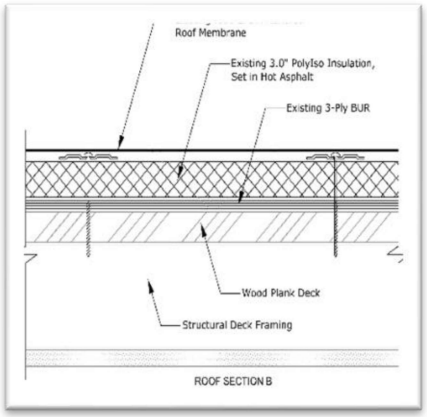


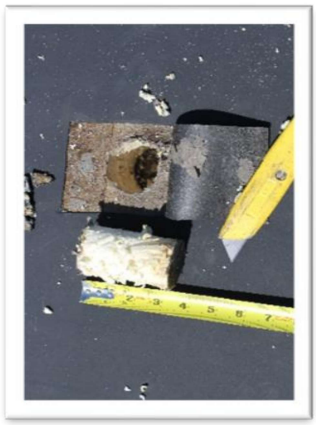
Roof Core Test Roof A:

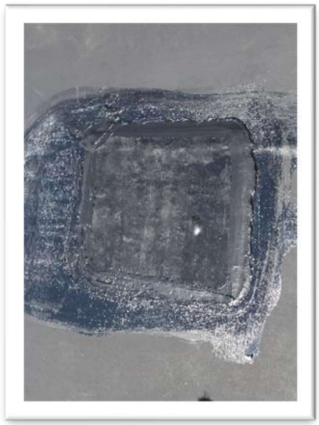




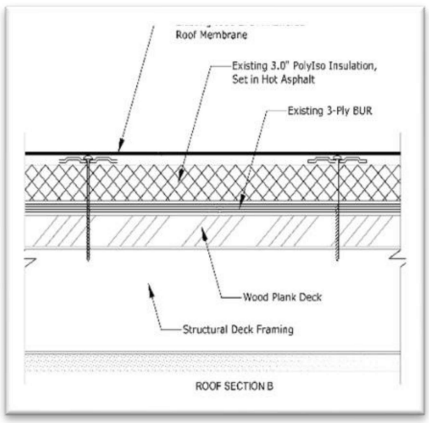
Roof Core Test Roof B:

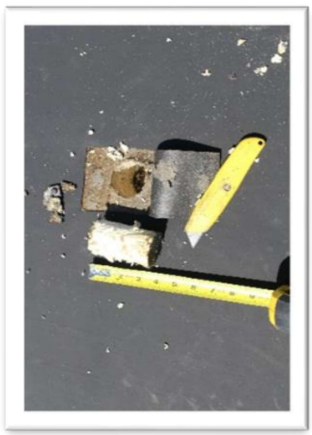






Roof Core Test Roof B:





5.0 PHOTO SECTION

This section contains photos of typical conditions sighted for each roof area during the inspection:

Roof Section A

Overview Roof

Overview Roof A

Overview showing copper wall panels

Typical membrane patches

Typical fan curbs and vent pipes

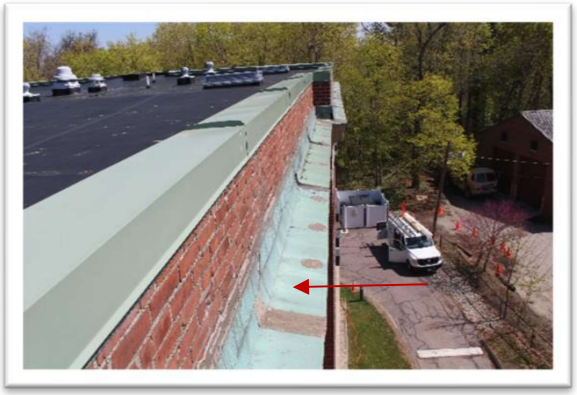
Photo shows positive drainage

Typical masonry termination

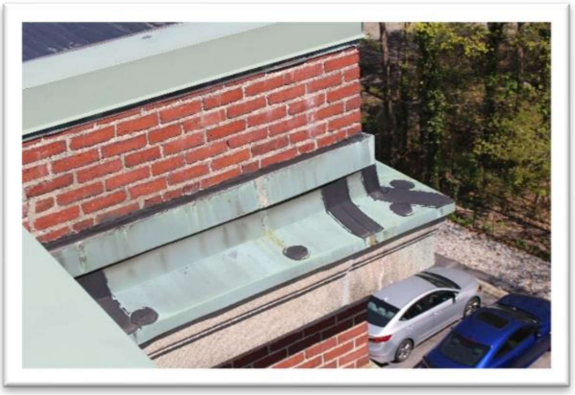
Typical retrofit drain

Typical steel coping cap pinned over concrete coping stone.

Overview of coping cap

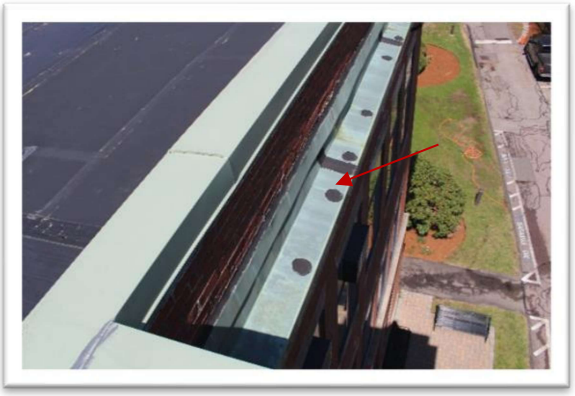


Copper wrapped exterior parapet ledge.



Typical repairs to copper ledge (widespread)

Repair flashing on coping cap



Typical repairs to copper ledge (widespread)

Field patch to membrane

Typical repairs to copper ledge (widespread)

Roof Section B

Overview of Roof B roof edge metal

Overview of roof B

Overview of roof B

Overview showing ponding water

Overview showing ponding water

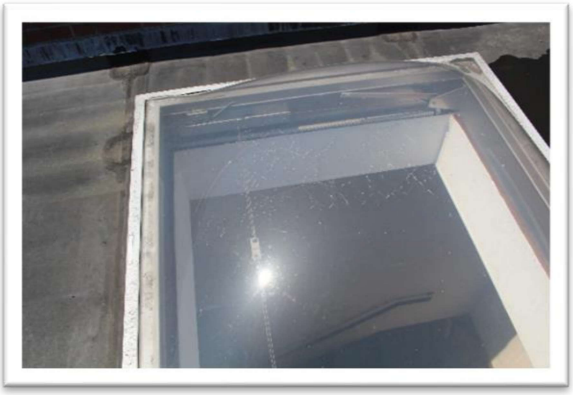
Overview of roof B

Overviews of roof B

Typical internal drain

Ponding/puddling water – Typical

Masonry wall deficiencies – Typical



Degraded skylight dome

Overview of access roof hatch

Roof Section C

Overviews of roof C plaza deck

Typical masonry wall termination detail

Typical masonry wall termination detail with metal coping cap on wall top

Typical poor repair attempts on the coping cap

Typical degrading coping cap flashings

Overview showing minor masonry issues

6.0 CONCLUSIONS

After visual inspection of the roofing systems, system components, and their associated conditions on the three flat roof sections of this location, we have come to the following conclusions.

Roof Sections A & B:

Roof section A has +/- 8,050 square feet of fully adhered EPDM membrane installed over 1.0" insulation, all over an existing BUR with gravel. Roof section B is +/- 6,250 square feet of fully adhered EPDM membrane installed over 3.0" insulation, all over an existing BUR. Both roofs have wood deck substrates. We believe both these retrofit roof systems were installed in approximately 2005, making them +/- 18-years old. Both roofing systems are aging at a normal rate. These system types typically have a maintainable service life of 22 to 25 years, or more when properly installed and maintained. From our visual inspections, both roof sections appear to have been installed correctly, and are being adequately maintained. With proper ongoing maintenance, we predict an additional 4 to 8 years of service life. As always, remaining service life is dependent on prompt repair and ongoing maintenance.

Roof Section C :

Section C, is in overall "Fair" condition with typical degraded conditions observed on the parapet wall coping cap. We were not able to determine the age of this PVC system, but believe it is likely at least as old as the roof sections above. The patio pavers are in good condition for their suspected age. The coping cap flashing is in poor conditions and should be properly repaired. We believe this roof section should be considered for replacement in the next 5 to 8 years.

7.0 RECOMMENDATIONS

BEA recommends budgeting for complete tear-off and roof replacement of roof sections A & B within the next 4 to 8 years, depending on how they perform going forward. The actual remaining service life is conditional on ongoing maintenance and prompt, proper repair when leaks are discovered. We recommend ongoing roof maintenance at least twice annually to proactively keep the roof performing as designed.

The plaza deck roof section C should have the parapet coping cap seams repaired, and ongoing maintenance to maximize the remaining life of the roof.

8.0 BUDGET ESTIMATES

The following budget estimates take into consideration the current composition of the existing roof systems, their condition, substrates, and complexities. These budget figures represent a complete tear-off of the existing roofs, and replacements with code compliant, single-play systems with proper taper. We have added a line for contingencies to account for unknown conditions during the re-roof process.

Roof Replacement Budget Section A, (in 4 to 8+ Years):

Tear off w/new code compliant roofing system (+/-8,050sf x $25/sf) :	$ 201,250
Contingency (+/-10%) :	$ 20,000
Design, Specifications, Bid Docs, Project Oversight (+/-7%)	$ 16,000
Total Replacement 'Budget' Section A:	$ 237,250*

Roof Replacement Budget Section B, (in 4 to 8+ Years):

Tear off w/new code compliant roofing system (+/-6,250sf x $25/sf) :	$ 156,250
Contingency (+/-10%) :	$ 15,600
Design, Specifications, Bid Docs, Project Oversight (+/-7%)	$ 12,000
Total Replacement 'Budget' Section B:	$ 183,850*

Roof Replacement Budget Section C, (in 5 to 8+ Years):

Tear off w/new code compliant roofing system (+/-500sf x $35/sf) :	$ 17,500
Contingency (10%) :	$ 1,750
Design, Specifications, Bid Docs, Project Oversight (+/-10%)	$ 1,750
Total Replacement 'Budget' Section 6, 100 Sutherland:	$ 21,000*

* Budget Purposes Only (actual cost may vary)

G. Utilization of CPA Funds for Preservation of Existing Public Housing Units (Heyer, 2013)

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Deval L. Patrick, Governor ◆ Timothy P. Murray, Lt. Governor ◆ Aaron Gornstein, Undersecretary

PUBLIC HOUSING NOTICE 2013-14

To: All Local Housing Authorities

From: Lizbeth Heyer, Associate Director
Division of Public Housing and Rental Assistance

Re: Utilization of CPA Funds for Preservation of Existing Public Housing Units

Date: May 30, 2013

Many Housing Authorities have inquired about the potential for using Community Preservation Act ("CPA") funding for work on existing public housing units, and some confusion on this topic exists among municipalities. DHCD has reviewed the CPA statute as it applies to such work and is providing this notice to help clarify the type of activities that it believes would be appropriate for CPA funding and those activities that would not be appropriate. Please note that this guidance is advisory in nature and is not binding on your community.

Section 5(b)(2) of the Community Preservation Act, MGL chapter 44B, provides that community preservation funds may be utilized "for the acquisition, creation, preservation and support of community housing .... provided, however, that funds expended pursuant to this chapter shall not be used for maintenance." State public housing meets the definition of "community housing", namely, "low and moderate income housing for individuals and families, including low or moderate income senior housing."

It is important to note that both the recreational use and historic preservation provisions of the CPA provide for "rehabilitation" of those resources with CPA funds, the former through a CPA amendment signed into law in 2012. However "rehabilitation" of "community housing" is not a permitted use of CPA funds. The legislature's original intent for CPA was to spur the creation of additional affordable housing units in the Commonwealth, and with that in mind, CPA was passed with a specific prohibition on rehabilitation activities on existing community housing units (unless those units were acquired or created with CPA funds).

While activities classified as "rehabilitation" are not allowed, "preservation" work on existing community housing resources is allowed. In general, work that protects the housing structure (not residents) from future injury, harm or destruction is permitted under CPA.

Preservation Activities (appropriate for CPA funding)

Preservation is defined in Section 2 of the CPA as "protection of personal or real property from injury, harm or destruction." The following is a partial list of activities related to existing community housing units that DHCD believes could be classified as "preservation" and funded by CPA monies:

- Building envelope and site work to preserve the structural integrity of the housing
- Roof, siding and window replacements to assure the water tightness of the housing
- Upgrading of dangerous electrical or plumbing services
- Replacement of dangerous building systems which threaten the housing units
- Installation of hard-wired smoke alarms, sprinklers and other building fire suppression systems

Rehabilitation Activities (not allowed with CPA funding)

Rehabilitation is defined in Section 2 of the CPA as "capital improvements, or the making of extraordinary repairs, to...community housing for the purpose of making such...community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes." The following is a partial list of activities that DHCD believes do not rise to the level of "preservation," but are more properly described as "rehabilitation" and therefore not appropriate for CPA funding:

- Replacement of kitchen cabinets
- The installation of more energy efficient windows (if not necessary to assure the water tightness of the housing), building systems (if not necessary to assure the on-going safety of the building) or appliances.
- Improvements solely needed to comply with ADA and other federal, state or local building or access codes
- Installation of generators primarily for the comfort and safety of residents in power outages
- Repaving or repair of parking lots and walkways

Maintenance Activities (not allowed with CPA funding)

Maintenance is defined in Section 2 of the CPA as "incidental repairs which neither materially add to the value of the property nor appreciably prolong the property's life, but keep the property in a condition of fitness, efficiency, or readiness." The following is a partial list of common maintenance activities which would not be appropriate for CPA funding:

- Outside landscaping or tree work
- Cleaning services or other ongoing services to the housing units

- The painting and refinishing of walls and floors

Mixing CPA funding with other sources of funding

In some cases a housing authority may wish to pursue modernization projects that include both preservation work allowed by the CPA (for example, the replacement of deteriorated and leaking siding), and other work that does not meet the preservation standard (for example, exterior wall insulation). Such projects are acceptable as long as the LHA tracks the cost of the allowable scope through a reasonable means of cost estimating, and only uses CPA funding for the allowable portion of the project cost. Applicable soft costs should be fairly apportioned. The balance not covered by CPA funds may be funded by Formula Funding, operating reserves (if approved), or other allowable sources.

H. References

References

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